

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): CUMBERLAND STREET TOWNHOMES			
Property Address(es): 829 CUMBERLAND ST RALEIGH, NC 27610			
Recorded Deed PIN(s): 1713243880			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Redeeming Development Group	Owner/Developer Name and Title: COBURN MURRAY, CEO
Address: 618 Cumberland St.	
Phone #: 919-630-1858	Email: coburnmurray@yahoo.com
APPLICANT INFORMATION	
Company: Redeeming Development Group	Contact Name and Title: COBURN MURRAY, owner
	Address: 618 Cumberland St. Raleigh 27610
Phone #: 919-630-1858	Email: coburnmurray@yahoo.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.21 AC

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district:

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- N/A

Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.03 Square Feet: 1,505

Proposed Impervious Surface:

Acres: 0.07 Square Feet: 3,020

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 0 Attached 3

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): R-10: Net Site Area Per Unit Min = 3,000 sf

Total # of open space and/or common area lots: 0

Total # of requested lots: 3

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, Luke Perkins, PE will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: Chad Murray

Date: 10-19-21

Printed Name: _____

Signature: Luke Perkins

Date: 10/22/2021

Printed Name: LUKE PERKINS

Please email your completed application to SiteReview@raleighnc.gov.

829 CUMBERLAND ST

829 CUMBERLAND ST,
RALEIGH, NC 27610

CITY OF RALEIGH SUBMITTAL

SUBMITTED ON: 10.22.2021

SHEET INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.20	GENERAL NOTES
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
C3.00	SITE PLAN
C5.00	GRADING, DRAINAGE, AND UTILITY PLAN

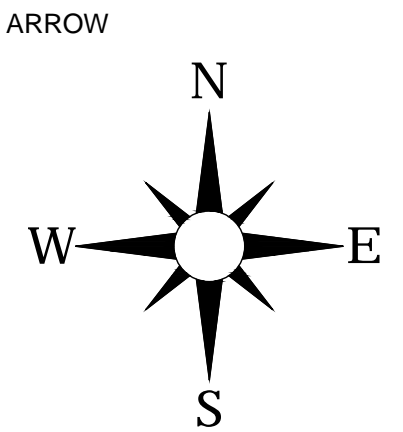
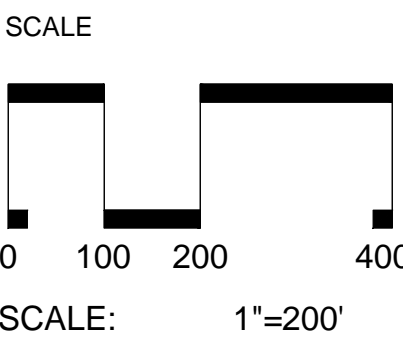
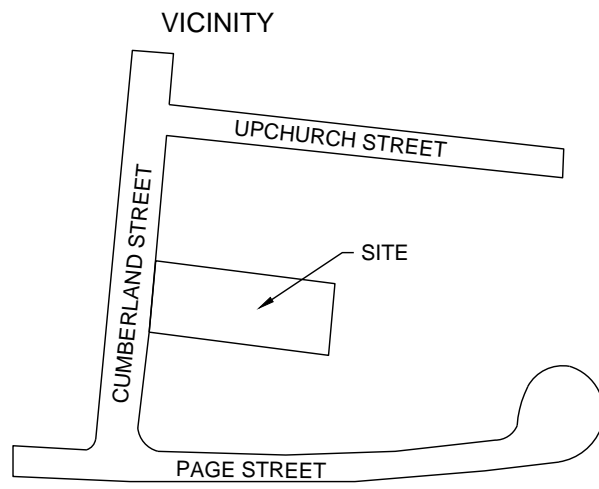


VICINITY MAP

SITE DATA

PROJECT NAME:	829 CUMBERLAND ST
SITE ADDRESS:	829 CUMBERLAND ST, RALEIGH, NC 27610
COUNTY:	WAKE
PARCEL PIN #:	1713243880
PARCEL OWNER:	REDEEMING DEVELOPMENT GROUP LLC
PARCEL AREA:	0.21 AC / 9,001 SF
TOTAL SITE GROSS ACREAGE:	0.21 AC / 9,001 SF
NET ACREAGE:	0.21 AC / 9,001 SF
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
EXISTING LAND USE:	SINGLE-UNIT LIVING
PROPOSED LAND USE:	MULTI-UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	TOWNHOUSE
MAX BUILDING HEIGHT:	45' 3 STORIES
PROPOSED BUILDING HEIGHT:	35'
PROPOSED NUMBER OF LOTS:	3
TREE CONSERVATION AREA:	N/A SEE NOTE #13
TOTAL LIMITS OF DISTURBANCE:	0.21 AC / 9,248 SF
EXISTING IMPERVIOUS AREA:	0.03 AC / 1,506 SF
PROPOSED IMPERVIOUS AREA:	0.07 AC / 3,020 SF
AMENITY AREA REQUIRED:	0.02 AC / 900 SF
AMENITY AREA PROVIDED:	0.02 AC / 961 SF

PARKING DATA:	
REQUIRED PARKING:	6
EXISTING PARKING:	0
PROPOSED PARKING:	6
TOTAL PARKING:	6
BIKE PARKING REQUIRED:	NONE
BIKE PARKING PROVIDED:	0



RIGHT-OF-WAY OBSTRUCTION NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TYPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM).
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDEM, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- THIS SITE IS EXEMPT FROM PROVIDING TREE CONSERVATION ALLOCATION SINCE THE SUBDIVISION IS LESS THAN TWO ACRES IN AREA (UDO SECTION 9.1.2).
- THIS SITE IS EXEMPT FROM PROVIDING A STORMWATER CONTROL PERMIT SINCE THE SITE AREA IS LESS THAN 12,000 SQUARE FEET (UDO SECTION 9.2.2.C.1). THIS SITE IS ALSO EXEMPT FROM PROVIDING NEUSE RIVER NUTRIENT STRATEGY MEASURES SINCE THE TOTAL SITE PLAN AREA (INCLUDING ANY PROPOSED IMPERVIOUS AREA) IS LESS THAN 12,000 SQUARE FEET (GCR STORMWATER DESIGN MANUAL 1.2.8.2.4).
- DUE TO SITE CONTEXT, WE ARE PROPOSING A PAYMENT IN LIEU OF RIGHT-OF-WAY IMPROVEMENTS AND STREET TREE PLANTINGS.

TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
TOWNHOME (221)	3 UNITS	17	1	3	1	3

SOLID WASTE:
SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET



SWIFT PARTNERS PLLC
319 FAYETTEVILLE ST
RALEIGH NC 27601

LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM

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NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

GENERAL INFORMATION	
Staging/sketch plan case number(s):	
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Recorded Deed PIN(s): 1713243880	
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Redeeming Development Group	Owner/Developer Name and Title: Coburn Murray, CEO
Address: 618 Cumberland St Raleigh 27610	
Phone #: 919-630-1858	Email: coburnmurray@yahoo.com
APPLICANT INFORMATION	
Company: Redeeming Development Group	Contact Name and Title: Coburn Murray, owner
Address: 618 Cumberland St Raleigh 27610	
Phone #: 919-630-1858	Email: coburnmurray@yahoo.com

Continue to page 2 >>>

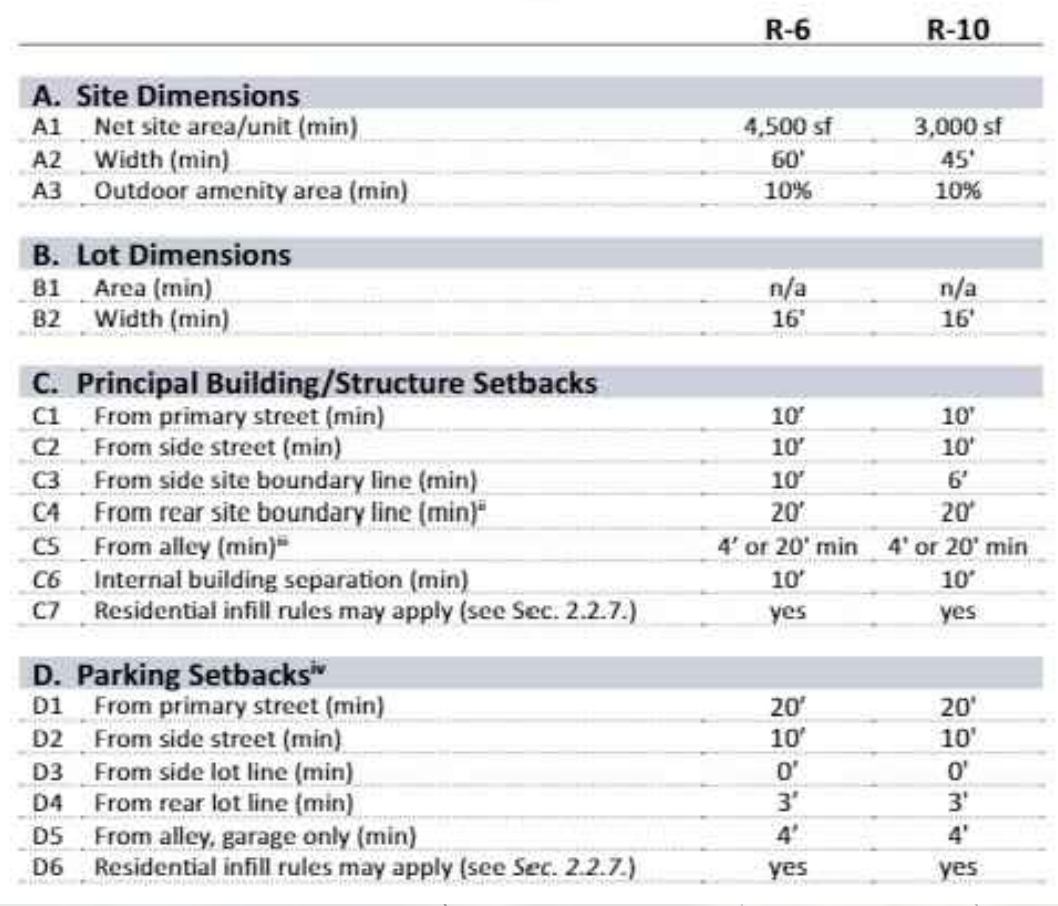
DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.21 AC	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z: N/A	Board of Adjustment (BOA) Case # A: N/A

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.03 Square Feet: 1,300	Proposed Impervious Surface: Acres: 0.07 Square Feet: 3,000
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 3
Total # of single-family lots:	0
Proposed density for each zoning district (UDO 1.5.2.F): R-10: Net Site Area Per Unit Min = 3,000 sf	
Total # of open space and/or common area lots:	0
Total # of requested lots:	3

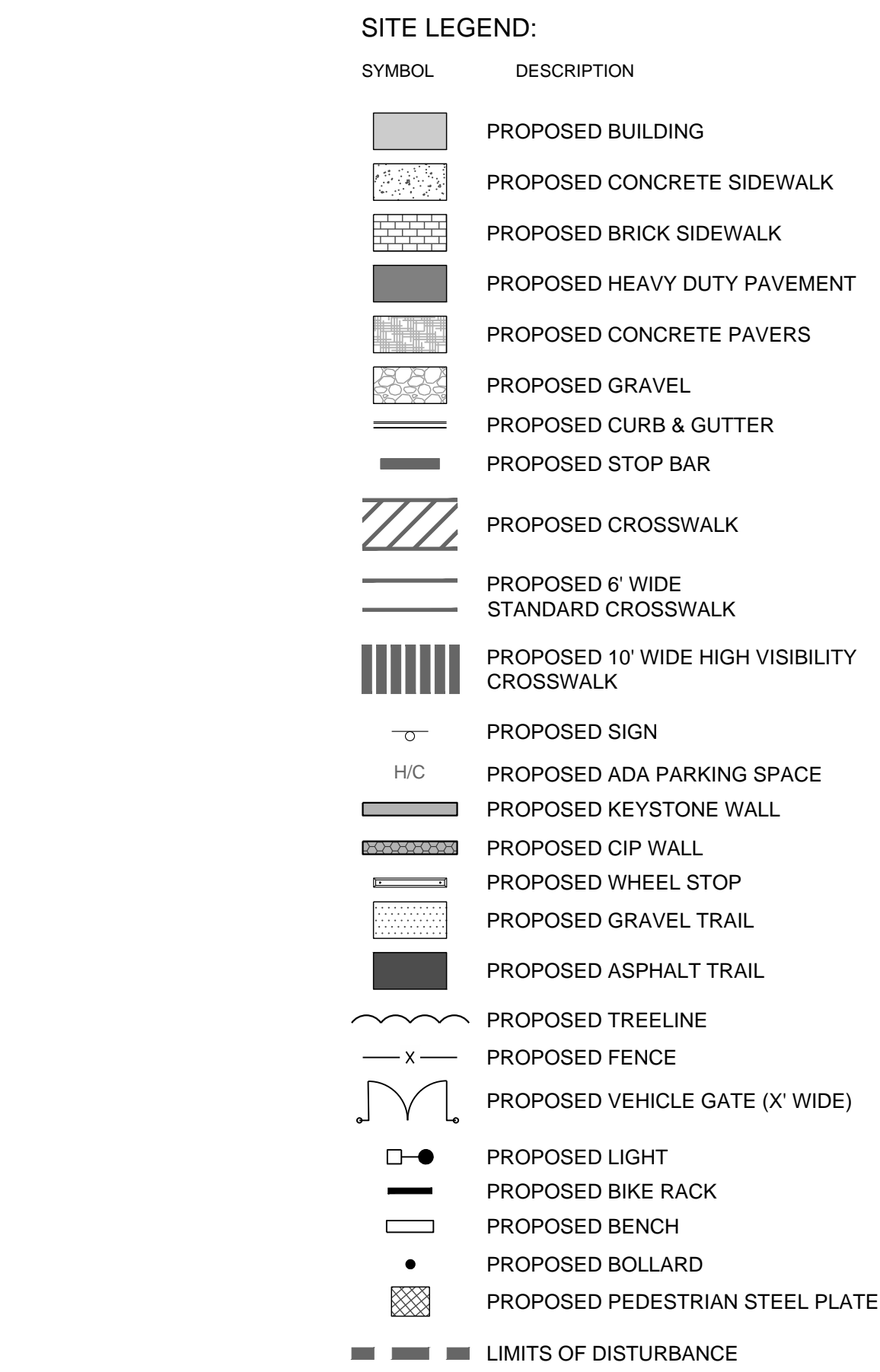
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The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>Coburn Murray, CEO</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Coburn Murray</u>	Date: <u>10-19-21</u>
Signature: <u>[Signature]</u>	Date: <u>10/22/2021</u>
Printed Name: <u>LUKE PERKINS</u>	

Please email your completed application to SiteReview@raleighnc.gov.



	R-6	R-10
A. Site Dimensions		
A1 Net site area/(unit) (min)	4,500 sq'	3,000 sq'
A2 Width (min)	60'	45'
A3 Outdoor amenity area (min)	10%	10%
B. Lot Dimensions		
B1 Area (acn)	n/a	n/a
B2 Width (min)	16'	16'
C. Principal Building/Structure Setbacks		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side site boundary line (min)	10'	6'
C4 From rear site boundary line (min)*	20'	20'
C5 From alley (min)*	4' or 20' min	4' or 20' min
C6 Internal building separation (min)	10'	10'
C7 Residential nift rules may apply (see Sec. 2.2.7.)	yes	yes
D. Parking Setbacks*		
D1 From primary street (min)	20'	20'
D2 From side street (min)	10'	10'
D3 From side lot line (min)	0'	0'
D4 From rear lot line (min)	3'	3'
D5 From alley, garage only (min)	4'	4'
D6 Residential nift rules may apply (see Sec. 2.2.7.)	yes	yes

Development Standards for Townhome Building in R-10 Lots



NOTES:

1. SEE SHEET C0.10 FOR GENERAL AND SITE NOTES.

SITE DATA

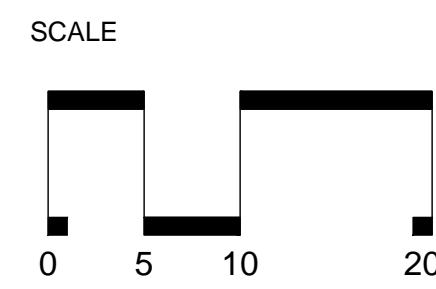
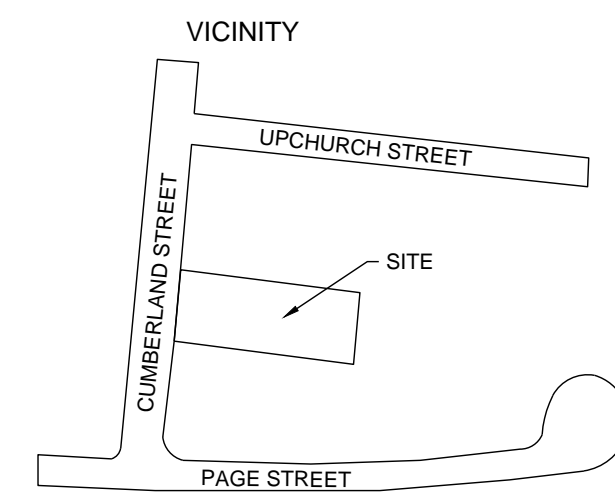
PROJECT NAME:	829 CUMBERLAND ST
SITE ADDRESS:	829 CUMBERLAND ST, RALEIGH, NC 27610
COUNTY:	WAKE
PARCEL PIN #:	1713243880
PARCEL OWNER:	REDEEMING DEVELOPMENT GROUP LLC
PARCEL AREA:	0.21 AC / 9001 SF
TOTAL SITE GROSS ACREAGE:	0.21 AC / 9001 SF
NET ACREAGE:	0.21 AC / 9001 SF
CURRENT ZONING:	R-10
PROPOSED ZONING:	R-10
EXISTING LAND USE:	SINGLE-UNIT LIVING
PROPOSED LAND USE:	MULTI-UNIT LIVING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	TOWNHOUSE
MAX BUILDING HEIGHT:	45' 3 STORIES
PROPOSED BUILDING HEIGHT:	35'
PROPOSED NUMBER OF LOTS:	3
TREE CONSERVATION AREA:	N/A SEE NOTE #13
TOTAL LIMITS OF DISTURBANCE:	0.21 AC / 9,248 SF
EXISTING IMPERVIOUS AREA:	0.03 AC / 1,505 SF
PROPOSED IMPERVIOUS AREA:	0.07 AC / 3,020 SF
AMENITY AREA REQUIRED	0.02 AC / 900 SF
AMENITY AREA PROVIDED	0.02 AC / 961 SF
PARKING DATA:	
REQUIRED PARKING:	6
EXISTING PARKING:	0
PROPOSED PARKING:	6
TOTAL PARKING:	6
BIKE PARKING REQUIRED	NONE
BIKE PARKING PROVIDED	0

AMENITY AREA NOTES:

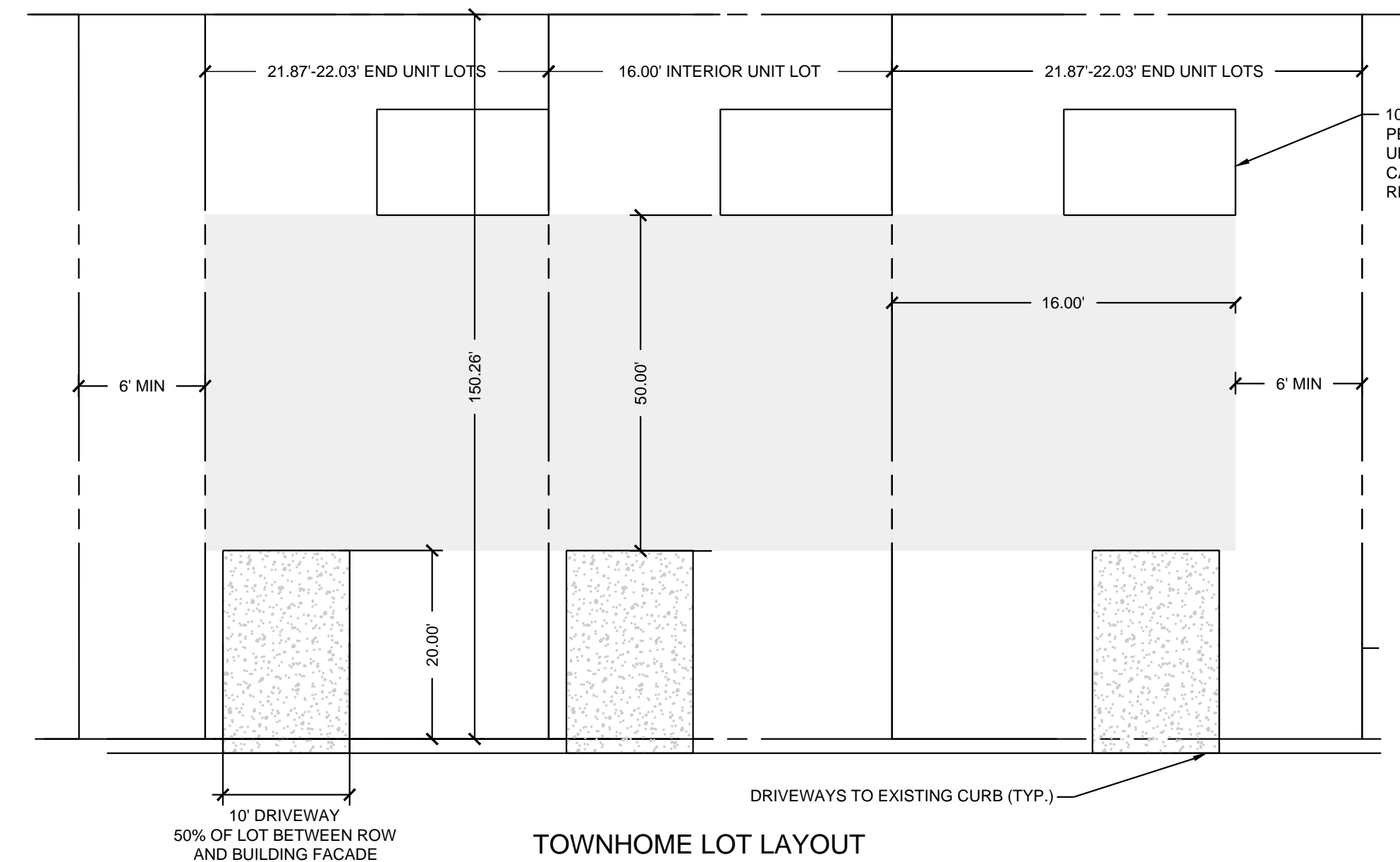
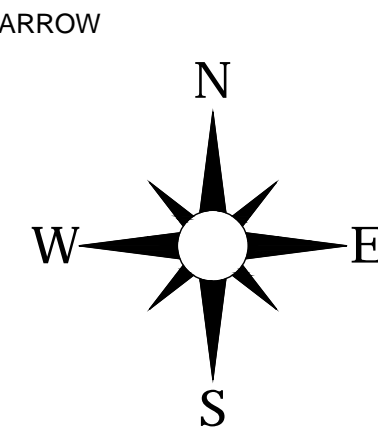
1. AMENITY AREAS MEET THE REQUIRED 10% OF THE TOTAL AREA.
2. AT LEAST 50% OF THE AMENITY AREA SPACE IS ADA ACCESSIBLE.



FIRM LICENSE: P-2187

[illegible]

SCALE: 1" = 10'



10'X12' PA
PER UDO
UNENCLO
CAN EXT
REAR SET

DATE: 10.22.2021
CHECKED BY: LAP
DRAWN BY: LAP
PROJECT: 829 CUMBERLAND ST
PROJECT #: C202123

SHEET TITLE
SITE PLAN

SHEET NO.

C3.00