Preliminary Subdivision Application



Site Review

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 OPTIONS (UDO Chapter 2)							
☐ Conventional Subdivision		☐ Compact Development			☐ Conservation Development		
☐ Cottage Court		☐ Flag lot			☐ Frequent Transit Development Option		
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District					verlay District		
	GENERAL INFORMATION						
Scoping/sketch plan case number(s):							
Development name (s	subject to approval):						
Property Address(es):							
Recorded Deed PIN(s	s):						
Building type(s):	☐ Detached House	☐ Attache	ed House	□ To	wnhouse	☐ Apartment	
☐ General Building	☐ Mixed Use Building	☐ Civic Building		□Ор	en Lot	☐ Tiny House	
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION							
Current Property Owr	ner(s) Names:						
ompany: Title:							
Address:							
Phone #:	hone #: Email:						
Applicant Name (If different from owner. See "who can apply" in instructions):							
Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder							
Company: Address:							
Phone #: Email:							
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.							
Developer Contact Names:							
Company:			Title:				
Address:							
Phone #: Email:		nail:					

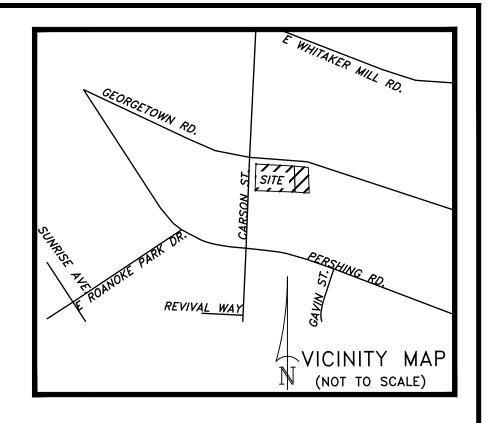
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION					
Gross site acreage: 0.33					
Zoning districts (if more than one	e, provide acreage of eac	ch):	,		
R-10					
Overlay district(s): N/A	Inside City Limits?	Yes No	Historic District/Landmark: N/A		
Conditional Use District (CUD) Case # Z-	Board of Adjustment BOA-	Case #	Design Alternate Case # DA-		
	STORMWATER	INFORMATION			
Imperious Area on Parcel(s): Existing (sf) 5,662 Proposed total (sf) D Existing (sf) 5,662 Proposed total (sf) D					
	NUMBER OF LO		Υ		
# of Detached House Lots: 3	# of Attached Hou	se Lots:	# of Townhouse Lots:		
# of Tiny House Lots:	# of Open Lots: # of Other Lots (Apartment, General, Mixed Use, Civic):				
Total # of Lots: 3	· · · · · · · · · · · · · · · · · · ·				
Proposed density for each zoning district (UDO 1.5.2.F): 9,04 (MN 18 / GCNE)					
	SIGNATUR				
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.					
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).					
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.					
		The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.			
respond to comments or provide ac more, then the application review is	dditional information requ s discontinued and a new	ested by the City to application is req	for a period of six consecutive months or uired to proceed and the development		
respond to comments or provide ac more, then the application review is	dditional information requ s discontinued and a new	ested by the City to application is req	for a period of six consecutive months or uired to proceed and the development		
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1608 CARSON ST. SUBDIVISION

1608 CARSON ST. & 200 GEORGETOWN RD. Raleigh, North Carolina

> PRELIMINARY SUBDIVISION SUB-XXXXX-2022

N/F TYNAN, SEAN & LINDSEY M. PIN: 1704–88–1502 DB: 017915, PG: 00314 ZONE: R-10 USE: SINGLE-FAMILY ISE: S		N/F COBB, CARSON JR. TRUSTEE & DEBRA T. TRUSTEE PIN: 1704–88–5407 DB:: 010261, PG:: 01479 ZONE: R-10 USE: SINGLE— FAMILY N/F SOWMAN, WILLIAM & KATHERINE A. PIN: 1704–88–5495 DB:: 017995, PG:: 02616 ZONE: R-10 USE: SINGLE— FAMILY N/F PENNINGER, VICKIE M. PIN: 1704–88–5457 DB:: 015663, PG:: 02464 USE: SINGLE— FAMILY N/F JOHN TO AND TO
KENNÉDY, SARA LAUREN PIN: 1704–88–1257 DB.: 016160, PG.: 02208 ZONE: R-10 USE: SINGLE-FAMILY N/F ALLEN, HIRAM M. & GRETA O. PIN: 1704–88–1252 DB.: 01661, PG.: 00591 ZONE: R-10 USE: SINGLE-FAMILY	MORGAN, JOSEPH CADE & ASHLEY HODGES PIN: 1704–88–3258 DB.: 018674, PG.: 02404 ZONE: R-10 USE: SINGLE-FAMILY N/F DALLHOFF, MATTHEW HAIRFIELD, KATHLEEN PIN: 1704–88–3253 DB.: 018446, PG.: 00100 ZONE: R-10 USE: SINGLE-FAMILY N/F BOSSERT, SUSAN KAY PETTIGREW, ROY PIN: 1704–88–3106 DB.: 012818, PG.: 01675 DB.: 012818, PG.: 01675 ZONE: R-10 USE: SINGLE-FAMILY N/F BOSSERT, PIN: CO PIN: 1704–88–4124 PG.: 01675 PG.: 00969 DB.: 009401, DB CO USE: SINGLE-FAMILY USE: ZONE: R-10 USE: SINGLE-FAMILY	HOWARD PIN: 1704–88–5248 DB: 010526, PG: 00200 ZONE: R-10



SITE DATA SUMMARY

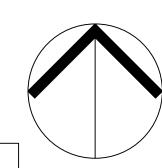
PROJECT NAME:

PROJECT NAME:	1608 CARSON ST. SUBDIVISION
SITE ADDRESS:	1608 CARSON ST. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
PARCEL ID:	1704-88-3325
EXISTING ZONING:	R-10
EXISTING ACREAGE:	14,237 SF./0.33 AC.
EXISTING BUILDING:	1,372 SF.
PROPOSED NEW R/W AREA:	1,072 SF./0.02 AC.
NET SITE AREA:	13,165 SF./0.30 AC.
CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
URBAN FORM:	FREQUENT TRANSIT AREA
LOT SUMMARY:	UDO 2.7.1
TOTAL # OF LOTS:	3
MIN. LOT WIDTH:	45'
MIN. LOT DEPTH:	60'
MIN. LOT AREA:	2,500 SF.
MAX. HEIGHT	40'/3 STORIES
MIN. BUILDING SETBACKS	
MIN. PRIMARY STREET	10'
MIN. SIDE STREET	10'
MIN. SIDE	5'
MIN. REAR	15'
	NOTE: THIS PROJECT ELECTS TO USE THE PRIMARY STREET SETBACKS BASED ON THE ZONING DISTRICT'S MIN. PRIMARY STREET SETBACK REGULATION. PER FOOTNOTE 5 SEC. 2.7.1.D6
AVERAGE LOT SIZE:	4,388 SF / 0.10 AC
EXISTING IMPERVIOUS AREA:	5,662 SF / 0.13 AC.

GENERAL NOTES

PARKING PROVIDED:

- 1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- 4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ANGLE RIGHT LAND SURVEYING, DATED OCTOBER 10TH, 2022. ADDITIONAL PROPERTY INFORMATION IS TAKEN FROM CITY OF RALEIGH GIS.



CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

(DRAWING SCALED FOR 24x36 INCH PLOTS)

TREE CONSERVATION EXEMPTION:

Printed Name: With 10:00

Page 2 of 2

Preliminary Subdivision Application

Development name (subject to approval): 1608 Carson St. Subdivision

Building type(s): Detached House Attached House Townhouse General Building Mixed Use Building Civic Building Open Lot

Applicant Name (If different from owner. See "who can apply" in instructions)

Property Address(es): 1608 Carson St. Subdivision

Current Property Owner(s) Names: Kevin Campbell

Address: 2805 NC 97 Hwy. Wendell, NC 27591

Developer Contact Names: Matt O'Brvant

Phone #: (919) 614-9229

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

Imperious Area on Parcel(s):

Page **1** of **2**

Address: 608 N. Boundary St. Raleigh, NC 27604

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

Recorded Deed PIN(s): 1704-88-3325

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Conventional Subdivision | Compact Development | Conservation Development

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Email: kkcampbell66@gmail.com

Address: 608 N. Boundary St. Raleigh, NC 27604

Inside City Limits? Yes No Historic District/Landmark

of Attached House Lots: # of Townhouse Lots:

Mixed Use, Civic).

of Other Lots (Apartment, General,

Design Alternate Case #

Impervious Area for Compliance (includes right-of-way):

Date: 11/21/22

raleighnc.gov

Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holde

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Board of Adjustment Case #

Existing (sf) 5 662 Proposed total (sf) 0 Existing (sf) 5 662 Proposed total (sf) 0

NUMBER OF LOTS AND DENSITY

SIGNATURE BLOCK Pursuant to state law (N.C. Gen. Stat. § 1600-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option of contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. 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.

ne undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is

placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to

more, then the application review is discontinued and a new application is required to proceed and the development

egulations in effect at the time permit processing is resumed shall apply to the new application.

dersigned understands that development approvals are subject to revocation for false statements or

srepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

BOA- N/A

of Open Lots:

Total # Dwelling Units: Proposed density for each zoning district (UDO 1.5.2:F): 9-09 UNIS / GOTC

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

Frequent Transit Development Option

raleighnc.gov

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 9.1.2)

SOLID WASTE COLLECTION NOTE:

EACH HOME WILL STORE THE ROLL OUT TRASH & RECYCLE RECEPTACLES IN THE GARAGE. ON COLLECTION DAY, THE ROLL OUT BINS WILL BE PLACED CURBSIDE IN FRONT OF EACH HOME.

FLOODPLAIN NOTE

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL <u>3720170400K</u> DATED <u>JULY 19, 2022.</u>

STORMWATER EXEMPTION NOTE:

PER COR UDO SECTION 9.2.2.a.1.b.ii, THIS PROJECT IS EXEMPTED FROM ACTIVE STORMWATER CONTROL MEASURES. THE EXEMPTION IS AS FOLLOWS: A GRANDFATHERED LOT OF ONE—HALF ACRES OR LESS HAS NOT BEEN ALTERED TO BE LARGER THAN ONE—HALF ACRE IN SIZE, USED FOR ANY OTHER LAWFUL USE REQUIRING

IMPERVIOUS SURFACE NOTE:

PER RALEIGH'S UDO SECTION 9.2.2.4.A, PROPERTIES ZONED R-10 AND ALL OTHER BASE ZONING DISTRICTS MUST NOT EXCEED THE MAXIMUM OF 65% IMPERVIOUS SURFACE COVERAGE ON SITE. THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING SITE FEATURES. 5,662 SF. (0.13) OF IMPERVIOUS SURFACE AREA IS BEING REMOVED. NO NEW IMPERVIOUS SURFACE ÁREA IS BEING PROPOSED.

DRAWINGS INDEX: PS 1.0 COVER SHEET EXISTING CONDITIONS & DEMO PLAN PS 2.0 PS 3.0 SITE LAYOUT PLAN PS 4.0 GRADING PLAN PS 5.0 UTILITY PLAN PS 6.0 LANDSCAPE PLAN DETAILS PS 7.0 DETAILS

DETAILS

PS 7.2

DISTURBED AREA 11,363 SF / 0.26 AC

SAMUEL R. NYE, PE THE SITE GROUP, PLLC 1111 OBERLIN ROAD RALEIGH, NC 27605 PHONE: (919) 835-4787 FAX: (919) 839-2255 EMAIL: srn@thesitegroup.net

RALEIGH, NC 27604

PHONE: (919) 412614-9229

E-MAIL: mcobryant@gmail.com

O'BRYANT AND ASSOCIATES ATTN: MATT O'BRYANT 608 N. BOUNDARY ST.

ATTENTION CONTRACTORS The Construction Contractor responsible for the extension of water,

sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

1608 CARSON ST. SUBDIVISION

(2 IN GARAGE, ONE IN DRIVEWAY)

MAXIMUM IMPERVIOUS PER LOT 65% MAXIMUM 8,558 SF / 0.20 AC (65%) MAXIMUM ALLOWED SITE IMPERVIOUS PROPOSED TOTAL SITE IMPERVIOUS 0 SF / 0 AC (0.00%)

11,363 SF / 0.26 AC PROPOSED DISTURBANCE PARKING SUMMARY: PARKING REQUIRED: NO MAXIMUM 3 SPACES PER LOT

5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH

NOT FOR CONSTRUCTION

0

Drawn

Checked

23 NOV 2022

<u>∕1</u>\29 NOV 2022

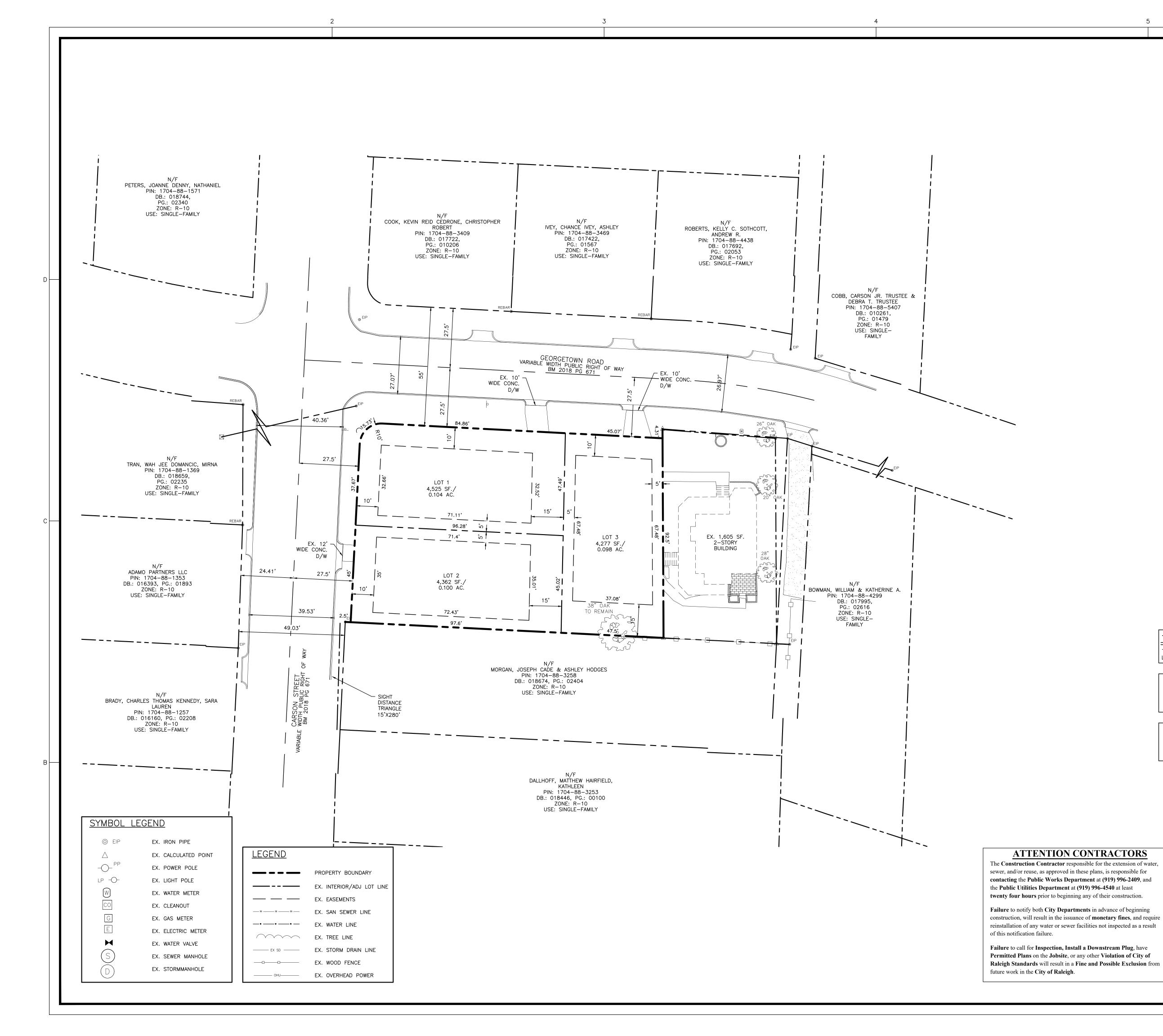
PRELIMINARY

SUBDIVISION

COVER

SHEET

REVISED:



SITE DATA SUMMARY

PROJECT NAME:	1608 CARSON ST. SUBDIVISION
SITE ADDRESS:	1608 CARSON ST. RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
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CURRENT USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
URBAN FORM:	FREQUENT TRANSIT AREA
LOT SUMMARY:	UDO 2.7.1
TOTAL # OF LOTS:	3
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MIN. LOT DEPTH:	60'
MIN. LOT AREA:	2,500 SF.
MAX. HEIGHT	40'/3 STORIES
MIN. BUILDING SETBACKS	
MIN. PRIMARY STREET	10'
MIN. SIDE STREET	10'
MIN. SIDE	5'
MIN. REAR	15'
	NOTE: THIS PROJECT ELECTS TO USE THE PRIMARY STREET SETBACKS BASED ON THE ZONING DISTRICT'S MIN. PRIMARY STREET SETBACK REGULATION. PER FOOTNOTE 5 SEC. 2.7.1.D6
AVERAGE LOT SIZE:	4,388 SF / 0.10 AC
EXISTING IMPERVIOUS AREA:	5,662 SF / 0.13 AC.
MAXIMUM IMPERVIOUS PER LOT	65% MAXIMUM
MAXIMUM ALLOWED SITE IMPERVIOUS	8,558 SF / 0.20 AC (65%)
PROPOSED TOTAL SITE IMPERVIOUS	0 SF / 0 AC (0.00%)
PROPOSED DISTURBANCE	11,363 SF / 0.26 AC
PARKING SUMMARY:	
PARKING REQUIRED:	NO MAXIMUM
PARKING PROVIDED:	3 SPACES PER LOT (2 IN GARAGE, ONE IN DRIVEWAY)

GENERAL NOTES

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- 5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

TREE CONSERVATION EXEMPTION:

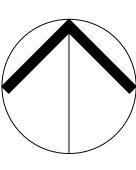
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SOLID WASTE COLLECTION NOTE:

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FLOODPLAIN NOTE:

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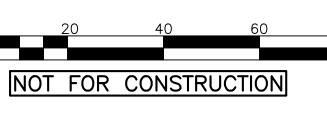
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

SUBDIVISION

LAYOUT PLAN

SCALE: 1" = 20'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



Checked

23 NOV 2022

PRELIMINARY SUBDIVISION

SUBDIVISION LAYOUT PLAN

MOGRTH Dwg No.