



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #:	<u>SUB 5-10-17</u>	Planner (print):	<u>Stegall</u>
Pre-application Conference Date:	_____	Planner (signature):	_____

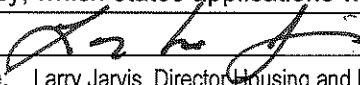
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <p style="text-align: center; font-size: 1.2em;">n/a</p>			
Development name (subject to approval): East College Park Townhome Site 4			
Property Address(es): <p style="text-align: center; font-size: 1.2em;">See Attached</p>			
Recorded Deed PIN(s): See Attached			
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: City of Raleigh Housing & Neighborhood	Owner/Developer Name and Title: Larry Jarvis
Address: P.O. Box 590, Raleigh, NC 27602	
Phone #: 919-857-4344	Email: Larry.Jarvis@raleighnc.gov
APPLICANT INFORMATION	
Company: JDavis Architects	Contact Name and Title: Ken Thompson
Address: 510 S. Wilmington Street, Raleigh, NC 27601	
Phone #: 919-835-1500	Email: kent@jdavisarchitects.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: .60 AC	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: N/A	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: 0.09 AC Square Feet: _____	Proposed Impervious Surface: Acres: 0.32 AC Square Feet: _____
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 6 Attached
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 10.00 DU/AC	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 7	

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Ken Thompson</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: 	Date: 10/17/19
Printed Name: Larry Jarvis, Director Housing and Neighborhoods	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to DS.intake@raleighnc.gov.

Subject Site Pin Numbers and Addresses

~~02/01/2017~~ 10.17.2019

PIN	Real Estate ID	Site Address	City
1713490520	0070634	1603 BOYER ST	RALEIGH
1713399590	0070635	102 N CARVER ST	RALEIGH
1713490519	0065362	104 N CARVER ST	RALEIGH
1713490612	0065380	106 N CARVER ST	RALEIGH
1713490626	0045516	110 N CARVER ST	RALEIGH
1713490723	0018911	112 N CARVER ST	RALEIGH



Preliminary Subdivision Plan Checklist

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Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements. This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

NOTE: [Click here to download the letter template and other helpful information.](#)

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Pre-application Conference Form: Per UDO Section 10.2.5.D.					
2. Cover sheet and/or second sheet: include project name and location; copy of applications, site data table (<i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> , number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000"; and adopted zoning conditions (if any)	X				
3. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>structures, driveways, alleys</i>); and vegetation	X				
4. Demolition plan: Clearly indicate items to be removed	X				
5. Proposed subdivision plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, etc.</i>); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways (<i>UDO Section 2.5</i>); transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data; open space calculations</i>); Building Type (<i>UDO Section 1.4</i>); Setback/Build-to; transitional protective yard type (<i>UDO Section 7.2.4.A</i>); street protective yard type (<i>UDO Section 7.2.4.B.</i>)	X				

Please continue to page two...

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	X				
7. Proposed stormwater information: include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	X				
8. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	X				
9. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (if applicable).		X			
10. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover		X			
11. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	X				

NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	X		✓		
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	X		✓		
3. List date of previously approved subdivision plan.	X		✓		
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	X		✓		
5. Provide updated site data table including number of proposed lots, open space calculations, etc.		X			✓
6. Provide documented history of impervious surfaces with dates		X			✓

Cheryl Koch

From: Rametta, Justin <Justin.Rametta@raleighnc.gov>
Sent: Wednesday, October 16, 2019 4:22 PM
To: Ken Thompson
Cc: Stegall, Daniel; Eubanks, Lorraine; Cheryl Koch
Subject: RE: ECP TH site 4

Ken,

Per our discussion, the proposed changes may be submitted as a revision to the approved subdivision plan.

Regards,

Justin Rametta

Current Planning Manager
City of Raleigh Development Services
One Exchange Plaza, 5th Floor
Raleigh, NC 27601
(919)996-2665

Customer Service Survey

<http://raleighnc.seamlessdocs.com/f/DSCustomerSurvey>

iMaps: Find the zoning of your property

Online Due Diligence: Free web-based property feedback

Sketch Plan Review: Meet with staff before submitting your development plan

New Portal for Permit and Development Activity: permitportal.raleighnc.gov

From: Ken Thompson <kent@jdavisarchitects.com>
Sent: Wednesday, October 16, 2019 4:12 PM
To: Rametta, Justin <Justin.Rametta@raleighnc.gov>
Cc: Stegall, Daniel <Daniel.Stegall@raleighnc.gov>; Eubanks, Lorraine <Lorraine.Eubanks@raleighnc.gov>; Cheryl Koch <cherylk@jdavisarchitects.com>
Subject: ECP TH site 4

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Justin,

We tried to submit site 4 today and were rejected because we didn't couldn't provide proof of staffs decision that the submittal was a revision. Could you or Daniel please reply to this email indicating that S-16-17

Thank you

KENNETH D. THOMPSON, PLA, ASLA, LEED AP | Senior Associate

510 S. Wilmington Street | Raleigh, NC 27601
t: (919) 835-1500 | f: (919) 835-1510 | m: (919) 612-6997

www.jdavisarchitects.com



Wake County Residential Development Notification

Please complete each section and return by email or fax to all:

WCPSS
Debra Adams
dbadams@wcpss.net

Judy Stafford
jstafford1@wcpss.net

Fax: 919-431-7302

WAKE
Bill Shroyer
bill.shroyer@wakegov.com

Fax: 919-856-6389

Developer Company Information	
Company Name	City of Raleigh Housing and Neighborhood
Company Phone Number	919-857-4344
Developer Representative Name	Larry Jarvis
Developer Representative Phone Number	919-857-4344
Developer Representative Email	Larry.Jarvis@raleighnc.gov

New Residential Subdivision Information	
Date of Application for Subdivision	10/17/2019
City, Town or Wake County Jurisdiction	Raleigh
Name of Subdivision	East College Park Townhome Site 4
Address of Subdivision (if unknown enter nearest cross streets)	N Carver Street and Boyer Street
REID(s)	See Attached
PIN(s)	See Attached

Projected Dates Information	
Subdivision Completion Date	2020
Subdivision Projected First Occupancy Date	2020

Lot by Lot Development Information															
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates			
								Min	Max	Low	High	Year	# Units	Year	# Units
Single Family															
Townhomes					4	2		1,050 SF	1,450 SF	160k	240k	2020	6		
Condos															
Apartments															
Other															

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