

# 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](mailto:SiteReview@raleighnc.gov).

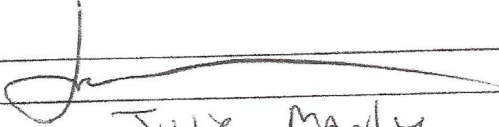
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): PROPOSED SUBDIVISION FOR WEATHERVANE PROPERTIES LLC			
Property Address(es): 1125 BLOODWORTH ST. RALEIGH			
Recorded Deed PIN(s): D.B. 15992 PG. 714 PIN 1703-83-6972			
D.B. 16194 PG. 1898 PIN 1703-83-6868			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input 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: WEATHERVANE PROJ. LLC	Owner/Developer Name and Title:
Address: 106 N. EAST ST. RALEIGH, N.C. 27601	
Phone #:	Email: JULIE.MANLI@gmail.com
APPLICANT INFORMATION	
Company: STEWART-PROCTOR PLLC	Contact Name and Title: HERBIE PROCTOR
Address: 319 CHAPMAN RD. STE 106 RALEIGH 27603	
Phone #: 919-779-1855	Email: HPRO98@aol.com

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<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: <u>13,385 S.F.</u>	
Zoning districts (if more than one, provide acreage of each): <u>R-10</u>	
Overlay district: <u>NCOD</u>	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: _____ Square Feet: <u>6,000</u>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input 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 #: _____	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:	Detached <input checked="" type="checkbox"/> Attached <input type="checkbox"/>
Total # of single-family lots: <u>3</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <u>11.07 UNITS / ACRE</u>	
Total # of open space and/or common area lots: <u>0</u>	
Total # of requested lots: <u>3</u>	

<b>SIGNATURE BLOCK</b>	
I hereby designate <u>HERBIE PROCTOR</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 six consecutive months of inactivity.	
Signature: 	Date: <u>12/3/20</u>
Printed Name: <u>JULIE MANLY</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



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GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): PRELIMINARY SUBDIVISION FOR WEATHERVANE PROPERTIES LLC

Property Address(es): 1125 BLOODWORTH ST. RALEIGH

Recorded Deed PIN(s): DB 15992 96-719 P12 1763-83-6972

What is your project type? ☒ Single family ☐ Townhouse ☐ Attached houses ☐ Apartment ☐ Non-residential ☐ Other: \_\_\_\_\_

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: WEATHERVANE PROPERTIES LLC Owner/Developer Name and Title: DAVID M. MALLIN, PRESIDENT

Address: 106 N. EAST ST. RALEIGH, NC 27601

Phone #: 704-869-8019 Email: J.MALLIN@WEATHERVANE.COM

APPLICANT INFORMATION

Company: STEWART-PROCTOR, PLLC Contact Name and Title: HERBIE PROCTOR

Address: 319 CHAPANOKE ROAD, SUITE 100, RALEIGH, NC 27603

Phone #: 919-779-1855 Email: HPROCTOR@STEWART-PROCTOR.COM

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DEVELOPMENT TYPE • SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 13,395 S.F.

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

Overlay district: NCOD EAST RALEIGH/SOUTHPARK HISTORIC DISTRICT Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z: \_\_\_\_\_ Board of Adjustment (BOA) Case # A: \_\_\_\_\_

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0 Proposed Impervious Surface: Acres: 0.009 Square Feet: 0.009

Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: \_\_\_\_\_

Altitude: \_\_\_\_\_ Flood study: \_\_\_\_\_ FEMA Map Panel #: \_\_\_\_\_

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: \_\_\_\_\_ Detached ☐ Attached ☒

Total # of single-family lots: 3

Proposed density for each zoning district (UDO 1.5.2.F): 9.17 UNITS/ACRE

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

Total # of requested lots: 3

SIGNATURE BLOCK

I hereby designate HERBIE PROCTOR to serve as my agent, registering this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

(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 six consecutive months of inactivity.)

Signature: \_\_\_\_\_ Date: 12/3/20

Printed Name: DAVID MALLIN Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

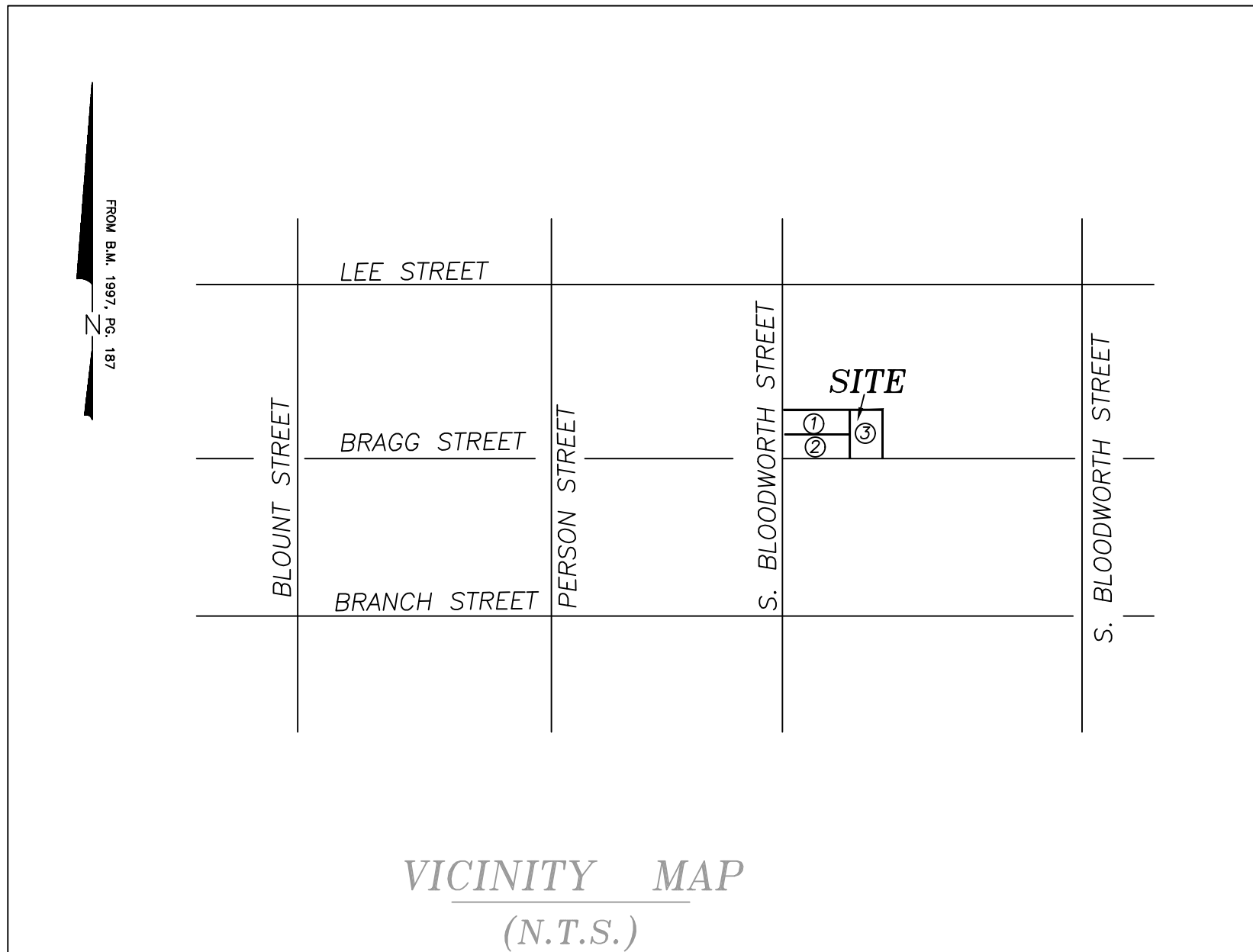
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# PRELIMINARY SUBDIVISION PLAN FOR WEATHERVANE PROPERTIES LLC

CITY OF RALEIGH, NORTH CAROLINA  
OWNER: WEATHERVANE PROPERTIES LLC

LOT 13 SOUTHPARK  
DEED BOOK 15992, PAGE 714  
BOOK OF MAPS 1885, PAGE 76  
LOT 16 SOUTHPARK  
DEED BOOK 16194, PAGE 1898  
BOOK OF MAPS 1885, PAGE 76

SUB-0073-2020



NOTE: SITE WILL BE EXEMPT FROM THE BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY \_\_\_\_\_ IS NOT \_\_\_\_\_ LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170300 J MAY 2, 2006

OWNER: WEATHERVANE PROPERTIES LLC  
106 N. EAST ST.  
RALEIGH, N.C. 27601

SITE ADDRESS:  
1125 S. BLOODWORTH STREET  
RALEIGH, N.C.

TRANSACTION #

SUB-0073-2020

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES

PROPERTY ADDRESS: 1125 BLOODWORTH STREET

STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		COVER SHEET <b>WEATHERVANE PROPERTIES LLC</b> SOURCE OF TITLE: DEED BOOK 15992, PAGE 714 SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898	
DATE 10/15/2020	SURVEYED BY	JOB	RALEIGH TOWNSHIP
SCALE 1"=20'	DRAWN BY		WAKE COUNTY
		DWG. NO. BLOODWORTH BRAGG SUB	OWNER
			ZONED R-10 NCOD P.I.N. 1703-83-6972 1703-83-6868

SITE DATA TABLE

CASE # SUB-0073-2020  
PIN#: (LOT 13) 1703-83-6972  
PIN#: (LOT 16) 1703-83-6868  
ZONED: R-10  
OVERLAY DISTRICT NEIGHBORHOOD CONSERVATION (NCOD) EAST RALEIGH/SOUTHPARK HISTORIC DISTRICT  
TOTAL GROSS AREA: 13,394 S.F. (0.307 ACS.)  
TOTAL R/W DEDICATED: 1,959 S.F. (0.045 ACS.)  
TOTAL NET AREA: 11,435 S.F. (0.262 ACS.)  
TOTAL LOTS PROPOSED: 3 SINGLE FAMILY  
AVERAGE LOT SIZE: 0.09 ACRES  
MINIMUM LOT SIZE: 0.07 ACRES  
MINIMUM WIDTH: 40'  
MAXIMUM DENSITY: 10 UNITS PER ACRE  
DENSITY PROPOSED: 3 LOTS /0.307 ACS. = 9.77 UNITS/ACRE  
PROPOSED USE: RESIDENTIAL  
PROPOSED LAND USE: SINGLE FAMILY DETACHED  
PROPERTY LIES WITHIN RALEIGH CITY LIMITS  
CONDITIONS PER NCOD SOUTHPARK NEIGHBORHOOD PER CITY OF RALEIGH U.D.O. SEC. 5.4.3.F.18  
MINIMUM LOT SIZE: 3,000 S.F.  
MAXIMUM LOT SIZE: 8,000 S.F.  
MINIMUM LOT WIDTH: 40 FEET  
MAXIMUM LOT WIDTH: 80 FEET  
FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER THAN 30 FEET.  
BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.  
MAXIMUM BUILDING HEIGHT: 28.7 FEET  
OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. WITH THE EXCEPTION OF SINGLE-UNIT LIVING, NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

DESIGN STANDARDS (R10)

LOT DIMENSIONS

MINIMUM LOT AREA = 4,000 S.F.  
MINIMUM LOT WIDTH (INTERIOR LOT) = 45'  
MINIMUM LOT WIDTH (CORNER LOT) = 60'  
MINIMUM LOT DEPTH = 60'  
MINIMUM LOT DENSITY = 10 U/A

PRINCIPAL BUILDING SETBACKS

MINIMUM FROM PRIMARY STREET = 10'  
MINIMUM FROM SIDE STREET = 10'  
MINIMUM FROM SIDE LOT LINE = 5'  
MINIMUM SUM OF SIDE SETBACKS = 10'  
MINIMUM FROM REAR LOT LINE = 20'

NOTE: RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)  
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND TC-7-2017.

NOTE: PER TC-5A-18 THE PRIMARY STREET DESIGNATION FOR LOT 2 SHALL BE S. BLOODWORTH STREET

NEW LOT 1 NET AREA = 3,267 S.F./0.075 ACS. (NET)

WIDTH = 40.39' DEPTH = 81.11'

NEW LOT 2 NET AREA = 4,024 S.F./0.092 ACS. (NET)

WIDTH = 49.50' DEPTH = 81.47'

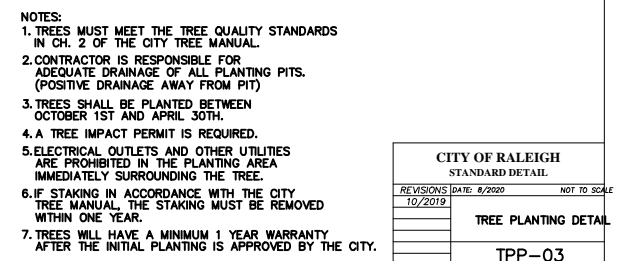
NEW LOT 3 NET AREA = 4,144 S.F./0.095 ACS. (NET)

WIDTH = 46.28' DEPTH = 99.29'

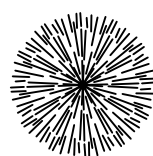
INDEX TO PLANS


SHEET 1 COVER SHEET  
SHEET 2 EXISTING CONDITIONS  
SHEET 3 SUBDIVISION PLAN  
LANDSCAPE AND UTILITY

SHEET 1 OF 3



FROM B.M. 1885, PG. 76



 = WHITE OAK  
ALSO KNOWN AS  
QUERCUS ALBA  
(W/ 3" CALIPER TREE AT TIME OF PLANTING)

- 1 TREE ON LOT 1  
3 TREES ON LOT 2  
1 TREE ON LOT 3

NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

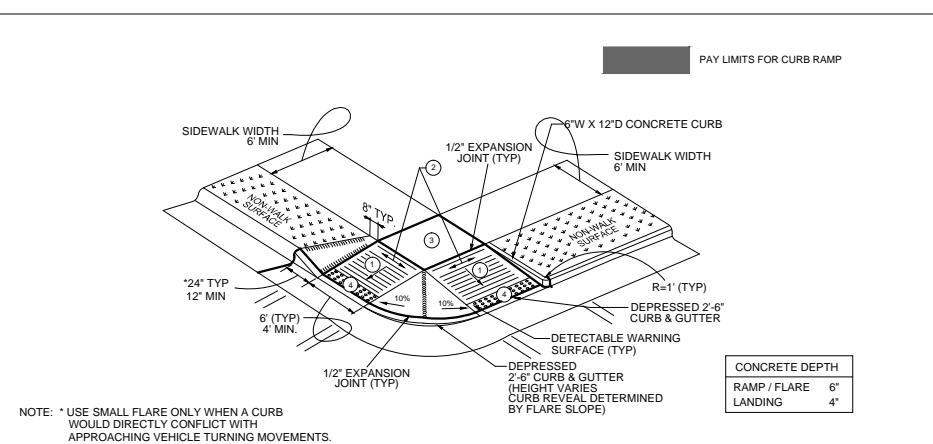
NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK

NOTE; DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT-OF-WAY  
AS DESCRIBED IN SECTION 12.2 OF CITY OF RALEIGH U.D.O.

NOTE: THE TREES SHOULD BE PLANTED AS SHOWN ON PLAN, WITHIN THE  
RIGHT-OF-WAY AND SPACED 40' APART

NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B-2007.

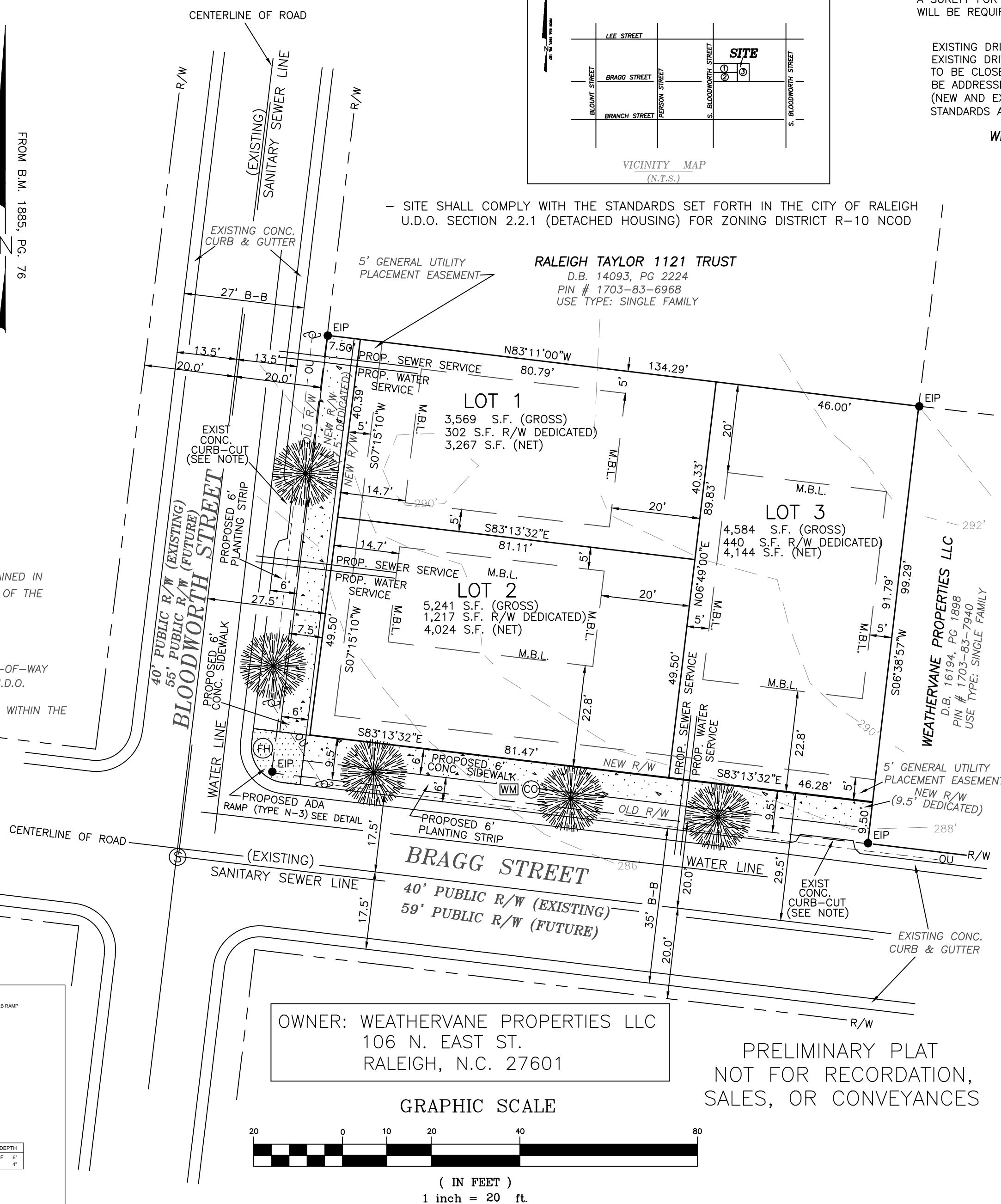
NOTE: WATER METERS MUST BE LOCATED BEHIND  
SIDEWALK, WITHIN ROW OR WITHIN A 2'X2' CITY OF  
RALEIGH WATER LINE EASEMENT (PU HANDBOOK P.  
WATER METERS AND OR SEWER CLEAN-OUTS SHALL  
NOT BE WITHIN A SIDEWALK OR DRIVEWAY



TYPE N-3

- ① 8.33% (12:1) MAX RAMP SLOPE
- ② CROSS SLOPE: 2.00%
- ③ CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
- ④ RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 8/2020	NOT TO SCALE
	CURB RAMPS (NEW DEVELOPMENT)	
	T-20.01.3	



OWNER: WEATHERVANE PROPERTIES LLC  
106 N. EAST ST.  
RALEIGH, N.C. 27601

PRELIMINARY PLAT  
NOT FOR RECORDATION,  
SALES, OR CONVEYANCES

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

<p>MAXIMUM IMPERVIOUS SURFACE COVERAGE = 65%</p> <p>MAX. IMPERVIOUS SURFACE COVERAGE LOT 1 = 3,569 S.F. X 0.65% = 2,319 S.F.</p> <p>EXISTING = 333 S.F (PROPOSED SIDEWALK/DRIVEWAY APRON)</p> <p>REMAINING: 2,319 S.F. - 333 S.F. = 1,986 S.F.</p>
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MAX. IMPERVIOUS SURFACE COVERAGE LOT 2 = 5,241 S.F. X 0.65% = 3,406 S.F.  
EXISTING = 910 S.F. (PROPOSED SIDEWALK/DRIVEWAY APRON)  
REMAINING: 3,406 S.F. - 910 S.F. = 2,496 S.F.

MAX. IMPERVIOUS SURFACE COVERAGE LOT 3 = 4,584 S.F. X 0.65% = 2,779 S.F.  
EXISTING = 368 S.F. (PROPOSED SIDEWALK/DRIVEWAY APRON)  
REMAINING: 2,779 S.F. - 368 S.F. = 2,411 S.F.

NOTE  
A SURETY FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS  
WILL BE REQUIRED PRIOR TO RECORD MAP APPROVAL.

NOTE  
EXISTING DRIVEWAY CUT ON LOT 3 TO REMAIN IN PLACE  
EXISTING DRIVEWAY CUT ON BETWEEN LOTS 1 & 2  
TO BE CLOSED. NEW DRIVEWAY CUTS FOR LOTS 1 & 2 SHALL  
BE ADDRESSED AT TIME OF PERMITTING. ALL DRIVEWAY CUTS  
(NEW AND EXISTING) SHALL COMPLY WITH CITY OF RALEIGH  
STANDARDS AND SPECIFICATIONS IN PLACE AT TIME OF PERMITTING.

WEATHERVANE PROPERTIES LLC

D.B. 16194, PG 1898  
PIN # 1703-83-8906  
USE TYPE: SINGLE FAMILY

### LEGEND

EIP = EXISTING IRON PIN  
R/W = RIGHT-OF-WAY  
M.B.L. = MINIMUM BUILDING SETBACK  
(FH) = FIRE HYDRANT  
(WM) = WATER METER  
⌞ = UTILITY POLE  
\_OU\_ = OVERHEAD UTILITY LINE  
(S) = SANITARY SEWER MANHOLE  
(CO) = SEWER CLEAN-OUT

## SITE DATA TABLE

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**STEWART-PROCTOR, PLLC**  
ENGINEERING and SURVEYING  
(FIRM LICENSE # P-0148)  
319 CHAPANOKE ROAD SUITE 106  
RALEIGH, NC 27603  
TEL. 919 779-1855 FAX 919 779-1661

DATE	10/15/2020	SURVEYED BY	JOB
SCALE	1"=20'	DRAWN BY	
			DWG. NO. BLOODWORTH BRAGG SUB

PROPOSED SUBDIVISION, LANDSCAPING AND UTILITY  
***WEATHERVANE PROPERTIES LLC***  
 SOURCE OF TITLE: DEED BOOK 15992, PAGE 714  
 SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898

RALEIGH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED R-10 NCOD P.I.N.	1703-83-6972 1703-83-6868