

# 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): 508 Sunnybrook Road			
Property Address(es): <b>508 Sunnybrook Road</b>			
Recorded Deed PIN(s): 1723-36-4869			
What is your project type?	<input checked="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	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Phelco Corporation	Owner/Developer Name and Title: Philip J. Wheeler
Address: 504 Fallon Grove Way, Raleigh, NC 27608	
Phone #: (978) 807-4403	Email: phil@pswheeler.net
APPLICANT INFORMATION	
Company: PJW Holdings LLC	Contact Name and Title: Philip Wheeler
Address: 504 Fallon Grove Way, Raleigh, NC 27608	
Phone #: (978) 807-4403	Email: phil@pswheeler.net

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	0.47 ac
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: n/a	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.068 ac Square Feet: 2,974 sf	Proposed Impervious Surface: Acres: 0.258 ac Square Feet: 11,245 sf
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 Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 4.25 units/ac	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

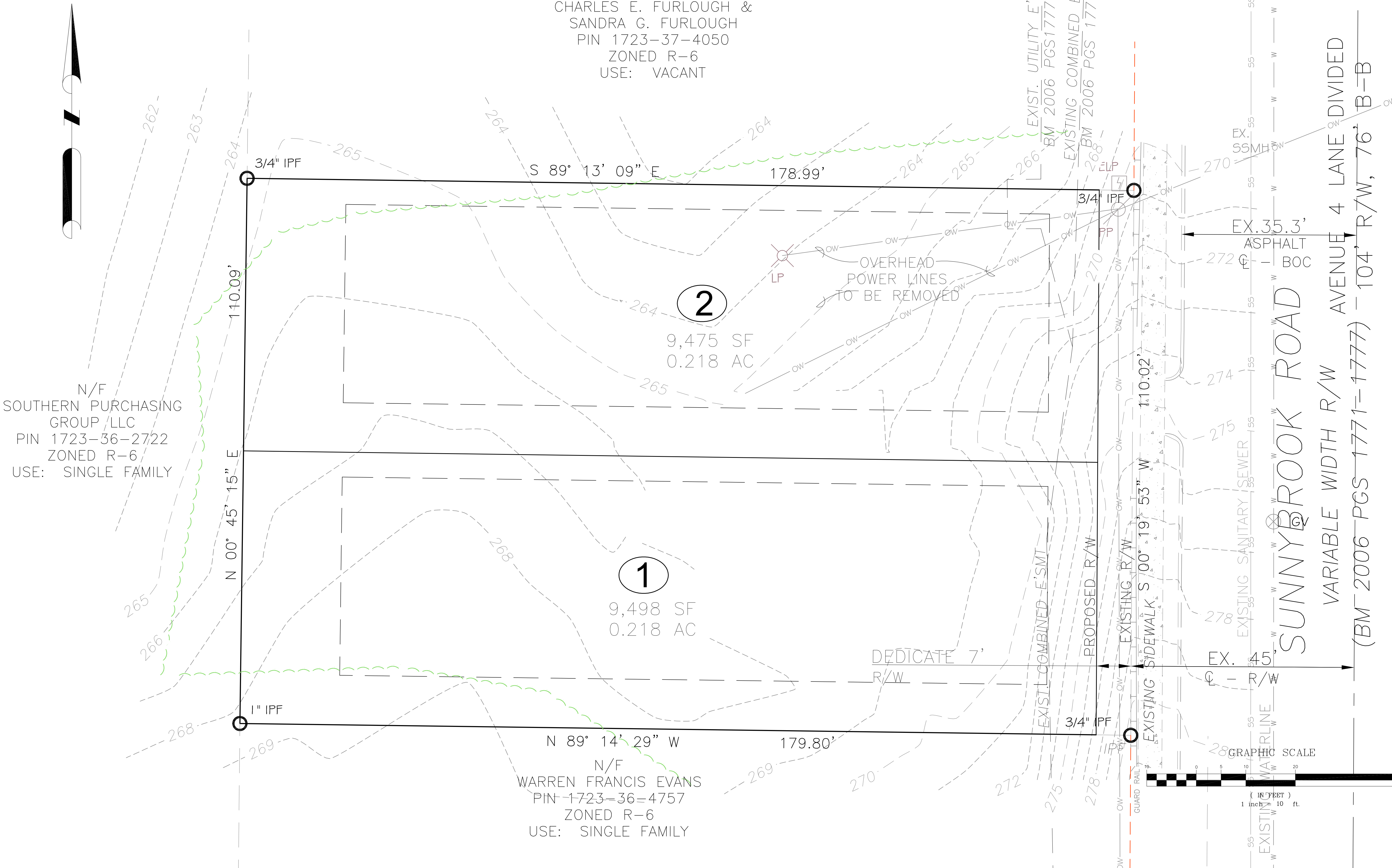
SIGNATURE BLOCK	
I hereby designate CMS Engineering, PLLC/Patricia Hildreth to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, 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: 1/11/2021
Printed Name: Philip J. Wheeler	
Signature:	Date:
Printed Name:	

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









N/F  
SOUTHERN PURCHASING  
GROUP/LLC  
PIN 1723-36-2722  
ZONED R-6  
USE: SINGLE FAMILY

N/F  
CHARLES E. FURLOUGH &  
SANDRA G. FURLOUGH  
PIN 1723-37-4050  
ZONED R-6  
USE: VACANT

N/F  
WARREN FRANCIS EVANS  
PIN-1723-36-4757  
ZONED R-6  
USE: SINGLE FAMILY

**RIGHT-OF-WAY DEDICATION**

- RIGHT-OF-WAY DEDICATION ALONG 110' OF ROAD FRONTAGE
- APPROXIMATE AREA OF RIGHT-OF-WAY DEDICATION = 770 sf = 0.018 AC

- LEGEND**
- Existing Iron Pipe
  - Fire Hydrant
  - Utility Pole
  - Sanitary Sewer Manhole
  - Water Valve
  - Proposed Water Meter
  - Proposed Sewer Clean Out
  - Existing Water Meter
  - Existing Sewer Clean Out

- NOTES:**
- THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
  - STORMWATER EXEMPTION:** Exempt from runoff and nutrient management requirements of 9.2.2 per UDO Sec. 9.1.1 A.1 and subject to impervious limitations in 9.2.2.A.4a

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

**N.C. UNDERGROUND UTILITIES**

3 DAYS BEFORE DIGGING CALL  
811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

NOT RELEASED FOR CONSTRUCTION



**508 SUNNYBROOK ROAD**  
**PRELIMINARY SUBDIVISION**  
**OWNER: PHELLCO CORPORATION**  
**S-XXX-2021**

REVISIONS	
SUBDIVISION PLAN	
DWG NAME:	508 SUNNYBROOK ROAD
DRAWN:	PDH
CHECKED:	PDH
PLAN DATE:	01/13/2021
DATE ISSUED:	01/13/2021
SCALE:	1"=10'
S-2	

**CMS Engineering, PLLC**  
P.O. Box 780  
Knightdale, NC 27545  
PHONE: (919) 833-0830  
EMAIL: info@cmsengineering.net