## **Preliminary Subdivision Application**







**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 <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

**DEVELOPMENT TYPE (UDO Section 2.1.2)** 

Conver	ntional Subdivision	Compact Developr	nent Co	onservation Developme	nt Cottage Court		
NOTE: Subdiv	isions may require C	city Council approval if	in a Metro Par	rk Overlay or Historic C	verlay District		
GENERAL INFORMATION							
Scoping/sketcl	h plan case number(	(s):					
Development r	name (subject to app	proval): 508 Sunnybr	ook Road				
Property Addre	ess(es): 508	3 Sunnybroo	k Road				
Recorded Dee	d PIN(s): 1723-	36-4869					
What is your project type?	✓ Single Apartr		wnhouse n-residential	Other:	Attached houses		
		NT PROPERTY OWNI		PER INFORMATION en submitting this for	m		
Company: Phellco Corporation		Owner/Deve	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	INFORMATIO	ON			
Company:	PJW Holdings L	LC Contact Nar	ne and Title:	Philip Wheeler			
		Address: 50	)4 Fallon Gro	ove Way, Raleigh, NC	27608		
Phone #: (978) 807-4403		Email: phi	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	<sup>ch):</sup> R-6						
	N-0						
Overlay district: n/a	Inside City limits? ✓ Yes No						
Overlay district: n/a  Conditional Use District (CUD) Case # Z-	Inside City limits? ✓ Yes  No  Board of Adjustment (BOA) Case # A-						
Conditional Ose District (COD) Case # 2-	Board of Adjustment (BOA) case # A-						
STORMWATER	RINFORMATION						
Existing Impervious Surface:	Proposed Impervious Surface:						
Acres: 0.068 ac Square Feet: 2,974 sf	Acres: 0.258 ac Square Feet: 11,245 sf						
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 #:							
	TS 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						
	7.25 driit3/d6						
Total # of open space and/or common area lots: 0							
Total # of requested lots: 2							
CICNATUR	DE DI OOV						
SIGNATUR	RE 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: MAMA	Date: // (/2621						
Printed Name: Philip J. Wheeler							
Signature:	Date:						
Printed Name:							

Please email your completed application to  $\underline{\text{SiteReview@raleighnc.gov}}.$ 

VICINITY MAP SCALE: 1"=500'

INDEX
TITLE, EXISTING CONDITIONS & DEMOLITION ...... S-1
SUBDIVISION PLAN ...... S-2
SITE & UTILITY PLAN ...... S-3
LANDSCAPE PLAN ...... S-4

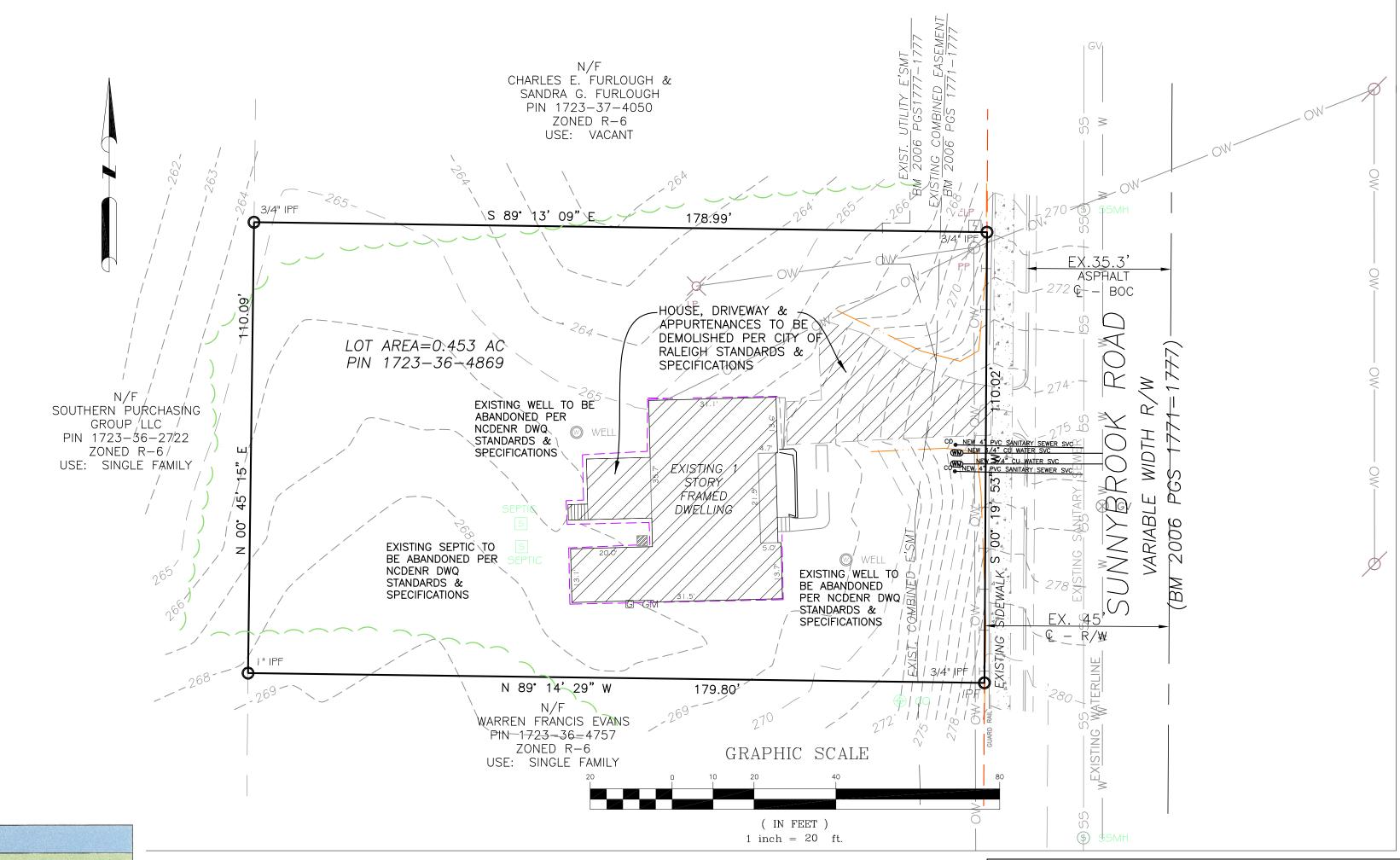
NOTES

1. BOUNDARY SURVEY BY CDK GEOMATICS PC.

- 2. TOPOGRAPHY FROM WAKE COUNTY GIS.
- 3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- 4. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT BUILDING PERMIT SUBMITTAL PER CITY OF RALEIGH STANDARDS.
- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- INDIVIDUAL 96—GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
- FOR THE CONSTRUCTION COSTS OF ALL PUBLIC IMPROVEMENTS WHICH ARE NOT COMPLETE AT THE TIME OF BUILDING PERMIT.
- B. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
- 9. RESIDENTIAL INFILL RULES APPLY (SEC.2.2.7) AND PROPOSED SETBACKS AND BUILDING HEIGHTS ARE BASED ON SAID RULES.

## 508 Sunnybrook Road Preliminary Subdivision

S-xxx-2021



## 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.

Raleigh

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DEVELOPMENT TYPE (UDO Section 2.1.2)						
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court			
NOTE: Subdivisions may require C	ity Council approval if in a Me	ro Park Overlay or Historic Overlay	y District			
	GENERAL INFORM	ATION				
Scoping/sketch plan case number(	s):					
Development name (subject to app	roval): 508 Sunnybrook Ro	ad				
Property Address(es): 508	Sunnybrook Ro	oad				
Recorded Deed PIN(s): 1723-3	36-4869					
,	family Townhous		Attached houses			
project type? Apartn	nent Non-reside	ntial Other:				
OURDE	NE DEODEDTY OWNED TO	EL ODED INCODMATION				
	NT PROPERTY OWNER/DEV					
NOTE: Pleas	e attach purchase agreeme	nt when submitting this form				

	ROPERTY OWNER/DEVELOPER INFORMATION tach purchase agreement when submitting this form	
Company: Phellco Corporation	Owner/Developer Name and Title: Philip J. Wheeler	
Address: 504 Fallon Grove Way, Ral	eigh, 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	

ZONING INFORMATION Gross site acreage: Zoning districts (if more than one, provide acreage of each): R-6 Inside City limits? 

✓ Yes No Overlay district: n/a Conditional Use District (CUD) Case # Z-Board of Adjustment (BOA) Case # A-STORMWATER INFORMATION Existing Impervious Surface: Neuse River Buffer Yes Is this a flood hazard area? ☐ Yes ✓ No If yes, please provide the following: Alluvial soils: \_ Flood study: FEMA Map Panel #: Detached Total # of townhouse lots: 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. Printed Name: Philip J. Wheeler Printed Name: Please email your completed application to SiteReview@raleighnc.gov.

REVISION 07.07.20

raleighnc gov

DEVELOPMENT TYPE + SITE DATE TABLE

Existing Sewer Clean Out

ALL CONSTRUCTION TO BE IN

RALEIGH AND NCDOT STANDARDS

N.C. UNDERGROUND UTILITIES

3 DAYS BEFORE DIGGING CALL

811

ACCORDANCE WITH CITY OF

AND SPECIFICATIONS.

Utility Pole

Solution Sanitary Sewer Manhole

W
W
Water Valve
WM Proposed Water Meter

co
Proposed Sewer Clean Out

COMF
IS NO

2. STOR

THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.

Phase Number(s)

Number of Lot(s)

**Number of Units** 

**Livable Buildings** 

Public Water (LF)

Public Sewer (LF)

Public Sidewalk (LF)

**Water Service Stubs** 

**Sewer Service Stubs** 

Street Signs (LF)

Public Street (LF) - FULL

**Public Street (LF) - PARTIAL** 

Open Space?

Lot Number(s) by Phase

Number of Open Space Lots

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

PLAN SUMMARY

Address Wake Co. PINs

Reference BM 1964 PG 150 DB 13222 PG 772

Zoning

Maximum Density

Maximum Density 6 units/acre
Proposed Density 4.25 units/acre
Lot Area 0.453 ac/19,743 sf

Lot Area

Area in R/W to be dedicated

Net Lot Area

O.436 ac/18,973 sf

Owner

Phellco Corporation

504 Fallon Grove Way

Raleigh, NC 27608 phil@pswheeler.net

508 Sunnybrook Road

1723-36-4869

R-6

Total No. Proposed Lots

Setback Information Required for R-6 Zoning:

Standard Min. Front - 10' Side - 5', Sum - 10' Rear - 20' CMS Engi

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508 SUNNYBROOK ROAD PRELIMINARY SUBDIVISION WNER: PHELLCO CORPORATIO S-XXX-2021

REVISIONS

TITLE, EX.
CONDITIONS &
DEMOLITION

DWG NAME:
508 SUNNYBROOK ROAD

DRAWN:
PDH

CHECKED:
PDH

PLAN DATE:
01/13/2021

DATE ISSUED:
01/13/2021

SCALE: AS SHOWN

S-1

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