

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.

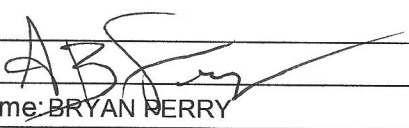
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): PINES			
Property Address(es): 9420 SIX FORKS ROAD RALEIGH NORTH CAROLINA 27615			
Recorded Deed PIN(s): 1708352655			
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 checked="" type="checkbox"/> Other: Civic - Day Care <input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: MR BRYAN PERRY & MRS PATRICIA PERRY
Address: 2016 PAGAN ROAD RALEIGH NORTH CAROLINA 27603	
Phone #: (919) 614-7679	Email: PERRYDEVELOPMENT@BELLSOUTH.NET
APPLICANT INFORMATION	
Company:	Contact Name and Title: MR BRYAN PERRY
Address: 2016 PAGAN ROAD RALEIGH NORTH CAROLINA 27603	
Phone #: (919) 614-7679	Email: PERRYDEVELOPMENT@BELLSOUTH.NET

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 4.71 ACRES	
Zoning districts (if more than one, provide acreage of each): R-1	
Overlay district: FALLS LAKE WATERSHED	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: .64 Square Feet: 28,000	Proposed Impervious Surface: Acres: 1.33 Square Feet: 58,000
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 0 Attached 0
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 0.42 UNIT PER ACRE	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
I hereby designate <u>MIKE STEWART</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: 02/22/2021
Printed Name: BRYAN PERRY	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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PRELIMINARY SUBDIVISION PLANS FOR 9420 SIX FORKS RD

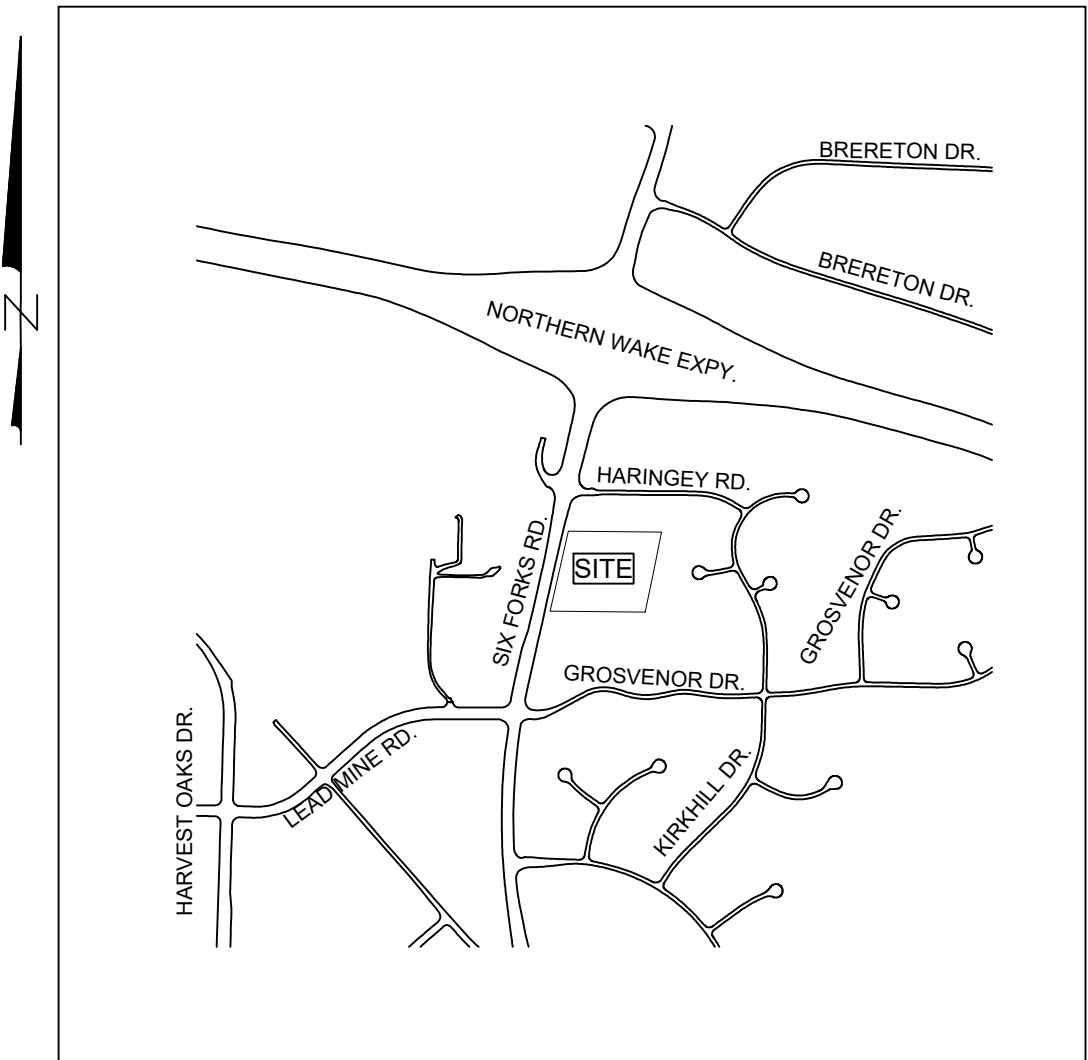
CITY OF RALEIGH, NORTH CAROLINA

OWNER/DEVELOPER: BRYAN PERRY
2016 PAGAN ROAD
RALEIGH, NC 27603
DEED BOOK 8798, PAGE 2393
BOOK OF MAPS 2000, PAGE 467

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Signature: <u>[Signature]</u>	Date: 02/22/2021
Printed Name: BRYAN PERRY	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP (no scale)
SITE ADDRESS: 9420 SIX FORKS ROAD
RALEIGH, N.C. 27615

SHEET INDEX

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS WITH AERIAL
- C-2A EXISTING CONDITIONS
- C-4 PROPOSED SUBDIVISION PLAN
- C-5 PROPOSED GRADING PLAN
- C-10 PROPOSED LANDSCAPE PLAN

SITE DATA

- PIN 1708-35-2655
- ZONE R-1 FWPOD
- EXISTING USE: CIVIC (DAYCARE)
- PROPOSED USE: LOT 1 - CIVIC (DAY CARE)
- PROPOSED USE: LOT 2 - SINGLE FAMILY RESIDENTIAL
- NO. OF PROPOSED LOTS = 2
- MINIMUM LOT SIZE (REQUIRED) = 40,000 S.F.
- MINIMUM LOT SIZE (PROPOSED) = 75,514 S.F.
- MINIMUM LOT WIDTH (REQUIRED) = 100'
- MINIMUM LOT WIDTH (PROPOSED) = 204'
- TOTAL TRACT SIZE = 4.71 ACRES (205,152 SF)
- PROPOSED LOT 1 TRACT SIZE = 2.98 ACRES (129,639 SF)
- PROPOSED LOT 2 TRACT SIZE = 1.73 ACRES (75,514 SF)
- AVERAGE LOT SIZE = 2.35 ACRES (102,576 SF)
- OPEN SPACE (REQUIRED) = 0 ACRES (0 SF)
- OPEN SPACE (PROPOSED) = 0 ACRES (0 SF)
- TOTAL IMPERVIOUS IN LOTS = 45,000 SF
- PROPOSED LOT 1 IMPERVIOUS = 30,000 SF
- PROPOSED LOT 2 IMPERVIOUS = 15,000 SF
- IMPERVIOUS = 21.93%

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

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170800 J
May 01, 2006

CURRENT AND PROPOSED USE NARRATIVE:

THE EXISTING SITES CURRENT USE IS CIVIC WITH AN EXISTING DAY CARE CENTER. THE INTENT FOR THIS SUBDIVISION PROJECT IS TO CREATE 2 LOTS FROM THE EXISTING SITE. THE FIRST LOT WILL CONTINUE TO BE CIVIC WITH A DAY CARE CENTER. THE SECOND LOT WILL BE A PROPOSED SINGLE FAMILY RESIDENTIAL AND WILL NOT BE FURTHER SUBDIVIDED. THE OWNER OF THE FIRST LOT (CIVIC) WILL BE RESPONSIBLE FOR THE STORMWATER DETENTION POND'S MAINTENANCE IN PERPETUITY.

DUE TO THE CHANGE IN USE BETWEEN PROPOSED LOT 1 (CIVIC) AND PROPOSED LOT 2 (RESIDENTIAL) WE HAVE DETERMINED THAT A TRANSITIONAL PROTECTIVE YARD IS WARRANTED.

LOT 2 (RESIDENTIAL) WILL USE THE EXISTING CURB CUT OFF OF SIX FORKS ROAD AS THEIR DRIVEWAY ACCESS.

BLOCK PERIMETER EXEMPTION -

PER PART 10 OF THE CITY OF RALEIGH UDO THIS PROJECT DOES NOT HAVE THE MINIMUM SITE AREA FOR R-1 40,000+SF AVERAGE LOT SIZE FOR THE BLOCK PERIMETER STANDARD TO BE APPLICABLE. THE UDO STATES FOR ZONE R-1 WITH AVERAGE LOT SIZE OF 40,000 OR GREATER SQUARE FEET THE MINIMUM SITE AREA APPLICABLE IS 34 ACRES, OUR PROJECT IS ONLY 4.71 ACRES.

CROSS ACCESS REQUIREMENT EXEMPTION -

PER PART 10 OF THE CITY OF RALEIGH UDO SECTION 8.3.5.D SHALL NOT APPLY BECAUSE "THE ABUTTING PROPERTY (TO WHICH A DRIVEWAY IS TO BE STUBBED) IS IN A RESIDENTIAL ZONING DISTRICT." THE PROPOSED SUBDIVISION IS ZONED R-1 FWPOD SO THIS EXEMPTION SHOULD APPLY FOR THIS PROJECT.

STEWART - PROCTOR

ENGINEERING AND SURVEYING

319 CHAPANOKE ROAD

Raleigh, North Carolina 27603

Phone (919) 779-1855 Fax (919) 779-1661

PREPARED FOR:
BRYAN PERRY
2016 PAGAN ROAD
RALEIGH, NC 27603

DATE: 02-22-2021

PROJECT SENIOR ENGINEER:
MIKE STEWART

PROJECT ENGINEER/DESIGNER:
JOHN STEWART

SUBDIVISION NUMBER: SUB-0009-2021

THE PINES

WAKE COUNTY, NORTH CAROLINA

COVER SHEET

(A LOT-BY-LOT SUBDIVISION (SUB-0009-2021))

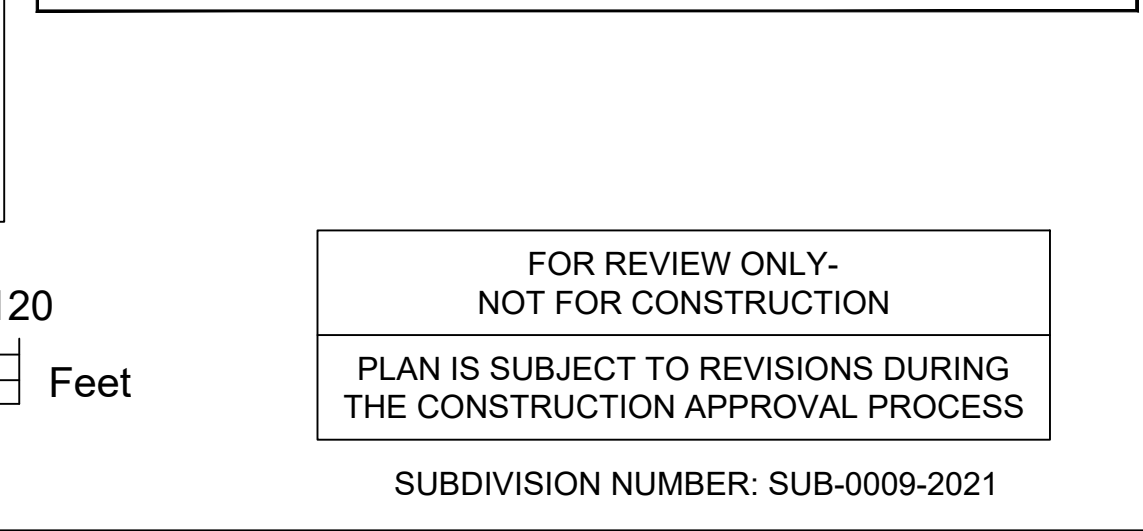
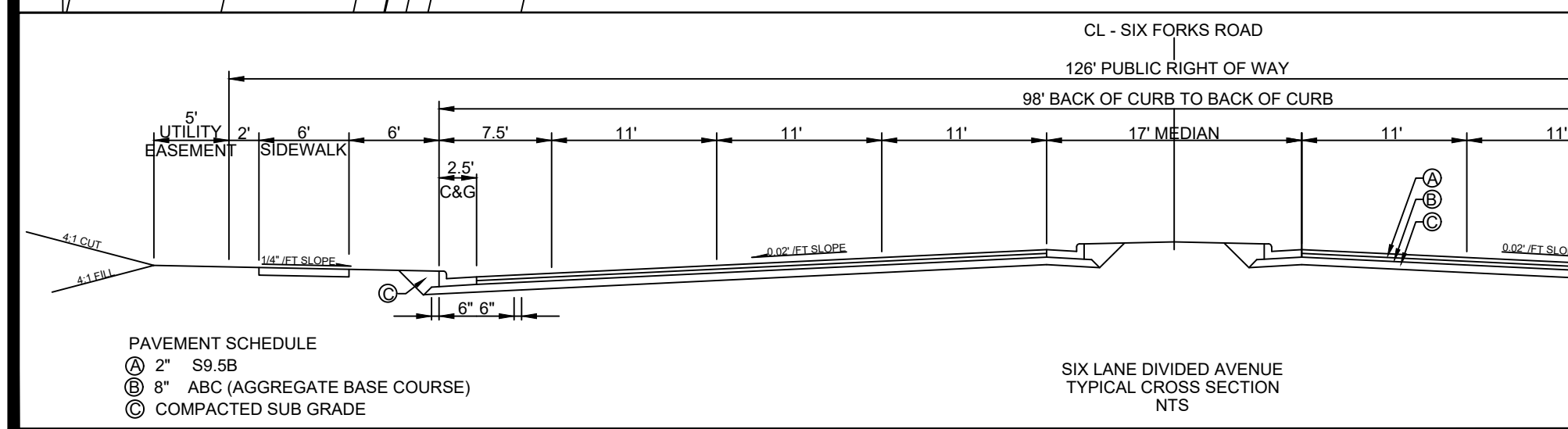
DRAWING
SHEET

C-1

FOR REVIEW ONLY-
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

SUBDIVISION NUMBER: SUB-0009-2021



THE PINES
WAKE COUNTY, NORTH CAROLINA
PROPOSED SUBDIVISION PLAN
(A LOT-BY-LOT SUBDIVISION (SUB-0009-2021))

DRAWING
SHEET
C-4