



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 #: _____	Planner (print): _____
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):

Development name (subject to approval): 3505 Chaucer PI Subdivision

Property Address(es): **3505 Chaucer PI**

Recorded Deed PIN(s): 1705-46-2243

What is your project type?	<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form

Company: N/A	Owner/Developer Name and Title: Randy and Salli Worth
Address: 3505 Chaucer PI, Raleigh, NC 27609	
Phone #: 919-271-9629	Email: salli.worth@allentate.com

APPLICANT INFORMATION

Company: N/A	Contact Name and Title: Randy and Salli Worth
Address: 3505 Chaucer PI, Raleigh, NC 27609	
Phone #: 919-271-9629	Email: salli.worth@allentate.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.96	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.17</u> Square Feet: <u>7,250</u>	Proposed Impervious Surface: Acres: <u>0.30</u> Square Feet: <u>12,965</u>
Neuse River Buffer Yes <input checked="" type="checkbox"/> No	Wetlands Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720170500J	
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): 2 units / 0.96 ac = 2.08 units/acre	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

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>Jon D. Frazier, PE</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: <u>Salli Parker Worth</u>	Date: <u>2-25-2021</u>
Printed Name: <u>Salli Parker Worth</u>	
Signature:	Date:
Printed Name:	

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

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
---	EX. MAJOR CONTOUR (10')
---	EX. MINOR CONTOUR (2')
OHW	EX. OVERHEAD ELECTRIC LINE
SS	EX. SANITARY SEWER
W	EX. WATER LINE
---	PROP. LOT LINES
---	PROP. SETBACK LINE
---	PROP. EASEMENT
SS	PROP. SANITARY SEWER
○	PROP. UNDERSTORY TREE (CC)

SUMMARY INFORMATION

DEVELOPMENT NAME: 3505 CHAUCER PL SUBDIVISION
STREET ADDRESS: 3505 CHAUCER PL
PIN NUMBER(S): 1705-46-2243

TOTAL AREA: 41,636 SF, 0.96 AC
R/W DEDICATION AREA: 1,404 SF, 0.03 AC
NET AREA: 40,232 SF, 0.92 AC

PROPOSED DETACHED SINGLE-FAMILY DWELLING LOTS: 2

AVERAGE LOT SIZE: 20,116 SF, 0.46 AC
MINIMUM LOT SIZE: 15,026 SF, 0.34 AC

PROPOSED LOT 1 AREA: 15,026 SF, 0.34 AC
MAXIMUM LOT 1 IMPERVIOUS AREA: (15,026 SF X 38%) - 1,418 SF
 IMPERVIOUS IN R/W = 4,292 SF

PROPOSED LOT 2 AREA: 25,206 SF, 0.58 AC
MAXIMUM LOT 2 IMPERVIOUS AREA: (25,206 X 38%) - 905 SF
 IMPERVIOUS IN R/W = 8,673 SF

ZONING DISTRICT: R-4
MINIMUM LOT AREA (DETACHED SINGLE-FAMILY DWELLING): 10,000 SF
MINIMUM LOT WIDTH: 65' (80' CORNER LOT)
MINIMUM LOT DEPTH: 60'

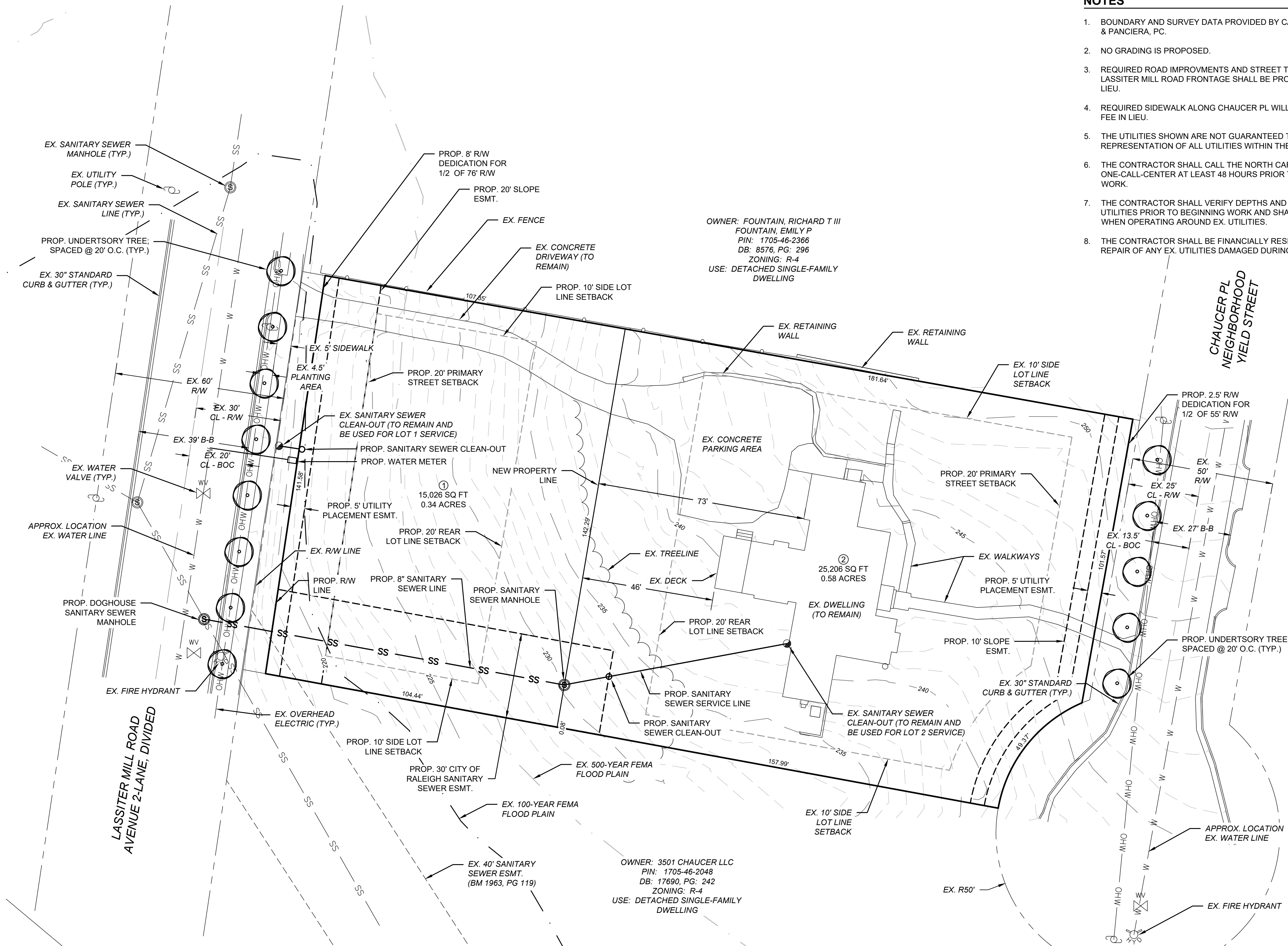
PRINCIPAL BUILDING SETBACKS:
 PRIMARY STREET (MIN.): 20'
 SIDE STREET (MIN.): 20'
 SIDE LOT LINE (MIN.): 10'
 REAR LOT LINE (MIN.): 30'

PRINCIPAL BUILDING HEIGHT (MAX.): 40/3 STORIES
ACCESSORY STRUCTURE HEIGHT (MAX.): 25'

PROPOSED DENSITY: 2 UNITS / 0.96 AC = 2.08 UNITS/AC
MAXIMUM DENSITY: 4 UNITS/AC

OVERLAY DISTRICT: N/A

JURISDICTION: CITY OF RALEIGH
PROPOSED USE: DETACHED SINGLE-FAMILY DWELLING



- NOTES**
- BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
 - NO GRADING IS PROPOSED.
 - REQUIRED ROAD IMPROVEMENTS AND STREET TREES ALONG THE LASSITER MILL ROAD FRONTAGE SHALL BE PROVIDED BY FEE IN LIEU.
 - REQUIRED SIDEWALK ALONG CHAUCER PL WILL BE PROVIDED BY FEE IN LIEU.
 - THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
 - THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EX. UTILITIES.
 - THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.



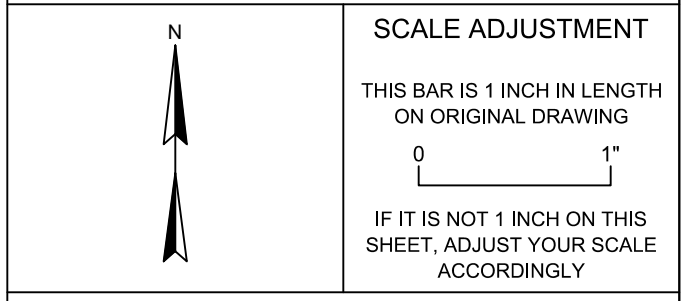
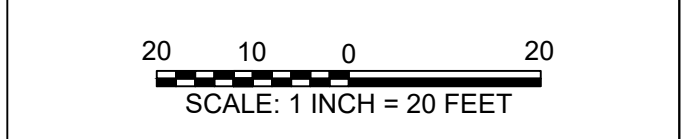
POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	8/24/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
 DO NOT USE FOR CONSTRUCTION

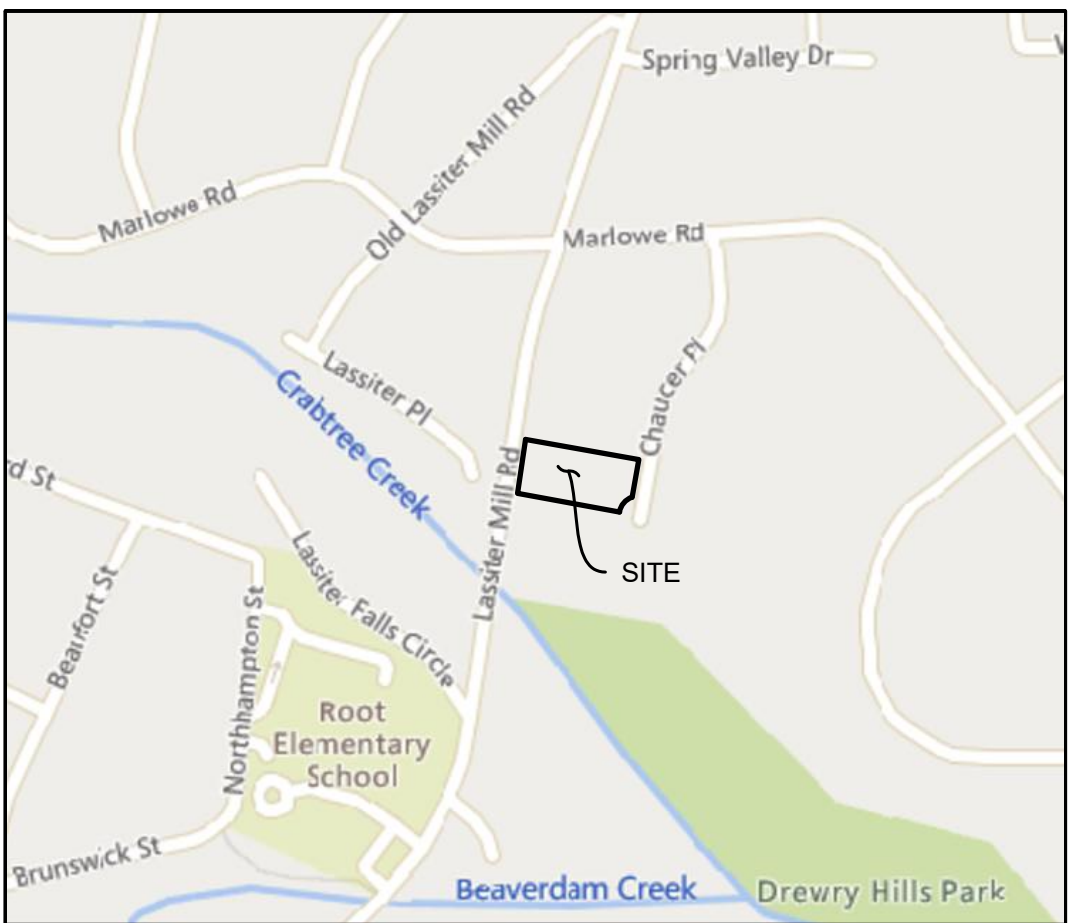


PRELIMINARY SUBDIVISION PLANS
 SUB-0013-2021
 3505 CHAUCER PL
 RALEIGH, NC 27609

DATE:	02-23-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	20073

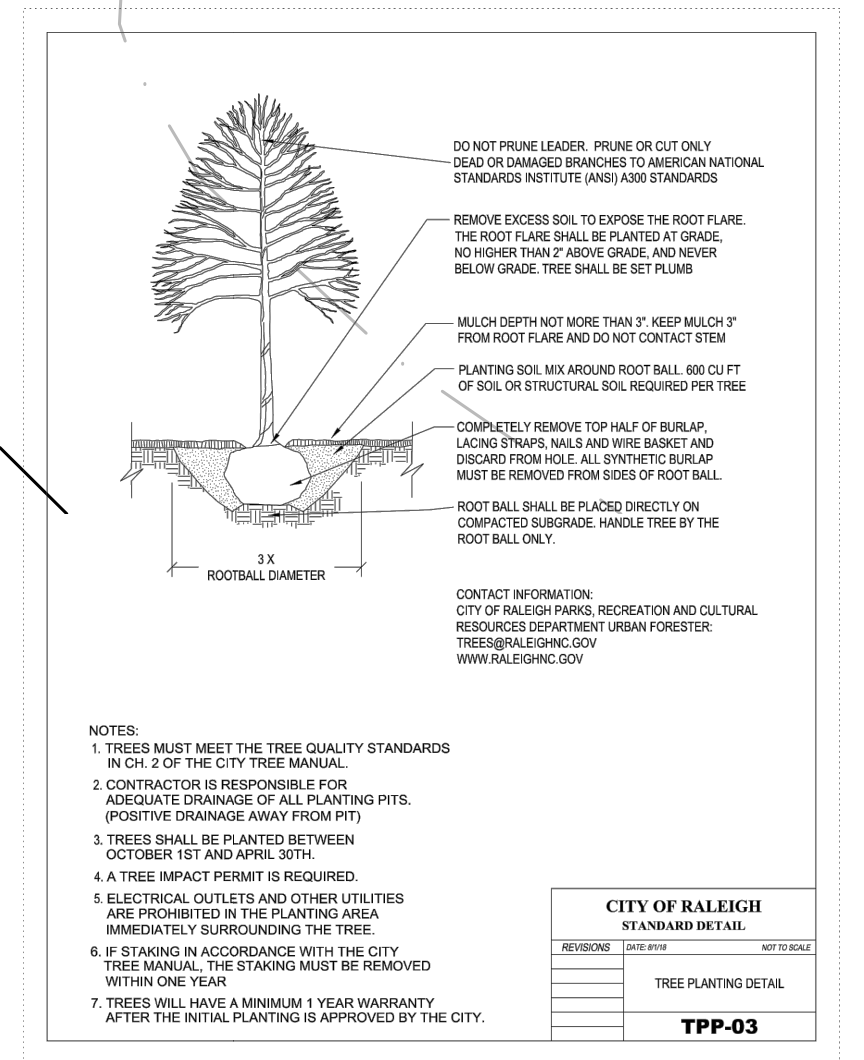
SUBDIVISION, UTILITY & LANDSCAPING PLAN

C-3
 SHEET 3 OF 3



PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
CC	CERCIS CANADENSIS	EASTERN REDBUD (SINGLE-STEM)	13	1.5"	10'



ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

CALL 48 HOURS BEFORE YOU DIG
North Carolina 811
 www.nc811.org
 NORTH CAROLINA ONE-CALL CENTER
 1-800-632-4949