

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)			
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): Bailey Quarter Subdivision			
Property Address(es): 8809 Litchford Rd			
Recorded Deed PIN(s): 1718824142			
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: Rock Creek Builders, Inc.	Owner/Developer Name and Title: James R. Cregger, President
Address: PO Box 30459 Raleigh, NC 27622	
Phone #: 919-606-7282	Email: james@rockcreekbuildersnc.com
APPLICANT INFORMATION	
Company: Alison A. Pockat, ASLA	Contact Name and Title: Alison Pockat, Landscape Architect
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

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DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 0.78

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: none

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.035 ac Square Feet: 1,530 SF

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☐ 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): 2.688

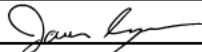
Total # of open space and/or common area lots:

Total # of requested lots: 2

SIGNATURE BLOCK

I hereby designate Alison A. Pockat 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:

Printed Name:

Signature:

Date:

Printed Name:

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

SEQUENCE NO. 1 OF 6

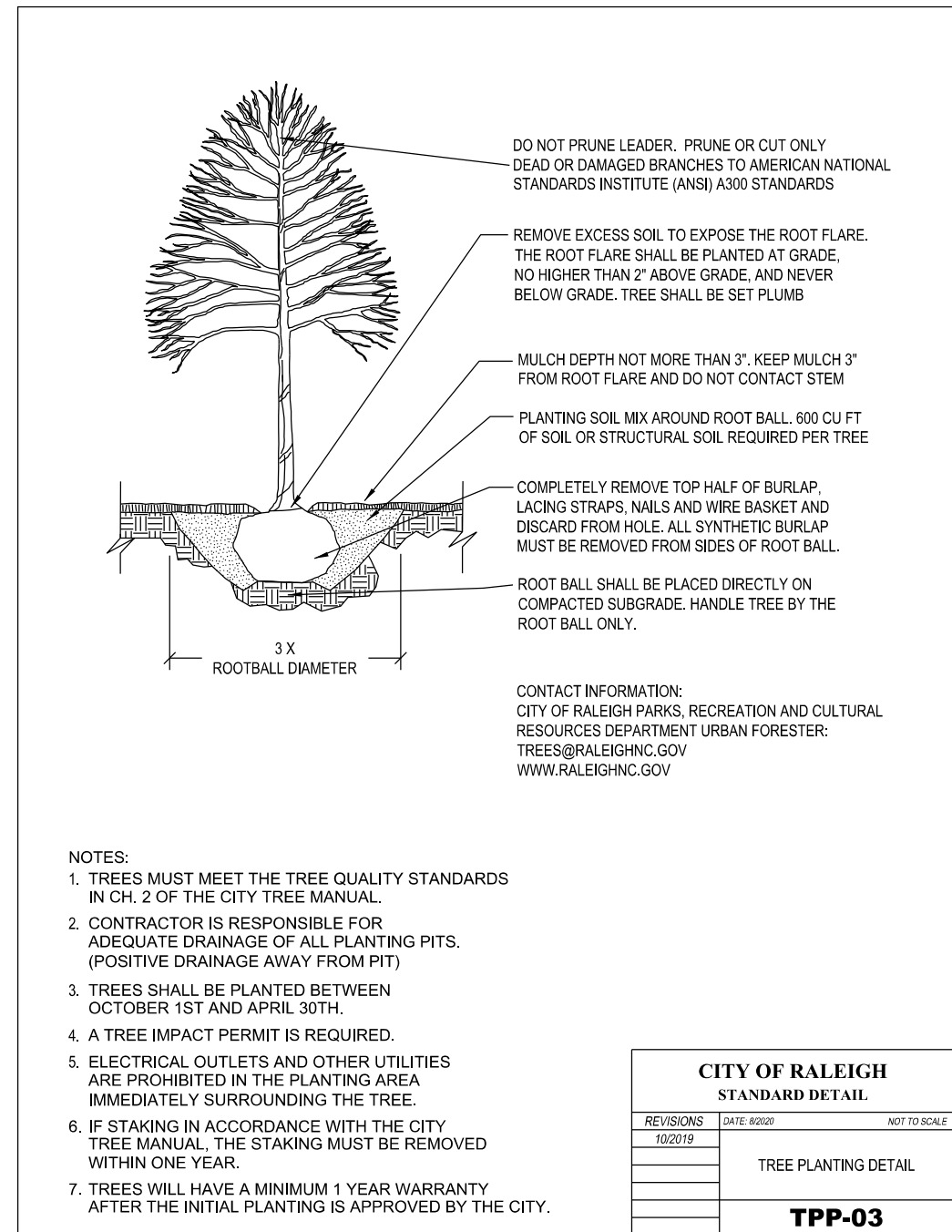
SITE DATA:

PIN NUMBER - 1718824142
ADDRESS: 8809 LITCHFORD RD., RALEIGH
TOTAL ACREAGE - 34,040 SF - 0.78 AC
AREA OF RIGHT OF WAY DEDICATION - 2,008 SF
LOT 1 - 20,439 SF - 0.469 AC
LOT 2 - 11,593 SF - 0.266 AC
PROPOSED SITE DENSITY - 2.725 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 1,530 SF - 0.035 AC
EXISTING DRIVE
ZONING - R-4

STREET TREE PLANTING

KEY COUNT PLANT NAME O/C SPACE PLANTING SIZE
CC 3 CERCIS CANADENSIS, REDBUD 20' 1.5'CAL, 8-10'HT
ON 4 QUERCUS NUTTALLI, NUTTALL OAK 40' 3'CAL, 10'HT

NOTES:
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.



SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 34,040 SF - 0.78 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.78 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING WELL IS TO BE ABANDONDED.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. A SURETY BOND WILL BE REQUIRED FOR THE FUTURE STREET TREE PLANTING FOR 6 TREES ALONG THE 236 LF OF STREET FRONTAGE.
9. SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED "SURVEY FOR JAMES CREGGER, 8809 LITCHFORD RD., PROPERTY OF WOODSTONE UTILITIES, INC. AND DATED 1-15-2021.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

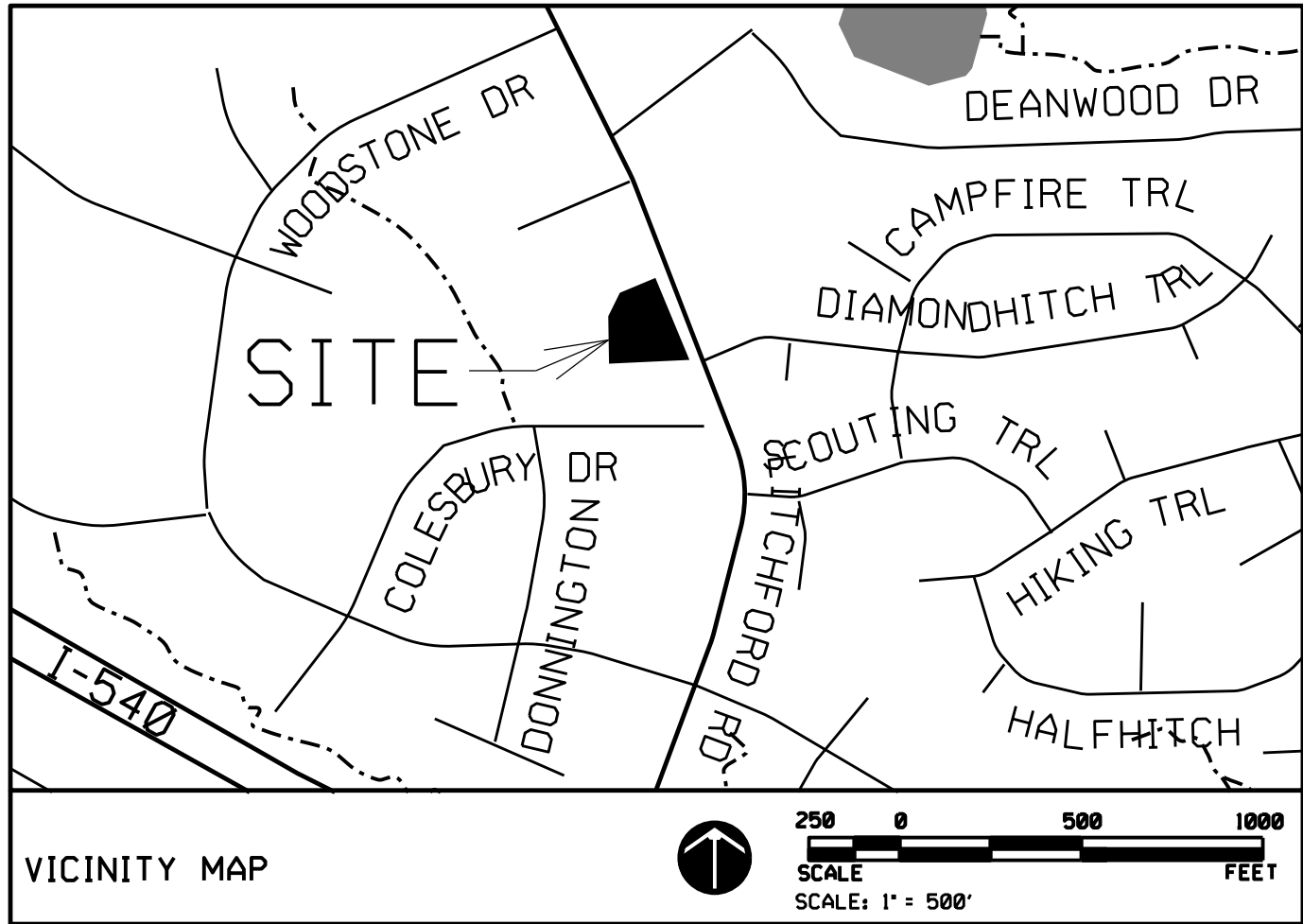
IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
133.01 LF ALONG LITCHFORD RD
6' FUTURE WALK = 798.06 SF
(20,439 X .38) - 798.06 = 6,968.76 SF
6,968.76 SF MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED

LOT 2 -
100.58 LF ALONG LITCHFORD RD
6' FUTURE WALK = 603.48 SF
(11,593 X .38) - 603.48 = 3,801.86 SF
3,801.86 SF MAXIMUM IMPERVIOUS SURFACE AREA ALLOWED



20 10 0 20 40
SCALE
SCALE: 1" = 20'
FEET



8900 LITCHFORD RD
GENE MCCONNELL
PIN# 1718825386
DB: 003186, PG: 00450
USE: VACANT
ZONING - R-1

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY

ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

DESIGNED: AAP
DRAWN:
APPROVED:

BAILEY QUARTER SUBDIVISION
SUBDIVISION PLAN

8809 LITCHFORD RD., RALEIGH, NC

SCALE: NTS

DATE: JAN. 2, 2021

SHEET NO. 1
PROPOSED
SUBDIVISION
& PLANTING
PLAN

SP-1

SEQUENCE NO. 3 OF 6

RWK, PA
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
Phone (919) 779-4854
Fax (919) 779-4056

