

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See “who can apply” in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 1.52 to centerline Forestville Rd.		
Zoning districts (if more than one, provide acreage of each): R-4		
Overlay district(s): NA	Inside City Limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z- NA	Board of Adjustment Case # BOA- NA	Design Alternate Case # DA- NA

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 16,500	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 16,500
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 3	# of Attached House Lots: 0	# of Townhouse Lots: 0
# of Tiny House Lots: 0	# of Open Lots: 0	# of Other Lots (Apartment, General, Mixed Use, Civic): 0
Total # of Lots: 3	Total # Dwelling Units: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 2.65 units/acre after R/W dedication		

SIGNATURE BLOCK

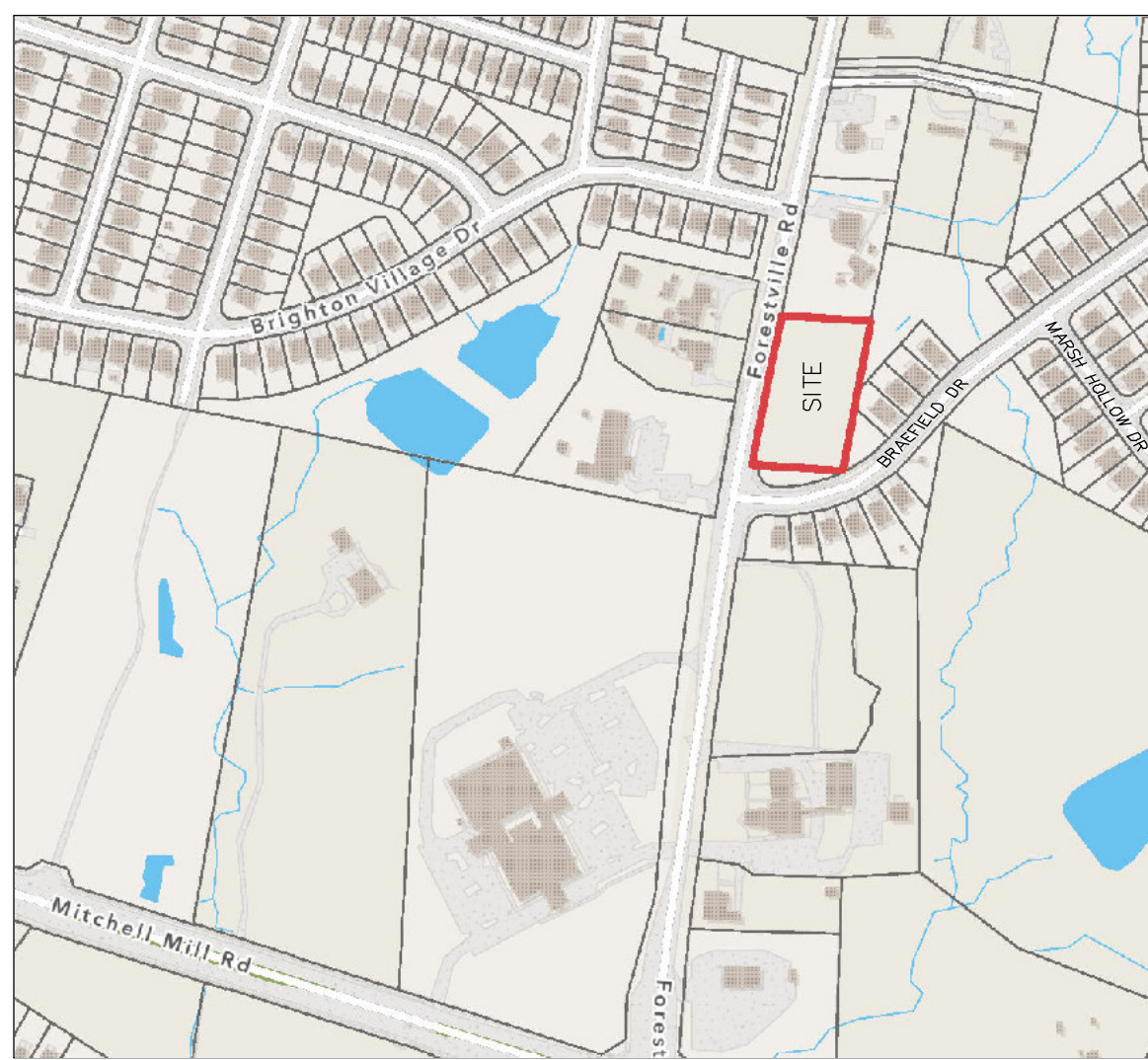
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>Harold A. Yelle II</i>	Date: 04-10-23
Printed Name: Harold A. Yelle II	
Signature: <i>James Douglas Holloway Sr. et al</i>	Date: 04-17-23
Printed Name:	



LEGEND	
NPF	NO PIPE FOUND
NP	IRON PIPE SET
IPF	IRON PIPE FOUND
EOP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
PM	PARKER VALVE NAIL
UT	UTILITY POLE
LP	LIGHT POLE
EB	ELECTRIC BOX
TR	TRANSFORMER
TB	TELEPHONE BOX
AC	HVAC UNIT
WM	WATER METER (WMS)
WV	WATER VALVE
FH	FIRE HYDRANT
BFP	BACKFLOW PREVENTER
SS	SANITARY SEWER MANHOLE
SD	STORM DRAIN MANHOLE
SC	SANITARY SEWER CLEANOUT
SL	SANITARY SEWER LINE
WL	WATER LINE
UTL	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC
OU	OVERHEAD UTILITIES
SDR	STORM DRAINAGE
12345	PARCEL ADDRESS

VICINITY MAP
1"=400'

INDEX OF SITE WORK DRAWINGS

SHEET	TITLE
1.	EXISTING CONDITIONS & BOUNDARY SURVEY
2.	STORMWATER ANALYSIS AND UTILITY PLAN
3.	SITE LIGHTING PLAN (not included)
4.	SITE LANDSCAPE PLAN (not included)
5.	TREE CONSERVATION PLAN (not included)
6.	SITE GRADING & DRAINAGE PLAN (not included)

SITE DATA TABLE

OWNERS OF RECORD: L.M. GREEN-DREW, J.D. HOLLOWAY SR.
P.B. HOLLOWAY & R.A. HART
P.O. BOX 33809
RALEIGH, NC 27636

OWNER CONTACT: J.D. HOLLOWAY SR.
3233 FORESTVILLE RD
RALEIGH, NC 27616
252-908-1238

WAKE COUNTY PIN: 1747-48-4242
RALEIGH ZONING: R-4
PARCEL ADDRESS: 3237 FORESTVILLE RD
RALEIGH, NC

REFERENCES: BM 1999, PG 2103
BM 2003, PG 286
DB 18740, PG 2308
DB 17419, PG 1261

GROSS AREA (TO CENTERLINE) 1.52 AC.
NET AREA (NET OF 1/2 60' R/W) 1.32 AC.
NUMBER OF LOTS PROPOSED 3
PROPOSED DENSITY 1.32 AC/3 = 2.27 LOTS/ AC
BEFORE R/W DEDICATION
NET AREA (NET OF 1/2 109' R/W) 1.13 AC.
PROPOSED DENSITY 1.13 AC/3 = 2.65 LOTS/ AC
AFTER R/W DEDICATION
PROPOSED R/W DEDICATION 0.39 AC.
GROSS AREA TO CENTERLINE
PROPOSED IMPERVIOUS AREA 5,500 SF/ LOT
PROPOSED DENUDED AREA 0.0 AC

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 phone 919-877-9979 fax
email: ayes@raleigh.twcbc.com
Corporate License No. C-1024



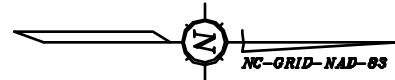
DRAWN BY: FMH
CHECKED BY: HAY
SCALE: 1"=20'
DATE: 9-28-17
REVISED: 04-09-18

PROPOSED SUBDIVISION TRACT 1
A.E. KING & B.J. KING SUBDIVISION

3237 FORESTVILLE ROAD
RALEIGH, NORTH CAROLINA

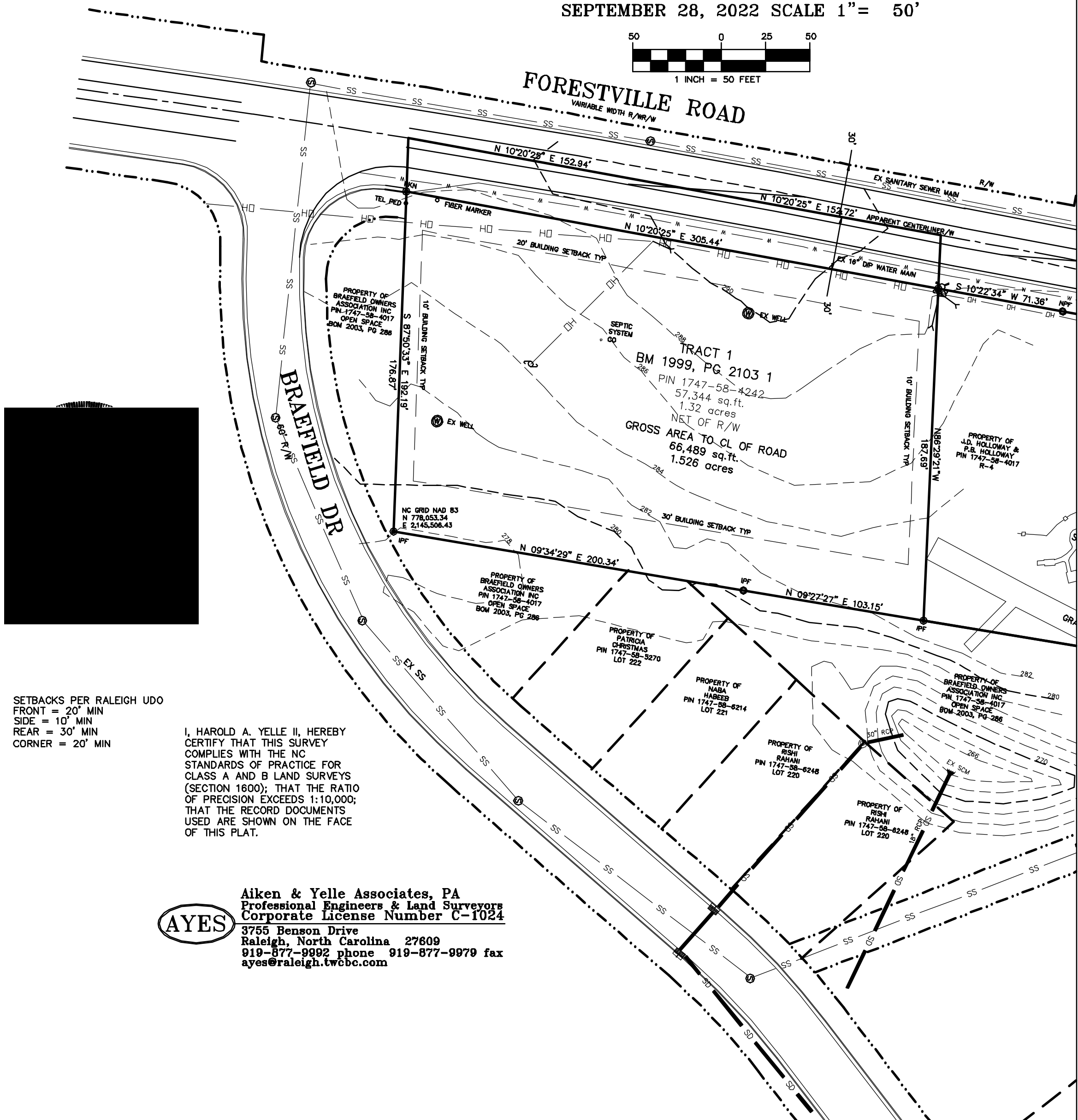
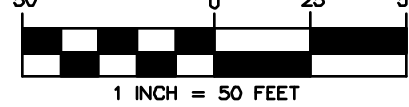
NOTES

1. TOPOGRAPHIC DATA SHOWN HEREON TAKEN FROM WAKE COUNTY GIS DATA BASE AND FIELD INSPECTION BY THIS FIRM.
2. EXISTING IMPERVIOUS AREA = 0 SF
HISTORICAL IMPERVIOUS AREA = 6,000 SF. REMOVED 2008-2009



EXISTING CONDITIONS & BOUNDARY SURVEY TRACT 1 A.E. KING & B.J. KING SUBDIVISION PROPERTY OF L.M. GREEN-DREW, J.D. HOLLOWAY SR. P.B. HOLLOWAY & R.A. HART

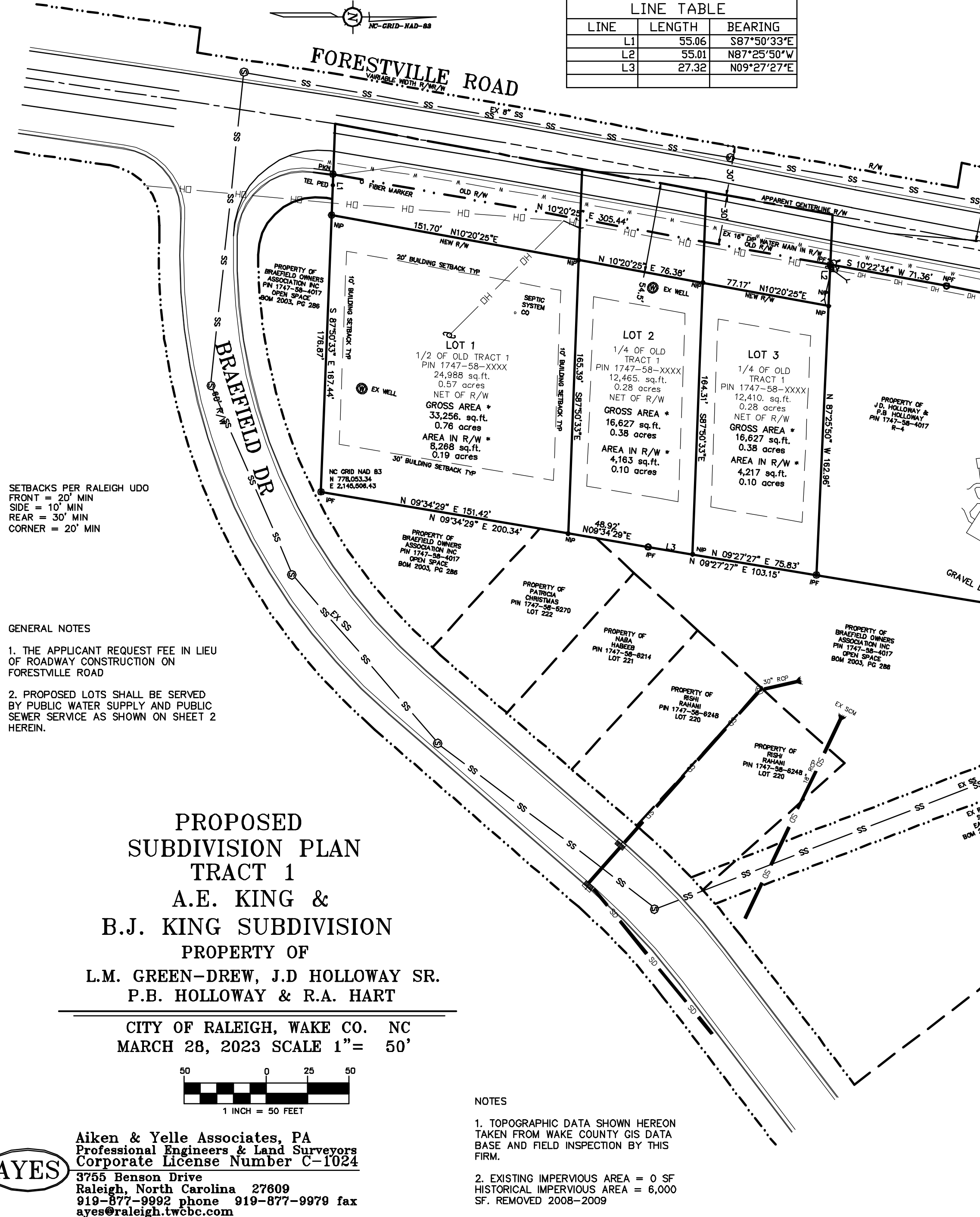
CITY OF RALEIGH, WAKE CO. NC
SEPTEMBER 28, 2022 SCALE 1"= 50'



SETBACKS PER RALEIGH UDO
FRONT = 20' MIN
SIDE = 10' MIN
REAR = 30' MIN
CORNER = 20' MIN

I, HAROLD A. YELLE II, HEREBY CERTIFY THAT THIS SURVEY COMPLIES WITH THE NC STANDARDS OF PRACTICE FOR CLASS A AND B LAND SURVEYS (SECTION 1800), THAT THE RATIO OF PRECISION EXCEEDS 1:10,000, THAT THE RECORD DOCUMENTS USED ARE SHOWN ON THE FACE OF THIS PLAT.

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
Corporate License Number C-1024
3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 phone 919-877-9979 fax
ayes@raleigh.twcbc.com

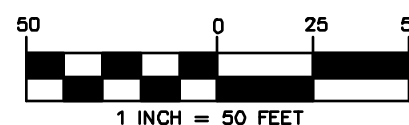


SETBACKS PER RALEIGH UDO
FRONT = 20' MIN
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REAR = 30' MIN
CORNER = 20' MIN

- GENERAL NOTES
1. THE APPLICANT REQUEST FEE IN LIEU OF ROADWAY CONSTRUCTION ON FORESTVILLE ROAD
 2. PROPOSED LOTS SHALL BE SERVED BY PUBLIC WATER SUPPLY AND PUBLIC SEWER SERVICE AS SHOWN ON SHEET 2 HEREIN.

PROPOSED SUBDIVISION PLAN TRACT 1 A.E. KING & B.J. KING SUBDIVISION PROPERTY OF L.M. GREEN-DREW, J.D. HOLLOWAY SR. P.B. HOLLOWAY & R.A. HART

CITY OF RALEIGH, WAKE CO. NC
MARCH 28, 2023 SCALE 1"= 50'



Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
Corporate License Number C-1024
3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 phone 919-877-9979 fax
ayes@raleigh.twcbc.com

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<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot
<input type="checkbox"/> Frequent Transit Development Option	
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): na	
Development name (subject to approval): Tract 1 of A.E. King & B.J. King Subdivision	
Property Address(es): 3237 Forestville Rd, Raleigh, NC	
Recorded Deed PIN(s): 1747584242	
Building type(s): <input checked="" type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment	
<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House	
CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Name(s): JAMES DOUGLAS HOLLOWAY SR et al	
Company: NA	Title: Na
Address: 3233 Forestville Rd	
Phone #: 252-908-1238	Email: jholloway13@ncrr.com
Applicant Name (if different from owner, see "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Aiken & Yelle Associates	Address: 7700 Serenity Lake Dr, Wake Forest, NC
Phone #: 919-971-8185	Email: ayes@raleigh.twcbc.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Name(s): JAMES DOUGLAS HOLLOWAY SR et al	
Company: NA	Title: Family member
Address: 3233 Forestville Rd	
Phone #: 252-908-1238	Email: jholloway13@ncrr.com
Page 1 of 2	
VERSION 06/23 raleighnc.gov	

DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION	
Gross site acreage: 1.52 to centerline Forestville Rd	
Zoning districts (if more than one, provide acreage of each): R-4	
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Case # Z: NA	
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Signature: <i>Harold A. Yelle II</i>	Date: 04-10-23
Printed Name: Harold A. Yelle II	Date:
Signature:	Date:
Printed Name:	Date:

