

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): Stonehenge Place

Property Address(es): 0 Ray Road

Recorded Deed PIN(s): 0797174594

What is your project type?



Single family



Apartment



Townhouse



Non-residential



Other: _____



Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: STONEHENGE PLACE LLC

Owner/Developer Name and Title: Robert Jones

Address: 1207 FRONT STREET, SUITE 200, Raleigh NC 27609

Phone #: (919) 602-3833

Email: rob@dj1918.com

APPLICANT INFORMATION

Company: RWK, PA Engineering and Survey

Contact Name and Title: Chuck Piratzky, Engineer

Address: 101 W Main St, Suite 202, Garner NC 27529

Phone #: (919) 779-4854

Email: cpiratzky@rwkpa.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 1.092

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

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z- N/A

Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: ZERO Square Feet: ZERO

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 #: 3720079700J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: Four

Proposed density for each zoning district (UDO 1.5.2.F): 3.7 units per acre

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

Total # of requested lots: Four

SIGNATURE BLOCK

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.

I, Charles Piratzky will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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: 

Date: 4-5-2022

Printed Name: Robert Jones

Signature: 

Date: 4-5-2022

Printed Name: Charles Piratzky

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

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): Stonehenge Place			
Property Address(es): 0 Ray Road			
Recorded Deed PIN(s): 0797174594			
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: STONEHENGE PLACE LLC	Owner/Developer Name and Title: Robert Jones
Address: 1207 FRONT STREET, SUITE 200, Raleigh NC 27609	
Phone #: (919) 602-3833	Email: rob@dj1918.com
APPLICANT INFORMATION	
Company: RWK, PA Engineering and Survey	Contact Name and Title: Chuck Piratzky, Engineer
Address: 101 W Main St, Suite 202, Garner NC 27529	
Phone #: (919) 779-4854	Email: cpiratzky@rwkpa.com

Continue to page 2 >>

DEVELOPMENT TYPE & SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.092	
Zoning districts (If more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" 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: ZERO Square Feet: ZERO	Proposed Impervious Surface: Acres: Square Feet:
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 #: 3720079700J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached Attached	
Total # of single-family lots: Four	
Proposed density for each zoning district (UDO 1.5.2.F): 3.7 units per acre	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: Four	

SIGNATURE BLOCK	
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.	
I, Charles Piratzky will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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:	Date: 4-5-2022
Printed Name: Robert Jones	
Signature:	Date: 4-5-2022
Printed Name: Charles Piratzky	

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

STONEHENGE PLACE 0 RAY ROAD RALEIGH, NC

SANITARY SEWER CASE#: SPR-0230-2019



VICINITY MAP
SCALE: 1" = 500'

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SUBDIVISION PLAN
- C-3.1 RIGHT-OF-WAY PLAN
- C-4 GRADING & STORMWATER
- C-5 LANDSCAPE PLAN

Public Improvement Quantities	
Phase Number(s)	PHASE 1
Number of Lot(s)	4
Lot Number(s) by Phase	1-4
Livable Buildings	0
Open Space?	No
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF) - FULL	0
Public Street (LF) - PARTIAL	485
Public Sidewalk (LF)	434
Street Signs (LF)	485
Water Service Stub	4
Sewer Service Stub	0

OWNER/DEVELOPER:

STONEHENGE PLACE, LLC
C/O ROBERT JONES
1207 FRONT STREET
RALEIGH NC 27604
PHONE: 919-602-3833
EMAIL: rob@dj1918.com

ENGINEER:

RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@nc.rr.com

SITE DATA:

SITE ADDRESS:
0 RAY ROAD
RALEIGH NC 27615

PIN: 0797174594
DEED: BK 17478 PG 1134
ZONING: R-4

EXISTING LAND USE: VACANT
PROPOSED BLDG USE: RESIDENTIAL

TOTAL ACREAGE: 1.092 AC
TOTAL NUMBER OF LOTS: 4
DENSITY = 4 UNITS / 1.092 AC = 3.7 UNITS/AC

PREVIOUS IMPERVIOUS AREA: 7,403 SF 15.6%

STONEHENGE PLACE
0 RAY ROAD
CITY OF RALEIGH
WAKE COUNTY, NC

RWK, PA
ENGINEERING & SURVEYING
CORPORATE LICENSE # C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

© COPYRIGHT, 2022.
ALL RIGHTS RESERVED

DATE: 03-21-22

DRAWN: TC

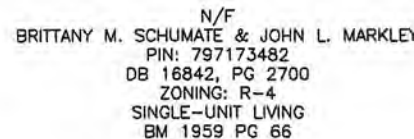
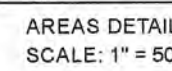
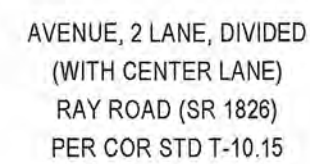
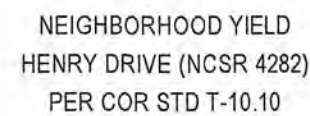
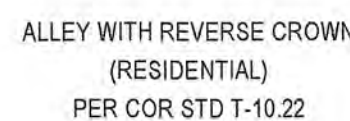
SHEET:

COVER

C-1

REVIEW SET
NOT RELEASED
FOR CONSTRUCTION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	912.00'	84.00'	83.97'	S 29°38'18" E	5°16'39"
C3	912.00'	75.78'	75.76'	S 24°37'09" E	4°45'40"
C4	912.00'	80.42'	80.39'	S 19°42'45" E	5°03'08"
C5	15.00'	23.92'	21.46'	S 28°29'26" W	91°21'14"



N/F
LOT 6
STONEHENGE PLACE, LLC
PIN: 797173678
DB 17973 PG 1039
ZONING: R-4
SINGLE-UNIT LIVING
BM 2017 PG 1685

N/F
CHAVIS, CLARENCE E JR
PIN: 797176842
DB 2396 PG 78
ZONING: R-4
SINGLE-UNIT LIVING

N/F
STONEHENGE MANOR HOMEOWNERS ASSOCIATION, INC.
PIN: 797178110
DB 16254 PG 2749
ZONING: R-4
HOME ASSOC
RM. 2015 PG. 868

HOWARD ROAD (SR 1828)
VARIABLE WIDTH PUBLIC R/W

REVIEW SET
NOT RELEASED
FOR CONSTRUCTION

IMPERVIOUS AREA FROM PREVIOUS
DEMO PERMIT: 7,403 SF 15.6%

STONEHENGE PLACE
0 RAY ROAD
CITY OF RALEIGH
WAKE COUNTY, NC

RWK, PA
ENGINEERING ~ SURVEYING
CORPORATE LICENSE: C-1771
101 W. MAIN ST., SUITE 202
GARNER, NC 27529
PHONE (919) 779-4854
FAX (919) 779-4056

© COPYRIGHT, 2022.
ALL RIGHTS RESERVED

DATE: 03-21-22

DRAWN: TC

SHEET:

SUBDIVISION
PLAN
C-3