

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.

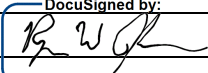
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Rhyd Market Subdivision			
Property Address(es): 1504 Strothmore Ct.			
Recorded Deed PIN(s): 1717496310			
What is your project type?	<input checked="" type="checkbox"/> Single family	<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: Children of Julie, LLC	Owner/Developer Name and Title: Ryan Johnson, President
Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
APPLICANT INFORMATION	
Company: Alison A Pockat, ASLA	Contact Name and Title: Alison A Pockat
Address: 106 Steep Bank Dr	
Phone #: 919 363-4415	Email: aapockat@earthlink.net

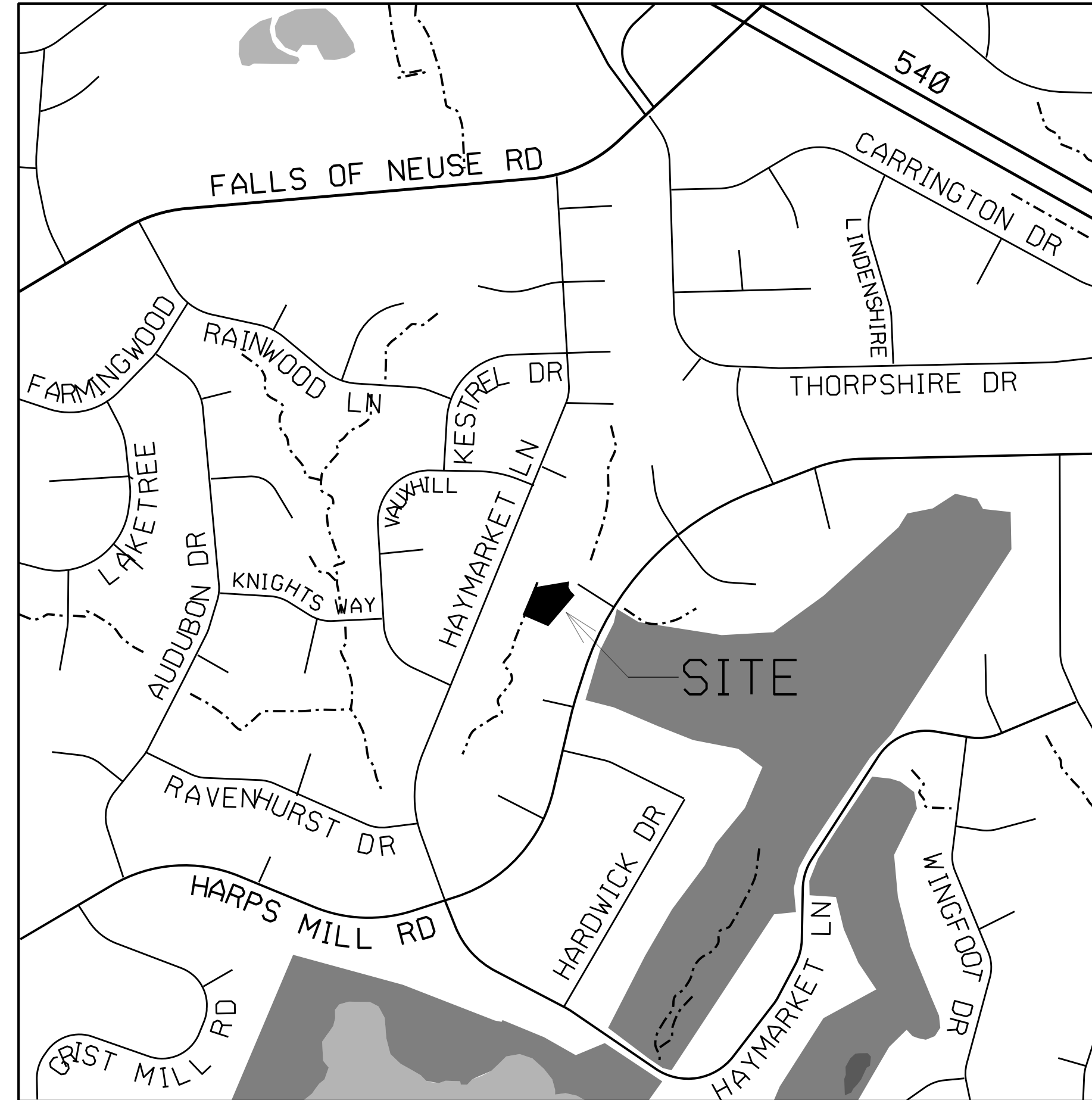
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 24,897 SF – 0.57 AC	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

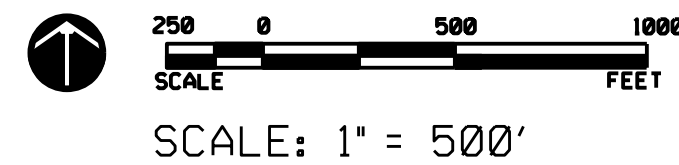
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.0877 _____ Square Feet: <u>3,820</u>	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" 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 #: _____	
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): 3.51	
Total # of open space and/or common area lots: _____	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Alison Pockat</u> 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.</p> <p>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.</p>	
Signature: 	Date: 5/26/2021
Printed Name: <u>Ryan W. Johnson</u>	
Signature: _____	Date: _____
Printed Name: _____	

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



VICINITY MAP



RALEIGH PLAN NUMBER:

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	UTILITY PLAN
5	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

RHYD MARKET SUBDIVISION

1504 STROTHMORE CT.
RALEIGH, NORTH CAROLINA

OWNER:
CHILDREN OF JULIE, LLC
5580 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE - 919 536-2781

SITE DATA

ADDRESS: 1504 STROTHMORE CT., RALEIGH
PIN #: 1717-49-6310 GROSS ACREAGE: 0.57
BM 1973, PG 5
DB 8609, PG 256-258

ZONING: R-6
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
WATERSHED: LOWER NEUSE
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 42, NORTH RIDGE
LOCK 37, SECTION FOUR, PART E

TOTAL SURFACE AREA FOR LOT = 24,897 SF, 0.57 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,820 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 16 = 15.34%

PROPOSED USE - TWO RESIDENTIAL LOTS
AREA DEDICATED TO RIGHT OF WAY - 88.8 SF - 0.002 ACRES
NET AREA FOR DEVELOPMENT = 24,808.2 SF - 0.5695 ACRES
LOT 1 - 11,551.5 SF - 0.2652 AC
LOT 2 - 13,256.7 SF - 0.3043 AC

SITE DENSITY 2 LOTS / 0.5695 = 3.51 LOTS/AC

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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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): Rhyd Market Subdivision			
Property Address(es): 1504 Strothmore Ct.			
Recorded Deed PIN(s): 1717496310			
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"/> Other: _____ <input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Children of Julie, LLC	Owner/Developer Name and Title: Ryan Johnson, President		
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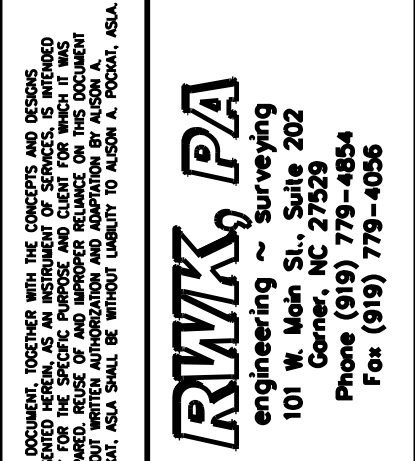
REVISION 02.19.21
raleighnc.gov

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 24,897 SF - 0.57 AC	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.0877 Square Feet: 3,820	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 #: _____	
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): 3.51	
Total # of open space and/or common area lots:	
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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: 5/25/2021
Printed Name: <small>—DME006A0FF34B</small> RYAN W. JOHNSON	
Signature: _____	Date: _____
Printed Name: _____	

Page 2 of 2

REVISION 02.19.21
raleighnc.gov



ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:

RHYD MARKET SUBDIVISION
1504 STROTHMORE CT., RALEIGH NC
REVOLUTION HOMES LLC
5580 CENTERVIEW DR.,
SUITE 115, RALEIGH, NC 27606

SCALE: NTS

DATE: MAY 15, 2021

SHEET NO.:

COVER SHEET
CO-1

SEQUENCE NO. 1 OF 5

RALEIGH PLAN NUMBER:

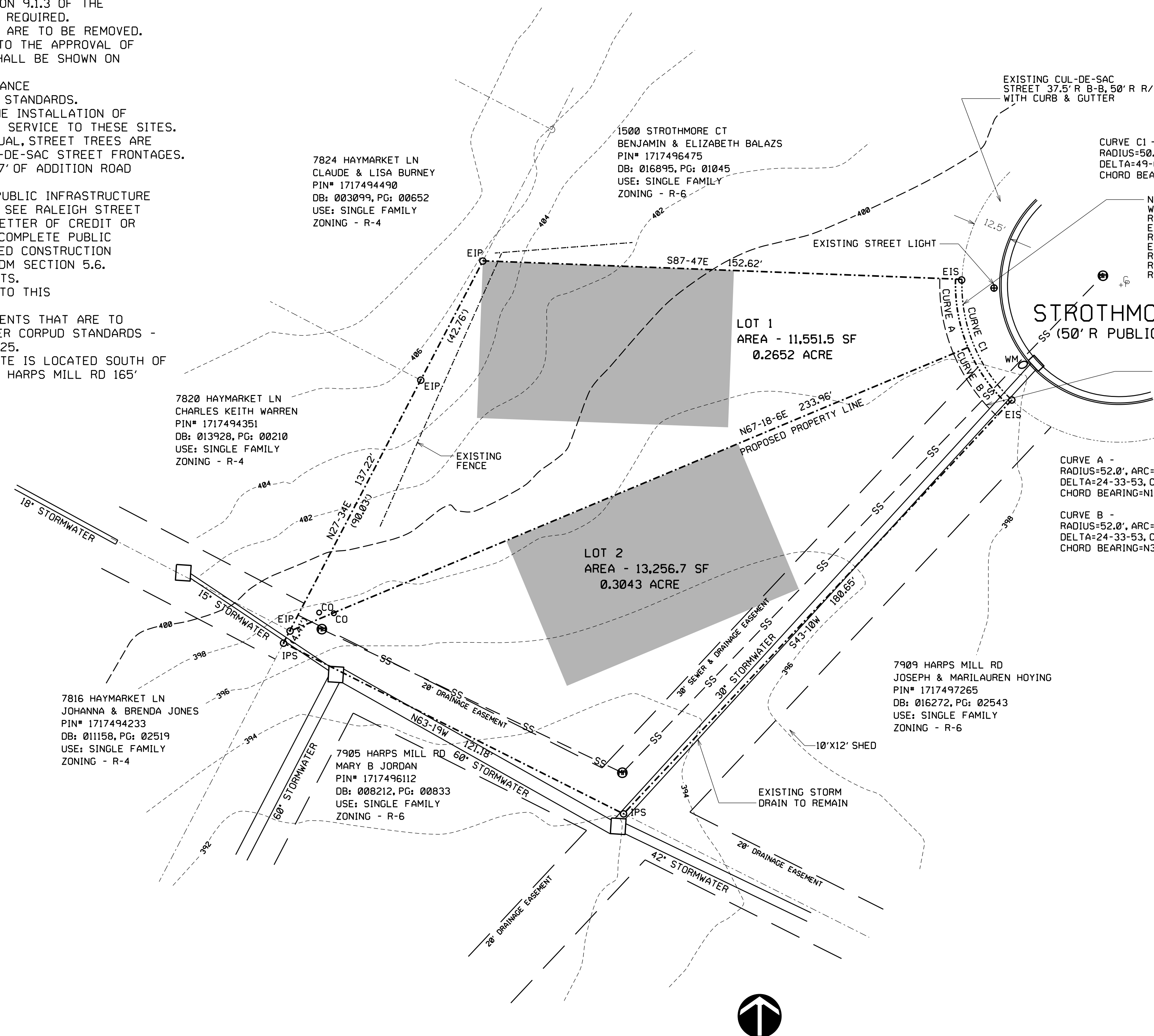
REVISIONS

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 24,808.2 SF - 0.5695 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.3 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 0.5695 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, DRIVE AND STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
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. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE NOT REQUIRED TO BE PROVIDED ALONG CUL-DE-SAC STREET FRONTAGES.
7. A FEE IN LIEU WILL BE REQUIRED FOR 7' OF ADDITION ROAD RADIUS, CURB AND GUTTER.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION, SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
12. THE CLOSEST FIRE HYDRANT TO THE SITE IS LOCATED SOUTH OF THE INTERSECTION OF STROTHMORE CT AND HARPS MILL RD 165' FROM THE FRONT OF THE SITE.

SITE DATA:

PIN NUMBER - 1717496310
 ADDRESS: 1504 STROTHMORE CT., RALEIGH
 TOTAL ACREAGE - 24,897 SF - 0.57 AC
 AREA OF RIGHT OF WAY DEDICATION - 88.8 SF
 LOT 1 - 11,551.5 SF - 0.2652 AC
 LOT 2 - 13,256.7 SF - 0.3043 AC
 PROPOSED SITE DENSITY - 3.51 UNITS / ACRE
 EXISTING IMPERVIOUS AREA - 3,820 SF - 0.0877 AC
 HOUSE - 1,840 SF, PATIO / WALK / STEPS - 660 SF,
 DECK - 220 SF, WALL / AC / DRIVE - 1,110 SF
 ZONING - R-6



IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
 22.29 LF ALONG CUL-DE-SAC
 7' FUTURE ROAD = 156.03 SF
 (11,551.5 X .51) - 156.03 = 5,735.24 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,735.24 SF

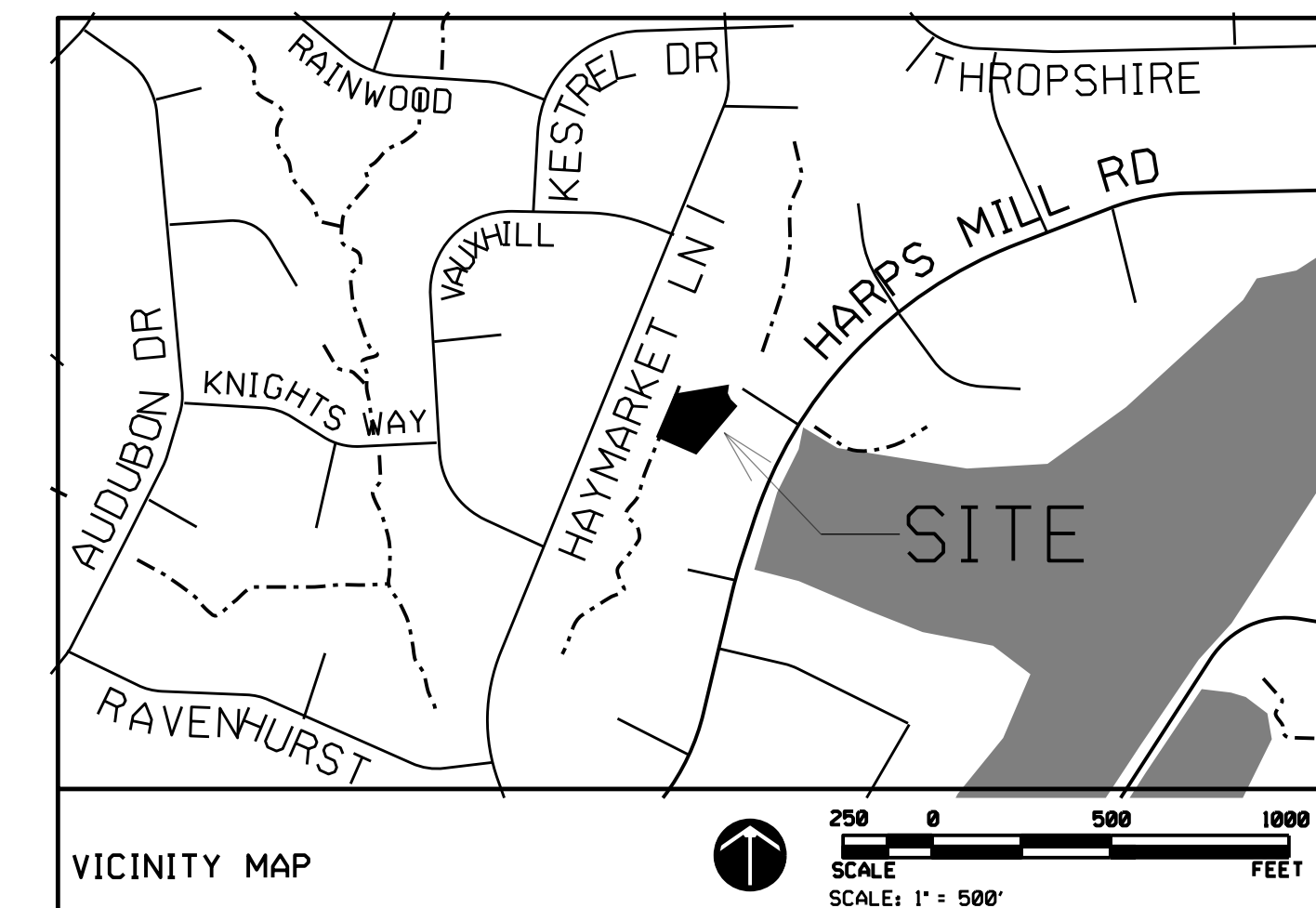
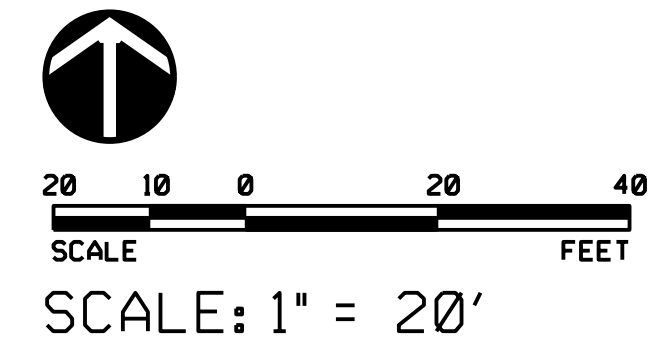
LOT 2 -
 22.29 LF ALONG CUL-DE-SAC
 7' FUTURE ROAD = 156.03 SF
 (13,256.7 X .51) - 156.03 = 6,604.89 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 6,604.89 SF

LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WM WATER METER
- WV WATER VALVE
- MHI MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- MINIMUM AREA FOR LOT REQ. BY ZONING

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 REVOLUTION HOMES - 1504 STROTHMORE COURT, LOT 42 NORTH RIDGE, BLOCK 37, SECTION FOUR, PART E' AND DATED 3-15-21.
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.



RWK PA
 Engineering - Surveying
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4858



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 1905 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

RHYD MARKET SUBDIVISION -
 1504 STROTHMORE CT., RALEIGH, NC
 REVOLUTION HOMES
 5560 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

NO.	REVISIONS

SCALE: NTS
 DATE: MAY 15, 2021

SHEET NO.:
 PROPOSED SUBDIVISION PLAN