

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

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

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

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 4,360 Proposed total (sf) 6,365	Impervious Area for Compliance (includes right-of-way): Existing (sf) 262 Proposed total (sf) 1,929
---	--

NUMBER OF LOTS AND DENSITY

# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2 lots	Total # Dwelling Units: 2	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 2 units / 0.48 = 4.16 units/ac		

APPLICANT SIGNATURE BLOCK

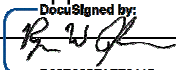
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

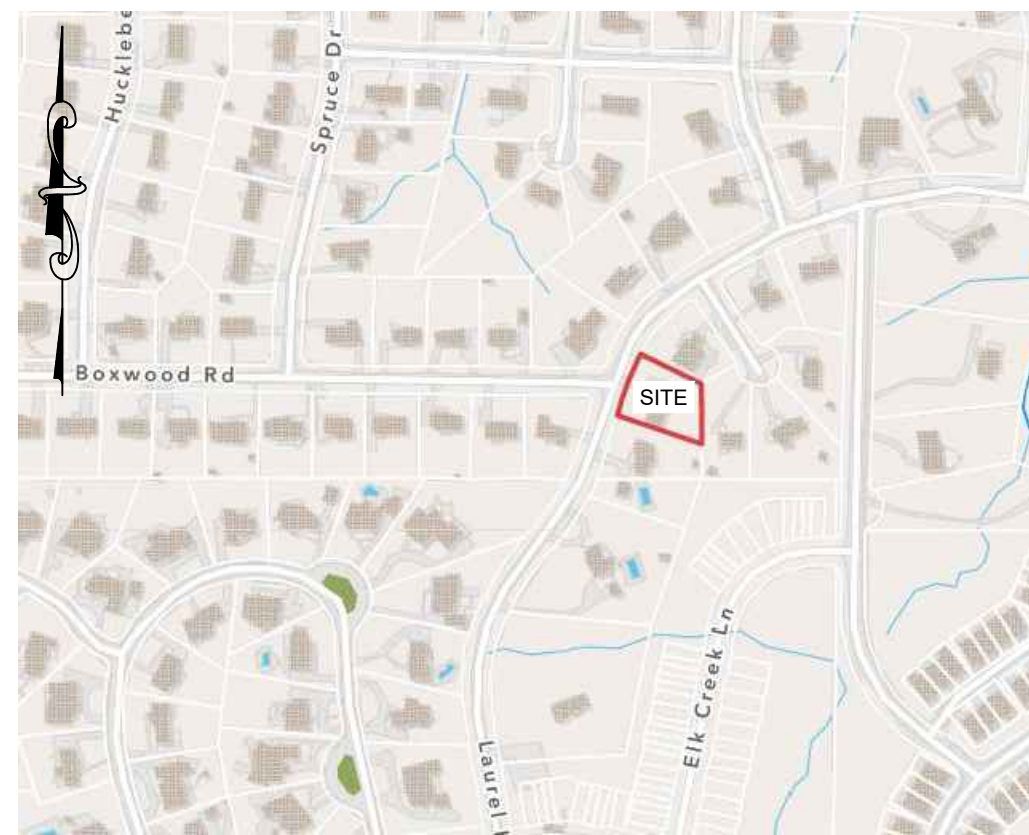
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: 	Date: 6/18/2024 1:20 PM EDT
Printed Name: Ryan W. Johnson	
Signature:	Date:
Printed Name:	



VICINITY MAP
1" = 400'

SITE DATA	
PROPERTY OWNER/DEVELOPER:	REVOLUTION HOMES, LLC 211 E. SIX FORKS RD #101 RALEIGH NC 27609
SITE ADDRESS:	4206 LAUREL HILLS RD.
GROSS SITE AREA:	0.480 AC/20,899 SF
RIGHT-OF-WAY DEDICATION:	0.005 AC/201 SF
NET SITE AREA:	0.475 AC/20,698 SF
WAKE COUNTY PIN #:	0785793406
ZONING DISTRICT:	R-4
EXISTING USE:	RESIDENTIAL SINGLE UNIT
PROPOSED USE:	RESIDENTIAL SINGLE UNIT
PROPOSED LOTS:	(2) DETACHED RESIDENTIAL LOTS
STREET CLASSIFICATION:	LAUREL HILLS - NEIGHBORHOOD STREET

4206 LAUREL HILLS RD.

PRELIMINARY SUBDIVISION

SUB-XXXX-2024

RALEIGH, NORTH CAROLINA

JUNE 17, 2024

DEVELOPER:
REVOLUTION HOMES, LLC
 211 E. Six Forks Rd, #101
 Raleigh, NC 27609
 919-536-2781
 ryan@revolutionhomes.biz

CIVIL ENGINEER:
RDU
 CONSULTING, PLLC

NC LICENSE P-2425
 PHONE: 919-889-2614
 EMAIL: JASON@RDUCONSULTING.COM
 910 TRYON HILL DR, SUITE 100
 RALEIGH, NC 27603

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **PUBLIC WORKS DEPARTMENT** at (919) 996-2409, and the **PUBLIC UTILITIES DEPARTMENT** at (919) 996-4540 at least **twenty-four hours** prior to beginning any of their construction.

FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH STANDARDS will result in a Fine and Possible Exclusion from future work in the CITY OF RALEIGH.

HORIZONTAL DATUM: NAD83
 VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

INDEX

- CE-1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
- CE-2.0 SUBDIVISION, LANDSCAPE, & UTILITY PLAN

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 checked="" 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

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/sketch plan case number(s):	
Development name (subject to approval): 4206 Laurel Hills Subdivision	
Property Address(es):	
Recorded Deed PIN(s):	
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) Names: Cody Robert Mackvick Trustee	
Company:	Title:
Address: 4206 Laurel Hills Rd.	
Phone #: 919-457-8204	Email: crmackvick@gmail.com
Applicant Name (if different from owner. See "who can apply" in instructions): Ryan Johnson	
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Revolution Homes, LLC	Address: 211 E. Six Forks Rd, #101
Phone #: 919-536-2781	Email: ryan@revolutionhomes.biz
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Jason G. Meadows	
Company: RDU Consulting, PLLC	Title: Owner
Address: 910 Tryon Hill Dr, Suite 100	
Phone #: 919-889-2614	Email: jason@rduconsulting.com

4 Revision 05.07.24
 raleighnc.gov

DocuSign Envelope ID: E86186B2-9DE2-42A1-8EE4-F6093E6592C6

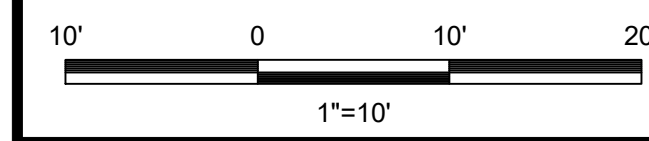
DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION			
Gross site acreage: 0.480 ac.			
Zoning districts (if more than one, provide acreage of each): R-4			
Overlay district(s): N/A	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A	<input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION	
Imperious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 4,360	Existing (sf) 262
Proposed total (sf) 5,365	Proposed total (sf) 1,929
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots: 2	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots:
	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2 lots	Total # Dwelling Units: 2
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____	
Proposed density for each zoning district (UDO 1.5.2.F): 2 units / 0.48 = 4.16 units/ac	

APPLICANT 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.	
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.	
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:	Date: 6/18/2024 1:20 PM EDT
Printed Name: Ryan W. Johnson	
Signature: _____	Date: _____
Printed Name: _____	

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CSO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
MH	MANHOLE
WM	WATER METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
CB	CATCH BASIN
PP	POWER POLE
DI	DROP INLET
[Symbol]	PROPOSED CONCRETE
[Symbol]	AMENITY AREA
[Symbol]	TPF TREE PROTECTION FENCE
[Symbol]	PROPERTY LINE
[Symbol]	RIGHT OF WAY LINE
[Symbol]	PROP. LINE NOT SURVEYED
[Symbol]	STORM PIPE
[Symbol]	SANITARY SEWER LINE
[Symbol]	OVERHEAD POWER
[Symbol]	EASEMENT LINE
[Symbol]	FENCE LINE
[Symbol]	CATV
[Symbol]	FH
[Symbol]	LP
[Symbol]	WV
[Symbol]	SSMH
[Symbol]	GW
[Symbol]	MW
[Symbol]	PP
[Symbol]	TP
[Symbol]	PROPOSED STORM DRAINAGE LINE



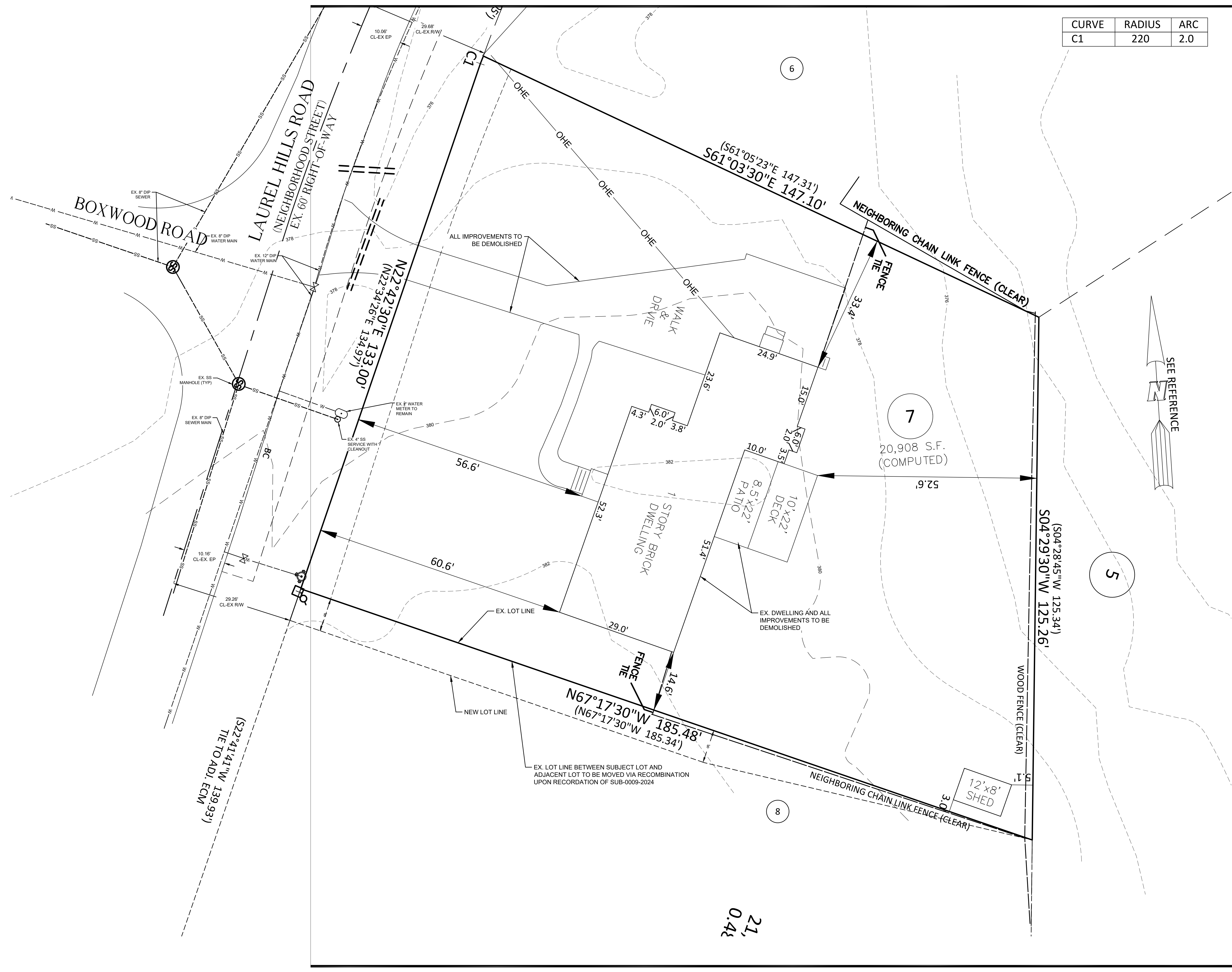
Revisions

Number	Description	Date

Drawing Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet Number
CE-1.0

Date Issued 06/17/2024



CURVE	RADIUS	ARC
C1	220	2.0



21,
0.43

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
IPS	IRON PIPE SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CS	SANITARY SEWER CLEAN OUT
MH	MANHOLE
WH	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
MH	MANHOLE
WM	WATER METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
CB	CATCH BASIN
PP	POWER POLE
DI	DROP INLET
■	PROPOSED CONCRETE
■	AMENITY AREA
---	TPP
---	TREE PROTECTION FENCE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
---	STORM PIPE
---	SANITARY SEWER LINE
---	OVERHEAD POWER
---	EASEMENT LINE
---	FENCE LINE

10' 0 10' 20'
1"=10'

Revisions

Number	Description	Date

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL
TREE PLANTING DETAIL
TPP-03

- NOTES:**
- TREES MUST MEET THE TREE QUALITY STANDARDS IN CH 2 OF THE CITY TREE MANUAL.
 - CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM TREE)
 - TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
 - IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
 - TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.
- STANDARD UTILITY NOTES:**
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/ or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed in the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
 - Any necessary field revisions are subject to review & approval of an amended plan &/ or profile by the City of Raleigh Public Utilities Department prior to construction
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
 - 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
 - Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
 - Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
 - All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/ or FEMA for any riparian buffer, wetland &/ or floodplain impacts (respectively) prior to construction
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC / Bldg Permit. Contact (919) 996-4516 or foq@raleighnc.gov for more information
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained from the RW Cross-Connection Coordinator for each device prior to issuance of a UC / Bldg Permit. Contact (919) 996-5923 or crossconnection@raleighnc.gov for more information
 - NOTICE:** for projects with replaced or oversized mains: If the City's reimbursement for an oversized main or urban main replacement project is \$250,000 or greater - the project must be publicly bid

