

# 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](mailto:SiteReview@raleighnc.gov).

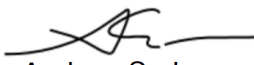

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): <b>SCOPE-0163-2021</b>			
Development name (subject to approval): THE TOWNES AT BEDFORD			
Property Address(es): <b>2051 DUNN RD RALEIGH NC 27614</b>			
Recorded Deed PIN(s): 1729703293			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: DEACON DEVELOPMENT GROUP	Owner/Developer Name and Title: ANDREW SURIANO MANAGING PARTNER
Address: PO BOX 1080 WAKE FOREST NC 27588	
Phone #: 919.608.3542	Email: ANDREW@DEACONCOMPANIES.COM
APPLICANT INFORMATION	
Company: SWIFT PARTNERS PLLC	Contact Name and Title: LUKE PERKINS
Address: 319 FAYETTEVILLE ST RALEIGH NC 27601	
Phone #: 828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.61 AC	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: UWPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input 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: <u>0.00</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>3.70</u> Square Feet: <u>161,215</u>
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 0 Attached 51
Total # of single-family lots: 1	
Proposed density for each zoning district (UDO 1.5.2.F): <u>1 UNIT PER 4500 SF NET SITE ACRAGE ALLOWED (86 UNITS ALLOWED)</u>	
Total # of open space and/or common area lots: 3	
Total # of requested lots: 55	

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>Luke Perkins, PE</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: 05/05/2022
Printed Name: Andrew Suriano	
Signature: 	Date: 05/04/2022
Printed Name: LUKE PERKINS	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



