

# 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](mailto: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 checked="" type="checkbox"/> Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval): Jade Commons				
Property Address(es): 1809 Bennett St.				
Recorded Deed PIN(s): 1714 35 2587				
<b>Building type(s):</b>	<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	
<b>Current Property Owner(s) Names:</b> Ryan Johnson	
Company: Children of Julie, LLC	Title: Manager
Address: 211 E. Six Forks Rd., Ste. 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
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:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Ryan Johnson	
Company: Revolution Homes	Title: President
Address: 211 E. Six Forks Rd., Ste 101, Raleigh, NC 27609	
Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz

**DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION**

Gross site acreage: 8,338 SF - 0.191 AC			
Zoning districts (if more than one, provide acreage of each): R-10 - Frequent Transit Area			
Overlay district(s):	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) 1,830 SF Proposed total (sf) 4,364.9 SF	Impervious Area for Compliance (includes right-of-way): Existing (sf) Proposed total (sf)
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**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	Total # Dwelling Units:	
# of bedroom units (if known): 1br 2br 3br 4br <sup>2</sup>		
Proposed density for each zoning district (UDO 1.5.2.F):		

**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.

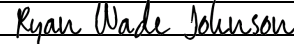
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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.

DocuSigned by:

Signature: 	Date: 7/8/2024   9:04 PM EDT
Printed Name: Ryan Wade Johnson	
Signature:	Date:
Printed Name:	



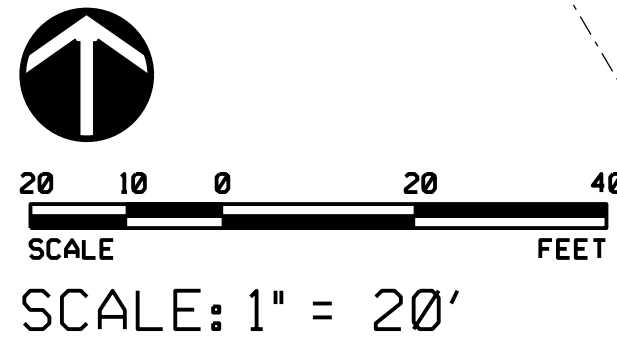
SITE DATA:

PIN NUMBER - 1714352587  
ADDRESS: 1809 BENNETT ST., RALEIGH  
LOT 185, BELVIDERE PARK  
ADDITION 3  
BOM 1949, PAGE 61  
DB 016611, PAGE 01528 - 1531  
TOTAL GROSS ACREAGE - 8,338 SF - 0.191 AC  
EXISTING IMPERVIOUS AREA - 1,830 SF - 0.042 AC  
HOUSE - 800 SF, SHED - 80 SF,  
DECK - 90 SF, DRIVE / WALK - 860 SF  
EXISTING HOUSE / PATIO / DRIVE AND FENCING  
TO BE DEMOLISHED  
AREA OF DISTURBANCE FOR DEMOLITION = 4,055 SF

ZONING - R-10  
WATERSHED - CRABTREE CREEK  
RIVER BASIN - NEUSE

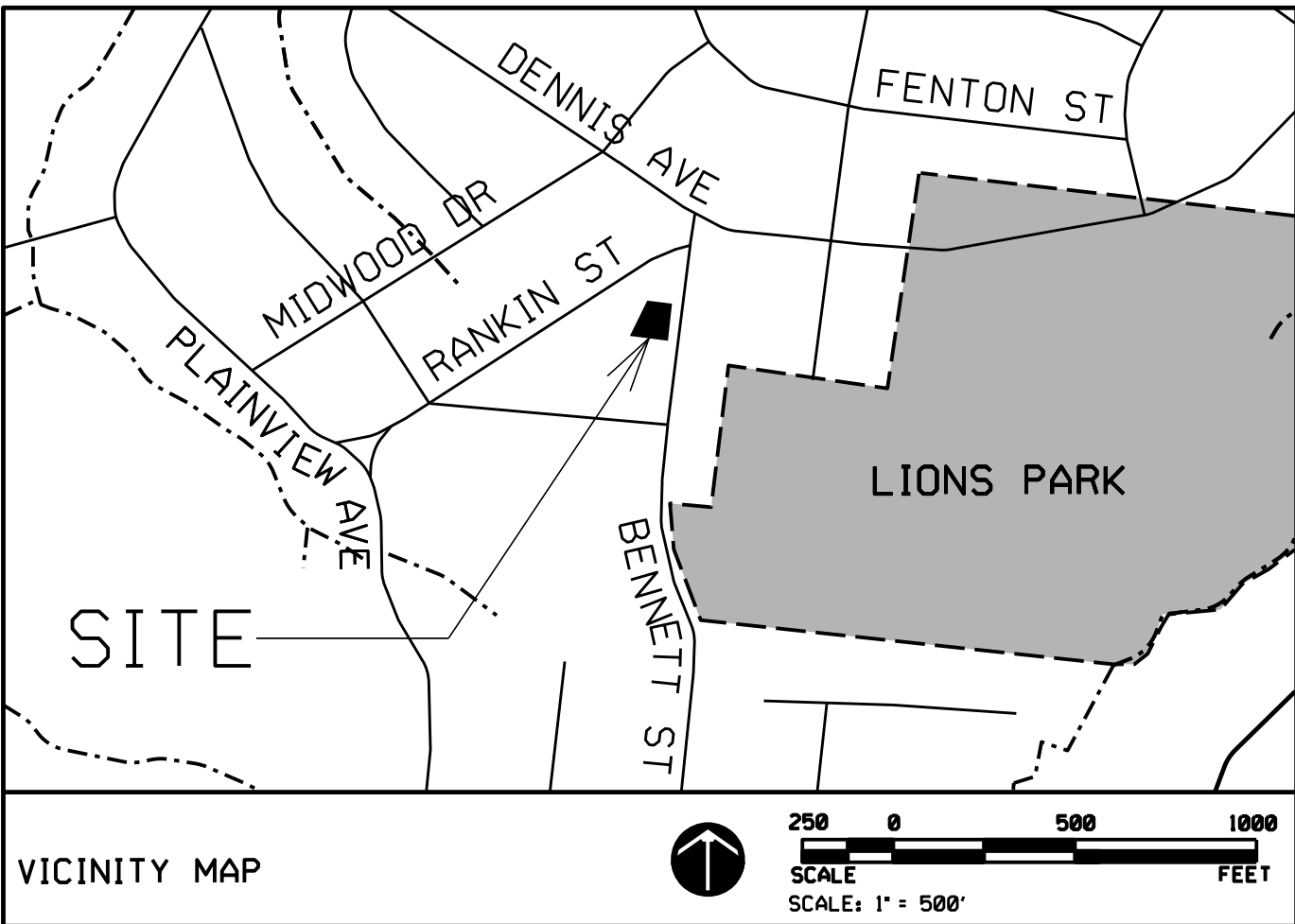
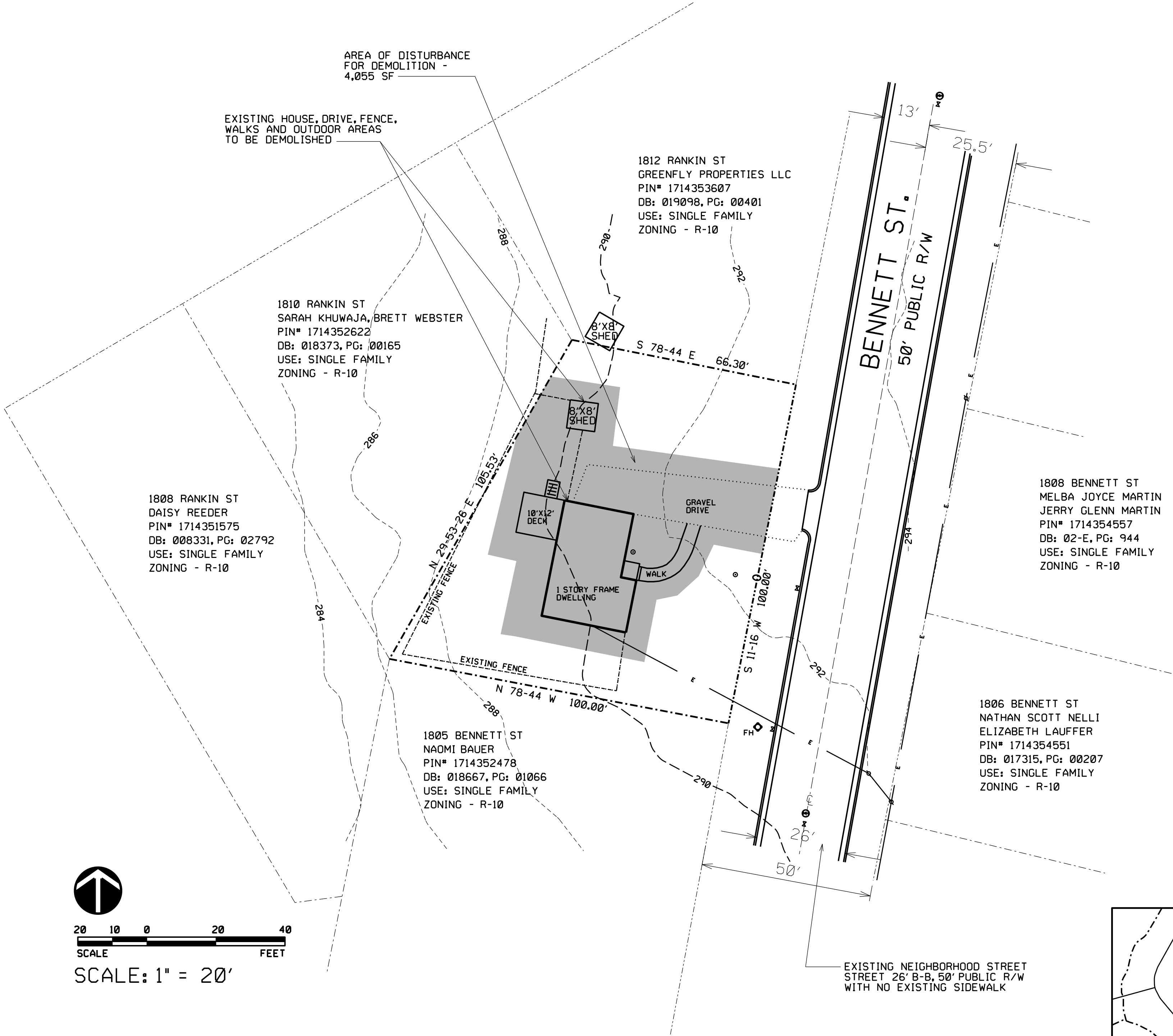
LEGEND:

- EXISTING TOPOGRAPHY
- 18" STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING TREE IN RIGHT OF WAY

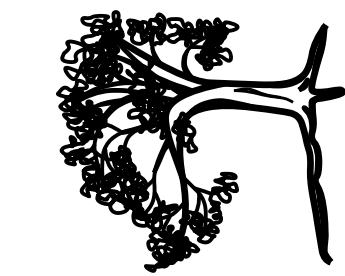


PROPERTY NOTES:

- EXISTING BOUNDARY, SITE ELEMENTS AND 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, 1809 BENNETT ST., LOT 185, BELVIDERE PARK, ADDITION 3' AND DATED 4-30-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



**RWK, PA**  
Raleigh, NC 27609  
101 W. Main St., Suite 202  
Phone (919) 779-4854  
Fax (919) 779-4056



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

DESIGNED: AAP  
DRAWN: AAP  
APPROVED:

JADE COMMONS SUBDIVISION  
SUBDIVISION & PLANTING PLAN  
1809 BENNETT ST., RALEIGH, NC  
REVOLUTION HOMES, LLC  
211 E. SIX FORKS RD., SUITE 101  
RALEIGH, NC 27609

REVISIONS									
1									

SCALE: NTS  
DATE: JUNE 17, 2024  
SHEET NO. 1

EXISTING CONDITIONS  
EC-1  
SEQUENCE NO. 2 OF 5



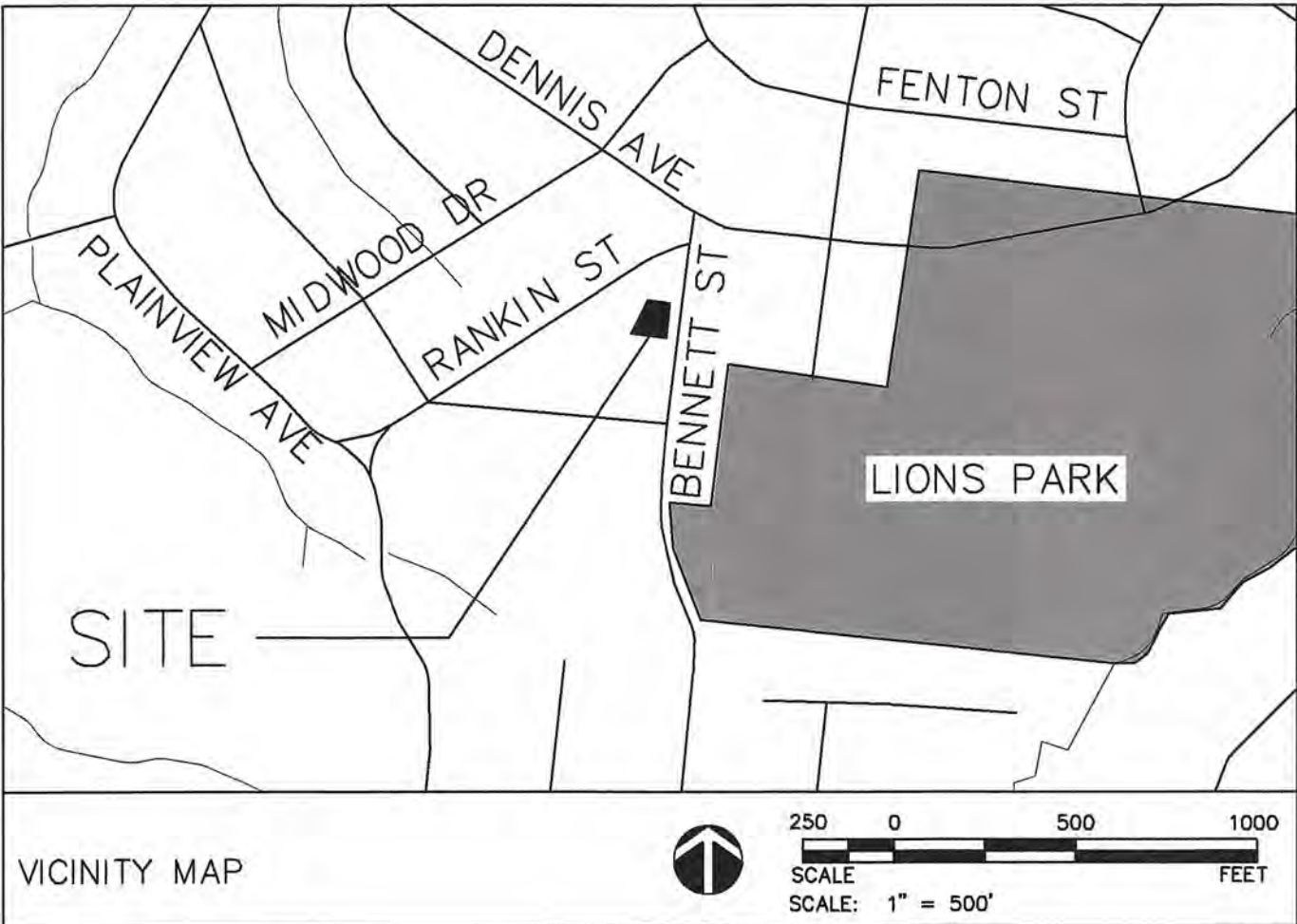




SIGNED: AAP  
DRAWN: AAP  
APPROVED:

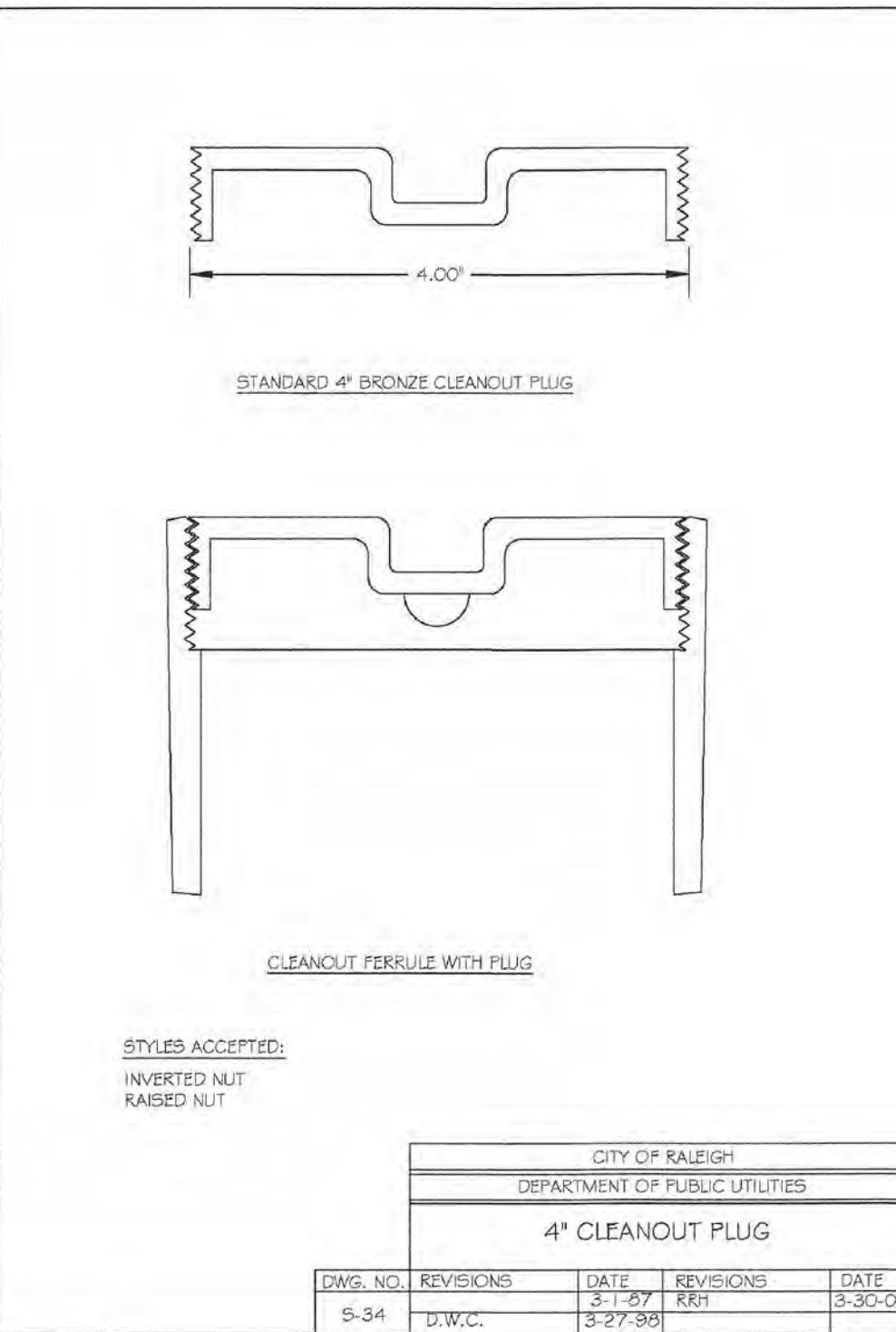
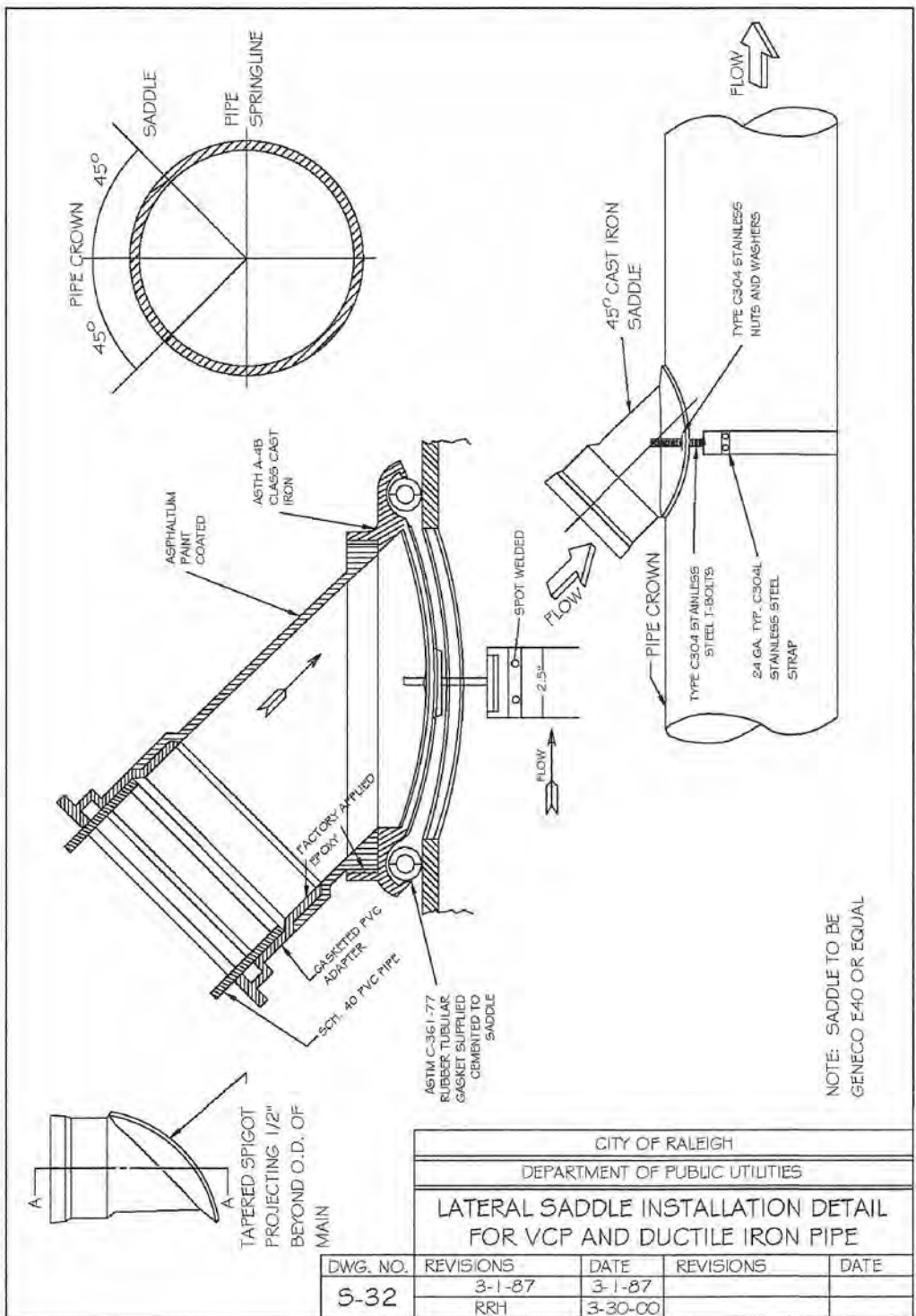
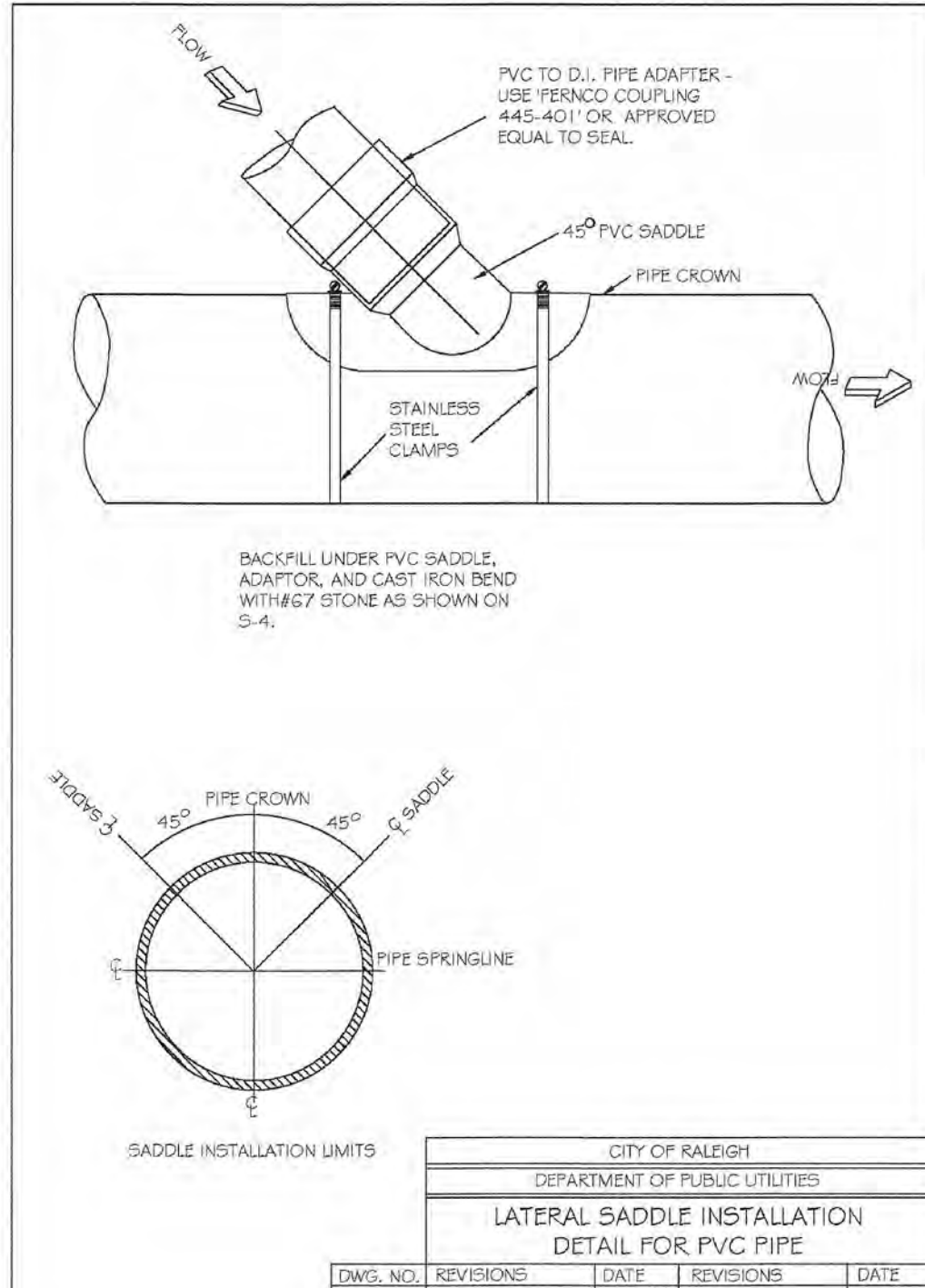
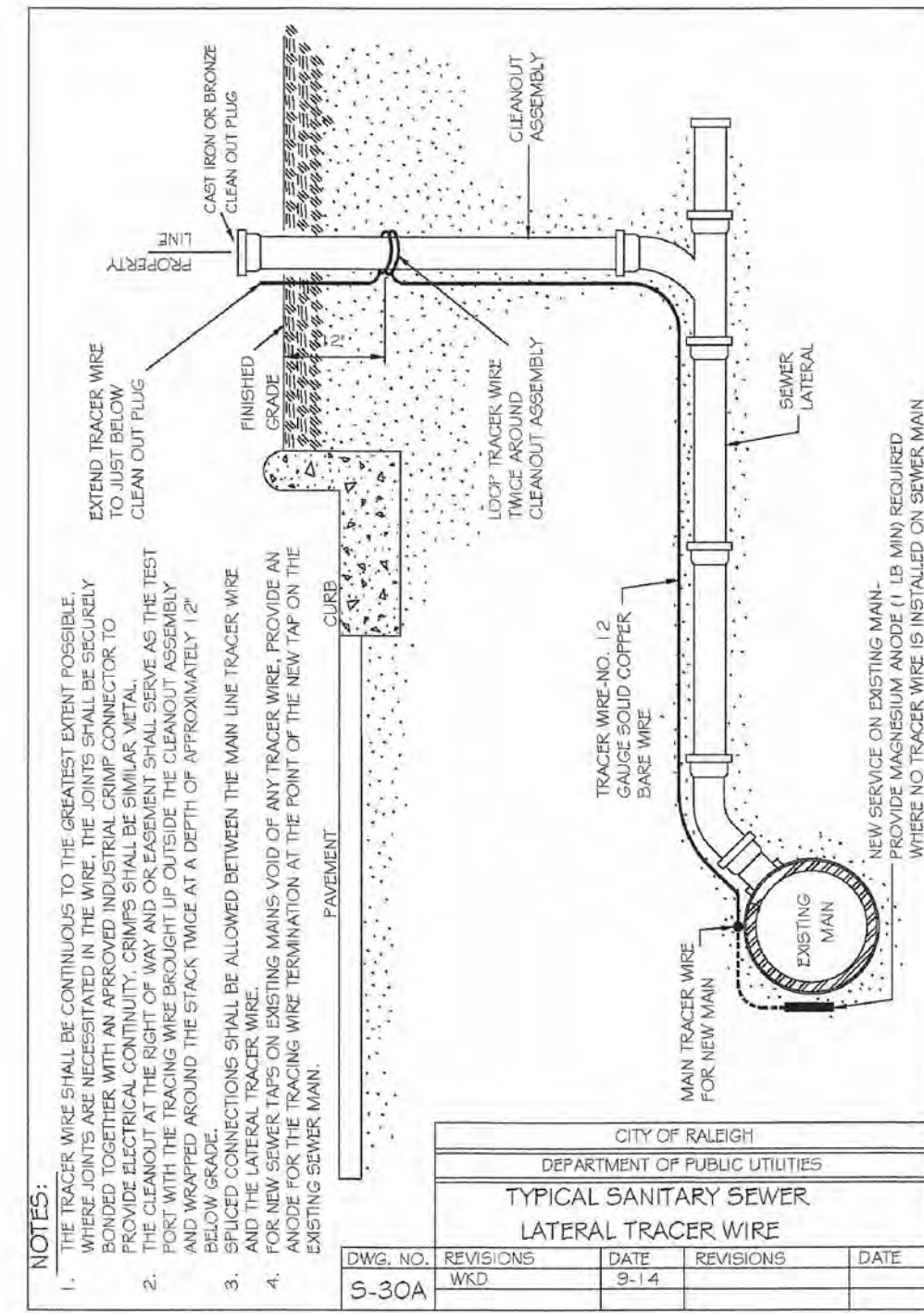
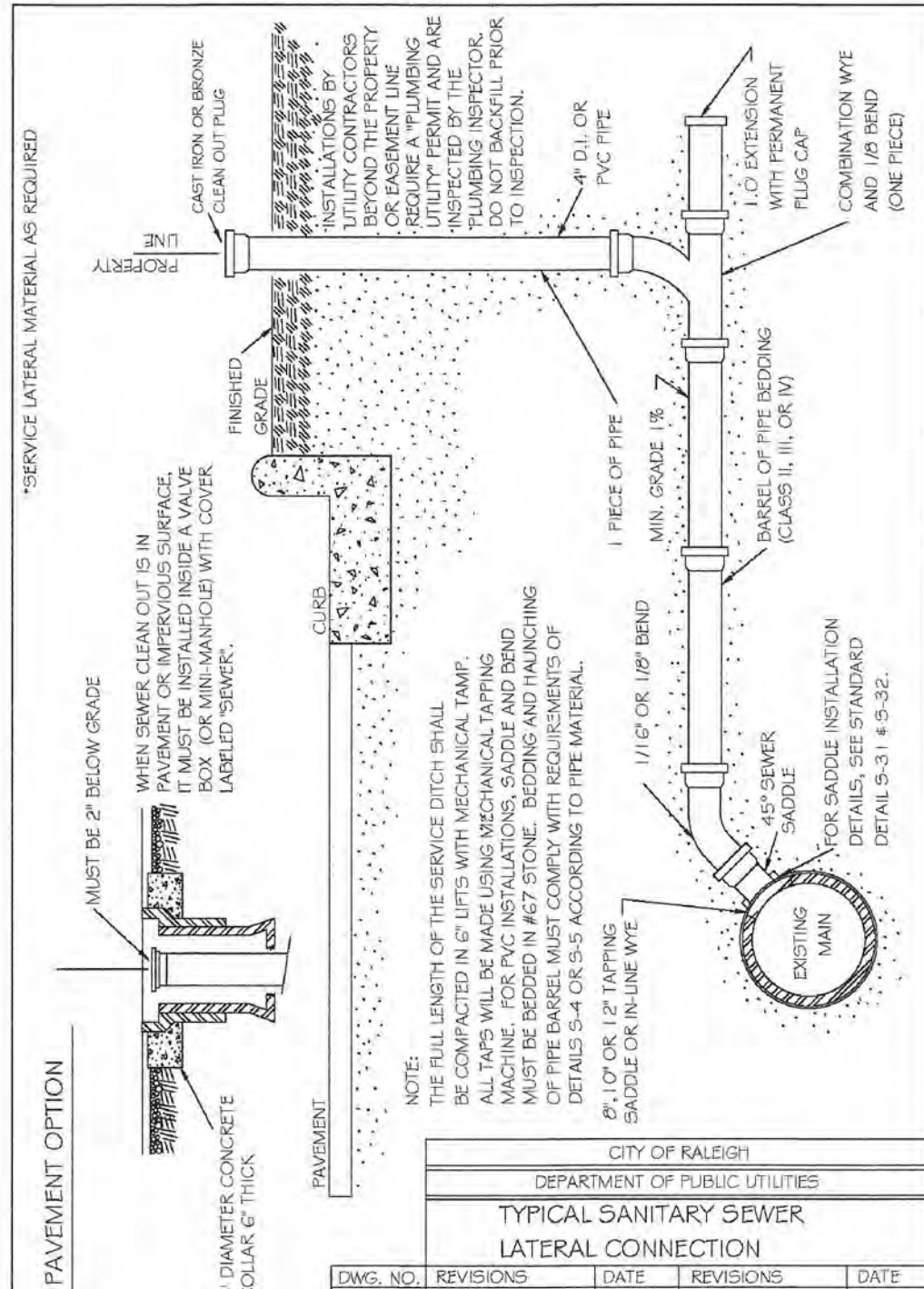
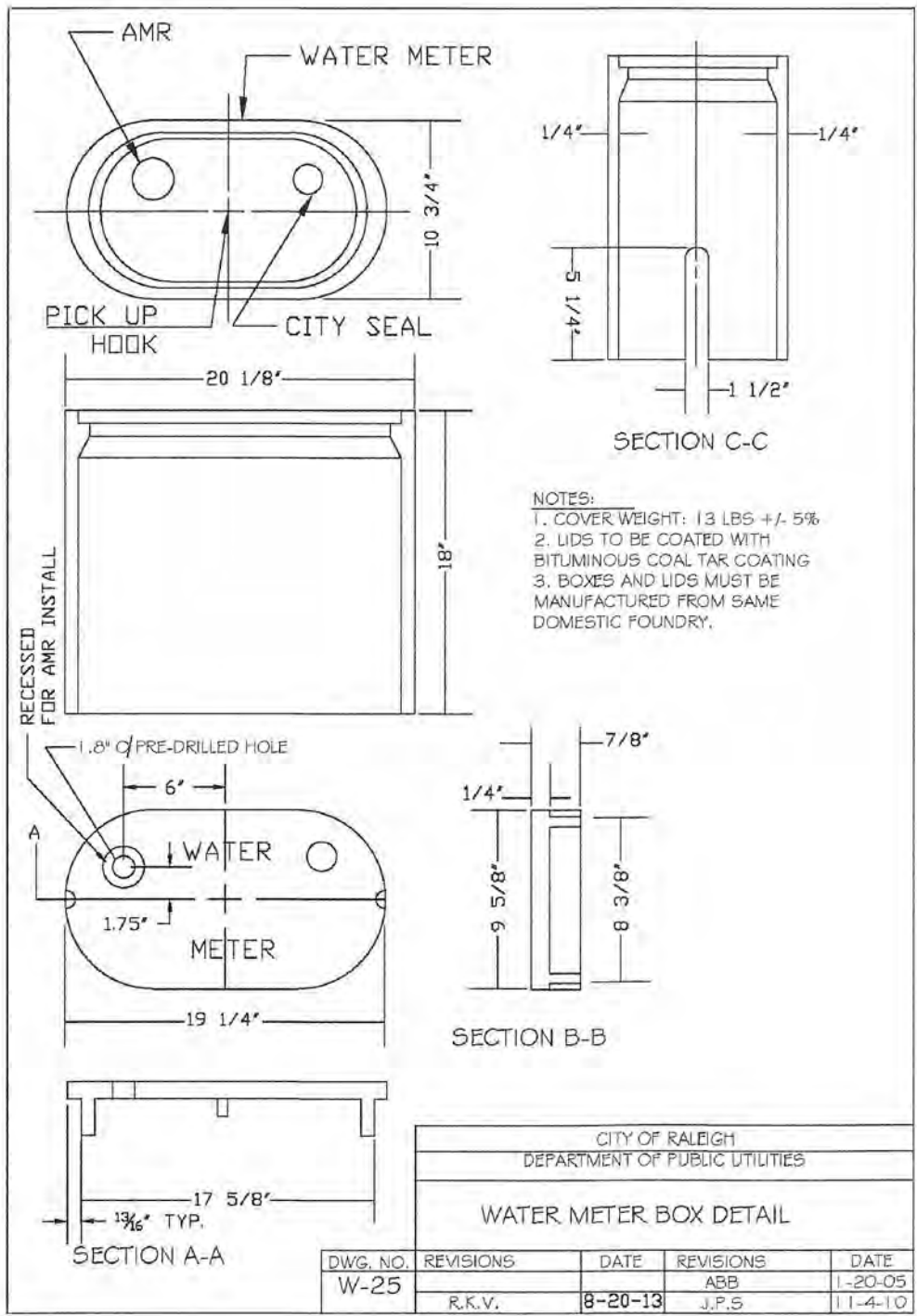
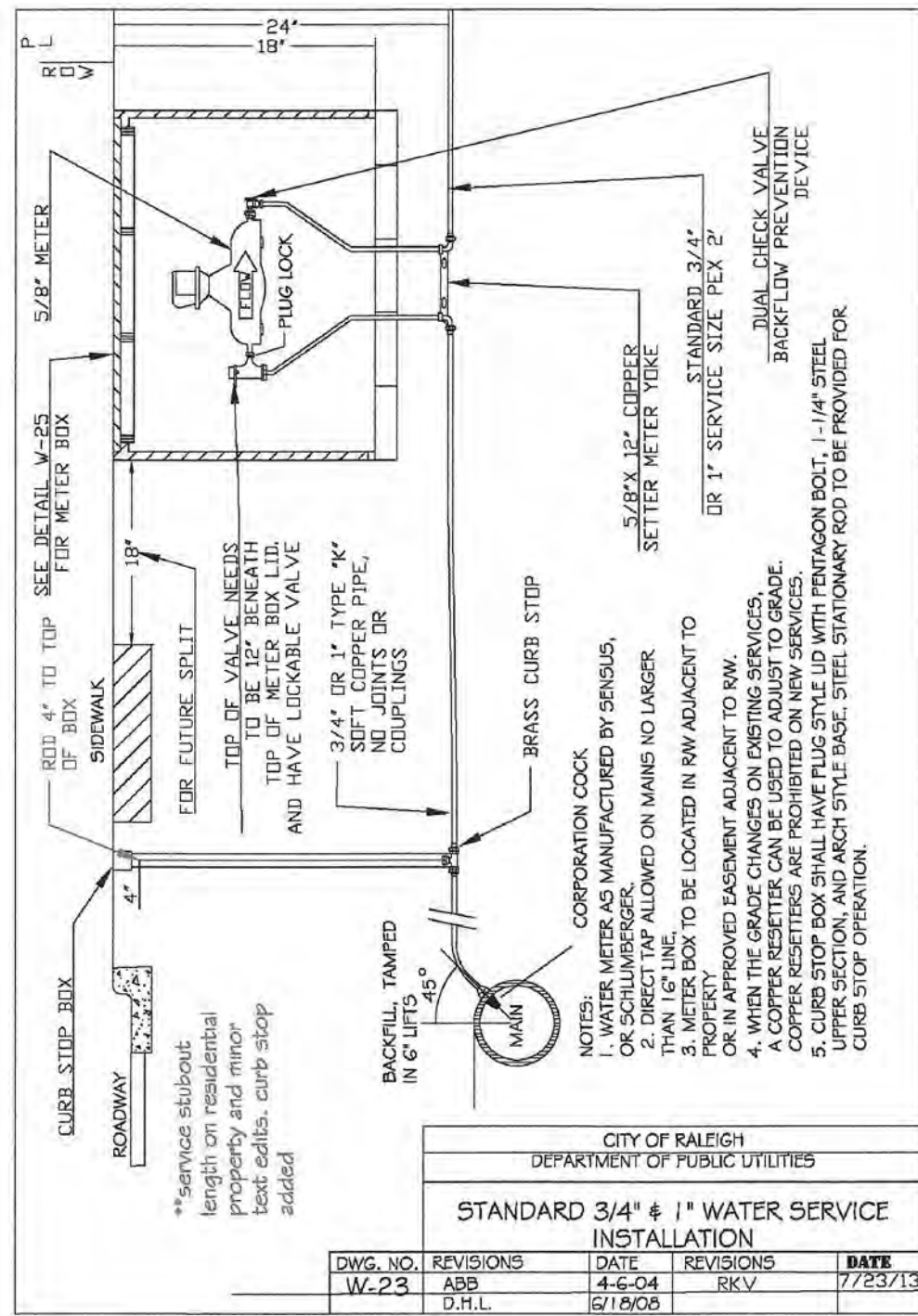
1809 BENNETT ST., RALEIGH, NC  
 REVOLUTION HOMES, LLC  
 211 E. SIX FORKS RD., SUITE 101  
 RALEIGH, NC 27609

																			REVISED
DATE: NTS																			
DATE: JUNE 17, 2024																			
SHEET NO.: _____																			
UTILITY PLAN																			
U-1																			
SEQUENCE NO. 4 OF 5																			



1. EXISTING BOUNDARY, SITE ELEMENTS AND 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, 1809 BENNETT ST., LOT 185, BELVIDERE PARK, ADDITION 3' AND DATED 4-30-2024. TOPOGRAPHY IS BASED ON WAKE COUNTY GIS.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
3. WATER UTILITY INFORMATION WAS PROVIDED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.



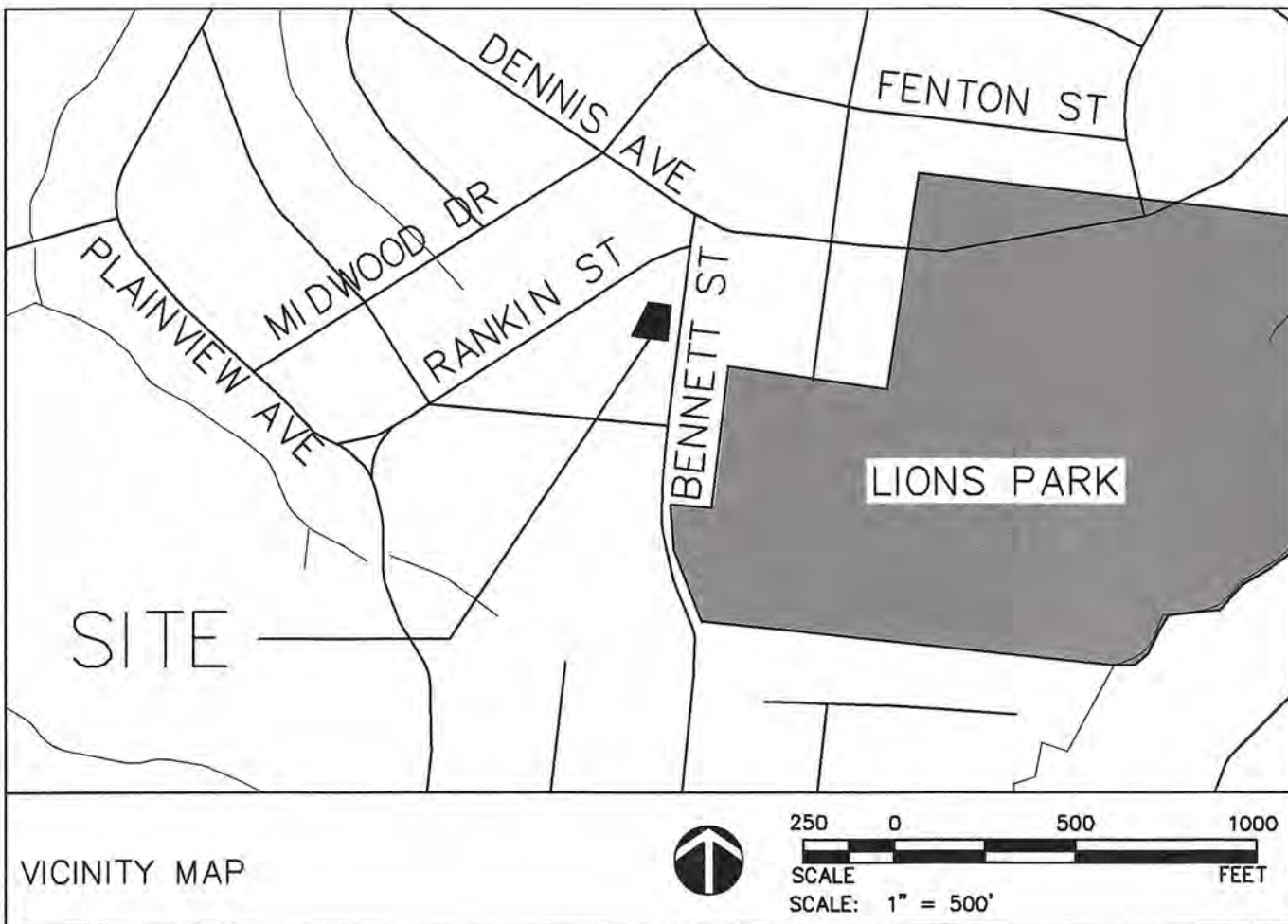


# STANDARD UTILITY NOTES:

- All materials and 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 is 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 Basement 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.
- SEWER BYPASS PUMPING - A bypass plan sealed by an NC Professional Engineer shall be provided to Raleigh Water prior to pumping operations for approval. The operations and equipment shall comply with the Public Utilities Handbook.
- 3.0' minimum cover is required on all water mains & sewer force mains. 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 1/2" 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 NCDJW, 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.
- Grass Interceptor / Oil Water Separator using calculations & installation specifications shall be approved by the RW FOG Program Coordinator prior to issuance of a UC and/or Building Permit. Contact (919) 996-4516 or fog@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on the degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina.
- The devices shall meet the American Society of Sanitary Engineering (ASSE) standards and be on the University of Southern California approved list.

- The device and installation shall meet the guidelines of Appendix A - Guidelines and Requirements for the Cross Connection Program in Raleigh's Service Area.
- 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. Contact [crossconnection@raleighnc.gov](mailto:crossconnection@raleighnc.gov) for more information.
- NOTICE: for projects that involve an oversized main or urban main replacement. Any City reimbursement greater than \$250,000.00 must undergo the public bidding process.

\* Edit typical service size & material as



RALEIGH CASE NUMBER:

SCALE: NTS  
DATE: JUNE 17, 2024  
SHEET NO.:

UTILITY DETAILS

D-1

SEQUENCE NO. 5 OF 5

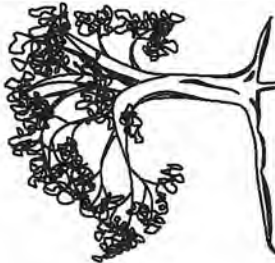
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DESIGNED: AAP  
DRAWN: AAP  
APPROVED:

ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518



THE COMPANY, TOGETHER WITH THE CONTRACTOR, HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE CITY OF RALEIGH'S DESIGN STANDARDS AND SPECIFICATIONS. THE COMPANY SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE PROJECT.

**RWK, PA**  
engineering ~ surveying  
101 Corner, NC 27609  
Phone (919) 779-4854  
Fax (919) 779-0056