

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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes No	Wetlands Yes No
Is this a flood hazard area? Yes 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:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

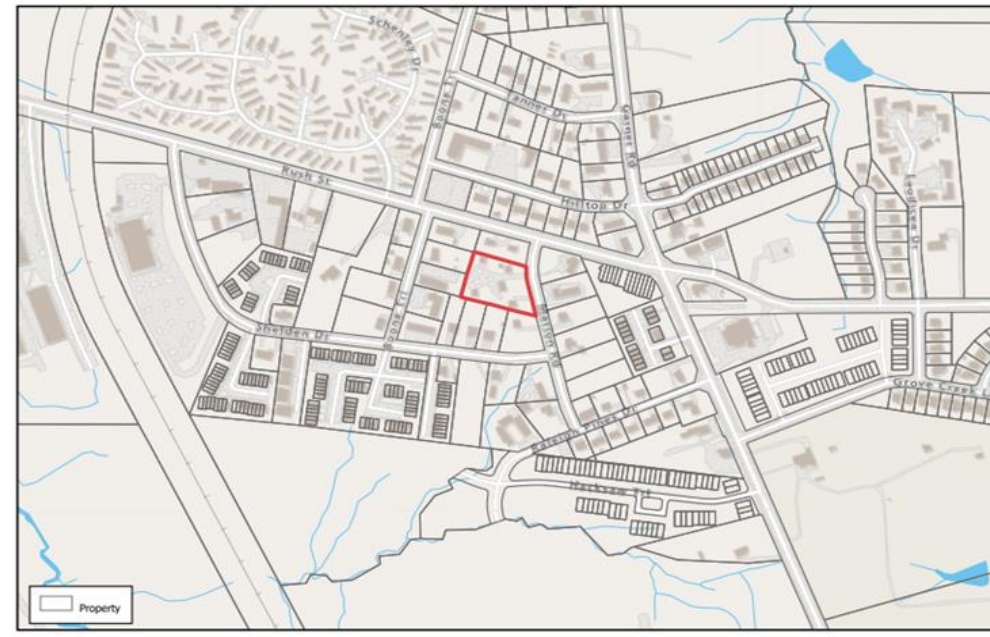
SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ 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:
Printed Name:	
Signature:	Date:
Printed Name:	

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

COURTYARDS on MARION

2804,06,08,10,12&14 MARION ROAD

512&516 RUSH STREET RALEIGH NC



1 inch equals 400 feet

Prepared by:

Capt. Jay Vernon

409 Donald Ross Drive

Raleigh NC 27610

jvbuilder@yahoo.com

(919)427-5337

Sheet Description:

- 1) SUBDIVISION APPLICATION
- 2) ZONING INFORMATION
- 3) SITE MAP
- 4) PREPARER/ CONTACT INFORMATION
- 5) SUBMITTAL DATA SHEET

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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): COURTYARDS on MARION			
Property Address(es): 2804,06,08,10,12 & 14 MARION ROAD/ 512 & 516 RUSH STREET			
Recorded Deed PIN(s): 1702849577, 1702940701			
What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: ERIN ENTERPRISE, LTD	Owner/Developer Name and Title: Capt. Jay Vernon
Address: 409 DONALD ROSS DRIVE, 105-h, RALEIGH, NC 27610	
Phone #: 919.427.5337	Email: JVBUILDER@YAHOO.COM
APPLICANT INFORMATION	
Company:	Contact Name and Title: capt. Jay Vernon
Address: 409 DONALD ROSS DRIVE 105-h RALEIGH NC 27610	
Phone #: 919.427.5337	Email: JVBUILDER@YAHOO.COM

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.62	
Zoning districts (if more than one, provide acreage of each): rx-3	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- NA	Board of Adjustment (BOA) Case # A- NA

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 17436	Proposed Impervious Surface: Acres: 17436
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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 30
Total # of single-family lots: 14	
Proposed density for each zoning district (UDO 1.5.2.F): 15.9	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 14	

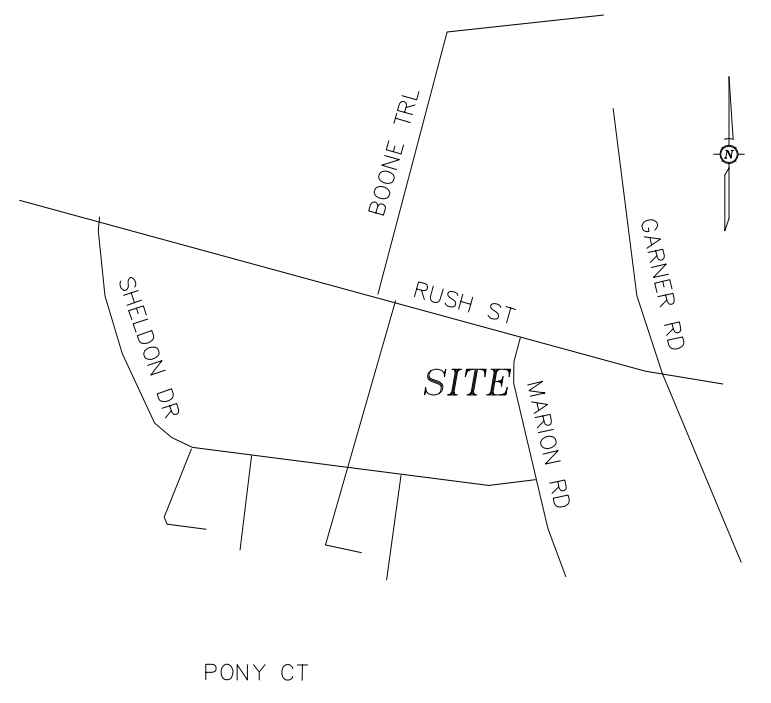
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I, <u>Capt. Jay Vernon</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
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: 5/20/2022
Printed Name: Capt. Jay Vernon	
Signature:	Date: 5/20/2022
Printed Name: Capt. Jay Vernon	

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

Preliminary Subdivision Checklist/Cover Sheet/ Data Sheet

General Requirements

1. Cover Sheet
Subdivision Name.. COURTYARDS on Marion
2. Location:
2804, 2806, 2808, 2810, 2812 & 2814 MARION ROAD
512 & 516 RUSH STREET
3. LAND SIZE 1.62 ACRES
4. Pin # 1702849577, PIN # 1702940701
LOTS 7A, 7B & 8X HOME ACRES
BM 1953, PAGE 27
5. ZONING-RX3
6. NO OVERLAY DISTRICTS
7. PROPOSED NUMBER OF LOTS 14
8. APPLICANT-
CAPTAIN VERNON JAY VERNON
9. CONTACT INFORMATION-
ERIN ENTERPRISES, LTD- CAPTAIN VERNON JAY VERNON
JVBUILDER@YAHOO.COM
(919) 427- 5337
409 DONALD ROSS DRIVE, RALEIGH, NC 27610
10. CONSULTANTS
RITCHELL-PUCKETT LAND SURVEYORS NC LIC. L-4450
11. VICINITY MAP- SEE ATTACHED MAP
12. EXISTING CONDITIONS/DEMOLITION PLAN- SEE ATTACHED
13. PROPOSED SUBDIVISION PLAN- SEE ATTACHED
14. PROPOSED GRADING PLAN
EXEMPTIONS
A) SEE 9.2.2 A. 1.a,b I & ii
B) SEE 9.4.4, 6
C) LIMIT OF DISTURBANCE 11,735 SF
15. STORM WATER (NOT REQUIRED) (SEE UDO 9.2.2)
A) LOTS ARE "GRANDFATHERED" UDO 9.2.2 A 1 i
B) LOT 7A IS LESS THAN 1/2 ACRE UDO 9.22 A 1 B ii
C) LOTS WERE SUBDIVIDED BEFORE 2001 UDO 9.2.2 A 1A
D) UDO 9.2.2 A 3A NOT IN A WATER COURSE BUFFER
E) UDO 9.2.2 A 4A 70,944.6 SF X .65= 46,114 allowed only 35,420 proposed
F) DRIVEWAYS, PARKING AND ALLEY DRIVEWAY TO BE "SEMI-PERVIOUS"
16. UTILITY PLAN- NOT APPLICABLE, UTILITIES ON SITE
17. LIGHTING – NOT APPLICABLE
18. TREE CONSERVATION- NOT APPLICABLE PER UDO 9.1.2 UNDER 2 ACRES
19. LANDSCAPING PER UDO AT EACH LOT
20. A) TREE PROTECTION PER URBAN FORESTER MEGAN
21. TREE PROTECTION PER UDO/MEGAN ROHLFLING
A) TPP-01 & TPP-02 (See Attached)
B) 1 PECAN TREE 13" CALIPER (PER MEGAN ROHLFLING)
C) 15' ALONG DRIVEWAY
D) 15' ANONG CURB
E) 15' ARCH CONNECTIONA & B AT THE OUTER POINTS

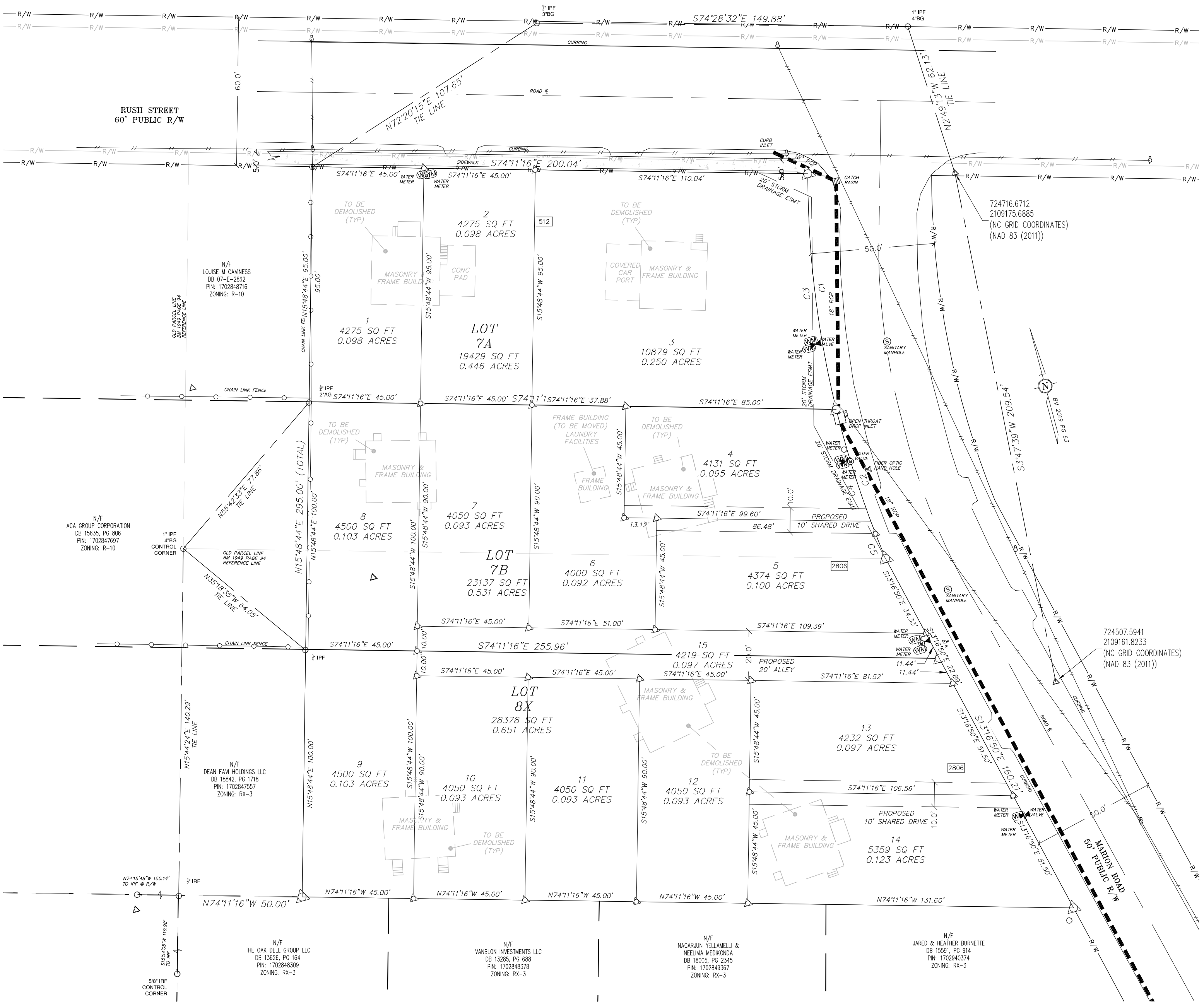


VICINITY MAP (NTS)

- LEGEND:**
- △ DATUM CONTROL POINT
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - △ COMPUTED POINT
 - 10221 STREET ADDRESS(TYP)
- ABBREVIATIONS:**
- N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - AG ABOVE GROUND
 - BG BELOW GROUND
- SURVEY REFERENCES:**
- DEED BOOK 13049 PAGE 0533
 - BOOK OF MAPS 1949 PAGE 94
 - BOOK OF MAPS 1953 PAGE 27
 - OTHERS AS SHOWN

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	159.67	400.00	22.87	S3° 33' 36"W	158.61
C2	159.67	400.00	22.87	S3° 33' 36"W	158.61
C3	96.10	400.00	13.76	S8° 06' 48"W	95.86
C4	47.34	400.00	6.78	S2° 09' 33"E	47.31
C5	16.24	400.00	2.33	S6° 42' 44"E	16.24

- GENERAL NOTES:**
- THE PURPOSE OF THIS MAP IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOTS 7A, 7B & 8X AS SHOWN HEREON.
 - PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
 - UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
 - ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
 - AREA(S) CALCULATED BY THE COORDINATE METHOD
 - PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM 3720170200J, DATED MAY 2, 2006



SITE DATA

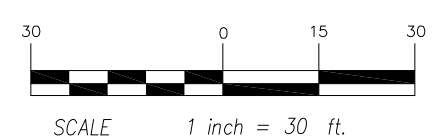
LOT 7A
 ERIN ENTERPRISES LTD
 512 RUSH STREET
 DB 13049 PG 0533
 BM 1953 PG 027
 PIN 1702940701
 ZONING RX-3

LOT 7B & 8X
 ERIN ENTERPRISES LTD
 2806 MARION RD
 DB 13049 PG 0533
 BM 1953 PG 027
 PIN 1702849577
 ZONING RX-3

I, JOHN R. RITCHELL-PUCKETT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8709, PAGE 719); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FROM DEEDS & PLATS AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:35,000+/-; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER: L-4450

PRELIMINARY

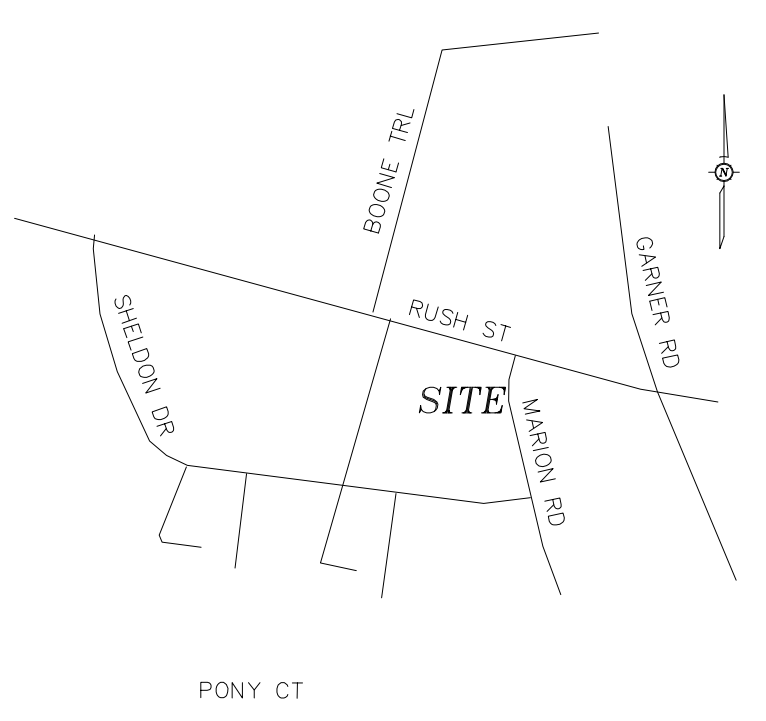


Ritchell-Puckett Land Surveying
 105 SWALLOW HILL CT. CARY, NC 27513
 PH: 919.539.5005 NC LIC: L-4450

SURVEY PREPARED FOR:
 ERIN ENTERPRISES, LTD
 409 DONALD ROSS DR
 APT 105-H
 RALEIGH NC 27610-2878

RECOMBINATION / MINOR SUBDIVISION
 MARION
 LOTS 7A, 7B & 8X (HOME ACRES)
 ST MARYS TWSHP, RALEIGH, WAKE CO., NC

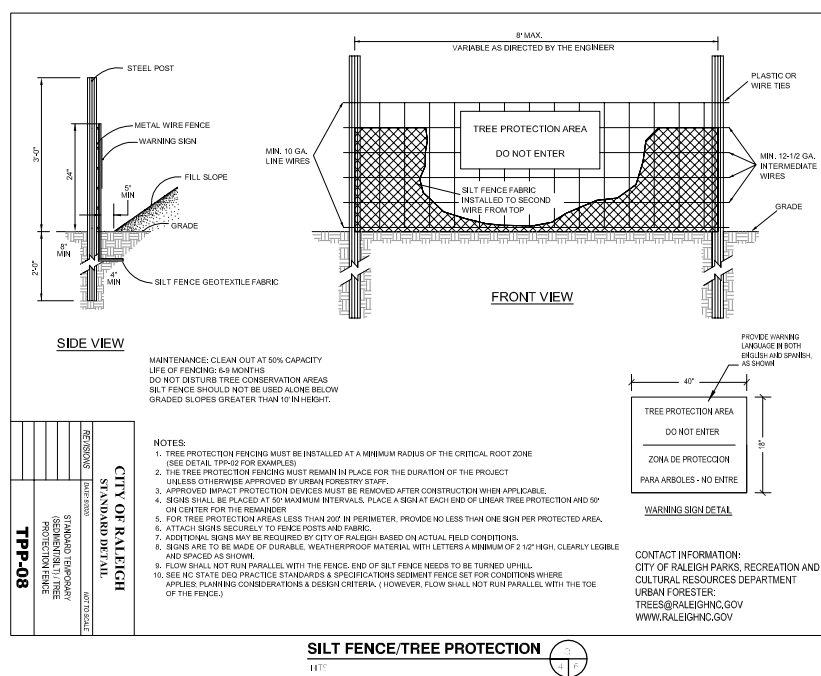
DATE	NO.	REVISION
FEBRUARY 3, 2022		
SCALE:	1" = 30'	
DRAWN BY:	JRRP	
CHECKED BY:	JRRP	
PROJECT NO.:	2022009	
FILE NAME:	2022009_MARION_CONCEPT	
SHEET NO.	1 OF 1	



VICINITY MAP (NTS)

GENERAL NOTES:

- 1) THE PURPOSE OF THIS MAP IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOTS 7A, 7B & 8X AS SHOWN HEREON AND THE PROPOSED DEMOLITION OF THE EXISTING BUILDINGS.
- 2) PROPERTIES SHOWN HEREON ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL EASEMENTS THAT MAY EFFECT THESE PROPERTIES.
- 3) UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- 4) ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- 5) AREA(S) CALCULATED BY THE COORDINATE METHOD
- 6) PROPERTY SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FIRM 3720170200J, DATED 05/02/06.
- 7) TREE PROTECTION AREAS SHOWN DERIVED FROM CITY OF RALEIGH PLANING UDO .

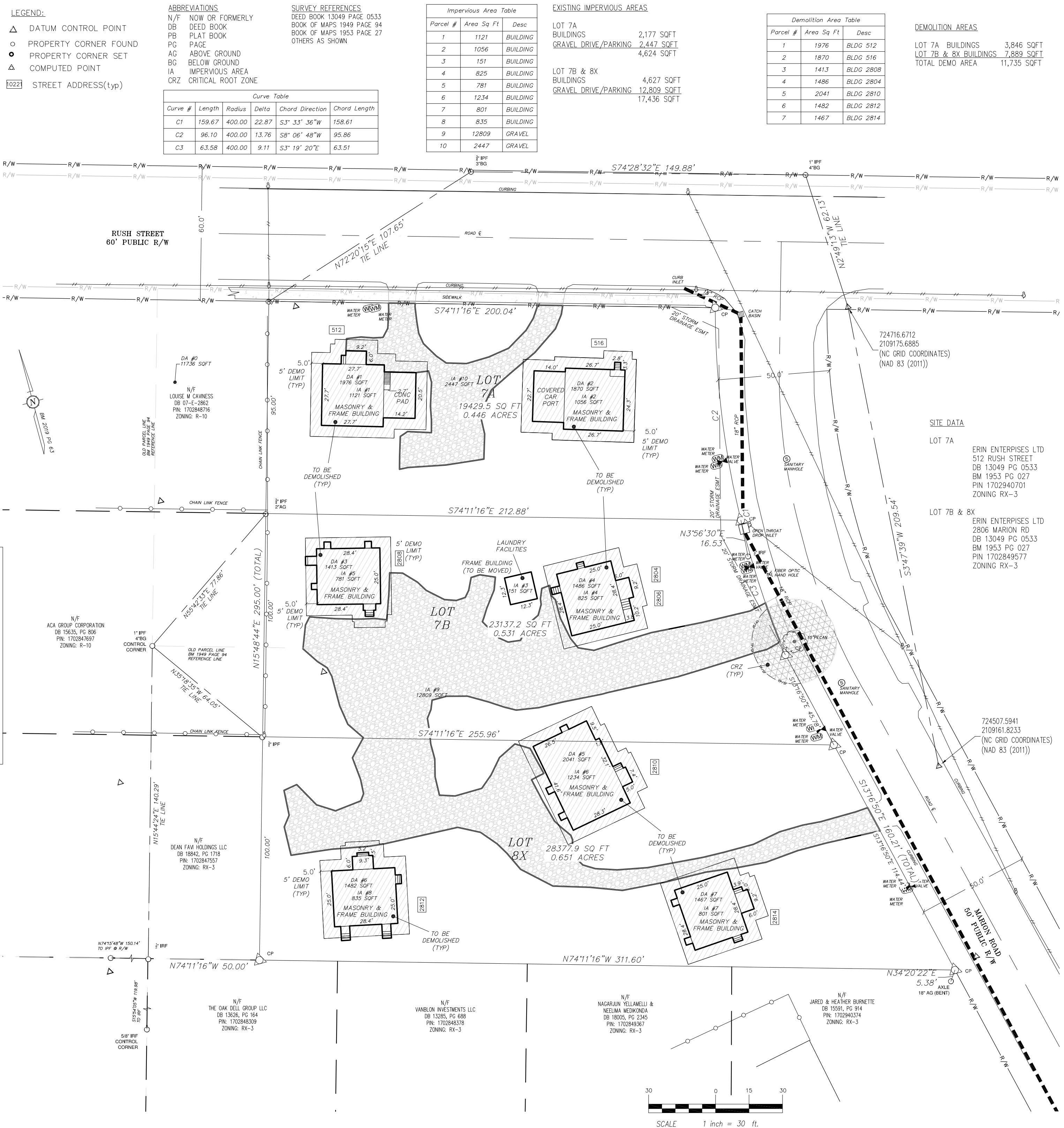


SILT FENCE/TREE PROTECTION

I, JOHN R. RITCHELL-PUCKETT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 8709, PAGE 719); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FROM DEEDS & PLATS AS SHOWN HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:35,000+/-; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: L-4450



LEGEND:

- △ DATUM CONTROL POINT
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- △ COMPUTED POINT
- 10221 STREET ADDRESS(TYP)

ABBREVIATIONS

N/F NOW OR FORMERLY
DB DEED BOOK
PB PLAT BOOK
PG PAGE
AG ABOVE GROUND
BG BELOW GROUND
IA IMPERVIOUS AREA
CRZ CRITICAL ROOT ZONE

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	159.67	400.00	22.87	S3° 33' 36"W	158.61
C2	96.10	400.00	13.76	S8° 06' 48"W	95.86
C3	63.58	400.00	9.11	S3° 19' 20"E	63.51

Impervious Area Table

Parcel #	Area Sq Ft	Desc
1	1121	BUILDING
2	1056	BUILDING
3	151	BUILDING
4	825	BUILDING
5	781	BUILDING
6	1234	BUILDING
7	801	BUILDING
8	835	BUILDING
9	12809	GRAVEL
10	2447	GRAVEL

EXISTING IMPERVIOUS AREAS

LOT 7A
BUILDINGS 2,177 SQFT
GRAVEL DRIVE/PARKING 2,447 SQFT
4,624 SQFT

LOT 7B & 8X
BUILDINGS 4,627 SQFT
GRAVEL DRIVE/PARKING 12,809 SQFT
17,436 SQFT

Demolition Area Table

Parcel #	Area Sq Ft	Desc
1	1976	BLDG 512
2	1870	BLDG 516
3	1413	BLDG 2808
4	1486	BLDG 2804
5	2041	BLDG 2810
6	1482	BLDG 2812
7	1467	BLDG 2814

DEMOLITION AREAS

LOT 7A BUILDINGS 3,846 SQFT
LOT 7B & 8X BUILDINGS 7,889 SQFT
TOTAL DEMO AREA 11,735 SQFT

Ritchell-Puckett Land Surveying
105 SWALLOW HILL CT. CARY, NC 27513
PH: 919.539.5005 NC LIC: L-4450

SURVEY PREPARED FOR:
ERIN ENTERPRISES, LTD
409 DONALD ROSS DR
APT 105-H
RALEIGH NC 27610-2878

EXISTING CONDITIONS DEMOLITION PLAN
ABBEY GLEN INN-SUITES
LOTS 7A, 7B & 8X (HOME ACRES)
ST MARYS TWSHP, RALEIGH, WAKE CO., NC

DATE	NO.	REVISION
FEBRUARY 3, 2022		

SCALE: 1" = 30'

DRAWN BY: JRRP

CHECKED BY: JRRP

PROJECT NO.: 2022009002

FILE NAME: 2022009_EMS_DEMO_FINAL

SHEET NO. 1 OF 1

