

DEVELOPMENT SERVICES



Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

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): Rhyd Village Subdivision

Property Address(es): 838 Woodburn Rd., Raleigh, NC

Recorded Deed PIN(s): 1704242783

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"/> Attached houses <input type="checkbox"/> Other: _____
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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: Revolution Homes, LLC	Owner/Developer Name and Title: Revolution Homes, LLC
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Address: 5580 Centerview Dr., Suite 115, Raleigh, NC 27606
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Phone #: 919 536-2781	Email: ryan@revolutionhomes.biz
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APPLICANT INFORMATION

Company: Revolution Homes, LLC	Contact Name and Title: Alison Pockat
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Address: 106 Steep Bank Dr., Cary, NC 27518

Phone #: 919 363-4415	Email: aapockat@earthlink.net
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Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.417 acres

Zoning districts (if more than one, provide acreage of each):

R-6

Overlay district: none

Inside City limits? ☐ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: .069 Square Feet: 3,000

Proposed Impervious Surface:

Acres: Square Feet:

Neuse River Buffer ☐ Yes ☐ NoWetlands ☐ Yes ☐ NoIs 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: 2

Proposed density for each zoning district (UDO 1.5.2.F): 4.8

Total # of open space and/or common area lots: 0

Total # of requested lots: 2

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Alison Pockat to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: 6/4/2020

Printed Name: Ryan W. Johnson

Signature: Date:

Printed Name:

Please email your completed application to DS.intake@raleighnc.gov.

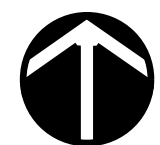
STREET TREE PLANTING

KEY	COUNT	PLANT NAME	O/C SPACE	SIZE	MATURE SIZE
NS	3	NYSSA SYLVATICA, TUPELA	40'	3'CAL,10'HT	45'HT,35'SP
OS	4	QUERCUS SHUMARDII, SHUMARD OAK	40'	3'CAL,10'HT	50'HT,40'SP

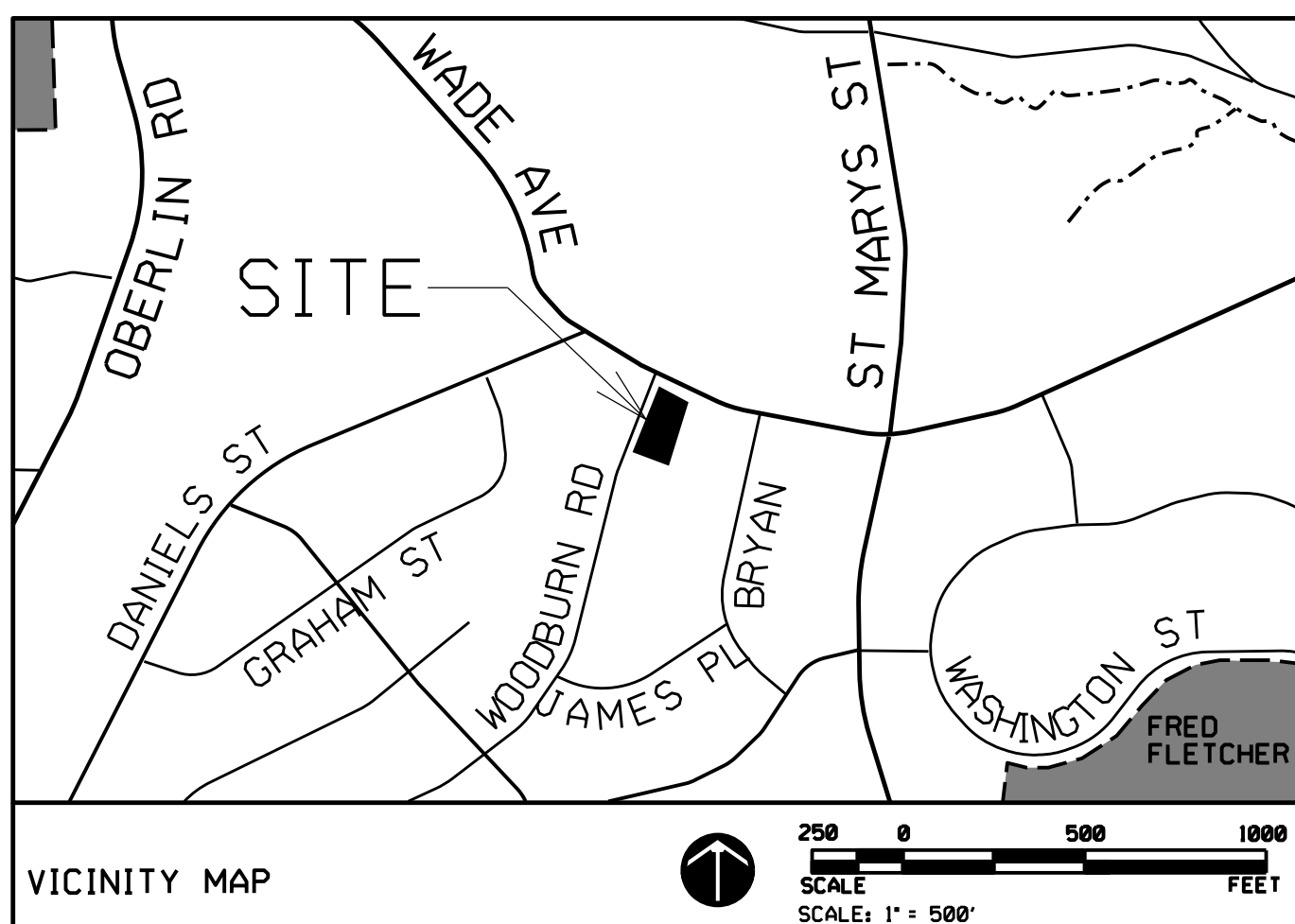
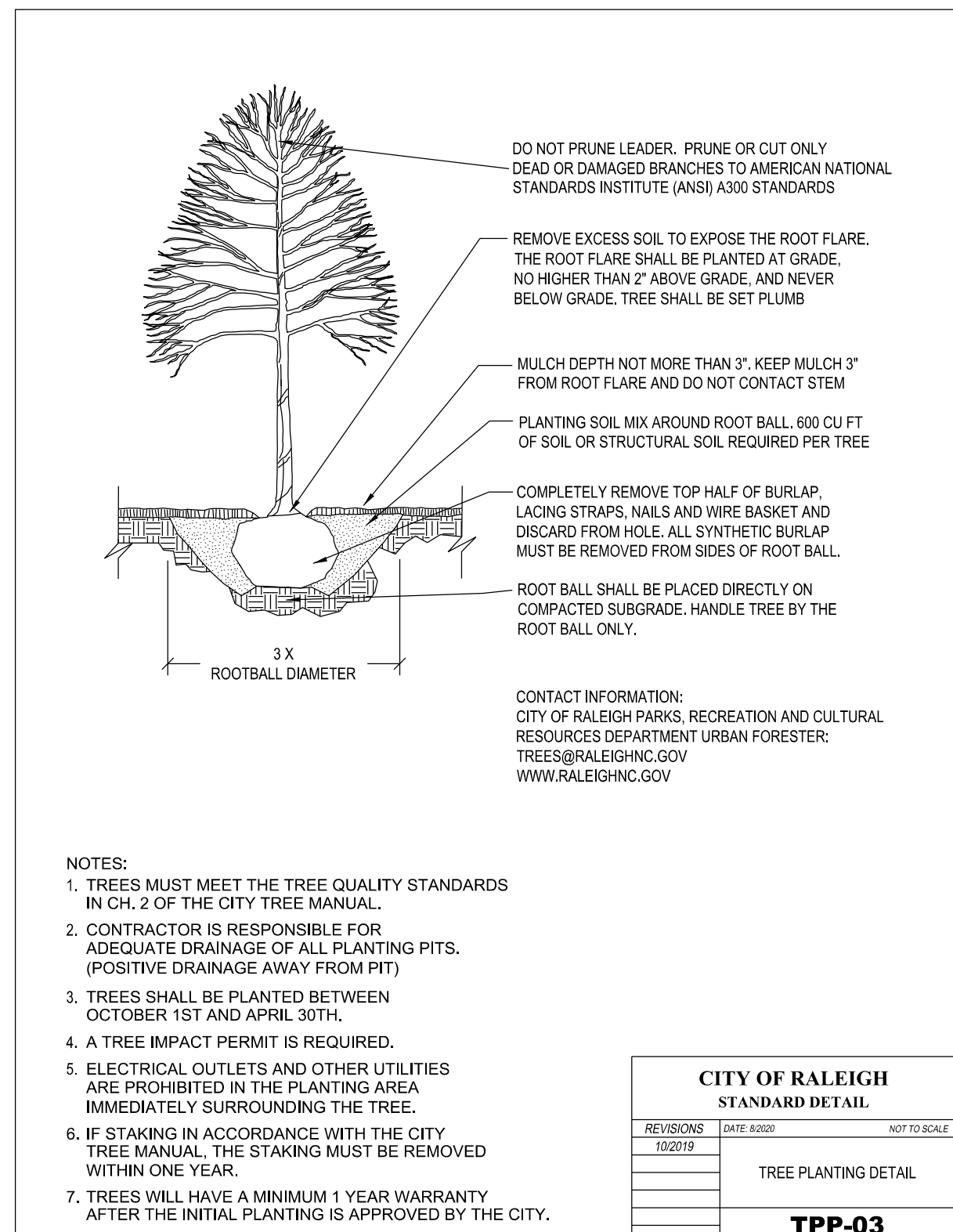
ALL TREES PROPOSED ARE LARGE MATURING TREES.

LEGEND:

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



SCALE: 1" = 20'



CONCRETE SIDEWALK AS PER CITY OF RALEIGH PEDESTRIAN IMPROVEMENTS: WADE AVENUE SIDEWALK SITE PLAN, DATED 4/8/2019 BY CITY OF RALEIGH ENGINEERING SERVICES DEPARTMENT

EXISTING NEIGHBORHOOD YIELD STREET 32.5' B-B, 50' R/W WITH 30" CURB AND GUTTER, 5' WALK ON EAST SIDE

MOVE EXISTING SANITARY SEWER CLEAN-OUT TO NEW PROPERTY LINE. CONNECT SEWER SERVICE CLEAN OUT TO THE EXISTING SERVICE LINE WITH A 4" REPAIR COUPLING.

837 WOODBURN RD.
JOHNSON LYNN TITCHENER
PIN# 1704241853
DB: 017299, PG: 01959
USE: SINGLE FAMILY
ZONING - R-6NEW 5/8" WATER METER AND BOX W/ 3/4" TYPE K COPPER WATER SERVICE LINE
NEW 4" PVC SANITARY SEWER SERVICE CLEAN-OUT WITH NEW 4" SCH 40 PVC SANITARY SEWER SERVICE PIPE833 WOODBURN RD.
ALICIA & DAVID KENOYER
PIN# 1704240794
DB: 016227, PG: 02578
USE: SINGLE FAMILY
ZONING - R-6

NEW 5/8" WATER METER AND BOX W/ 3/4" TYPE K COPPER WATER SERVICE LINE

SPEED BUMP - AS PER TRANSPORTATION OPERATIONS

EXISTING 5' WIDE CONCRETE SIDEWALK

PROPOSED 5' GENERAL UTILITY PLACEMENT EASEMENT / 5' SLOPE EASEMENT

829 WOODBURN RD.
JOHN AUSTIN PLYLER
PIN# 1704240677
DB: 002974, PG: 00034
USE: SINGLE FAMILY
ZONING - R-6828 WOODBURN RD.
MICHAEL BENDER,
SHENANDOAH HELLMAN
PIN# 1704242660
DB: 016907, PG: 00245
USE: TWO FAMILY
ZONING - R-6NEIGHBORHOOD YIELD - REQ. R/W = 55'
EXISTING R/W = 50'
REQ. STREET 27' B-B
EXISTING 32.5' B-B - ADDITIONAL R/W REQ. - 2.5'
NO ADDITIONAL PAVING REQ.829 BRYAN ST
SEPIDEH SAIDI
PIN# 1704244515
DB: 015675, PG: 02500
USE: SINGLE FAMILY
ZONING - R-6

PROPERTY NOTES:

- EXISTING BOUNDARY AND 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, 838 WOODBURN RD., LOT 16, BLK 1, CAMERON VILLAGE' AND DATED 5-4-2020. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
- UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY SEAN MCLEAN, NC PE 027840 AND DATED 5-29-2020.

SITE DATA:

PIN NUMBER - 1704242783
ADDRESS: 838 WOODBURN RD., RALEIGH
TOTAL ACREAGE - 18,163 SF - 0.417 AC
AREA OF RIGHT OF WAY DEDICATION - 2,466 SF - 0.057 AC
LOT 1 - 7,754.3 SF - 0.1780 AC
LOT 2 - 7,942.7 SF - 0.1823 AC
PROPOSED SITE DENSITY - 4.8 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 3,000 SF - 0.069 AC
HOUSE, GARAGE - 1,890 SF, DECK - 150 SF
DRIVE, WALK - 620 SF, PATIO - 340 SF
ZONING - R-6

IMPERVIOUS SURFACE AREA LIMITS:

LOT 1 -
80.02 LF ALONG WOODBURN
1' FUTURE WALK ADDITION = 80.02 SF
(7,754.3 X .51) - 80.02 = 3,874.67 SF
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 1 = 3,874.67 SF

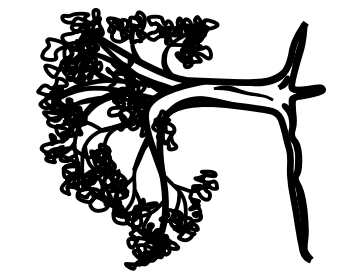
LOT 2 -
88.62 LF ALONG WOODBURN
1' FUTURE WALK ADDITION = 88.62 SF
6 LF ALONG WOODBURN
6' FUTURE WALK = 36
91 LF ALONG WADE
6' FUTURE WALK = 546
(7,942.7 X .51) - 670.62 = 3,380.16 SF
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 2 = 3,380.16 SF

SITE NOTES:

- THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 15,697 SF - 0.36 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 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.
- THE SITE IS 0.36 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE, WALK AND DRIVEWAY 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.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
- A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
- A FEE-IN-LIEU FOR 1' OF WALK ALONG WOODBURN IS REQUIRED AND A SURETY BOND IS REQUIRED FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
- 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.
- SUBDIVISION PLAN CREATES TWO LOTS.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- 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.
- NO CURB CUT WILL BE PERMITTED ON WADE AVENUE.
- THE DRIVEWAY TO SERVICE LOT 2 MUST BE PLACED AS FAR AS POSSIBLE AWAY FROM WADE AVENUE AND ENTERING WOODBURN.
- ENSURE THAT PROPOSED DRIVEWAYS DO NOT CONFLICT OR INTERFERE WITH THE TRANSPORTATION OPERATIONS SPEEDBUMP.

ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNERDESIGNED: AAP
DRAWN:
APPROVED:RHYD VILLAGE SUBDIVISION
SUBDIVISION & PLANTING PLAN
838 WOODBURN RD., RALEIGH, NC

RALEIGH COMMENTS	
1	7.17.20
2	5.26.21
3	7.15.21
REV. PROPERTY LINE	

SCALE: NTS
DATE: MAY 16, 2020SHEET NO. 1
PROPOSED
SUBDIVISION
& PLANTING
PLANSP-1
SEQUENCE NO. 3 OF 5ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518DESIGNED: AAP
DRAWN:
APPROVED:RHYD VILLAGE SUBDIVISION
SUBDIVISION & PLANTING PLAN
838 WOODBURN RD., RALEIGH, NC

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SCALE: NTS
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SEQUENCE NO. 3 OF 5