

# 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](mailto:DS.intake@raleighnc.gov).

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

**DEVELOPMENT TYPE (UDO Section 2.1.2)**

<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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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): Summer Stone Subdivision

Property Address(es): 8420 Ray Rd

Recorded Deed PIN(s): 0788816621

What is your project type?	<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input 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: CrossBuilt Homes, Inc.	Owner/Developer Name and Title: Ritch Funderburk
---------------------------------	--

Address: 5131 Country Trail, Raleigh, NC 27613

Phone #: 919 906-9071	Email: <a href="mailto:ritch@crossbuilthomes.com">ritch@crossbuilthomes.com</a>
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**APPLICANT INFORMATION**

Company: CrossBuilt Homes, Inc.	Contact Name and Title: Alison Pockat, Landscape Architect
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Alison A. Pockat, ASLA	Address: 106 Steep Bank Dr., Cary, NC 27518
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Phone #: 919 363-4415	Email: <a href="mailto:aapockat@earthlink.net">aapockat@earthlink.net</a>
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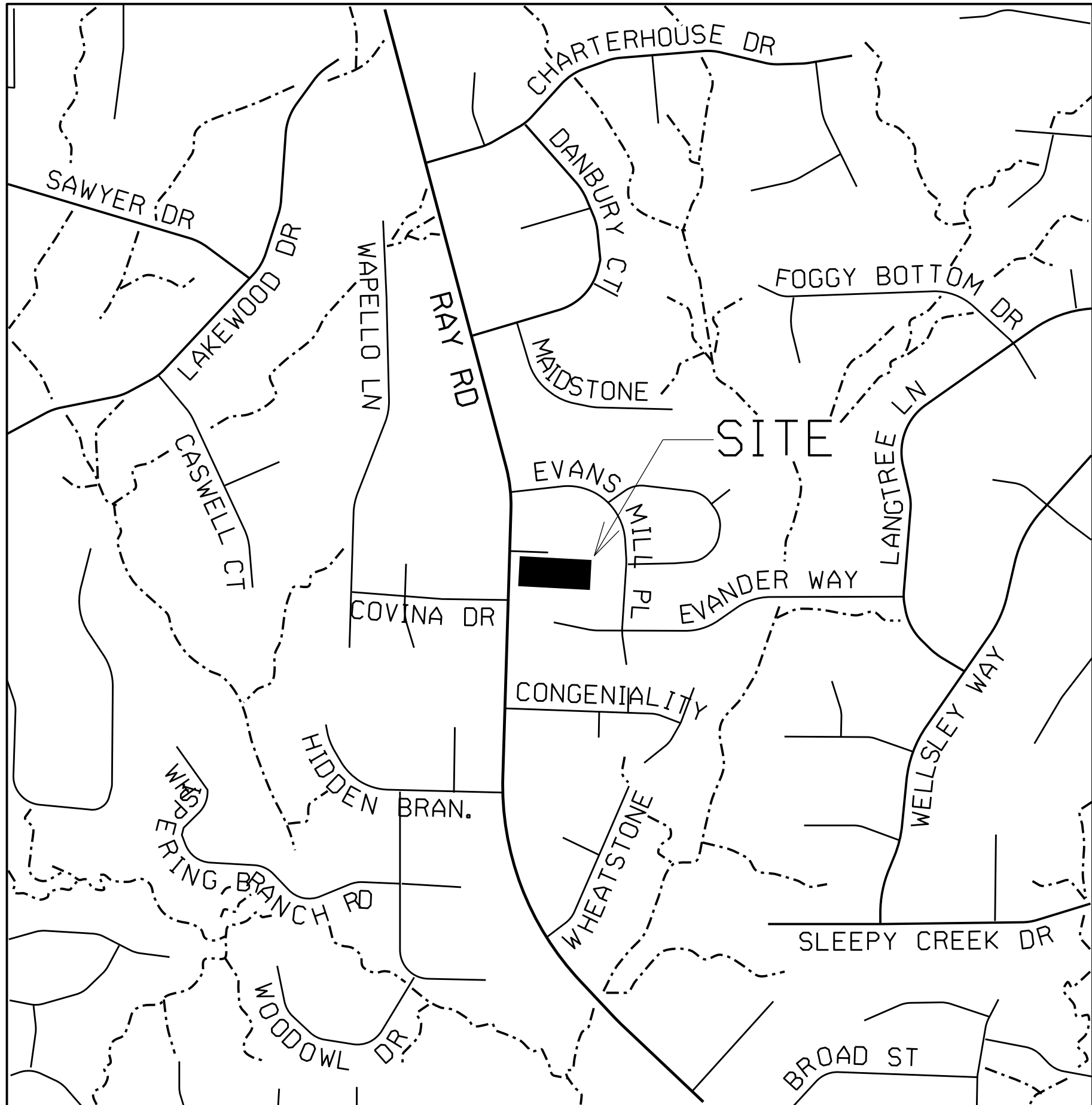
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.988 acres	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

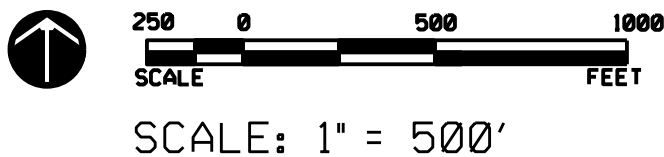
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.118 AC Square Feet: 5,142 SF	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 Attached
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F): 3.62	
Total # of open space and/or common area lots:	
Total # of requested lots: 3	

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 <u>Alison A. Pockat</u> 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: <u>Ritch Funderburk</u>	Date: June 23, 2020
Printed Name: Ritch Funderburk	
Signature:	Date:
Printed Name:	

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



VICINITY MAP



RALEIGH PLAN NUMBER: SUB-0045-2020

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	C0-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS
5	D-2	SITE DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:  
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

CONDITION OF APPROVAL - NO ACCESS WILL BE ALLOWED ON RAY RD.

# SUMMER STONE SUBDIVISION

8420 RAY RD.  
RALEIGH, NORTH CAROLINA

OWNER:  
CROSSBUILT HOMES  
5131 COUNTRY TR.  
RALEIGH, NC 27613

CONTACT: RITCH FUNDERBURK  
PHONE - 919 906-9071

## SITE DATA

ADDRESS: 8420 RAY RD., RALEIGH  
PIN #: 0788816621 ACREAGE: 0.988 (GROSS)  
BM 1979, PG 447 (43,019 SF)  
DB 002733, PG 00-E-

ZONING: R-4  
LAND CLASS: LOW DENSITY RESIDENTIAL -  
LESS THAN 10 UNITS PER AC - HOMESITE

WATERSHED: CRABTREE CREEK  
NEUSE RIVER BASIN  
USE TYPE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF STONEHEDGE  
SUBDIVISION SECTION 5

TOTAL SURFACE AREA FOR LOT = 43,019 SF, 0.988 ACRES  
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,142 SF  
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT = 11.95%

PROPOSED USE -  
THREE RESIDENTIAL LOTS - DETACHED SINGLE FAMILY DWELLINGS  
R/W DEDICATION - 7,017 SF - 0.16 AC  
NET ACREAGE = 0.826  
LOT 1 - 10,138 SF - 0.233 AC  
LOT 2 - 15,053 SF - 0.346 AC  
LOT 3 - 10,811 SF - 0.248 AC

SITE DENSITY = 3.04 DU/AC

PROJECTED WASTEWATER FLOW = 1,440 GPD  
3 DWELLINGS X 4 BEDROOMS X 120 GRP

## DEVELOPMENT SERVICES

### Preliminary Subdivision Plan Application

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NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
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Development name (subject to approval): Summer Stone Subdivision	
Property Address(es): 8420 Ray Rd	
Recorded Deed PIN(s): 0788816621	
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"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: CrossBuilt Homes, Inc.	Owner/Developer Name and Title: Richard Funderburk, President
Address: 5131 Country Trail, Raleigh, NC 27613	
Phone #: 919 906-9071	Email: <a href="mailto:ritch@crossbuilthomes.com">ritch@crossbuilthomes.com</a>
APPLICANT INFORMATION	
Company: CrossBuilt Homes, Inc.	Contact Name and Title: Alison Pockat, Landscape Architect
Alison A. Pockat, ASLA	
Phone #: 919 363-4415	Address: 106 Steep Bank Dr., Cary, NC 27518
Email: <a href="mailto:aapockat@earthlink.net">aapockat@earthlink.net</a>	

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REVISION 08.01.19

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DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.988 acres	
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R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.118 AC Square Feet: 5,142 SF	Proposed Impervious Surface: Acres: Square Feet:
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 Attached
Total # of single-family lots: 3 - for single family detached homes	
Proposed density for each zoning district (UDO 1.6.2.F):	
3.04	
Total # of open space and/or common area lots:	
Total # of requested lots: 3	

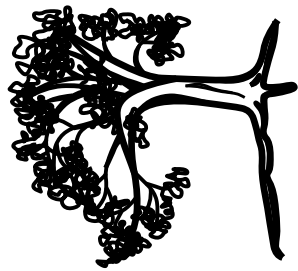
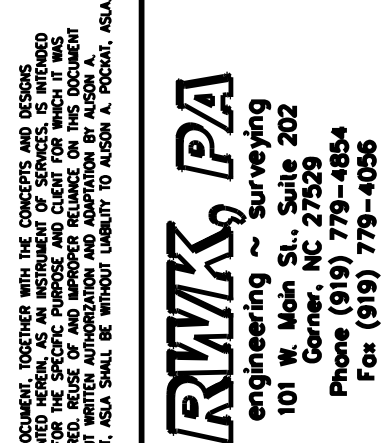
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I hereby designate Alison A. Pockat to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have 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: <i>Richard Funderburk</i>	Date: Aug. 12, 2020
Printed Name: Richard Funderburk, President, CrossBuilt Homes, Inc.	
Signature:	Date:
Printed Name:	

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

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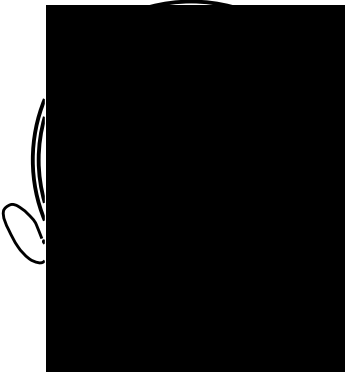


ALISON A. POCKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER  
(919) 363-4415  
106 STEEPBANK DRIVE  
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:



PROJECT 20001

SUMMER STONE SUBDIVISION  
8420 RAY RD., RALEIGH NC

CROSSBUILT HOMES  
5131 COUNTRY TR.  
RALEIGH, NC 27613

REVIEWS	COMMENTS
1	18-10-20 RALEIGH REVIEW COMMENTS
2	10-21-20 RALEIGH REVIEW COMMENTS
3	
4	
5	
6	
7	
8	
9	
10	

SCALE: NTS

DATE: MAY 8, 2019

SHEET NO.:

COVER  
SHEET  
CO-1

SEQUENCE NO. 1 OF 5

RALEIGH PLAN NUMBER: SUB-0045-2020



BLOCK PERIMETER EXHIBIT  
AS PER UDO SECT.  
8.3.2.A.2 TABLE -  
THE MAXIMUM LENGTH  
OF A DEAD-END STREET  
IN R-4 ZONING WITH  
0.3 AC AVERAGE LOTS  
= 600'  
KAYTREE LN = 145'

SCALE: 1"=300'

NEIGHBORHOOD YIELD -  
REQ. R/W = 55'  
EXISTING R/W = 40' -  
ADDITIONAL R/W REQ. = 15'  
REQ. STREET 27' B-B  
EXISTING 20' B-B -  
7' ADDITIONAL PAVING REQ.

3808 KAYTREE LN  
BRADLEY & APRIL WALKER  
PIN# 0788815759  
DB: 008090 PG: 02078  
USE: SINGLE FAMILY  
ZONING - R-4

3804 KAYTREE LN  
MITCHELL & SALLY MERRITT  
PIN# 0788816748  
DB: 007931 PG: 00521  
USE: SINGLE FAMILY  
ZONING - R-4

#### IMPERVIOUS SURFACE AREA LIMITS:

EXISTING IMPERVIOUS SURFACE TO BE REMOVED = 5,142 SF  
KAYTREE RD. IMPROVEMENTS AS PER 1996 PLAT - KATE LAND SUBD.  
IMPERVIOUS SURFACE FOR ROAD AND WALK IMPROVEMENT  
ROAD - 4,593 SF + WALK - 1,020 SF = 5,613 SF  
SUBSTITUTION AS PER UDO 9.2.2.A.3.b AND 10.3.4.E

RIGHT OF WAY IMPERVIOUS ALLOCATIONS PER LOT:  
LOT 1 - 1,085 SF LOT 2 - 3,070 SF  
LOT 3 - 1,458 SF

#### IMPERVIOUS SURFACE AREA ALLOCATED PER LOT

LOT 1 -  
(10,138 X .38) - 1,085 = 2,767 SF

LOT 2 -  
(15,053 X .38) - 3,070 = 2,650 SF

LOT 3 -  
(10,811 X .38) - 1,458 = 2,650 SF

IMPERVIOUS LIMIT FOR EACH LOT IS TO BE RECORDED ON  
THE PLAT PRIOR TO THE ISSUANCE OF BUILDING PERMITS

#### SITE DATA:

PIN NUMBER - 0788816621

ADDRESS: 8420 RAY RD., RALEIGH

TOTAL ACREAGE - 43,019 SF - 0.988 AC

AREA OF RIGHT OF WAY DEDICATION - 7,017 SF

LOT 1 - 10,138 SF - 0.233 AC

LOT 2 - 15,053 SF - 0.346 AC

LOT 3 - 10,811 SF - 0.248 AC

AREA OF DEVELOPMENT - 0.826 AC

PROPOSED SITE DENSITY - 3.04 UNITS / ACRE

EXISTING IMPERVIOUS AREA - 5,142 SF - 0.118 AC

HOUSE, GARAGE - 2,678 SF, DECK - 84 SF

HYAC & WELL - 52 SF, DRIVE / WALK - 2,328 SF

ZONING - R-4

#### NOTE:

THE NEW WATER SERVICES SHALL BE  
INSTALLED ON THE MAIN SIDE OF THE  
EXISTING WATER LINE AND SHALL NOT BE  
INSTALLED ON THE WATER LINE TO THE  
HYDRANT.

8409 EVANS MILL  
MICHAEL & DEBORAH INNERARITY  
PIN# 0788818776  
DB: 005511 PG: 00901  
USE: SINGLE FAMILY  
ZONING - R-4

8405 EVANS MILL  
PAMELA & GAVIN SALDANHA  
PIN# 0788818677  
DB: 015864 PG: 01943  
USE: SINGLE FAMILY  
ZONING - R-4

8401 EVANS MILL  
DAVID & BEETA KAZAR  
PIN# 0788818568  
DB: 016351 PG: 01693  
USE: SINGLE FAMILY  
ZONING - R-4

3808 EVANDER WAY  
FELICE & ROBERT MERMELSTEIN  
PIN# 0788817520  
DB: 007733 PG: 00525  
USE: SINGLE FAMILY  
ZONING - R-4

3812 EVANDER WAY  
NANCY & MICHAEL ISTRICHMAN  
PIN# 0788816553  
DB: 008175 PG: 00242  
USE: SINGLE FAMILY  
ZONING - R-4

3816 EVANDER WAY  
DONNA & JOHN WALTON  
PIN# 0788815555  
DB: 008079 PG: 00001  
USE: SINGLE FAMILY  
ZONING - R-4

CUL-DE-SAC LOT - MIN.  
LOT DEPTH IS MEASURED  
FROM THE POINT WHERE  
THE MIN. 65' WIDTH IS MET -  
MIN DEPTH TO REAR PROPERTY  
LINE IS 70' AS PER UDO 1.5.2.E

EXISTING AVE. 2-LANE DIVIDED  
STREET W/ VARIABLE WIDTH R/W  
AND STREET - NO CURB & GUTTER,  
DITCH SECTIONS AND NO WALK  
ON EITHER SIDE

8509 RAY RD  
KATIE LEE HUNTER  
MICHAEL JONES  
PIN# 0788813720  
DB: 008100 PG: 01557  
USE: SINGLE FAMILY  
ZONING - R-4

REMOVE EXISTING DRIVE AND  
12" PIPE - RESTORE DITCH SECTION

3804 COVINA DR  
KYLE BREISCHAFT  
PIN# 0788813660  
DB: 015909 PG: 01642  
USE: SINGLE FAMILY  
ZONING - R-4

AVE 2-LANE DIVIDED -  
REQ. R/W = 80'  
EXISTING R/W = VARIABLE  
ADDITIONAL R/W REQ. = 10'  
REQ. STREET 52' B-B  
EXISTING 30' B-B -  
11' ADDITIONAL PAVING REQ.

#### 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
- MINIMUM AREA FOR LOT  
REQ. BY ZONING

#### STREET TREE PLANTING

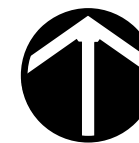
#### KEY COUNT PLANT NAME

NS 2 NYSSA SYLVATICA, TUPELO  
QN 3 QUERCUS NUTTALLI, NUTTALL OAK

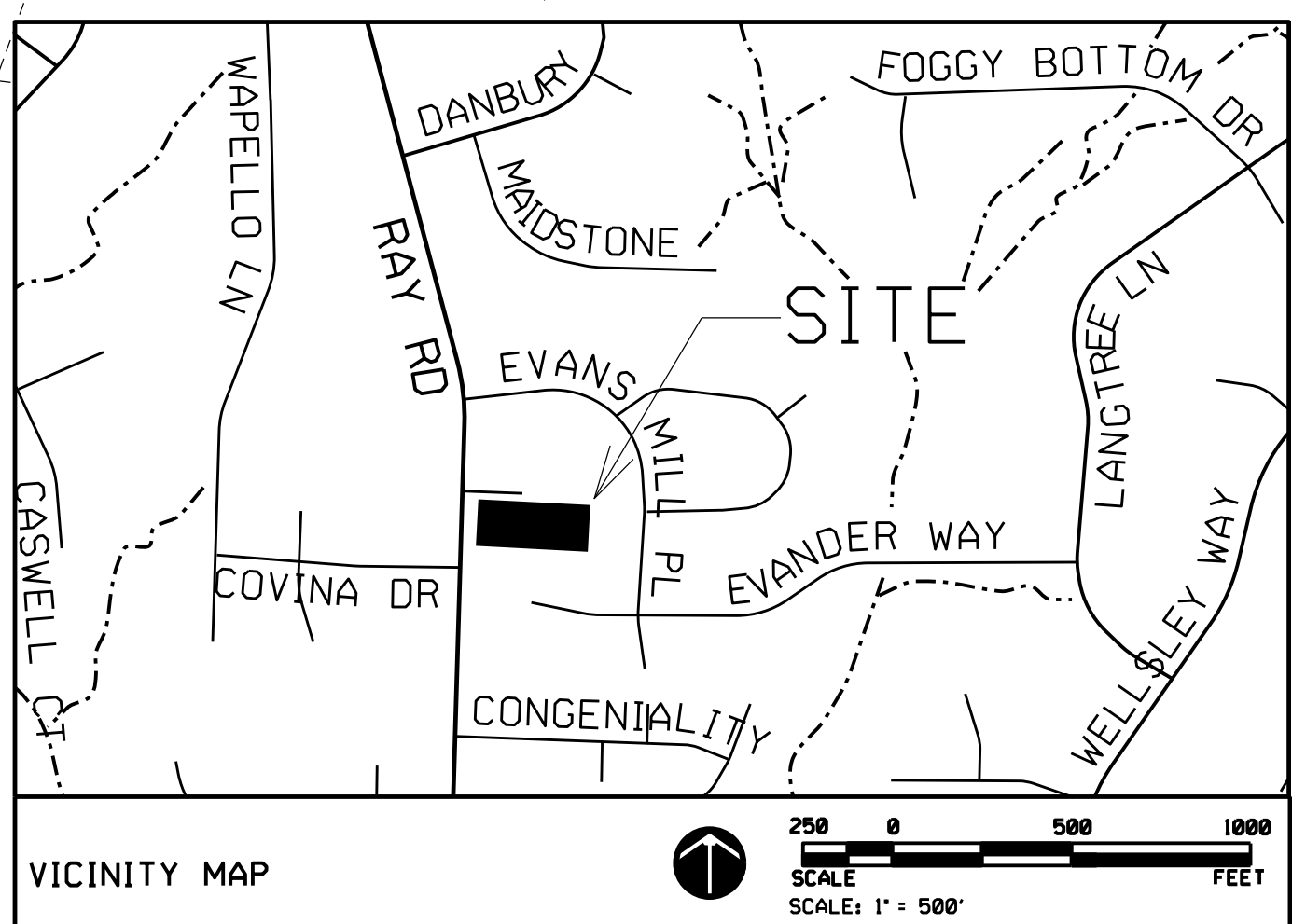
O/C	SPACE	SIZE	HT/SPREAD
NS	2	3" CAL, 10' HT	45' / 45'
QN	3	3" CAL, 10' HT	50' / 50'

#### PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION  
ARE BASED ON AN EXISTING CONDITIONS SURVEY BY BERNARD &  
ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC 27587, PHONE NUMBER:  
919 414-3601, ENTITLED 'LANDS OF SARAH ROCHELLE - 8420 RAY RD.'  
AND DATED 4-14-2020.  
TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION 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 JUNE 10, 2020.



SCALE: 1" = 20'



ALISON A. POKKAT, ASLA  
LANDSCAPE ARCHITECT  
LAND PLANNER

DESIGNED: AAP

DRAWN:

APPROVED:

PROJECT 20001

SUMMER STONE SUBDIVISION  
SUBDIVISION & PLANTING PLAN  
8420 RAY RD., RALEIGH, NC

REVISIONS
1 18.10.20 RALEIGH REVIEW COMMENTS
2 11.11.21 RALEIGH STORMWATER COMMENTS
3 13.18.21 REVISED IMPERVIOUS CALC'S

SCALE: NTS

DATE: MAY 8, 2020

SHEET NO. 1

PROPOSED  
SUBDIVISION  
& PLANTING  
PLAN

SP-1

SEQUENCE NO. 3 OF 5

RWK, PA  
101 W. Main St., Suite 202  
Cary, NC 27519  
Phone (919) 779-4084  
Fax (919) 779-4086