

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.


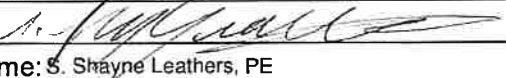
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): LAKE BOONE TRAIL			
Property Address(es): 723 Lake Boone Trail, Raleigh NC 27607			
Recorded Deed PIN(s): 0795-71-5960			
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: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: DJF Builders, Inc.	Owner/Developer Name and Title: Dennis Fitzgerald
Address: 3717 National Dr. Suite 140	
Phone #: (919) 363-1700	Email: Dennis@djfbuilder.com
APPLICANT INFORMATION	
Company: DJF Builders, Inc.	Contact Name and Title: Dennis Fitzgerald
Address: 3717 National Dr. Suite 140	
Phone #: (919) 363-1700	Email: Dennis@djfbuilder.com

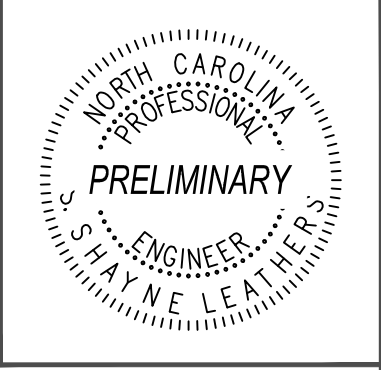
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.49 AC. (21,331 SF)	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	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: 0.142 Square Feet: 6,215.11	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 #: 3720079500J	
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 U/A	
Total # of open space and/or common area lots: N/A	
Total # of requested lots: 2	

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>S. Shayne Leathers, 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: 6/8/21
Printed Name: Dennis Fitzgerald, President (DJF Builders, Inc.)	
Signature: 	Date: 06.08.21
Printed Name: S. Shayne Leathers, PE	

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



P210302_723 LAKE BOONE TRAIL

LAKE BOONE TRAIL SUBDIVISION

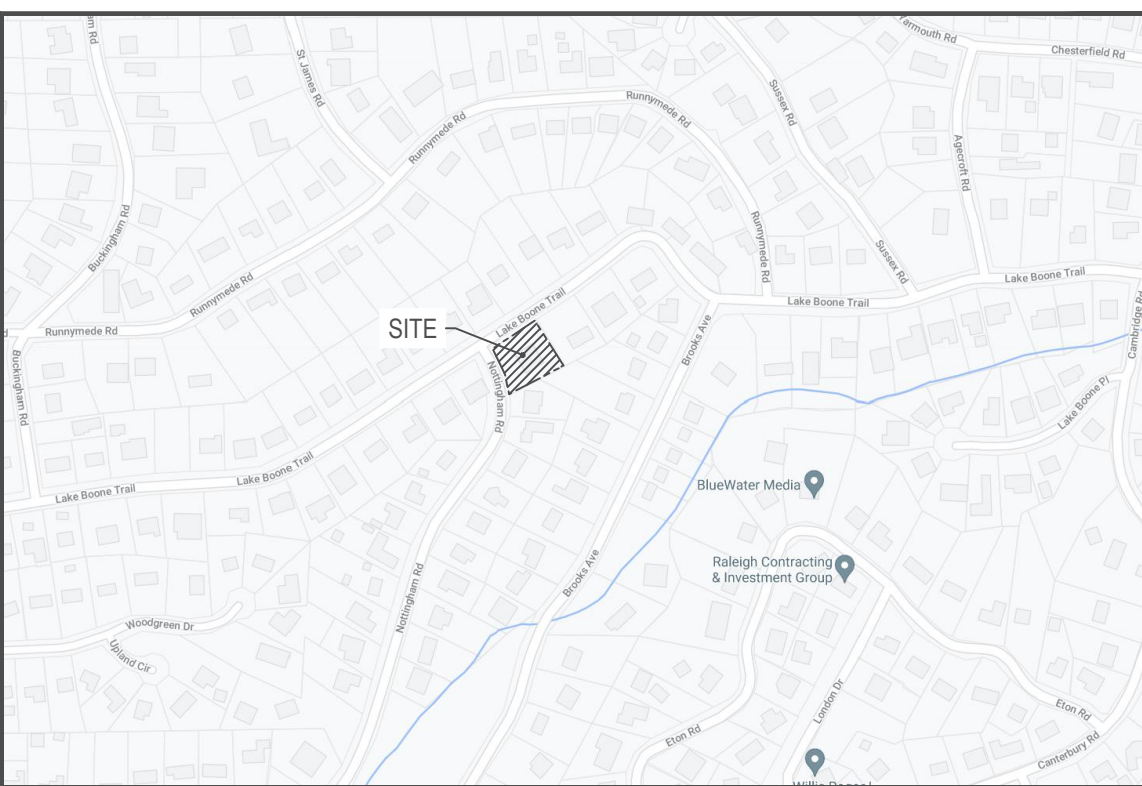
SUB - 0046-2021

PRELIMINARY SUBDIVISION SUBMITTAL 1: 07.08.21

PRELIMINARY SUBDIVISION SUBMITTAL 2: 09.01.21

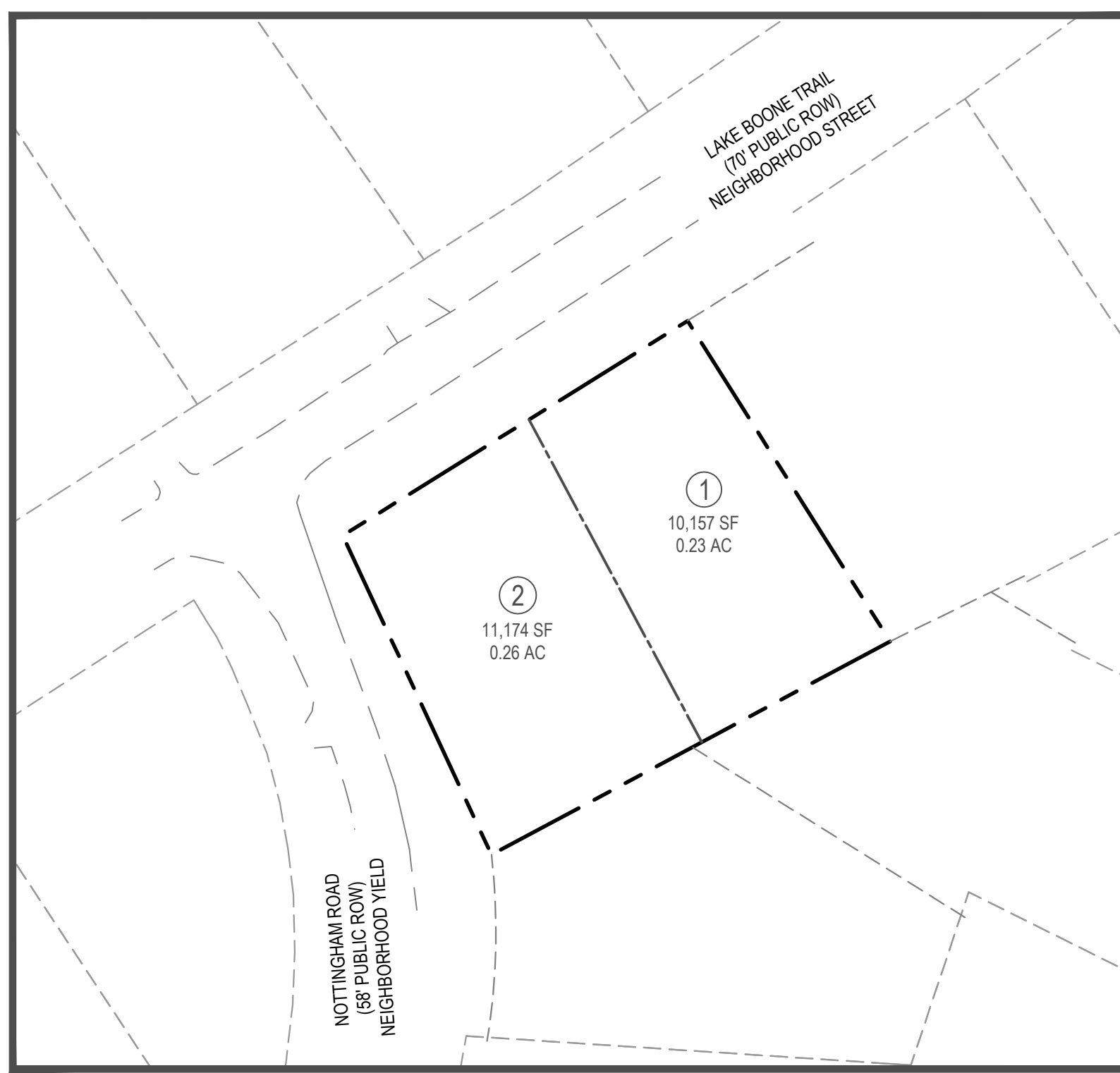
PRELIMINARY SUBDIVISION SUBMITTAL 3: 10.01.21

SHEET LIST	
Sheet Number	Sheet Title
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	UTILITY PLAN
C301	UTILITY DETAILS
L100	LANDSCAPE PLAN



VICINITY MAP
SCALE: NTS

723 LAKE BOONE TRAIL
RALEIGH, NC 27607
WAKE COUNTY



PROJECT PLAN

SCALE: 1" = 50'

OWNER:

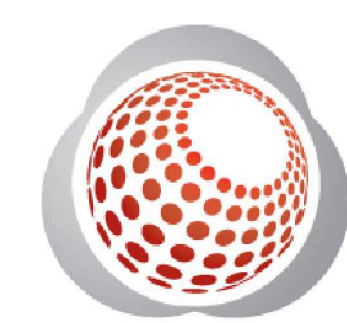
DAVIS, PATSY H.
DAVIS, OUITA RENEE
723 LAKE BOONE TRAIL
RALEIGH, NC 27607

DEVELOPER:

DJF BUILDERS, INC.
LINDSAY WALTON
3717 NATIONAL DR. SUITE 140
RALEIGH, NC 27612

ENGINEER:

BATEMAN CIVIL SURVEY, PC.
S. SHAYNE LEATHERS, PE
2524 RELIANCE AVE.
APEX, NC 27539



Bateman Civil Survey Company
Engineers • Surveyors • Planners

2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS Firm No. C-2378

Preliminary Subdivision Application
Planning and Development
Planning and Development Customer Service Center • One Exchange Plaza, Suite 402 | Raleigh, NC 27601 | 919-699-2000

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): **N/A**
Development name (subject to approval): **LAKE BOONE TRAIL**
Property Address(es): **723 Lake Boone Trail, Raleigh NC 27607**
Recorded Deed PIN(s): **0795-71-5960**

What is your project type? [x] Single family Apartment [] Townhouse Non-residential [] Other: [] Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: **DJF Builders, Inc.** Owner/Developer Name and Title: **Dennis Fitzgerald**
Address: **3717 National Dr. Suite 140** Email: **Dennis@djbldrs.com**
Phone #: **(819) 393-1700**

APPLICANT INFORMATION
Contact Name and Title: **Dennis Fitzgerald**
Address: **3717 National Dr. Suite 140**
Phone #: **(819) 393-1700** Email: **Dennis@djbldrs.com**

Continue to page 2 >>

NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY BATEMAN CIVIL SURVEY COMPANY. CONTRACTOR TO CONFIRM ALL INFORMATION BEFORE CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
- CALL NORTH CAROLINA ONE CALL CENTER @ 1-800-635-4949 BEFORE DIGGING.
- CITY OF RALEIGH WILL OFFER SOLID WASTE COLLECTION SERVICES.
- SITE MUST BE STABILIZED AND SEEDDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FEE-IN-LIEU FOR LAKE BOONE TRAIL WILL BE APPLIED AS FOLLOWS:**
 - 968 SF OF SIDEWALK AT 160 LF
 - 1,538 SF OF PAVEMENT (CURB & GUTTER) AT 159 LF
- A FEE-IN-LIEU FOR NOTTINGHAM ROAD WILL BE APPLIED AS FOLLOWS:**
 - 769 SF OF SIDEWALK AT 128 LF
 - 0 SF OF PAVEMENT (CURB & GUTTER) AT 0 LF

TRAFFIC CONTROL & PEDESTRIAN (TCPED) NOTES:

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH THE RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD)
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG)
 - AMERICAN DISABILITIES ACT (ADA) REQUIREMENTS
 - RALEIGH STREET DESIGN MANUAL (RSDM)
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND / OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SOLID WASTE COMPLIANCE STATEMENT:

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

PROJECT DETAILS:

- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS.
- NO DRIVEWAY WILL BE PERMITTED OFF NOTTINGHAM ROAD, ALL DRIVEWAY ACCESS SHALL BE FROM LAKE BOONE TRAIL.

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

ZONING INFORMATION
Gross site acreage: **0.49 AC (21,331 SF)**
Zoning district (if more than one, provide acreage of each): **R-4**

Overlay district: **NA** Inside City limits? [x] Yes [] No
Conditional Use District (CUD) Case # **Z- N/A** Board of Adjustment (BOA) Case # **A- N/A**

STORMWATER INFORMATION
Existing Impervious Surface: Acres: **0.49** Square Feet: **4,915.11** Proposed Impervious Surface: Acres: [] Square Feet: []
Neuse River Buffer: [] Yes [x] No Wetlands: [] Yes [x] No
Is this a flood hazard area? [] Yes [x] No
If yes, please provide the following:
Alluvial soils: []
Flood study: []
FEMA Map Panel #: **22080800**

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 U/A**
Total # of open space and/or common area lots: **NA**
Total # of requested lots: **2**

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I, **S. SHAYNE LEATHERS, PE**, 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: **[Signature]** Date: **6/5/21**
Printed Name: **Dennis Fitzgerald, President (DJF Builders, Inc.)**
Signature: **[Signature]** Date: **06.08.21**
Printed Name: **S. Shayne Leathers, PE**

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

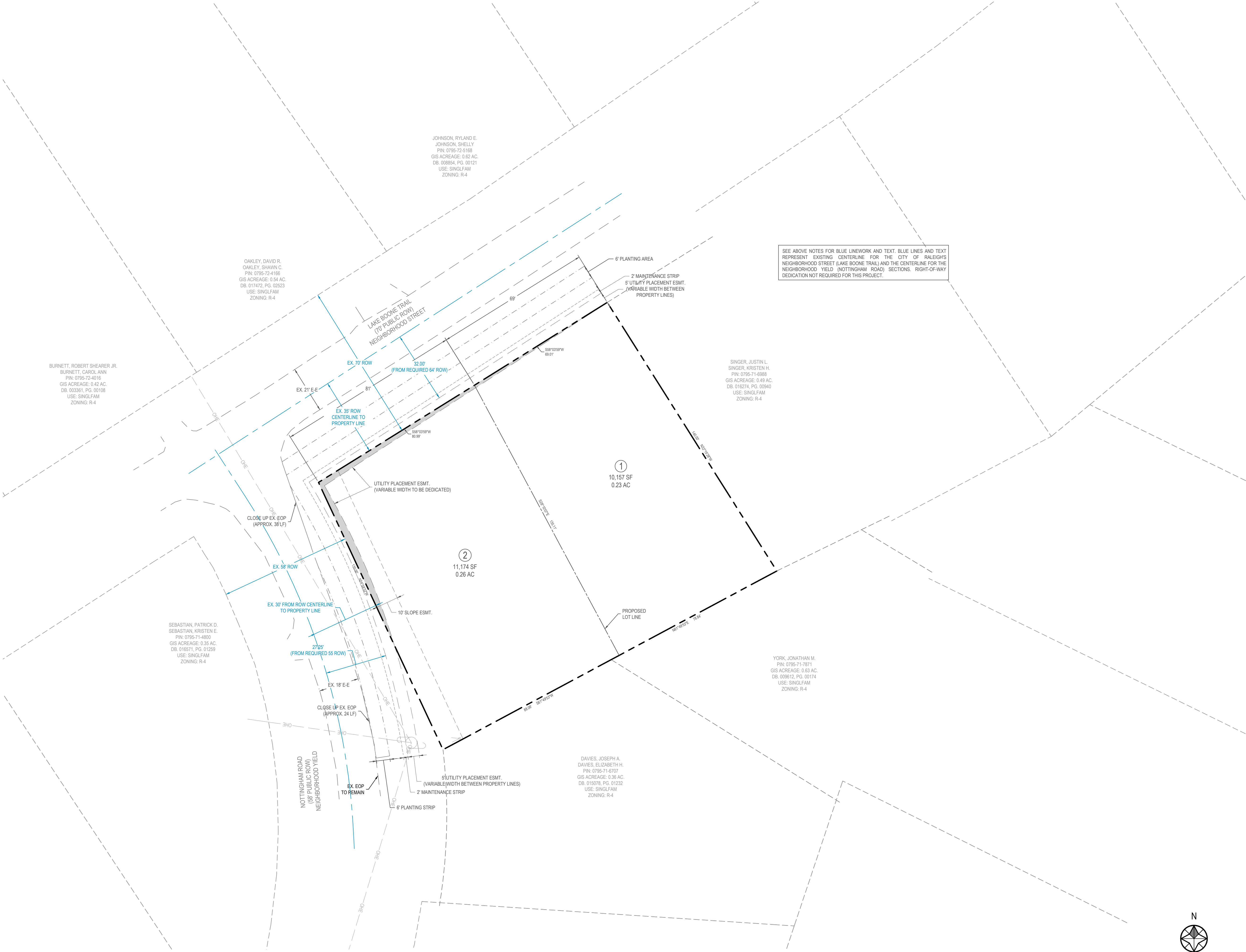
REV#	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21

p:\2021\proj\p210302_723 lake boone trail\ENR\DWG\SheetP210302_0000_C000.dwg

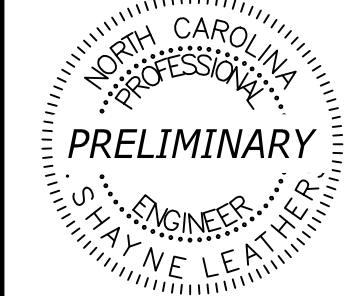
LAKE BOONE TRAIL:
1. EXISTING RIGHT-OF-WAY (ROW) WAS SURVEYED AT 70' EXCEEDING THE REQUIRED 64'.
2. THE 5' UTILITY PLACEMENT EASEMENT IS OFFSET FROM THE CENTERLINE OF THE 70' ROW AT 32' (HALF OF THE REQUIRED 64' ROW). THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIABLE WIDTH TO BE DEDICATED.
3. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 5' UTILITY PLACEMENT EASEMENT.
4. THERE IS A 6' SIDEWALK OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
5. A 6' PLANTING STRIP IS THEN OFFSET FROM THE 6' SIDEWALK.
6. A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED.

NOTTINGHAM ROAD:
1. EXISTING RIGHT-OF-WAY (ROW) WAS SURVEYED AT 58' EXCEEDING THE REQUIRED 55'.
2. THE 5' UTILITY PLACEMENT EASEMENT IS OFFSET FROM THE CENTERLINE OF THE 58' ROW AT 27.25' (HALF OF THE REQUIRED 55' ROW). THIS OVERLAPS ALONG THE PROPERTY LINE CREATING A VARIABLE WIDTH TO BE DEDICATED.
3. THERE IS A 2' MAINTENANCE STRIP OFFSET FROM THE 5' UTILITY PLACEMENT EASEMENT.
4. THERE IS A 6' SIDEWALK OFFSET FROM THE 2' MAINTENANCE STRIP THAT IS NOT SHOWN AS IT WILL NOT BE CONSTRUCTED. A FEE IN LIEU SHALL BE PROVIDED. REFER TO COVER FOR DETAILS.
5. A 6' PLANTING STRIP IS THEN OFFSET FROM THE 6' SIDEWALK.
6. A FEE IN LIEU WILL ALSO BE PROVIDED FOR ALL REQUIRED CURB AND GUTTER. DUE TO THE EXISTING ROW, THIS WILL ALSO NOT BE CONSTRUCTED. REFER TO COVER FOR DETAILS.

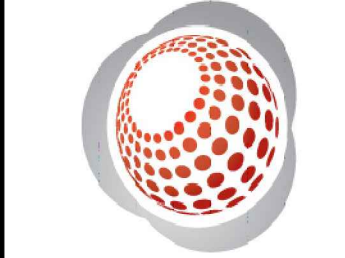
GENERAL NOTES:
1. ALL RIGHT-OF-WAY DIRECTION WAS APPROVED BY THE CITY OF RALEIGH TRANSPORTATION DEPARTMENT VIA TEAMS MEETINGS ON 08.26.21 AND 08.27.21.
2. LAKE BOONE TRAIL IS THE PRIMARY STREET FOR LOT 1 AND NOTTINGHAM ROAD IS THE PRIMARY STREET FOR LOT 2.



REV #	DATE	DESCRIPTION
1	09.01.21	COR REVIEW COMMENTS 1: 08.12.21
2	10.01.21	COR REVIEW COMMENTS 2: 09.23.21



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBELS Firm No. C-2376



LAKE BOONE TRAIL
PRELIMINARY SUBDIVISION
723 LAKE BOONE TRAIL
RALEIGH, NC 27607
WAKE COUNTY

SITE PLAN

Project Engineer: **SSL**
Designed By: **MEM**
Scale: **AS SHOWN**
Date: **07.08.21**
Project #: **P210302**

SHEET
C200