

# 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](mailto: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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> 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](mailto:SiteReview@raleighnc.gov).

I:\Projects\DRB21001\04-Production\Engineering\Preliminary Subdivision Plan\Current Drawings\DRB21001-CSI.dwg, 8/18/2022 10:41:47 AM, Max Klitsch


N/A  
Bayberry  
10913 Leesville Road; 10909 Leesville Road  
0778981618; 0778987715

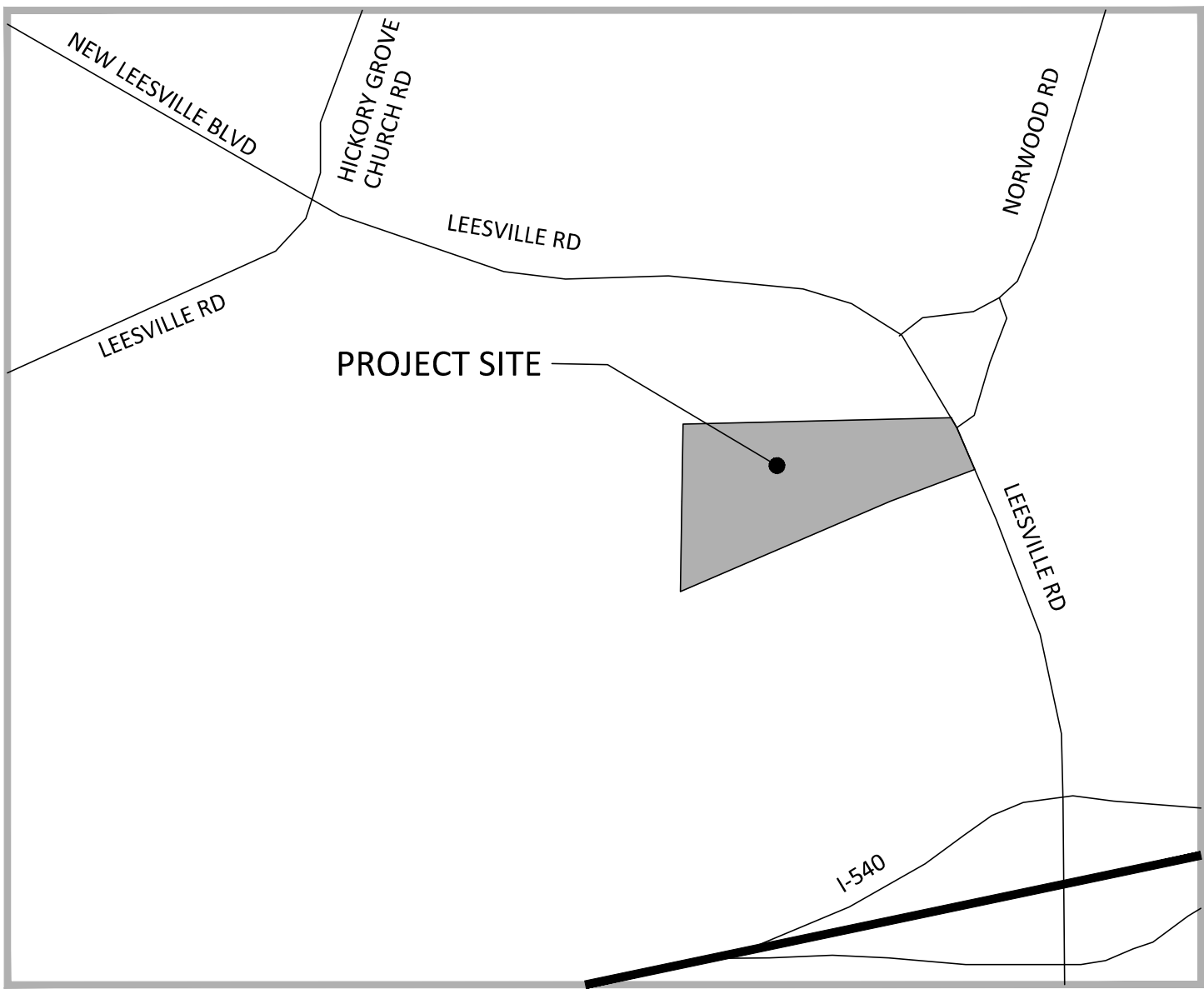
Dan Ryan Builders  
3000 RDU Center Dr Suite 202, Morrisville, North Carolina, 27560  
919-244-5899  
cszwarckop@drbgroup.com

Cindy Szwarcop  
2905 Meridian Parkway Durham, NC 27713  
williamson@mcadamsco.com

McAdams  
919-948-8064

Nick Williamson, PE  
2905 Meridian Parkway Durham, NC 27713  
williamson@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 17.40 acres	
Zoning districts (if more than one, provide acreage of each): RX-3-CU	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 73-21	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.45 Square Feet: 62,988	Proposed Impervious Surface: Acres: 6.38 Square Feet: 277,988
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input 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 townhome lots:	Detached 0 Attached 100
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 100 units/17.40 acres=5.74	
Total # of open space and/or common area lots: 5	
Total # of requested lots: 103	
SIGNATURE BLOCK	
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.	
I, Nick Williamson 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:  Nick Williamson	Date: _____
Printed Name: Nick Williamson	
Signature: _____	Date: _____
Printed Name: _____	
Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a> .	
Page 2 of 2	REVISION 02.03.21 raleighnc.gov



VICINITY MAP  
1" = 800'



Know what's below.  
Call before you dig.

SITE DATA	
SITE ADDRESS:	10909 LEESVILLE ROAD RALEIGH, NORTH CAROLINA, 27617
PARCEL PIN NUMBER:	0778981618, 0778987715
EXISTING ZONING:	R-4
OVERLAY DISTRICT:	NONE APPLICABLE
WATERSHED:	NEUSE
FLOODPLAIN/FIRM PANEL:	NONE APPLICABLE
SITE AREA	GROSS SITE AREA: 17.40 AC
EXISTING USE:	AGRICULTURE
PROPOSED USE:	TOWNHOUSE
PROPOSED DWELLING UNITS:	100 UNITS
RX-3-CU DENSITY:	ALLOWABLE: 130 UNITS PROPOSED: 100 UNITS
IMPERVIOUS AREA	EXISTING IMPERVIOUS: 1.45 AC PROPOSED IMPERVIOUS: 5.69 AC

OUTDOOR AMENITY AREA	
SITE AREA	17.40 AC
REQUIRED OUTDOOR AMENITY AREA	1.74 AC (10%)
PROVIDED OUTDOOR AMENITY AREA	1.80 AC (10.3%)

ZONING CONDITIONS	
1. PRINCIPLE USES SHALL BE LIMITED TO SINGLE-UNIT LIVING, TWO-UNIT LIVING AND MULTI-UNIT LIVING. ALL OTHER USES SHALL BE PROHIBITED.	
A. ONLY MULTI-UNIT LIVING BUILDINGS ARE PROPOSED.	
2. APARTMENT BUILDING TYPES SHALL BE PROHIBITED.	
B. NO APARTMENT TYPE BUILDINGS ARE PROPOSED.	
3. THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 130 UNITS.	
C. PROPOSED DEVELOPMENT IS NOT EXCEEDING 130 UNITS.	
4. A LANDSCAPE BUFFER WITH AN AVERAGE WIDTH OF 25 FEET SHALL BE LOCATED ALONG THE WESTERN PROPERTY LINE ABUTTING THE FOLLOWING PROPERTIES: (1) PIN 0778855107, DEED BOOK 12671, PAGE 1499; (2) PIN 0778846424, DEED BOOK 12671, PAGE 1499; AND (3) PIN 077884542, DEED BOOK 12671, PAGE 1499 (COLLECTIVELY, THE "WESTERN PARCELS"). SAID BUFFER SHALL CONSIST OF EITHER (i) EXISTING NATURAL VEGETATION OR (ii) INSTALLATION OF 4 SHADE TREES AND 4 EVERGREEN UNDERSTORY TREES (WITH AN 8' MINIMUM HEIGHT AT PLANTING) PER 100 LINEAR FEET. THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ABUTTING THE WESTERN PARCELS WHERE TREE CONSERVATION IN ACCORDANCE WITH UDO 9.1 IS PROVIDED. ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, DRIVEWAYS, STREET CONNECTIONS, OR OTHER ENCROACHMENTS PERMITTED BY THE UDO PROHIBIT INSTALLATION.	
D. THE PROPOSED LANDSCAPE BUFFER IS AN AVERAGE OF 25' FROM THE PROPERTY LINE ABUTTING THE "WESTERN PARCELS".	
5. A LANDSCAPE BUFFER WITH AN AVERAGE WIDTH OF 25 FEET SHALL BE LOCATED ALONG THE SOUTHERN PROPERTY LINE ABUTTING THE FOLLOWING PROPERTIES: (1) PIN 0778785983, DEED BOOK 0423, PAGE 20; (2) PIN 0778902037, DEED BOOK 16214, PAGE 2545; (3) PIN 0778982324, DEED BOOK 8998, PAGE 380; (4) PIN 9778984333, DEED BOOK 17709, PAGE 937; (5) PIN 077898403, DEED BOOK 16625, PAGE 398; AND (6) PIN 0778987650, DEED BOOK 17752, PAGE 239 (COLLECTIVELY, THE "SOUTHERN PARCELS"). SAID BUFFER SHALL CONSIST OF EITHER (i) EXISTING NATURAL VEGETATION OR (ii) INSTALLATION OF 4 SHADE TREES AND 4 EVERGREEN UNDERSTORY TREES (WITH AN 8' MINIMUM HEIGHT AT PLANTING) PER 100 LINEAR FEET. THIS CONDITION SHALL NOT APPLY TO THOSE AREAS ABUTTING THE SOUTHERN PARCELS WHERE TREE CONSERVATION IN ACCORDANCE WITH UDO 9.1 IS PROVIDED. ENVIRONMENTAL FEATURES SUCH AS STREAMS, WETLANDS OR PONDS PROHIBIT INSTALLATION, OR UTILITIES, EASEMENTS, DRIVEWAYS, STREET CONNECTIONS, OR OTHER ENCROACHMENTS PERMITTED BY THE UDO PROHIBIT INSTALLATION.	
E. THE PROPOSED LANDSCAPE BUFFER IS AN AVERAGE OF 25' FROM THE PROPERTY LINE ABUTTING THE "SOUTHERN PARCELS".	
6. A MINIMUM OF THIRTY PERCENT (30%) OF THE NET SITE AREA SHALL BE DESIGNATED AS OPEN AREA. "OPEN AREA" AS USED IN THIS CONDITION SHALL MEAN LAND AREA (i) LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY; (ii) LOCATED OUTSIDE OF A LOT DEVELOPED WITH A RESIDENTIAL DWELLING UNIT; (iii) LOCATED OUTSIDE A PARKING AREA; AND (iv) OWNED IN ACCORDANCE WITH UDO SECTION 2.5.7.A. LAND AREA ASSOCIATED WITH ANY PRIVATE COMMUNITY AMENITY AREA PROVIDED IN ACCORDANCE WITH THIS CONDITION MAY COUNT TOWARD THIS OPEN AREA REQUIREMENT SO LONG AS IT COMPLIES WITH THE DEFINITION OF OPEN AREA IN THIS CONDITION.	
F. THE NET SITE AREA THAT HAS BEEN DEDICATED AS "OPEN AREA" SATISFIES THIS ZONING CONDITION SHOWN ON SHEET C2.00.	
7. THE DEVELOPMENT ON THE PROPERTY WILL INCLUDE A DOG PARK AMENITY AREA.	
G. A DOG PARK HAS BEEN PROPOSED.	
8. IF PERMITTED BY THE WAKE COUNTY BOARD OF EDUCATION, A PUBLIC PEDESTRIAN ACCESS EASEMENT SHALL BE PROVIDED FROM A PUBLIC STREET TO THE SHARED PROPERTY LINE WITH PIN 0778990390, DEED BOOK 01362, PAGE 01724.	
H. A PEDESTRIAN ACCESS EASEMENT HAS BEEN PROPOSED TO THE SHARED PROPERTY LINE WITH PIN 0778990390, DEED BOOK 01362, PAGE 01724.	

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL	

IMPERVIOUS LIMITS			
	AREA	QUANTITY	TOTAL
TOWNHOME LOTS	2,015 SQFT	100	3.93 AC
OPEN AREA LOT 101	0 SQFT	1	0.00 AC
OPEN AREA LOT 102	870 SQFT	1	0.02 AC
OPEN AREA LOT 103	628 SQFT	1	0.02 AC
OPEN AREA LOT 104	0 SQFT	1	0.00 AC
OPEN AREA LOT 105	0 SQFT	1	0.00 AC

## SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	OVERALL DEMO PLAN
C2.00	OVERALL SITE PLAN
C2.01 - C2.03	SITE PLAN AREA "A" THRU AREA "C"
C2.04 - C2.06	LOT DIMENSIONS
C2.07	BLOCK PERIMETER PLAN
C2.08	OPEN AREA SITE PLAN
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01 - C3.03	GRADING AND STORM DRAINAGE PLAN AREA "A" THRU AREA "C"
C4.00	OVERALL UTILITY PLAN
C4.01 - C4.03	UTILITY PLAN AREA "A" THRU AREA "C"
C8.00 - C8.03	SITE DETAILS
C9.00	STORMWATER CONTROL MEASURE "A" PLAN VIEW AND DETAILS
C9.01	STORMWATER CONTROL MEASURE "B" PLAN VIEW AND DETAILS
L2.00 - L2.02	TREE CONSERVATION AREAS
L5.00	OVERALL LANDSCAPE PLAN
L5.01 - L5.03	LANDSCAPE PLAN - AREA "A" THRU "C"

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

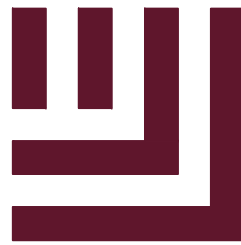
## ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting** the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

**Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McAdams

The John R. McAdams Company, Inc.  
2905 Meridian Parkway  
Durham, NC 27713

phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

www.mcadamsco.com

## CONTACT

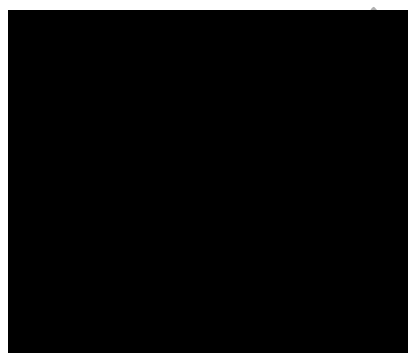
Nick Williamson  
williamson@mcadamsco.com  
PHONE: 919. 948. 8064

## CLIENT

DAN RYAN BUILDERS  
3131 RDU CENTER DRIVE, SUITE 120  
MORRISVILLE, NORTH CAROLINA  
PHONE: 919. 747. 4970

## PROJECT DIRECTORY

DEVELOPER  
DAN RYAN BUILDERS  
3131 RDU CENTER DRIVE, SUITE 120  
MORRISVILLE, NORTH CAROLINA  
PHONE: 919. 747. 4970



## REVISIONS

NO. DATE  
1 08.17.2022 REVISED PER CITY OF RALEIGH COMMENTS

## PRELIMINARY SUBDIVISION PLAN

BAYBERRY  
RALEIGH, NORTH CAROLINA, 27617  
PROJECT NUMBER: DRB21001





phone 919. 361. 5000  
fax 919. 361. 2269  
license number: C-0293, C-187

## CLIENT

**BAYBERRY**  
PRELIMINARY SUBDIVISION PLAN  
10913 LEESVILLE ROAD  
RALEIGH, NORTH CAROLINA, 27617



## PLAN INFORMATION

**SHEET**

## OVERALL SITE PLAN

# C2.00







[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

**BAYBERRY**  
PRELIMINARY SUBDIVISION PLAN  
10913 LEESVILLE ROAD  
RALEIGH, NORTH CAROLINA, 27617



## REVISIONS

N0.	DATE	
1	08.18.2022	REVISED AS PER C.O.R. COMMENTS

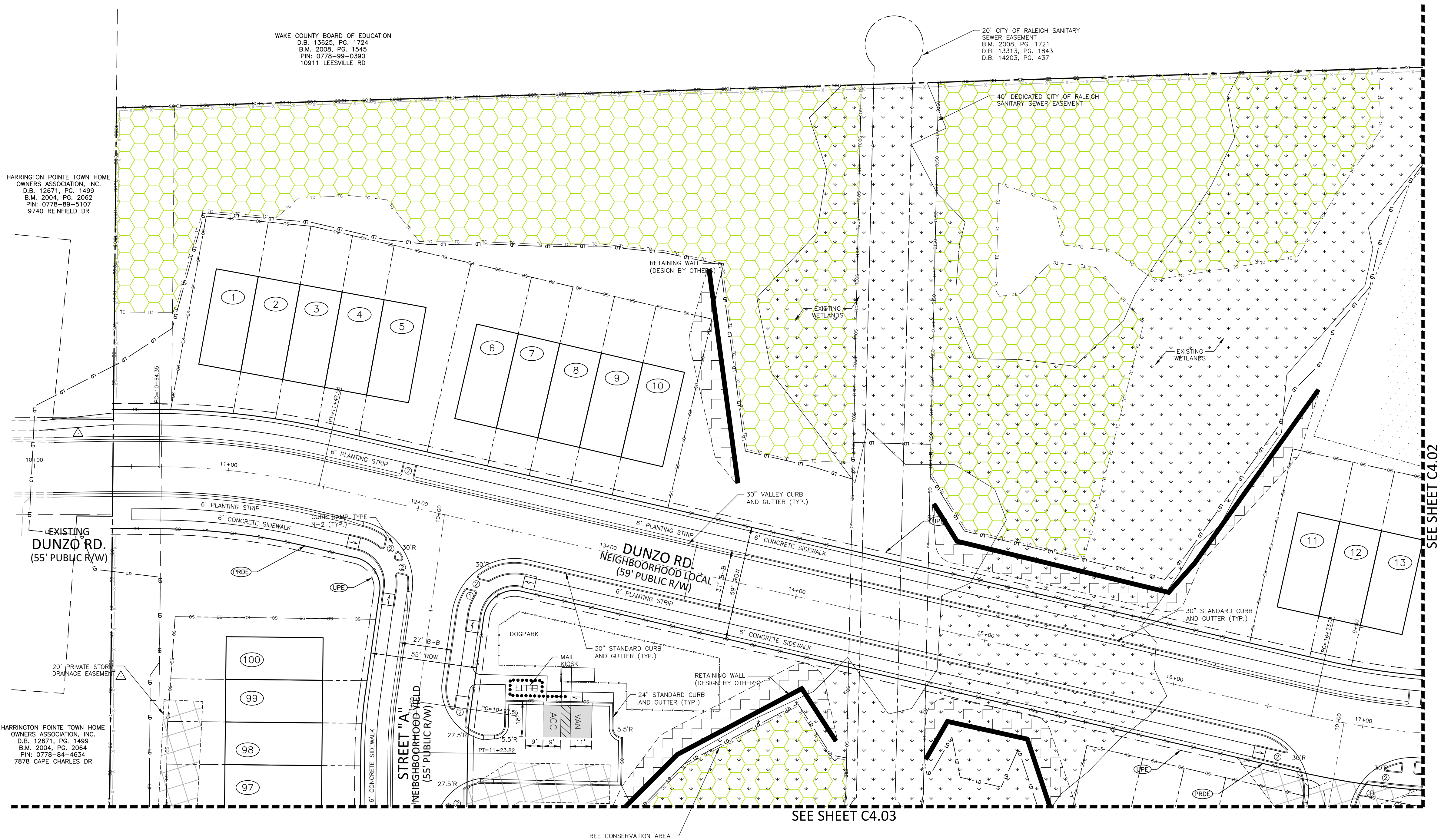
## PLAN INFORMATION

PROJECT NO.	DRB-21001
FILENAME	DRB21001-S1
CHECKED BY	NDW
DRAWN BY	EZL
SCALE	1"=30'
DATE	06. 24. 2022

**SHEET**

**SITE PLAN  
AREA "A"**

# C2.01



SEE SHEET C4.03




TREE CONSERVATION AREA

## KEY LEGEND









- ① STOP SIGN
- ② ACCESSIBLE RAMP
- DE PRIVATE STORM DRAINAGE EASEMENT
- PDE PUBLIC STORM DRAINAGE EASEMENT

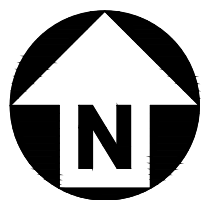
## EASEMENT LEGEND

- PRDE PRIVATE STORM DRAINAGE EASEMENT  
UPE 5' UTILITY PLACEMENT EASEMENT

-  20' PRIVATE STORM DRAINAGE EASEMENT  
 RETAINING WALL EASEMENT  
 SCM MAINTENANCE EASEMENT

## SITE LEGEND

- |   |  |
|---|--|
|  | <p>SIGNAGE</p> <p>LIGHT POLE</p> <p>ACCESSIBLE PARKING STALL</p> <p>VAN ACCESSIBLE PARKING STALL</p> <p>PROPERTY LINE</p> <p>RIGHT-OF-WAY LINE</p> |
|  | <p>LOT LINE</p> <p>EASEMENT LINE</p> <p>CENTERLINE</p> <p>PHASE LINE</p>   |
|  |  |
|  |  |
|  |  |
| XXXX SF   | SINGLE FAMILY DETACHED LOT   |
|  |  |
| XXXX SF   | OPEN SPACE/COMMON AREA LOT (UNOCCUPIED)  |
|  |  |
| OS OS OS  | OPEN SPACE   |
|  |  |
|   | TREE CONSERVATION AREA   |

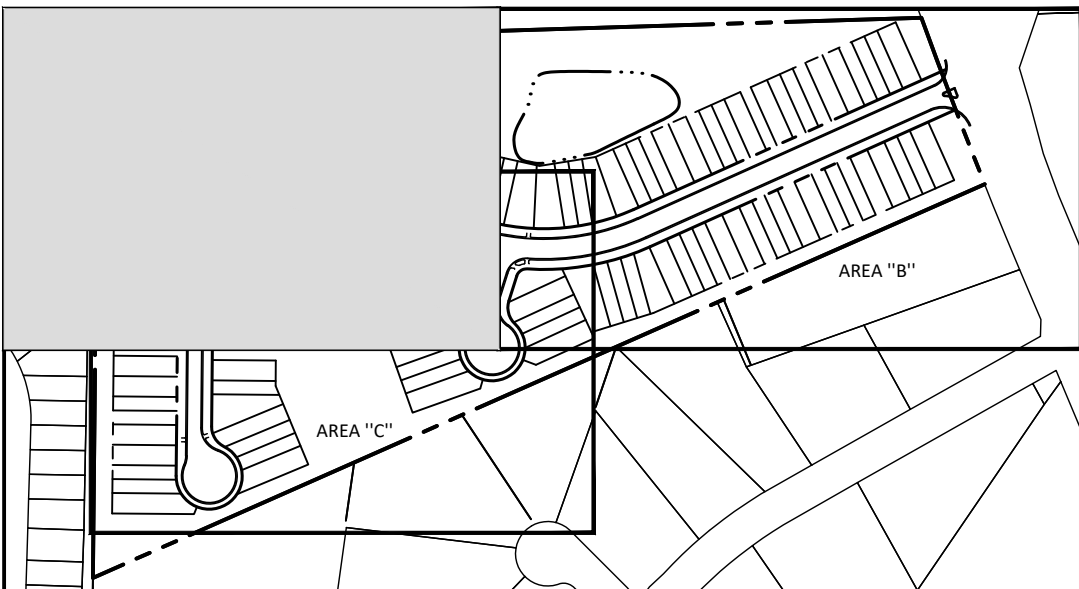


**GRAPHIC SCALE**

0 15 30 60

1 inch = 30 ft.

## INDEX MAP







license number: C-0293, C-187

[www.mcadamsco.com](http://www.mcadamsco.com)

## CLIENT

**DAN RYAN BUILDERS**  
**3131 RDU CENTER DRIVE, SUITE 120**  
**MORRISVILLE, NORTH CAROLINA**  
**PHONE: 919. 747. 4970**

**BAYBERRY**  
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10913 LEESVILLE ROAD  
RALEIGH, NORTH CAROLINA, 27617



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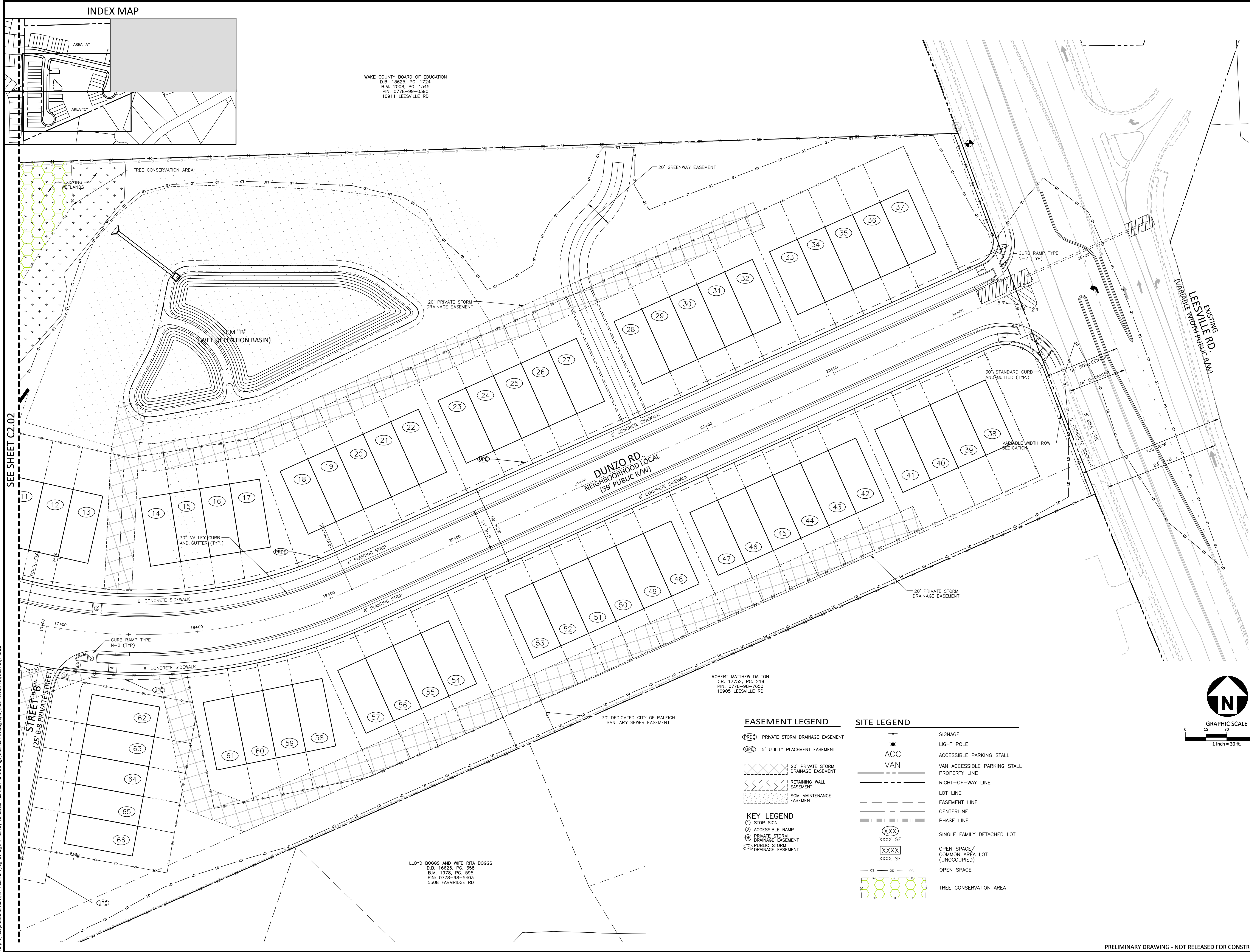
## PLAN INFORMATION

PROJECT NO.	DRB-21001
FILENAME	DRB21001-S1
CHECKED BY	NDW
DRAWN BY	EZL
SCALE	1"=30'
DATE	06. 24. 2022

## SHEET

### SITE PLAN AREA "B"

# C2.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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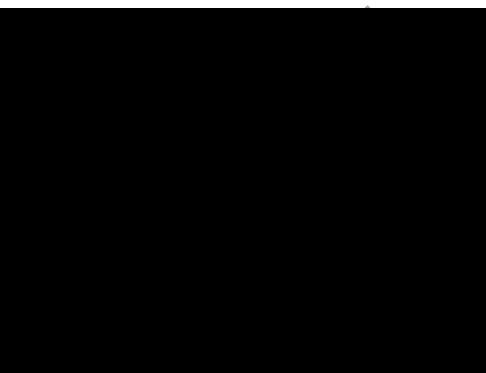




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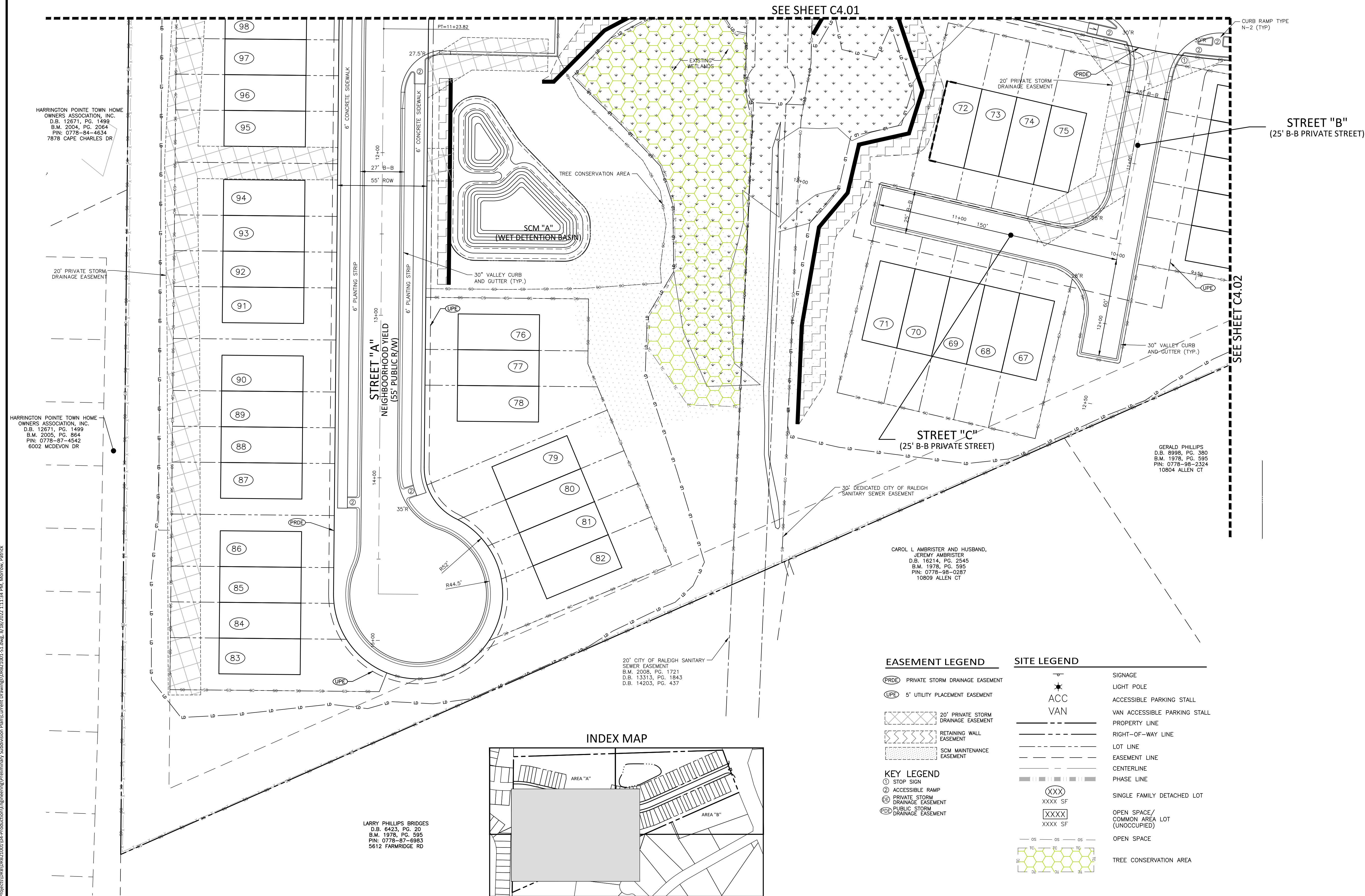
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1	08.18.2022	REVISED AS PER C.O.R. COMMENTS

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PROJECT NO.	DRB-21001
FILENAME	DRB21001-S1
CHECKED BY	NDW
DRAWN BY	EZL
SCALE	1"=30'
DATE	06. 24. 2022

**SHEET**

# C2.03



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION