

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)

<input checked="" 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): Stillwater Drive Subdivision

Property Address(es): **1805 and 1809 Stillwater Drive**

Recorded Deed PIN(s): 0795-21-7558 and 0795-21-7679

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: N/A	Owner/Developer Name and Title: Brad and Molly Snyder
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Address: 1809 Stillwater Dr, Raleigh, NC 27607

Phone #: 919-390-2470	Email: brad@endeavorcsi.com
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APPLICANT INFORMATION

Company: N/A	Contact Name and Title: Brad and Molly Snyder
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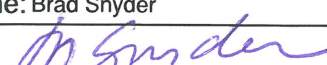
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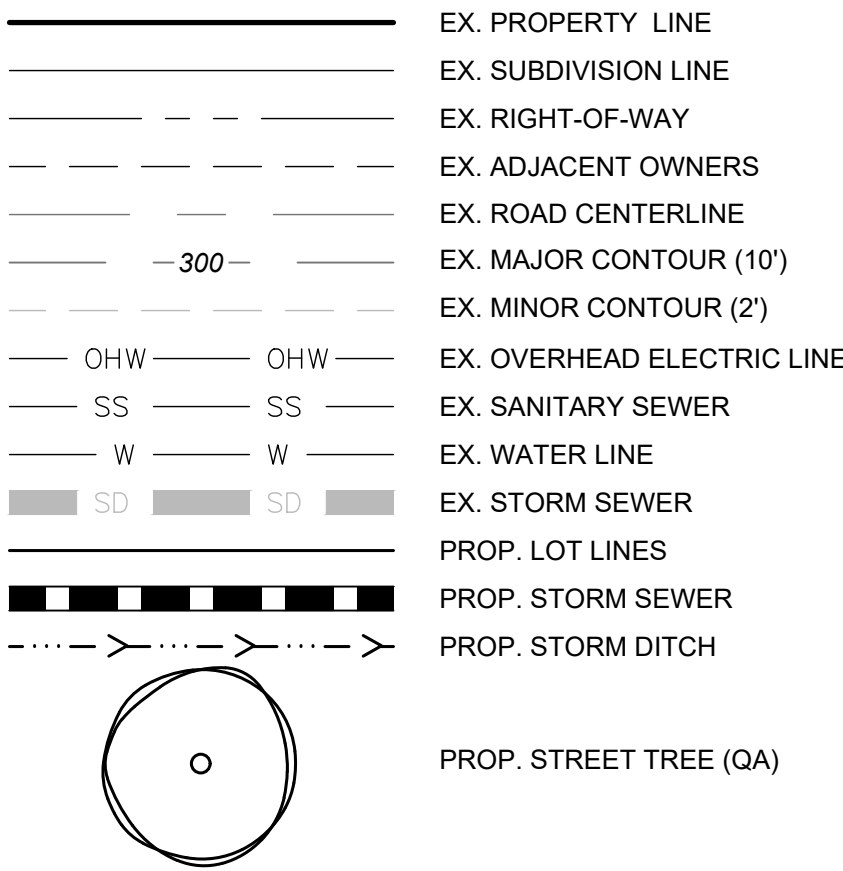
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.98	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.21 Square Feet: 9,073	Proposed Impervious Surface: Acres: 0.37 Square Feet: 16,264
Neuse River Buffer Yes <input checked="" type="checkbox"/> No	Wetlands Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? 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): 3.06 units/acre	
Total # of open space and/or common area lots: 0	
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 Jon D. Frazier, PE _____ 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: 7/2/2020
Printed Name: Brad Snyder	
Signature: 	Date: 7/2/2020
Printed Name: Molly Snyder	

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LEGEND



NOTES

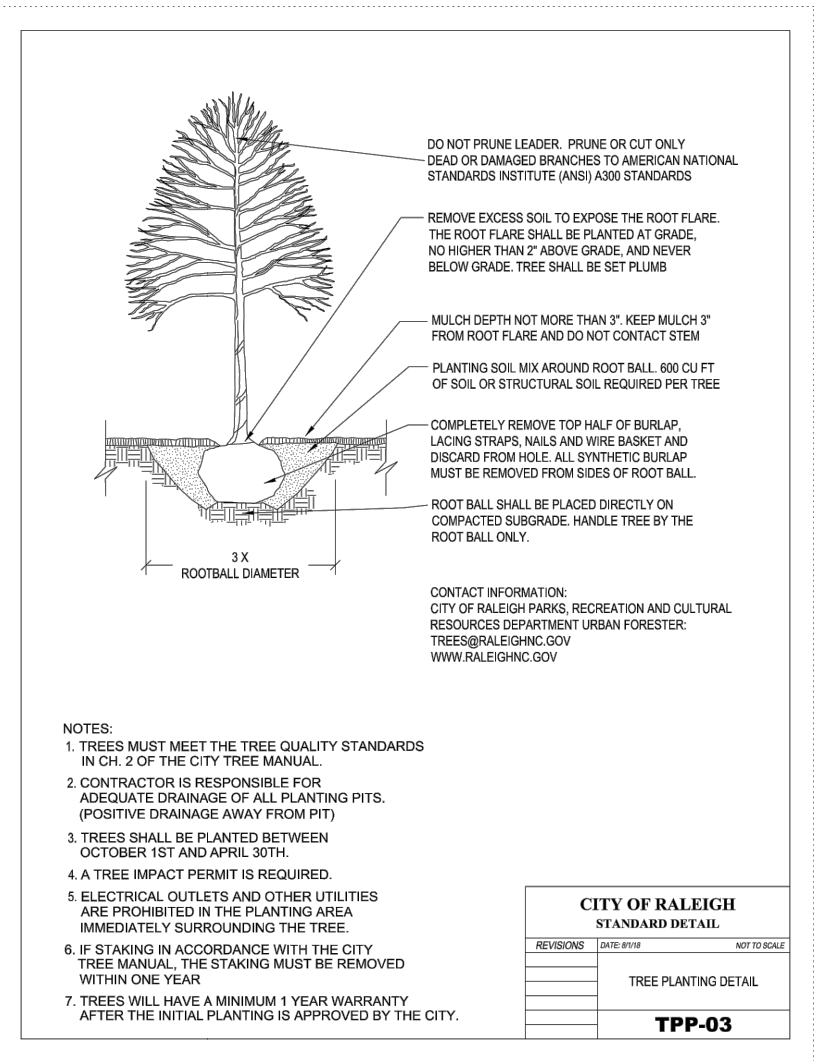
- BOUNDARY AND SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
- THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EX. UTILITIES.
- THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EX. UTILITIES DAMAGED DURING CONSTRUCTION.

SUMMARY INFORMATION

DEVELOPMENT NAME: STILLWATER DRIVE SUBDIVISION
STREET ADDRESS: 1805 AND 1809 STILLWATER DRIVE
PIN NUMBER(S): 0795-21-7558 AND 0795-21-7798
TOTAL AREA: 0.98 AC
PROPOSED SINGLE FAMILY LOTS: 3
AVERAGE LOT SIZE: 14,268 SF
MINIMUM LOT SIZE: 13,188 SF
PROPOSED LOT 1 AREA: 14,897 SF
EXISTING LOT 1 IMPERVIOUS AREA: 5,148 SF (EXISTING STRUCTURES TO REMAIN)
MAXIMUM LOT 1 IMPERVIOUS AREA: (14,987 SF X 38%) - 390 SF
IMPERVIOUS IN R/W = 5,305 SF
PROPOSED LOT 2 AREA: 14,719 SF
MAXIMUM LOT 2 IMPERVIOUS AREA: (14,719 X 38%) - 416 SF
IMPERVIOUS IN R/W = 5,177 SF
PROPOSED LOT 3 AREA: 13,188 SF
MAXIMUM LOT 3 IMPERVIOUS AREA: (13,188 X 38%) - 390 SF
IMPERVIOUS IN R/W = 4,621 SF
ZONING DISTRICT: R-4
MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF
MINIMUM LOT WIDTH: 65' (80' CORNER LOT)
MINIMUM LOT DEPTH: 60'
PROPOSED DENSITY: 3 UNITS / 0.98 AC = 3.06 UNITS/AC
MAXIMUM DENSITY: 4 UNITS/AC
OVERLAY DISTRICT: N/A
JURISDICTION: CITY OF RALEIGH
PROPOSED USE: RESIDENTIAL SUBDIVISION
DEVELOPER:
BRAD SNYDER
1809 STILLWATER DR
RALEIGH, NC 27607
919.201.3552
ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	HT.
QA	QUERCUS ALBA	WHITE OAK	4	3"	10'



OWNER: RALEIGH CITY OF
PIN: 0795-22-6294
DB: 27, PG: 164
ZONING: R-4
USE: PARKS, OPEN SPACE AND GREENWAYS

OWNER: MUSTAFA, NORMAN
PIN: 0795-21-7798
DB: 7983, PG: 159
ZONING: R-4
USE: SINGLE-UNIT LIVING

OWNER: ROBERTSON, NEAL
THOMAS
PIN: 0795-21-7447
DB: 2669, PG: 134
ZONING: R-4
USE: SINGLE-UNIT LIVING

