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 (<u>UDO Section 10.2.5.</u>) 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):			
Pro application Conference Date:	Plannar (cignatura):			
Pre-application Conference Date:	Planner (signature):			
DEVELO	DPMENT TYPE (UDO Section 2.1.2)			
✓ Conventional Subdivision	pact Development Conservation Development Cottage Court			
NOTE: Subdivisions may require City Counc	cil approval if in a Metro Park Overlay or Historic Overlay District			
	GENERAL INFORMATION			
Scoping/sketch plan case number(s):				
Development name (subject to approval): S	Stillwater Drive Subdivision			
1805 and 1	Property Address(es): 1805 and 1809 Stillwater Drive			
Recorded Deed PIN(s): 0795-21-7558 and 0795-21-7679				
What is your Single family	Townhouse Attached houses			
project type? Apartment	Non-residential 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			
Address: 1809 Stillwater Dr, Raleigh, NC 27607				
Phone #: 919-390-2470	Email: brad@endeavorcsi.com			
APPLICANT INFORMATION				
Company: N/A	Contact Name and Title: Brad and Molly Snyder			
	Address: 1809 Stillwater Dr, Raleigh, NC 27607			
Phone #: 919-390-2470	Email: brad@endeavorcsi.com			

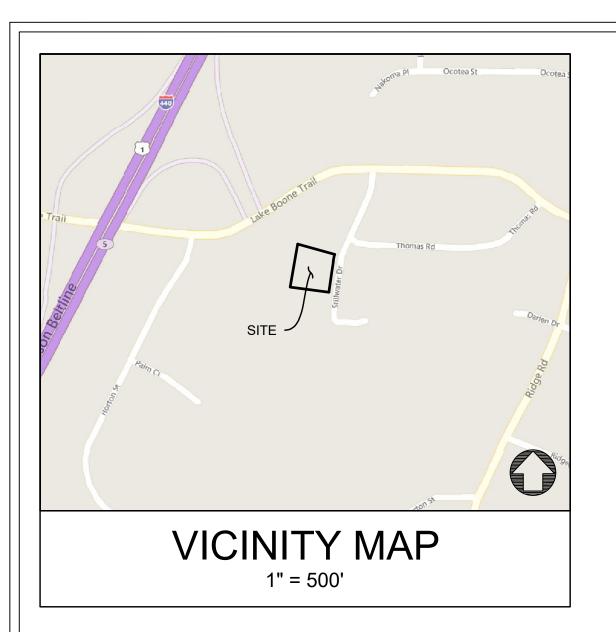
Continue to the next page>

Page 1 of 2 REVISION 08.01.19

	PE + SITE DATE TABLE
	all developments)
	FORMATION
Gross site acreage: 0.98	
Zoning districts (if more than one, provide acreage of ea	ch):
R-4	
Overlay district: N/A	Inside City limits? ✓ Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
	RINFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.21 Square Feet: 9,073	Acres: 0.37 Square Feet: 16,264
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 LO	TS 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	
SIGNATUR	
In filing this plan as the property owner(s), I/we do hereby executors, administrators, successors, and assigns jointly all dedications as shown on this proposed development p	and severally to construct all improvements and make
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 applica-	tion.
I/we have read, acknowledge, and affirm that this project i	is conforming to all application requirements applicable
with the proposed development use. I acknowledge that the	his 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: M Sm der	Date: 7/2/2020

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

Printed Name: Molly Snyder



PRELIMINARY SUBDIVISION PLANS FOR

STILLWATER DRIVE SUBDIVISION SUB-0051-2020

1805 AND 1809 STILLWATER DRIVE RALEIGH, NC 27607 PINS: 0795-21-7558 AND 0795-21-7679

REVISION 08.01.19

	ision Plan Applicati r•One Exchange Plaza, Suite 400 Raleigh, NC 270	
	nen submitting a Preliminary Subdivision opropriate review type and include the p	
Please email	your completed application to DS.intake	@raleighnc.gov
Office Use Only: Case #:	Planner (print):	
Pre-application Conference Date:	Planner (signature):	
	EVELOPMENT TYPE (UDO Section 2.1	10 20 20 21 2 32 1 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3
	Compact Development Conserva	
	Council approval if in a Metro Park Over	
жен ч = er : помероворовороворовор обладу бол дам в облуд.	GENERAL INFORMATION	-A & i indicatio Asoutal Storifor
Scoping/sketch plan case number(s):		
Development name (subject to approv	al): Stillwater Drive Subdivision	
Property Address(es): 1805 an	d 1809 Stillwater Driv	e
Recorded Deed PIN(s): 0795-21-755		
What is your Single fan project type? Apartm		Attached houses
		1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	PROPERTY OWNER/DEVELOPER INF ttach purchase agreement when subr	
Company: N/A	Owner/Developer Name and Title	
Address: 1809 Stillwater Dr, Raleigh		MEIAG AND WORK OF THE PROPERTY
Phone #: 919-390-2470	Email: brad@endeavorcsi.com	
	APPLICANT INFORMATION	The state of the s
Company: N/A	Contact Name and Title: Brad ar	nd Molly Snyder
	Address: 1809 Stillwater Dr. Ra	aleigh, NC 27607
Phone #: 919-390-2470	Email: brad@endeavorcsi.com	

	TYPE + SITE DATE TABI to all developments)	LE	
	G INFORMATION		
Gross site acreage: 0.98	The state of the s	0	y c
Zoning districts (if more than one, provide acreage o	f each):		
R-4	2	0 0	
Overlay district: N/A	Inside City limits?	✓ Yes	No
Conditional Use District (CUD) Case # Z-	Board of Adjustmen	t (BOA) Cas	e#A-
STORMWA	TER INFORMATION		ing the state of t
Existing Impervious Surface:	Proposed Impervio	nie Surface	
Acres: 0.21 Square Feet: 9,073	Acres: 0.34	01	Feet: 14,946
Neuse River Buffer Yes V No	Wetlands	Yes	- No
s this a flood hazard area? Yes Vo	0 0		. ,
f yes, please provide the following:	667		
Alluvial soils:			
EMA Map Panel #:	(***		
	LOTS AND DENSITY		
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Proposed density for each zoning district (UDO 1.5.2. Fotal # of open space and/or common area lots: 0 Fotal # of requested lots: 3 SIGNAT In filing this plan as the property owner(s), I/we do her executors, administrators, successors, and assigns jo Il dedications as shown on this proposed development	TURE BLOCK reby agree and firmly bind bintly and severally to cons	I ourselves,	my/our heirs,
Froposed density for each zoning district (UDO 1.5.2. Fotal # of open space and/or common area lots: 0 Fotal # of requested lots: 3 SIGNAT In filing this plan as the property owner(s), I/we do hele a country and a signs joo li dedications as shown on this proposed developments.	TURE BLOCK reby agree and firmly bind bindly and severally to consent plan as approved by the	I ourselves, struct all imple City of Ra	my/our heirs, provements and make leigh. as my agent regarding
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Page 2 of 2

REVISION 08.01.19

raleighnc.gov

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

NOTES

- 1. DUE TO THE SIZE OF THE PARCEL (0.98 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- 2. PER SECTION 9.2.2.A.A.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- 3. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

1	COR 1ST COMMENTS	8/20/2020	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY

DO NOT USE FOR CONSTRUCTION

PRELIMINARY SUBDIVISION

PLANS

SUB-0051-2020

1805 AND 1809 STILLWATER DR

RALEIGH, NC 27607

PLANS

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS

SHEET, ADJUST YOUR SCALE ACCORDINGLY

SHEET TITLE C-1 COVER C-2 **EXISTING CONDITIONS & DEMOLITION PLAN**

C-3 SUBDIVISION, UTILITY & LANDSCAPING PLAN STORM DRAINAGE PLAN

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

DEVELOPER:

BRAD AND MOLLY SNYDER 1809 STILLWATER DRIVE RALEIGH, NC 27607 919.390.2470 BRAD@ENDEAVORCSI.COM

CALL 48 HOURS BEFORE

NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949

02-24-2020 AS SHOWN **DESIGNED BY:** APPROVED BY: FLM PROJECT NO.:

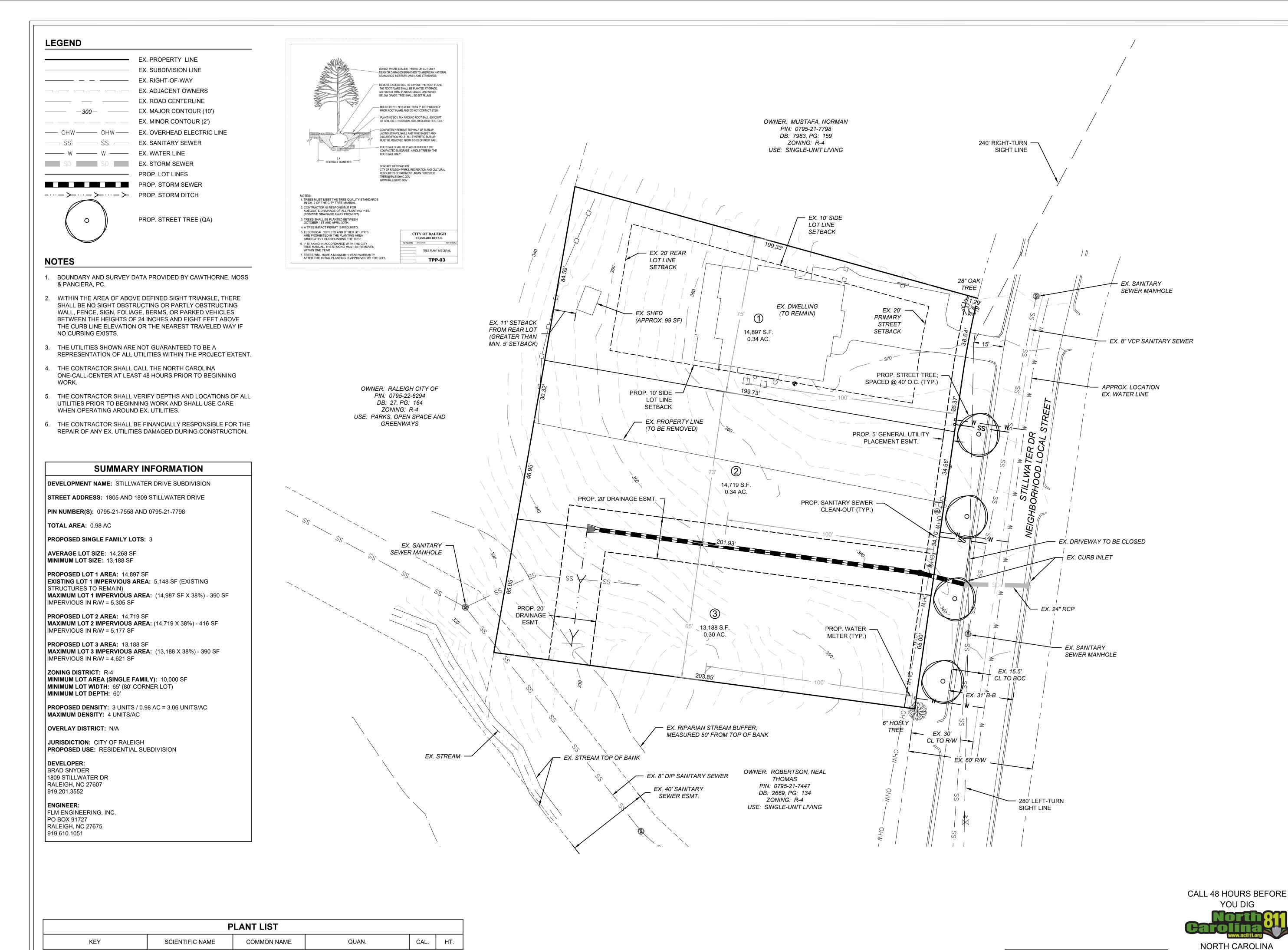
COVER

SHEET 1 OF 4

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Page 1 of 2

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS



10'

ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR 1ST COMMENTS	8/20/2020	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

20 10 0 2 SCALE: 1 INCH = 20 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

L

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE

ACCORDINGLY

PRELIMINARY SUBDIVISION
PLANS
SUB-0051-2020

1805 AND 1809 STILLWATER DR RALEIGH, NC 27607

SUBDIVISION, UTILITY & LANDSCAPING PLAN

ONE-CALL CENTER

1-800-632-4949

C-3SHEET 3 OF 4

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

QUERCUS ALBA

WHITE OAK

QΑ