

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.

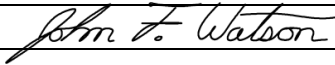
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay 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:

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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.

POOLE TOWNHOMES

3302, 3304, 3306 POOLE RD & 637 SUNNYBROOK RD

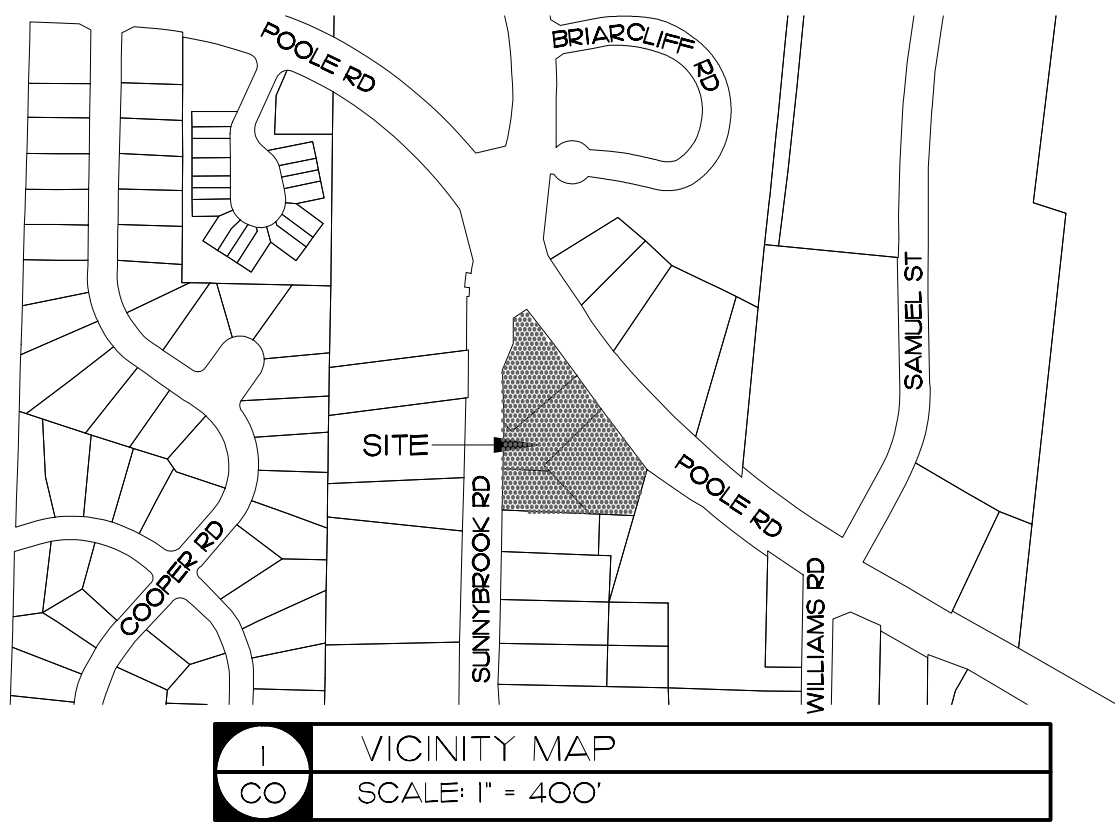
RALEIGH, NORTH CAROLINA

PROJECT #:

OWNER / DEVELOPER:
Dukes Properties and Construction

3803 JUNCTION BLVD, RALEIGH, NC 27603
NASIR DUKES
TEL: (919) 637-7776
www.dukesproperties.com

SITE / CIVIL
FINCH & ASSOCIATES, PLLC
309 NORTH BOYLAN AVENUE, RALEIGH, NC 27603-1402
GEORGE M. FINCH, JR., RLA - LICENSE # NC 375
JOHN F. WATSON, PE - LICENSE # NC 039760
TEL. (919) 833-1212



SITE DATA TABLE

SITE INFORMATION
PIN NUMBER: I723356469, I723357400, I723358312, I723356277
REFERENCE:
OWNER: DUKE PROPERTIES & CONSTRUCTION
ADDRESS: 3302, 3304, 3306 POOLE RD & 637 SUNNYBROOK RD

WATERSHED: NEUSE
WATERSHED PROTECTION AREA: NONE

ZONING: NX-3-CU
ZONING OVERLAY: NONE
MINIMUM SITE AREA: 3300 SF
MAXIMUM SITE AREA: 10 ACRES

TOTAL SITE AREA: 82,077 SF, 1.885 AC
POOLE ROAD RIGHT-OF-WAY DEDICATION: 1868 SF, 0.043 AC
SUNNYBROOK RIGHT-OF-WAY DEDICATION: 5442 SF, 0.124 AC
NET SITE AREA: 74,817 SF, 1.718 AC

FRONTAGE REQUIREMENT: NONE

TOTAL LOTS PROPOSED: 35
TOTAL DWELLING UNITS PROPOSED: 35

TREE CONSERVATION
NOT REQUIRED. SITE IS LESS THAN 2 ACRES.
(UDO 9.1.2)

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE CITY OF RALEIGH AND THE NCDOT.

LEGEND

SYMBOL		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	SETBACK LINE
---	---	OVER-HEAD ELECTRIC LINE
---	WL	WATER MAIN
---	SS	SANITARY SEWER
---	---	SIDEWALK
---	---	STREET OR DRIVEWAY CURB
---	TF	TREE PROTECTION FENCE
---	SF	SILT FENCE
---	LOD	LIMITS OF DISTURBANCE
3/2	3/2	CONTOURS
41435	4132	SPOT ELEVATION
---	D.S.	DOWNSPOUT
---	SS	STORM SEWER LINE AND INLET
---	O.W.	OBSERVATION WELL

GENERAL NOTES

- BOUNDARY LINES, EXISTING UTILITIES, AND EXISTING STRUCTURES TAKEN FROM A SURVEY CONDUCTED BY GEORGE FINCH/BONEY AND ASSOCIATES, P.A. COMPLETED ON 1/4/2021.
- TOPOGRAPHIC INFORMATION PROVIDED BY WAKE COUNTY GIS.
- ALL DIMENSIONS AND STAKING POINTS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- ALL PERMITS RELATIVE TO THIS PROJECT SHALL BE OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO FEMA MAPPED FLOOD BOUNDARIES EXIST ON THE PROJECT SITE.
- THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE TO BE HANDLED BY PRIVATE COLLECTION.
- PROPERTY IS SUBJECT TO RESIDENTIAL INFILL RULES PER UDO SECTION 2.2.7. NO CONSTRUCTION EXISTS ON NEIGHBORING PROPERTIES TO BE USED IN DETERMINING A COMPARATIVE SAMPLE. SETBACKS ARE DETERMINED BY UNDERLYING ZONING REQUIREMENTS.
- PER UDO SEC. 6.3.2.A.2.B THE PROPERTY IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS.

CONDITIONAL USE ZONING CONDITIONS

Z-33-21 - 3302, 3304, 3306 POOLE ROAD AND 637 SUNNYBROOK ROAD, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF POOLE ROAD AND SUNNYBROOK ROAD, BEING WAKE COUNTY PINS I723356469, I723357400, I723358312 AND I723356277, APPROXIMATELY 1.81 REZONED TO NEIGHBORHOOD MIXED USE-THREE STORIES-CONDITIONAL USE (NX-3-CU).

- CONDITIONS DATED: AUGUST 26, 2021
- THE FOLLOWING PRINCIPAL USES AS LISTED IN UDO SECTION 6.1.4. THAT ARE PERMITTED, LIMITED, OR SPECIAL USES IN THE -NX DISTRICT SHALL BE PROHIBITED: (I) CEMETERY, (II) DETENTION CENTER, JAIL, PRISON, (III) VEHICLE FUEL SALES, AND (IV) VEHICLE REPAIR (MINOR).
 - NO MORE THAN 2 COIN ACTIVATED AMUSEMENT DEVICES SHALL BE ALLOWED.
 - DRIVE-THROUGHS ARE PROHIBITED.
 - NO MORE THAN 2 BAYS OF ON-SITE PARKING WITH A SINGLE DRIVE AISLE SHALL BE PERMITTED BETWEEN THE BUILDING CLOSEST TO THE POOLE ROAD PUBLIC RIGHT-OF-WAY AND THE POOLE ROAD PUBLIC RIGHT-OF-WAY.
 - EACH BUILDING LOCATED WITHIN 100 FEET OF A PRIMARY STREET SHALL PROVIDE A MINIMUM OF 1 PRIMARY STREET-FACING ENTRANCE PER BUILDING.
 - EACH BUILDING LOCATED WITHIN 100 FEET OF A PRIMARY STREET SHALL PROVIDE DIRECT PEDESTRIAN ACCESS FROM THE PUBLIC SIDEWALK TO THE PRIMARY STREET-FACING ENTRANCE OF THE BUILDING.

INDEX OF DRAWINGS

- C0 COVER SHEET
L1 EXISTING CONDITIONS AND DEMOLITIONS
L2 SITE RECOMBINATION PLAN
L2.1 SITE PLAN
L3 GRADING PLAN
L4 WATER AND SEWER PLAN
L5 LANDSCAPE PLAN
22-0286A SITE LIGHTING PLAN

NOT FOR CONSTRUCTION

Preliminary Subdivision Application

Planning and Development

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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): SCOPE-0118-2021			
Development name (subject to approval): Poole Townhomes			
Property Address(es): 3302, 3304, 3306 Poole Road, & 637 Sunnybrook Road, Raleigh, NC			
Recorded Deed PIN(s): 1723356469, 1723357400, 1723358312, 1723356277			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" 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: Dukes Properties and Construction	Owner/Developer Name and Title: Nasir Dukes
Address: 3803 Junction Blvd, Raleigh, NC 27603	
Phone #: 919-637-7776	Email: ndukes@dukesproperties.com
APPLICANT INFORMATION	
Company: Finch and Associates	Contact Name and Title: Jay Watson, PE
	Address: 309 North Boylan Ave, Raleigh, NC 27603
Phone #: 919-833-1212	Email: jwatson@finch-associates.com

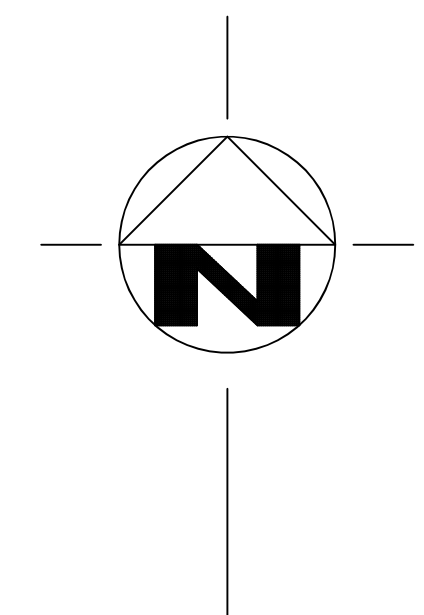
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.885	
Zoning districts (if more than one, provide acreage of each): NX-3-CU	
Overlay district: NONE	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 33-21	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.336 Square Feet: 14636	Proposed Impervious Surface: Acres: 1.394 Square Feet: 60742
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 #: 3720172300K	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 35	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	N/A
Total # of open space and/or common area lots: 1	
Total # of requested lots: 36	

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, <u>John F. Watson</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.	
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>John F. Watson</u>	Date: 7/19/2022
Printed Name: John F. Watson	
Signature: _____	Date: _____
Printed Name: _____	

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



Finch & Associates
3309 North Boylan Avenue
Raleigh, NC 27603-1402

T 919 | 833-1212
F 919 | 834-3203

NCBELS Lic. No. P-1845
NCBOLA Lic. No. C-656

FINCH & ASSOCIATES
engineering • landscape architecture • land surveying

DUKES PROPERTIES AND CONSTRUCTION
POOLE TOWNHOMES
3302,3304,3306 POOLE RD & 637 SUNNYBROOK RD.
RALEIGH, NORTH CAROLINA

DRAWN BY	MWE
CHECKED BY	JFW
PROJ. NO.	22018
DATE	7/20/2022
<div style="display: flex; justify-content: space-between;"> L2 SHEET </div> <div style="display: flex; justify-content: space-between;"> OF </div>	

