



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)			
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):			
Development name (subject to approval): LOUISBURY HOLDEN SUBDIVISION			
Property Address(es): 3936 LOUISBURY RD, WAKE FOREST, NC 27587			
Recorded Deed PIN(s): 1747-98-1746			
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: N/A	Owner/Developer Name and Title: WAYLAND & LAURA HOLDEN
Address: 4025 FORESTVILLE RD, RALEIGH, NC	
Phone #: 919-266-2796	Email: WEHOLDENRFD@YAHOO.COM
APPLICANT INFORMATION	
Company: CAWTHORNE, MOSS & PANCEIRA	Contact Name and Title: MICHAEL A. MOSS, PLS
	Address: 333 S. WHITE ST, WAKE FOREST, NC 27587
Phone #: 919-556-3148	Email: MIKE@CMPPLS.COM

Continue to page 2 >>

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

Gross site acreage: 9.978 AC.

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z- N/A

Board of Adjustment (BOA) Case # A- N/A

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.139 Square Feet: 6,071

Proposed Impervious Surface:

Acres: N/A Square Feet: N/A

Neuse River Buffer ☐ Yes ☐ NoWetlands ☐ Yes ☒ NoIs 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 N/A Attached N/A

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): **0.20 UNITS PER ACRE**

Total # of open space and/or common area lots: N/A

Total # of requested lots: 2

SIGNATURE BLOCK

I hereby designate MICHAEL A. MOSS 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 six consecutive months of inactivity.

DocuSigned by:

Signature:



4352300EBCA44AD

Date: 9/18/2020

Printed Name:

Wayland Holden

Signature:

Date:

Printed Name:

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

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

OWNERS MAILING ADDRESS:

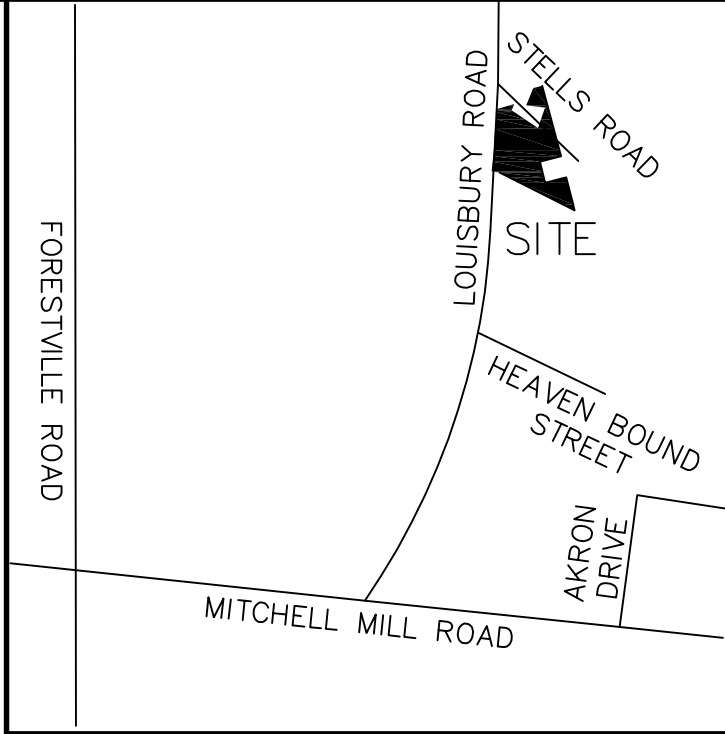
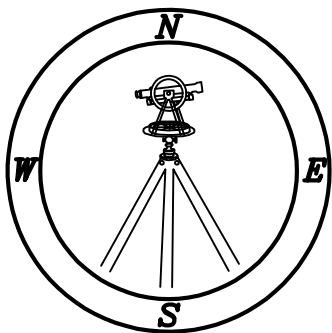
WAYLAND E. & LAURA B. HOLDEN
4025 FORESTVILLE ROAD
RALEIGH, NC 27616
919-266-2796

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - PRELIMINARY SUBDIVISION

SITE SUMMARY
TOTAL NUMBER OF LOTS 2
NEW LOT 1 43,560 S.F./1,000 AC.
NEW LOT 2 391,083 S.F./8,978 AC.
TOTAL SITE AREA 434,643 S.F./9,978 AC.
ZONING R-4
SITE DENSITY 0.20 UNITS PER ACRE

NOTES:
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.
- Per TC-5A-18, primary street designation will be Louisbury Road.
- Per Section 9.2.2.A.b.i Subject to 4.a. of 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.
- Lots are to be served with individual well and individual septic system.



VICINITY MAP

LOUISBURY HOLDEN SUBDIVISION

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Neuse River Buffer <input type="checkbox"/> Yes <input 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 #: _____	
NUMBER OF LOTS AND DENSITY	
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DocuSigned by:	
Signature:	Date: 9/18/2020
Printed Name: wayland Holden	
Signature:	Date:
Printed Name:	

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

ADOPTED FROM B.M. 2016, PAGE 1173

LEGEND:

EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
SPK - SET PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
- ADDRESS

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD LINE
BUILDING SETBACK
EASEMENT
BUFFER
FLOOD HAZARD SOILS

SHEET 1 OF 3

PRELIMINARY
SUBDIVISION PLAN
COVER SHEET

LOUISBURY HOLDEN SUBDIVISION

3936 LOUISBURY ROAD
OWNERS: WAYLAND E. & LAURA B. HOLDEN
REF: D.B. 16546, PAGE 1094
REF: B.M. 2016, PAGE 1173
WAKE FOREST TOWNSHIP
RALEIGH, WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

SEPTEMBER 16, 2020
ZONED R-4

PIN# 1747-98-1746

CASE# SUB- -2020



LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

OWNERS MAILING ADDRESS:

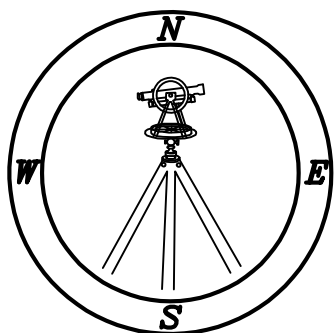
WAYLAND E. & LAURA B. HOLDEN
4025 FORESTVILLE ROAD
RALEIGH, NC 27616
919-266-2796

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 1' INTERVALS HIGHLIGHTED EVERY 5'.
6. THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
7. THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
8. THERE ARE NO TREES WITHIN PUBLIC RIGHT-OF-WAY.

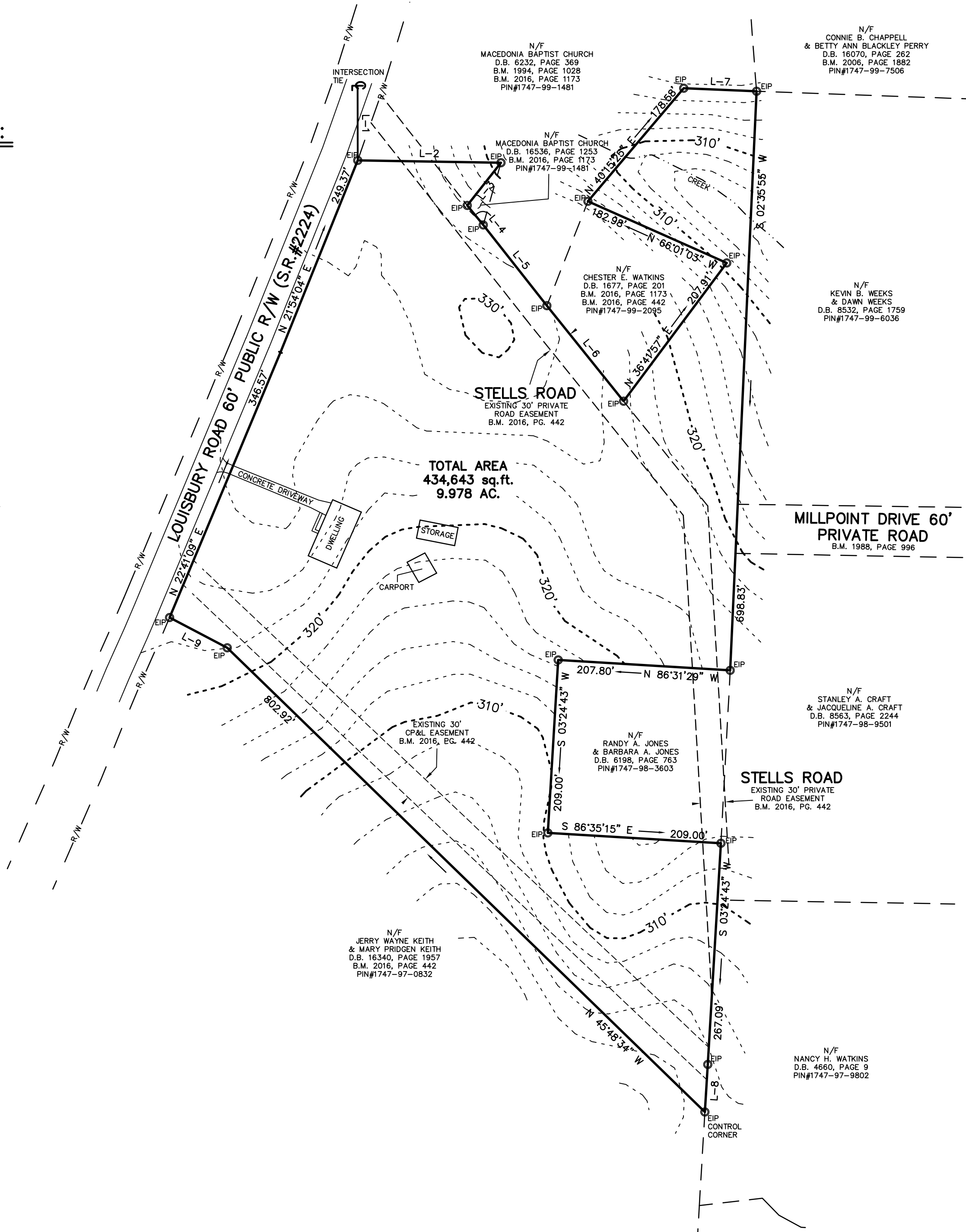
IMPERVIOUS SURFACE TABLE

HOUSE	2,759 S.F.
CARPORT	682 S.F.
STORAGE	1,043 S.F.
DRIVEWAY	1,481 S.F.
SIDEWALKS	88 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	6,071 S.F.
TOTAL LOT AREA	434,643 S.F.
PERCENTAGE OF IMPERVIOUS AREA	1.40%
MAX PERCENTAGE OF IMPERVIOUS ALLOWED	38.00%



CMP

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



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CO - SEWER CLEAN-OUT

ADOPTED FROM B.M. 2016, PAGE 1173

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°03'14" E	90.02'
L-2	S 89°03'21" E	172.70'
L-3	S 38°19'24" W	65.53'
L-4	S 39°13'45" E	30.44'
L-5	S 38°14'27" E	123.96'
L-6	S 38°46'03" E	147.70'
L-7	S 87°36'47" E	87.83'
L-8	S 03°22'58" W	57.49'
L-9	N 62°19'41" W	78.47'

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---	BUILDING SETBACK
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SHEET 2 OF 3

EXISTING CONDITIONS PLAN FOR

LOUISBURY HOLDEN SUBDIVISION

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REF: D.B. 16546, PAGE 1094
REF: B.M. 2016, PAGE 1173
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SEPTEMBER 16, 2020

ZONED R-4

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(LOUISBURYRD3936.DWG - JC)

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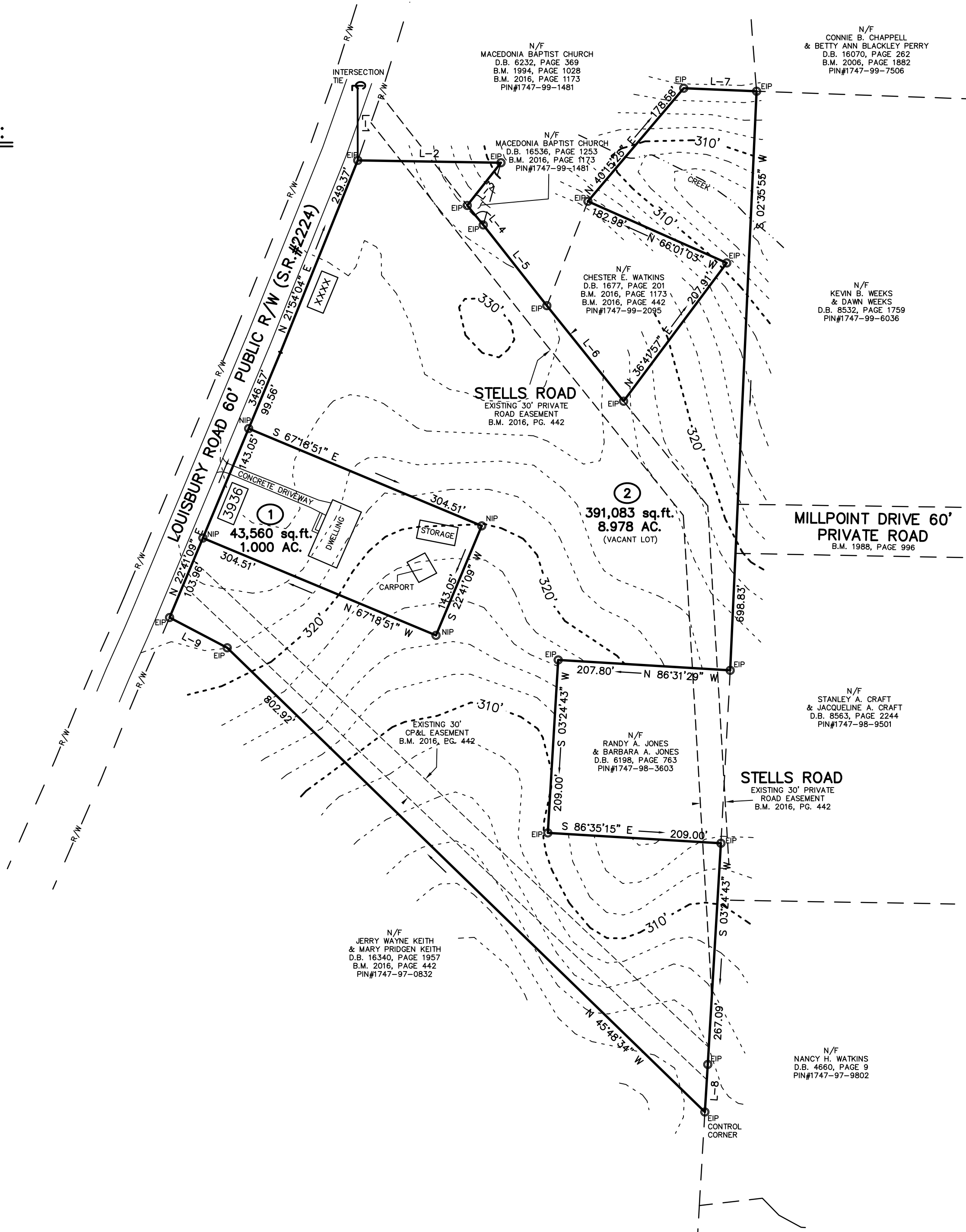
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SHEET 3 OF 3

PRELIMINARY SUBDIVISION PLAN FOR
LOUISBURY HOLDEN SUBDIVISION

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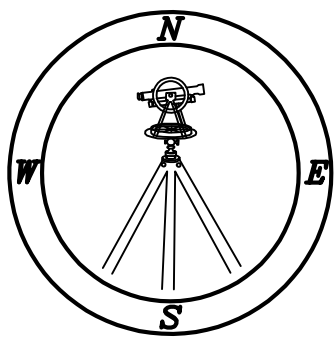
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