



# 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](mailto:DS.intake@raleighnc.gov).

Office Use Only: Case #: <u>548-0059-2019</u>	Planner (print): <u>Lumont Purifoy</u>
Pre-application Conference Date: <u>11/12/19</u>	Planner (signature): <u>[Signature]</u> <u>L-2</u>

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): <u>STONEHENGE PLACE</u>			
Property Address(es): <u>7703 ROY ROAD</u>			
Recorded Deed PIN(s): <u>0797174594</u>			
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: <u>STONEHENGE PLACE, LLC</u>	Owner/Developer Name and Title: <u>BENNETT M. KEASLER, JR. MANAGER</u>
Address: <u>2723 AMSTEL WAY RALEIGH, NC 27613</u>	
Phone #: <u>919-201-8100</u>	Email: <u>bennettkeasler@gmail.com</u>
APPLICANT INFORMATION	
Company: <u>STONEHENGE PLACE, LLC</u>	Contact Name and Title: <u>BENNETT M. KEASLER, JR. MANAGER</u>
Address: <u>2723 AMSTEL WAY RALEIGH, NC 27613</u>	
Phone #: <u>919-201-8100</u>	Email: <u>bennettkeasler@gmail.com</u>

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: <u>1.08 ACRES</u>	
Zoning districts (if more than one, provide acreage of each): <u>R-4</u>	
Overlay district: <u>N/A</u>	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- <u>N/A</u>	Board of Adjustment (BOA) Case # A- <u>N/A</u>

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>ZERO</u> Square Feet: <u>ZERO</u>	Proposed Impervious Surface: Acres: _____ Square Feet: <u>18,000</u>
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 #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: <u>FOUR</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <u>3.7 UNITS PER ACRE</u>	
Total # of open space and/or common area lots: <u>N/A</u>	
Total # of requested lots: <u>FOUR</u>	

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 <u>BENNETT M. KEASLER, JR.</u> 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: <u>Bennett M. Keasler</u>	Date: <u>10/23/19</u>
Printed Name: <u>BENNETT M. KEASLER, JR. MANAGER</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).



# Preliminary Subdivision Plan Checklist

SUB-0059-2019

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Preliminary Subdivision Review (UDO Section 10.2.5.) submittal requirements.  
This checklist must be submitted with your application.

## MAILED NOTIFICATION REQUIREMENTS

Mailed notification must be submitted with all preliminary subdivision applications. Mailed notice submission requirements include the following:

- Stamped, unsealed envelopes each containing a notification letter addressed to all property owners within 100' of subject parcel(s)
- A copy of the completed notification letter
- A copy of the list of all property owners within 100', with the address and PIN of each property
- A copy of a map showing all properties to be notified

**NOTE:** [Click here to download the letter template](#) and other helpful information.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. <b>Pre-application Conference Form:</b> Per UDO Section 10.2.5.D.	✓		✓		
2. <b>Cover sheet and/or second sheet:</b> include project name and location; copy of applications, site data table ( <i>include Property Identification Numbers (PINs), Zoning, Overlay District(s)</i> ), number of proposed lots, residential density and unit data; general notes; sheet index and legend defining symbols; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)			✓		
3. <b>Existing conditions sheet:</b> including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure ( <i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i> ); built improvements ( <i>structures, driveways, alleys</i> ); and vegetation			✓		
4. <b>Demolition plan:</b> Clearly indicate items to be removed	✓				
5. <b>Proposed subdivision plan:</b> including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions ( <i>structures, streets, driveways, etc.</i> ); proposed property lines; setback/build-to lines; proposed streets, streetscape; sidewalks, walkways, trails; parking information ( <i>UDO Section 7.1.2</i> ); amenity area ( <i>UDO Section 1.5.3</i> ); open space and/or greenways ( <i>UDO Section 2.5</i> ); transition protective yard ( <i>UDO Section 7.2.4</i> ); Site Data ( <i>Zoning, Housing Type (UDO Section 2.1.2), # of Lots, Proposed use(s), Parking data, open space calculations</i> ); Building Type ( <i>UDO Section 1.4</i> ); Setback/Build-to; transitional protective yard type ( <i>UDO Section 7.2.4.A</i> ); street protective yard type ( <i>UDO Section 7.2.4.B</i> )	✓		✓		

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GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
6. <b>Proposed grading plan:</b> including but not limited to - Limits of land disturbance; grading; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	✓		✓		
7. <b>Proposed stormwater information:</b> include preliminary stormwater quantity and quality summary and calculations information. If not required, provide notes indicating such and reference UDO section on front cover	✓		✓		
8. <b>Proposed Utility Plan:</b> All utilities (shown underground); above ground utilities and equipment with required screening ( <i>UDO Section 7.2.5.D.</i> ); include Fire	✓		✓		
9. <b>Lighting Plan:</b> Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4 (if applicable)).	✓				✓
10. <b>Proposed tree conservation plan:</b> for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	✓				✓
11. <b>Proposed landscape plan:</b> ( <i>UDO Section 7.2</i> ) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping ( <i>UDO Section 7.1.7.</i> ) include existing and/or proposed parking lot light fixtures	✓		✓		

**NOTE: Revisions to previously approved preliminary subdivisions must contain the following minimum information:**

REQUIREMENTS FOR REVISIONS TO EXISTING SUBDIVISIONS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision					
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision					
3. List date of previously approved subdivision plan.					
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets					
5. Provide updated site data table including number of proposed lots, open space calculations, etc.					
6. Provide documented history of impervious surfaces with dates					



# WAKE COUNTY PUBLIC SCHOOL SYSTEM

## Wake County Residential Development Notification

### Developer Company Information

Company Name	STONE HENGE PLACE, LLC.
Company Phone Number	919.201.8100
Developer Representative Name	BENNETT M. KEASLER, JR.
Developer Representative Phone Number	919.201.8100
Developer Representative Email	BENNETT.KEASLER@GMAIL.COM

### New Residential Subdivision Information

Date of Application for Subdivision	11/08/19
City, Town or Wake County Jurisdiction	RALEIGH, NC. 27613
Name of Subdivision	7703 RAY ROAD SUBDIVISION
Address of Subdivision (if unknown enter nearest cross streets)	7703 RAY ROAD
REID(s)	
PIN(s)	0797174594

### Projected Dates Information

Subdivision Completion Date	04/01/20
Subdivision Projected First Occupancy Date	11/01/20

### Lot by Lot Development Information

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range	Price Range	Anticipated Completion Units & Dates				
Single Family	4						4	Min 3000 sq ft Max 3500 sq ft	Low 600k High 725k	Year 2020	# Units 4			
Townhomes														
Condos														
Apartments														
Other														

Please complete each section and return by email or fax to all:

#### WCPS

Debra Adams  
dbadams@wcps.net

Judy Stafford  
jstafford1@wcps.net

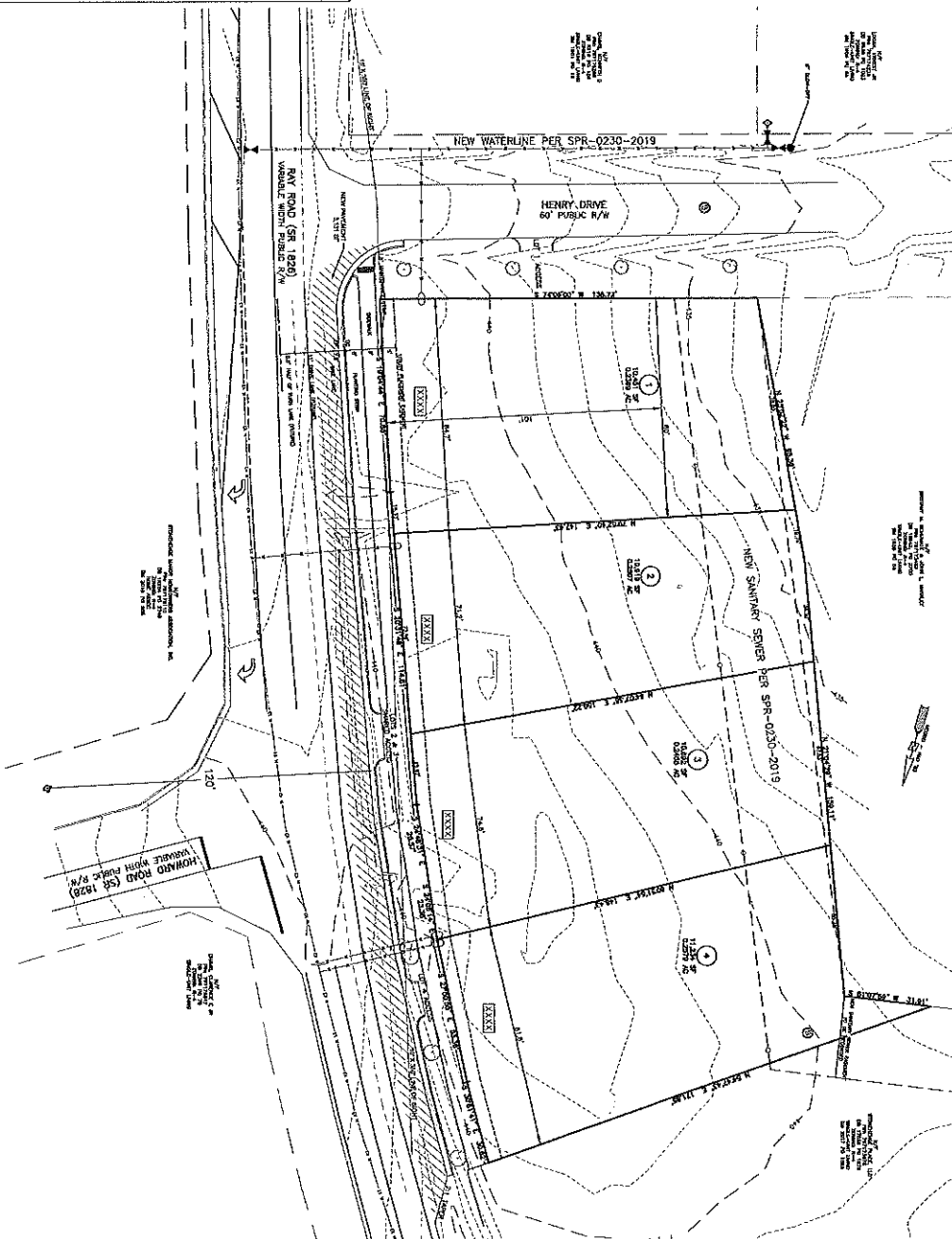
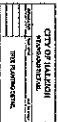
Fax: 919-431-7302

#### WAKE

Bill Shroyer  
bill.shroyer@wakegov.com

Fax: 919-856-6389



[illegible]

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION

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ALL RIGHTS RESERVED  
DATE: 11-07-19  
DRAWN: TC  
SHEET:  
SUBDIVISION  
PLAN  
C-3

**RWK, PA**  
ENGINEERING - SURVEYING  
CORPORATE LICENSE C-1771  
101 W. MAIN ST., SUITE 202  
GARNER, NC 27529  
PHONE (919) 779-4854  
FAX (919) 779-4055



STONEHENGE PLACE  
7703 RAY ROAD  
CITY OF RALEIGH  
WAKE COUNTY, NC

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**Adjacent Property Owners to 7703 Ray Road Subdivision** 

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0797173482 Logan and Brittany Markley, 3106 Henry Drive Logan, Raleigh, NC 27613

0797175289 Kenneth Chavis, 7625 Ray Road, Raleigh, NC 27613

0797174235 Ernest Logan, Jr., 805 New Bern Avenue, Suite 100, Raleigh, NC 27601-1656

0797174594 and 0797173678 Stonehenge Place, LLC. 618 N. Boylan Avenue , #612, Raleigh, NC, 27603-1437

0797176842 Clarence E. Chavis, Jr., 3020 Howard Road, Raleigh, NC, 27613-1655

0797178110 and 0797178793 Stonehenge Manor Homeowners Association, Inc. 1210 Trinity Road, Suite 102, Cary, NC 27513-6245

0797178325 Alastair and Elizabeth MacCaulay, 7717 Stonehenge Farm Lane, Raleigh, NC 27613-8857

0797177482 Kellen and Lily Yu, 2605 Brookstone Ridge Loop, Raleigh, NC 27613-1719

0797177459 Peter and Anne Marie Adiletta, 2609 Brookstone Ridge Loop, Raleigh, NC 27613-1719

0797177566 David and Reba Burke, 2613 Brookstone Ridge Loop, Raleigh, NC 27613-1719

0797178621 Donald and Rhoda Billings, 27617 Brookstone Ridge Loop, Raleigh, NC 27613-1719

• File an Annual Report/Amend an Annual Report • Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

## Limited Liability Company

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### Legal Name

STONEHENGE PLACE, LLC

## Information

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**SosId:** 1854887

**Status:** Current-Active

**Annual Report Status:** Current

**Citizenship:** Domestic

**Date Formed:** 6/12/2019

**Registered Agent:** Davis, R Gene, Jr

## Addresses

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### Reg Office

615 Oberlin Road, Suite 100  
Raleigh, NC 27605

### Reg Mailing

615 Oberlin Road, Suite 100  
Raleigh, NC 27605

## Company Officials

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All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.