

# 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](mailto: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): <b>SCOPE-0027-2020</b>			
Development name (subject to approval): Pasquotank			
Property Address(es): <b>410 Pasquotank Drive</b>			
Recorded Deed PIN(s): 1705069097			
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: Colanco Company	Owner/Developer Name and Title:
Address: PO Box 38, Holly Springs, NC 27540	
Phone #:	Email:
APPLICANT INFORMATION	
Company: DJF Builders	Contact Name and Title: Dennis Fitzgerald
	Address: 3717 National Drive Suite 140, Raleigh, NC 27612
Phone #: 9193631700	Email: Dennis@DJFBuilders.com <i>lindsay@djfbuilder.com</i>

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: .98 Ac

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

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: .17 Square Feet: 7541

Proposed Impervious Surface:

Acres: .19 Square Feet: 8276

Neuse River Buffer ☒ Yes ☐ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☒ Yes ☐ No

If yes, please provide the following:

Alluvial soils: Warsham Sandy Loam

Flood study: Crabtree Creek

FEMA Map Panel #: 3710170500J

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F): 2.04 UNITS/ ACRE

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

Total # of requested lots: 2

**SIGNATURE BLOCK**

I hereby designate \_\_\_\_\_ 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.

Signature:

Date: 9/29/20

Printed Name:

Dennis Fitzgerald

Signature:

Date:

Printed Name:

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

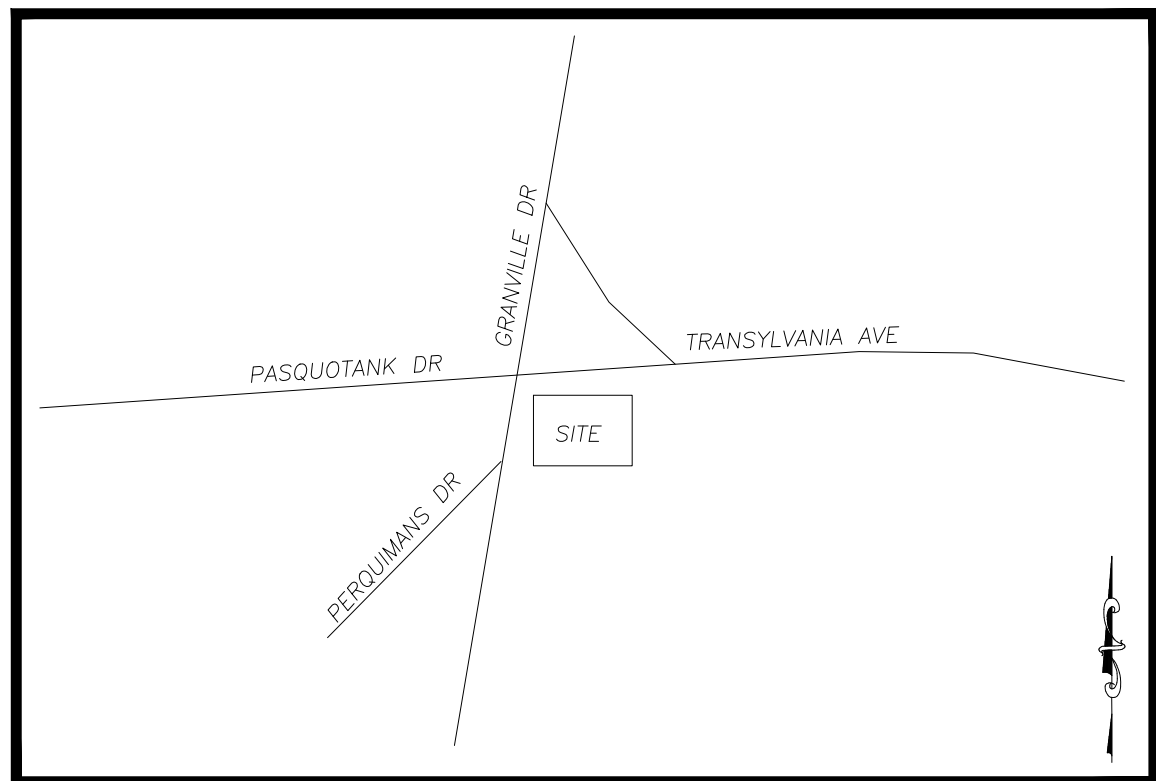


PROJECT CASE NUMBER: SUB-0060-2020

# PASQUOTANK DRIVE

1ST SUBMITTAL: 09.30.20  
2ND SUBMITTAL: 11.06.20  
3RD SUBMITTAL: 12.11.20  
4TH SUBMITTAL: 01.13.21

410 PASQUOTANK DRIVE  
RALEIGH, NC 27609  
WAKE COUNTY



### VICINITY MAP

SCALE: NTS

PARCEL DATA	
PIN	1705069097
ADDRESS	410 PASQUOTANK DR
OWNER	COLANCO COMPANY
GROSS TRACT AREA	0.99 AC. (43,500 SF.)
ROW DEDICATION AREA	0.021 AC. (927 SF.)
NET TRACT AREA	0.97 AC. (42,573 SF.)
PROPOSED	2 LOTS
MIN. AREA	10,000 SF/LOT
PROVIDED AREA LOT 127 (W/O ROW DEDICATION)	0.49 AC. (21,532 SF.)
PROVIDED AREA LOT 126 (W/O ROW DEDICATION)	0.50 AC. (21,968 SF.)
LOT 127	
ROW DEDICATION	0.016 AC. (727 SF.)
NEW TRACT AREA	0.48 AC. (20,805 SF.)
LOT 126	
ROW DEDICATION	0.005 AC. (200 SF.)
NEW TRACT AREA	0.50 AC. (21,768 SF.)
EXISTING USE	DETACHED SINGLE FAMILY DWELLING
EXISTING ZONING	R-4
PROPOSED USE	DETACHED SINGLE FAMILY DWELLING
UNITS PROPOSED	2 DETACHED SINGLE FAMILY DWELLING
RESIDENTIAL DENSITY	2.02 UNITS/ACRE
BUILDING SQUARE FOOTAGES	
PARKING	2 SPACES PER LOT- ON SITE

SETBACKS	2.2.1 A MIN.	PROVIDED	LOT DIMENSIONS	2.2.1 A MIN.	PROVIDED
LOT 127					
PRIMARY STREET	20'	20'	WIDTH	80'	105.31'
SIDE STREET	15'	15'	DEPTH	100'	204.7'
SIDE LOT LINE	10'	10'	AREA	10,000 SF	20,805 SF
REAR LOT LINE	30'	30'	LOT 126		
SUM OF SIDE SETBACKS	20'	20'	WIDTH	65'	99.73'
			DEPTH	100'	219.3'
			AREA	10,000 SF	21,769 SF

IMPERVIOUS AREA	
LOT 127	
TOTAL AREA	0.48 AC. (20,805 SF.)
EXISTING IMPERVIOUS	0.05 AC. (1,977 SF.) = 9.6%
PROPOSED TOTAL IMPERVIOUS	0.18 AC. (7,906 SF.) = 38%
ROW IMPROVEMENTS IMPERVIOUS	0.11 AC. (4,732 SF.)
PROPOSED NET MAX. LOT IMPERVIOUS	(20,805 SF X 38%) - 4,732 SF = 3,174 SF (.07 AC)
LOT 126	
TOTAL AREA	0.50 AC. (21,768 SF.)
EXISTING IMPERVIOUS	0.13 AC. (5,855 SF.) = 12.7%
PROPOSED IMPERVIOUS	0.19 AC. (8,272 SF.) = 38%
ROW IMPROVEMENTS IMPERVIOUS	0.03 AC. (1,426 SF.)
PROPOSED NET MAX. LOT IMPERVIOUS	(21,768 SF X 38%) - 1,426 SF = 6,845.8 SF (.16 AC)

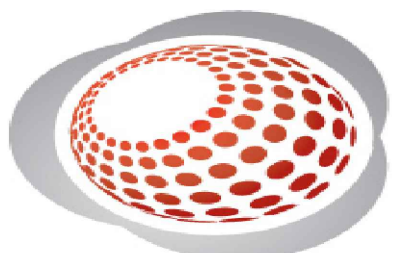
### SOLID WASTE COMPLIANCE STATEMENTS:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

### NOTES:

- PRIMARY STREET DESIGN FOR CORNER LOT 127 AS BEING PASQUOTANK DR PER TC-5A-18.
- IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS
- NO DRIVEWAY WILL BE PERMITTED OFF GRANVILLE DRIVE. ALL DRIVEWAY ACCESS SHALL BE FROM PASQUOTANK DRIVE.

REV #	DATE	DESCRIPTION
1	11.06.2020	PER COR REVIEW COMMENTS
2	12.04.2020	PER COR REVIEW COMMENTS
3	01.12.2021	PER COR REVIEW COMMENTS



**Bateman Civil Survey Company**  
Engineers • Surveyors • Planners  
2524 Reliance Avenue, Apex, North Carolina 27539  
Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2378

### ENGINEER:

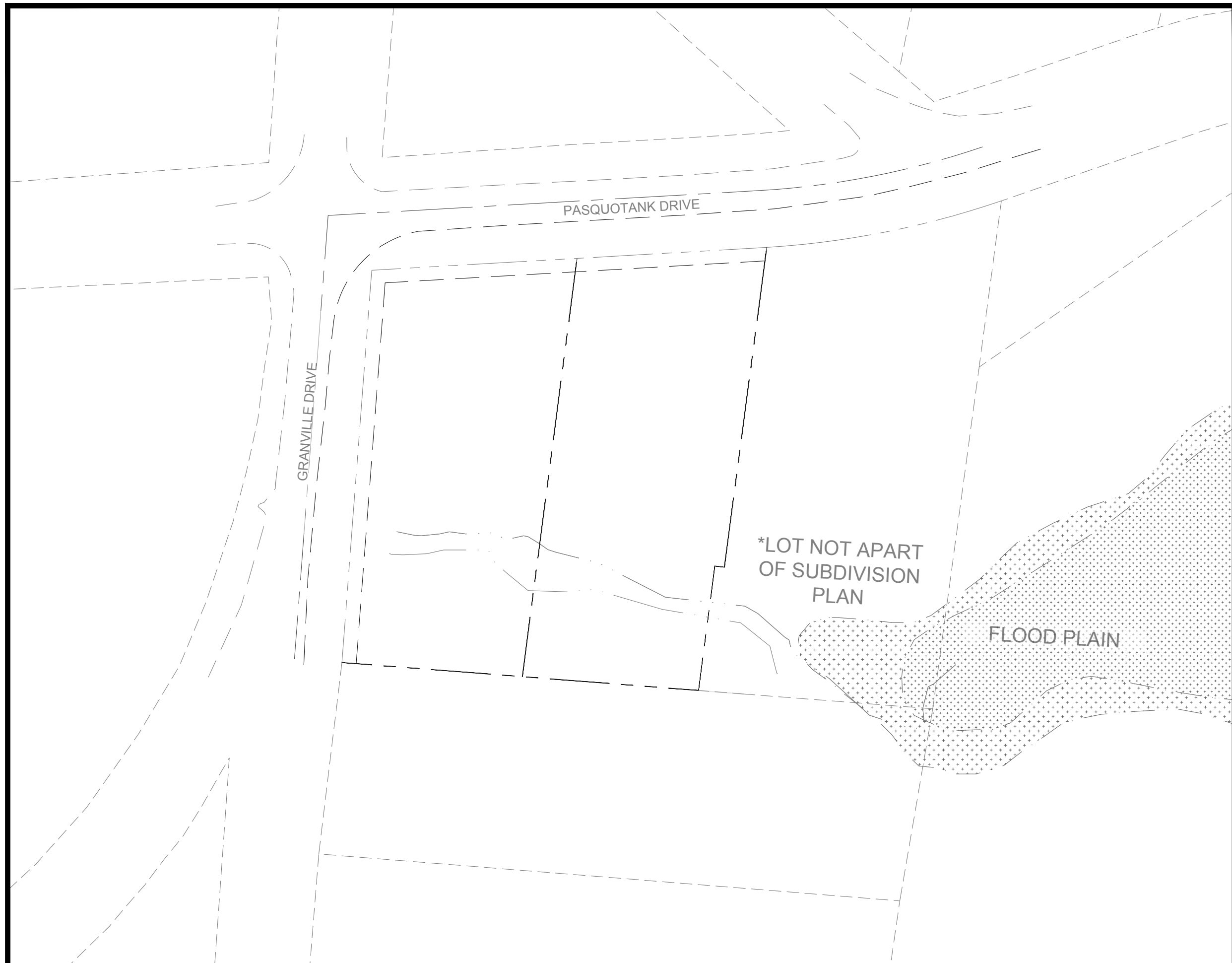
BATEMAN CIVIL SURVEY, P.C.  
S. SHAYNE LEATHERS, PE  
2524 RELIANCE AVE.  
APEX, NC 27539

### DEVELOPER:

DJF BUILDERS, INC.  
DENNIS FITZGERALD  
3717 NATIONAL DRIVE, SUITE 140  
RALEIGH, NC 27615

### OWNER:

COLANCO COMPANY  
PO BOX 38  
HOLLY SPRINGS, NC 27540



### PROJECT PLAN

SCALE: 1" = 50'

SHEET INDEX	
SHEET	SHEET TITLE
C000	COVER
C100	EXISTING CONDITIONS
C200	SITE PLAN
C201	SITE PLAN DETAILS & EXHIBIT
C300	GRADING & DRAINAGE PLAN
C400	UTILITY PLAN
L100	LANDSCAPE PLAN

### Preliminary Subdivision Application

Planning and Development

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<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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Property Address(es): <b>410 Pasquotank Drive</b>	
Recorded Deed PIN(s): 1705069097	
What is your project type?	
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<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: DJF Builders, Inc.	
Owner/Developer Name and Title: Dennis Fitzgerald/President	
Address: 3717 National Dr. Suite 140 Raleigh, NC 27612	
Phone #: 919-383-1700	
Email:	
APPLICANT INFORMATION	
Company: DJF Builders, Inc.	
Contact Name and Title: Dennis Fitzgerald/President	
Address: 3717 National Dr. Suite 140 Raleigh, NC 27612	
Phone #: 919-383-1700	
Email: Dennis@DJFBuilders.com	

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revised 07.27.20

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DEVELOPMENT TYPE • SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 80 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	
Conditional Use District (CUD) Case # 2:	
Board of Adjustment (BOA) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface:	
Acres: .18	
Square Feet: 193	
Proposed Impervious Surface:	
Acres: .23 AC	
Square Feet: 10,000 SF	
Neuse River Buffer:	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Wetlands:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a flood hazard area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: wetland soils, etc.	
Flood study: FEMA Map Panel #: 1705069097	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	
Detached Attached	
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 10.2.2.F):	
2.02 UNITS/ACRE	
Total # of open space and/or common area lots:	
Total # of requested lots: 2	
SIGNATURE BLOCK	
I hereby designate _____ to serve as my agent	
regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I 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.	
Signature: _____ Date: 01/13/2021	
Printed Name: Dennis Fitzgerald/President	
Signature: _____ Date:	
Printed Name:	

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

revised 07.27.20

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### ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting the Public Works Department at (919) 996-2409**, and the **Public Utilities Department at (919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

**Failure** to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.



KNOW WHAT IS BELOW  
CALL BEFORE YOU DIG

Date: 09.30.20

Project #: P\_200150

SHEET

C000

P\_200150\_PASQUOTANK DRIVE



GENERAL NOTES:

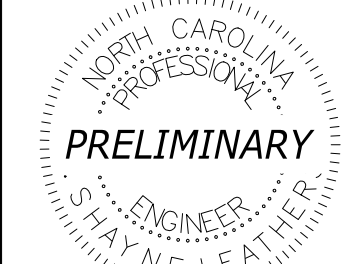
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY BATEMAN CIVIL SURVEY, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (65,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.

NOTE:

- LOT 127 FUTURE DRIVEWAY CONNECTION SHALL BE OFF GRANVILLE DRIVE.



REV #	DATE	DESCRIPTION
1	11.06.2020	COR REVIEW COMMENTS
2	12.04.2020	COR REVIEW COMMENTS
3	01.12.2021	COR REVIEW COMMENTS



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Phone: 919.577.1080 Fax: 919.577.1081  
NCBELS FIRM No. C-2576



**PASQUOTANK DRIVE**  
**SUB-0060-2020**  
410 PASQUOTANK DRIVE  
RALEIGH, NC  
WAKE COUNTY

**SITE PLAN**

Project Engineer: **SSL**  
Designed By: **SSL**  
Drawn By: **SLS**  
Checked By: **SSL**  
Scale: **AS SHOWN**

Date: **09.30.20**

Project #: **P\_200150**

**SHEET**  
**C200**