

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): N/A			
Development name (subject to approval): Claiborne Hills			
Property Address(es): 13051 & 13055 Strickland Rd. Raleigh, NC 27613			
Recorded Deed PIN(s): 0788345432, 0788332888			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" 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:	Owner/Developer Name and Title: Janet Peebles
Address: 119 Lincoln Ct, Raleigh NC 27610	
Phone #: (919) 522-2328	Email: vicsdaughter119@gmail.com
APPLICANT INFORMATION	
Company: Optimal Equity Corp, LLC	Contact Name and Title: Avery Kolatch/Developer Robert Shaar
	Address: 1021 Forestville Rd, Wake Forest, NC, 27587
Phone #: (917) 952-3118	Email: avery@myoptimalequity.com

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

ZONING INFORMATION

Gross site acreage: 6.55 AC

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district:

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 23-2019

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: 2.83 Square Feet: 123,3372.83

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 39

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): **5.95 DU/AC**

Total # of open space and/or common area lots: 2

Total # of requested lots: 39

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, Robert Shaar and/or Avery Kolatch 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: A. Z. P. Date: 09/19/2022

Printed Name: Avery Kolatch

Signature: Robert Shaar Date: 09/19/2022

Printed Name: Robert Shaar

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

SITE INFORMATION	
PROJECT NAME	ARSALAS SUBDIVISION
EXISTING ZONE	R-10
EXISTING USE	VACANT LOTS
PROPOSED ZONE	R-10
PROPOSED USE	TOWNHOUSES
MAXIMUM OVERALL DENSITY	6 DU/AC
PROPOSED DENSITY	5.95 DU/AC
PINS	0788345432,0788332888
SITE AREA	6.55
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
RIVER BASIN	NEUSE
WATERSHED	NEUSE
SPECIAL FLOOD HAZARD	NO

PROPOSED NUMBER OF LOTS	39
MINIMUM LOT SIZE	1716 - 0.0394 AC
MAXIMUM LOT SIZE	1760 SF 0.0404 AC
20' FRONT SETBACK	
0' SIDE SETBACK	
10' REAR SETBACK	
PROPOSED PARKING	78 SPACES

EXISTING GROSS SITE AREA	6.55 AC ~ 285,318 SF
PROPOSED GROSS SITE AREA	6.55 AC ~ 285,318 SF
PROPOSED IMPERVIOUS AREA	2.83 AC ~ 123,337 SF
PROPOSED OPEN SPACE	1.901 AC ~ 82,828 SF
PROPOSED TREE SAVE AREA	2.05 AC ~ 89,410 SF

AC PAVEMENT	34,790 SF
TOWNHOUSE LOTS	68,640 SF
FLATWORK/SIDEWALK/CURB & GUTTER	19,907 SF
TOTAL IMPERVIOUS AREA	123,337 SF
IMPERVIOUS PERCENTAGE	43.22%

PRELIMINARY SUBDIVISION
SUB - xxxx-2022

N/F CAPITAL PROPERTIES OF RALEIGH II LLC. D.C. 17517, PG 292 0788342530

N/F BRAIN H. BARNES D.B. 8741, PG 2656 BOM 1970, PG 208

CENTERLINE OF CREEK IS PROPERTY LINE PER BOM 1978, PG 515
CENTERLINE OF CREEK LOCATED IN FIELD

DEEDED LINE IS TRAVERSE LINE PER BOM 1978, PG 515

50' NEUSE RIVER RIPARIAN BUFFER MEASURE FROM TOP OF BANK

LOT 5 HEADLAW BOM 1980, PG 256 0788440449

LOT 4 HEADLAW BOM 1980, PG 256

WOODYHILL ROAD (60' R/W)

30' LANDSCAPE BUFFER, SEE LANDSCAPE PLANS

CONTOURS SCALED FROM WAKE COUNTY G.I.S. 0788346222 LOT 3 HEADLAW BOM 1980, PG 256

THIS LOT MAY BE SUBJECT TO A NEUSE RIVER RIPARIAN BUFFER

PROPOSED LEGEND

SETBACK LINE
CURB AND GUTTER
RETAINING WALL
SIDEWALK
PROPOSED CONTOURS 380 379
EXISTING CONTOURSE 380 379

AREAS

TREE PERSERVATION
OPEN SPACE
RECREATION OPEN SPACE
LANDSCAPE BUFFER
AC PAVEMENT

LOT AREAS

LOT #	AREA (S.F.)
1	1760.00
2	1760.00
3	1716.00
4	1716.00
5	1716.00
6	1716.00
7	1716.00
8	1716.00
9	1716.00
10	1716.00
11	1716.00
12	1716.00
13	1716.00
14	1716.00
15	1716.00
16	1716.00
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27	1760.00
28	1760.00
29	1760.00
30	1760.00
31	1760.00
32	1760.00
33	1760.00
34	1760.00
35	1760.00
36	1760.00
37	1760.00
38	1760.00
39	1760.00

TYPICAL LOT LAYOUT

NO REAR YARD SETBACK
REAR YARD
NO SIDE YARD SETBACK
50'
5' MINIMUM STREET YARD SETBACK
HOUSE FOOTPRINT (VARIES)
20' MINIMUM STREET YARD SETBACK
10' PARKING SETBACK
2 PARKING SPACES PER UNIT
R.O.W.

[illegible]

CAROLINA LAND DESIGN, PLLC
300 S. MAIN STREET STE. 212
HOLLY SPRINGS NC 27540
(760) 791-2204

DRAWN:	9/15/22
SCALE:	1"=50'
CHECKED:	CLD
WHI	

SHEET NO.	4
	9
SHEET TITLE	PROPOSED SUBDIVISION PLAN
PROJECT	PRELIMINARY SUBDIVISION 13051, 13055 STRICKLAND RD RALEIGH, NC 27613