#### **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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT TYPE (UDO Section 2.1.2)					
Conver	ntional Subdivision Co	ompact Development	Cons	servation Development	Cottage Court
NOTE: Subdiv	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District				rlay District
		GENERAL INFOR	MATION	I	
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				, NC 27613	
Recorded Deed PIN(s): 0788345432, 0788332888					
What is your project type?	Single family Apartment	Townhou Non-resid		Other:	Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION					
NOTE: Please attach purchase agreement when submitting this form					
Company:	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: O	Company: Optimal Equity Corp, LLC Contact Name and Title: Avery Kolatch/Developer Robert Shaar			r Robert Shaar	
	Address:1021 Forestville Rd, Wake Forest,NC, 27587			C, 27587	
Phone #: (917) 952-3118		Email: avery@m	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	<sup>ch):</sup> R-10		
Overlay district:	Inside City limits?  Yes No		
Conditional Use District (CUD) Case # Z- 23-2019	Board of Adjustment (BOA) Case # A-		
	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 #:			
·	TS 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			
·			
SIGNATUR	E 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 Shaarand/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:			
Printed Name: Avery Kolarch			
Signature: Robert Shaar Date: 09/19/2022			
Printed Name: Robert Shaar			

Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

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# STRICKLAND SUBDIVISION

## PROJECT STATISTICS PROPERTY DEVELOPER: OPTIMAL EQUITY CORP, LLC

SITE INFORMATION	
ZONING CASE	Z-23-2019
PROJECT NAME	CLAIBORN HILLS SUBDIVISION
EXISTING ZONE	R-10
EXISTING USE	VACANT
PROPOSED ZONE	R-10
PROPOSED USE	TOWNHOUSE
MAXIMUM OVERALL DENSITY	6 DU/AC PER CONDITIONS OF APPROVAL
PROPOSED DENSITY	5.95 DU/AC
PINS	0788345432, 0788332888
SITE AREA	6.55 AC
EXISTING USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
RIVER BASIN	NEUSE
WATERSHED	NEUSE
SPECIAL FLOOD HAZARD	NO
EXISTING CREEK	HARESNIPE

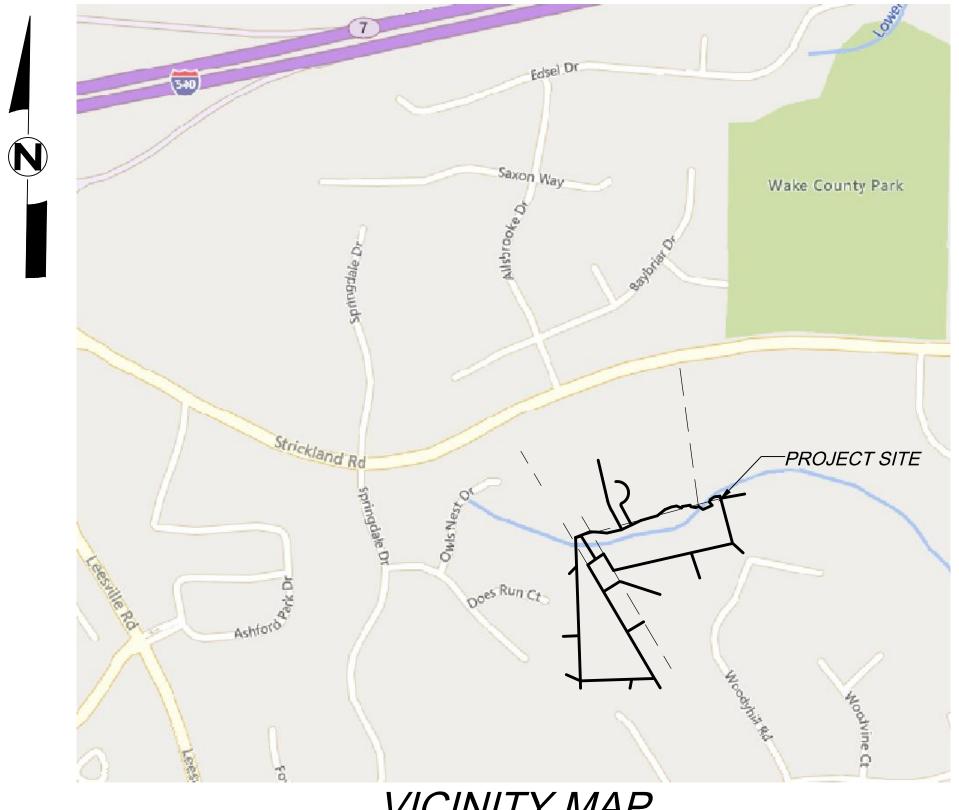
LOT INFORMATION		
PROPOSED NUMBER OF LOTS	39	
MINIMUM LOT SIZE	1,760 SF	
MAXIMUM LOT SIZE	1,760 SF	

AREA CALCULATIONS	
EXISTING GROSS SITE AREA	6.55 AC
PROPOSED GROSS SITE AREA	6.55 AC

IMPERVIOUS AREA CALCULCATIONS		
	T	
AC PAVEMENT	34,790 SF	
TOWNIJOUSE LOTS	68,640 SF	
TOWNHOUSE LOTS	00,040 3F	
FLATWORK/SIDEWALK/CURB & GUTTER	19,907 SF	
, ,	,	
TOTAL IMPERVIOUS AREA	123,337 SF	
IMPERVIOUS PERCENTAGE	43.22%	

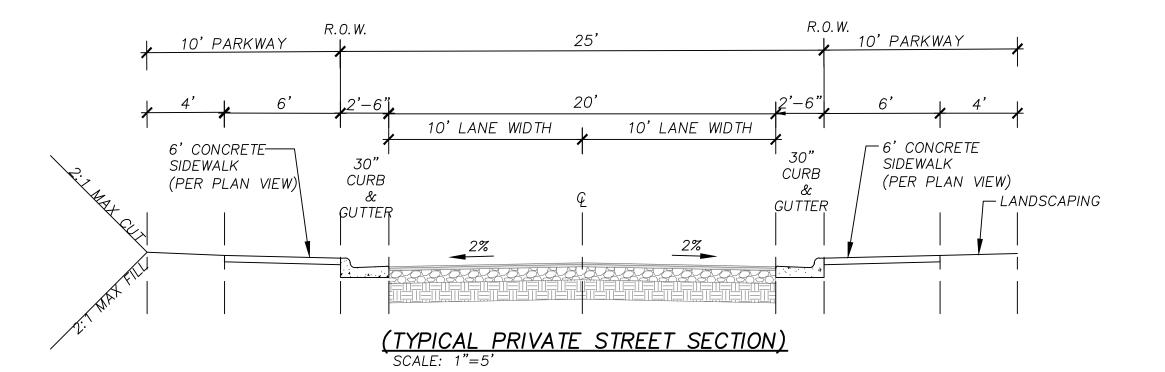
# PRELIMINARY SUBDIVISION PLAN FOR CLAIBORNE HILLS SUBDIVISION

## 13051 & 13055 STRICKLAND RD RALEIGH, NORTH CAROLINA



VICINITY MAP

SCALE: 1"=500'



#### DEVELOPER:

OPTIMAL EQUITY CORP. LLC 1021 FORESTVILLE ROAD WAKE FOREST, NC 27587

#### PLANS PREPARED BY :

CAROLINA LAND DESIGN, PLLC 300 S. MAIN STREET HOLLY SPRINGS, NC 27540 RECOMMENDATION FOR APPROVAL BY THE CITY OF RALEIGH PLANNING AND ZONING BOARD

DATE:	

APPROVAL BY THE CITY OF RALEIGH BOARD OF COMMISSIONERS

DATE:	

## SHEET INDEX PROPERTY DEVELOPER

SHEET #	TOWN OF WAKE FOREST
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	PROPOSED DEMOLITION PLAN
C-4	PROPOSED SUBDIVISION PLAN
C-5	PROPOSED GRADING PLAN
C-6	PROPOSED UTILITY PLAN
C-7	LIGHTING PLAN (FUTURE)
C-8	TREE CONSERVATION PLAN (FUTURE)
C-9	PROPOSED LANDSCAPE PLAN (FUTURE)

#### GENERAL NOTES:

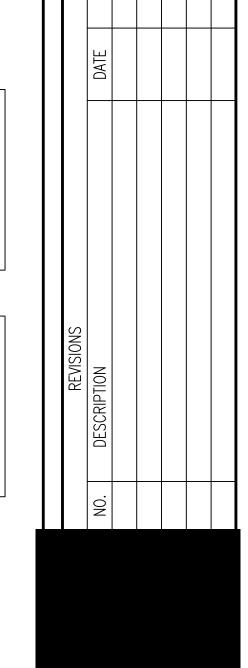
COMPLIANCE.

- 1. BOUNDARY INFORMATION IS TAKEN FROM A SURVEY DONE BY TURNING POING SURVEYING
- 2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM TURNING POING SURVEYING PLLC (10-22-2020)
- 3. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RAIFIGH AND NCDOT SPECIFICATIONS.
- 4. THERE WILL BE NO CONSTRUCTION PRIOR TO CONSTRUCTION PLAI APPROVAL AND PERMIT ISSUANCE BY APPROPRIATE JURISDICTION
- 5. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION.
- 6. AREA IN WATERSHED BASED ON WAKE COUNTY GIS DATA.
  7. THIS DOCUMENT IS BEING PROVIDED TO DEFINE THE MINIMUM COMPLIANCE WITH THE CITY OF RALEIGH PUD ZONING DISTRICT

<u>LANDSCAPING NOTE:</u> LANDSCAPING AND TREE SURVEY SHALL BE PROVIDED.

CONTRACTORS SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF ANY EXCAVATION EXISTING UTILITIES HOWN HEREON ARE APPROXIMATE AND ARE NOT SHOWN.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



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

SHEET
9/15/22
SCALE:
SCALE:
1"=50'
STRICKLAND RD CLD
NC 27613
WHII

SHEET TITLE SHE
PROJECT PRELIMINARY SUBDIV
13051, 13055 STRICH
PROJECT PALETICH NC 27

SHEET NO.

### PROJECT STATISTICS PROPERTY DEVELOPER: DAWN AMIN-ARSALAS

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

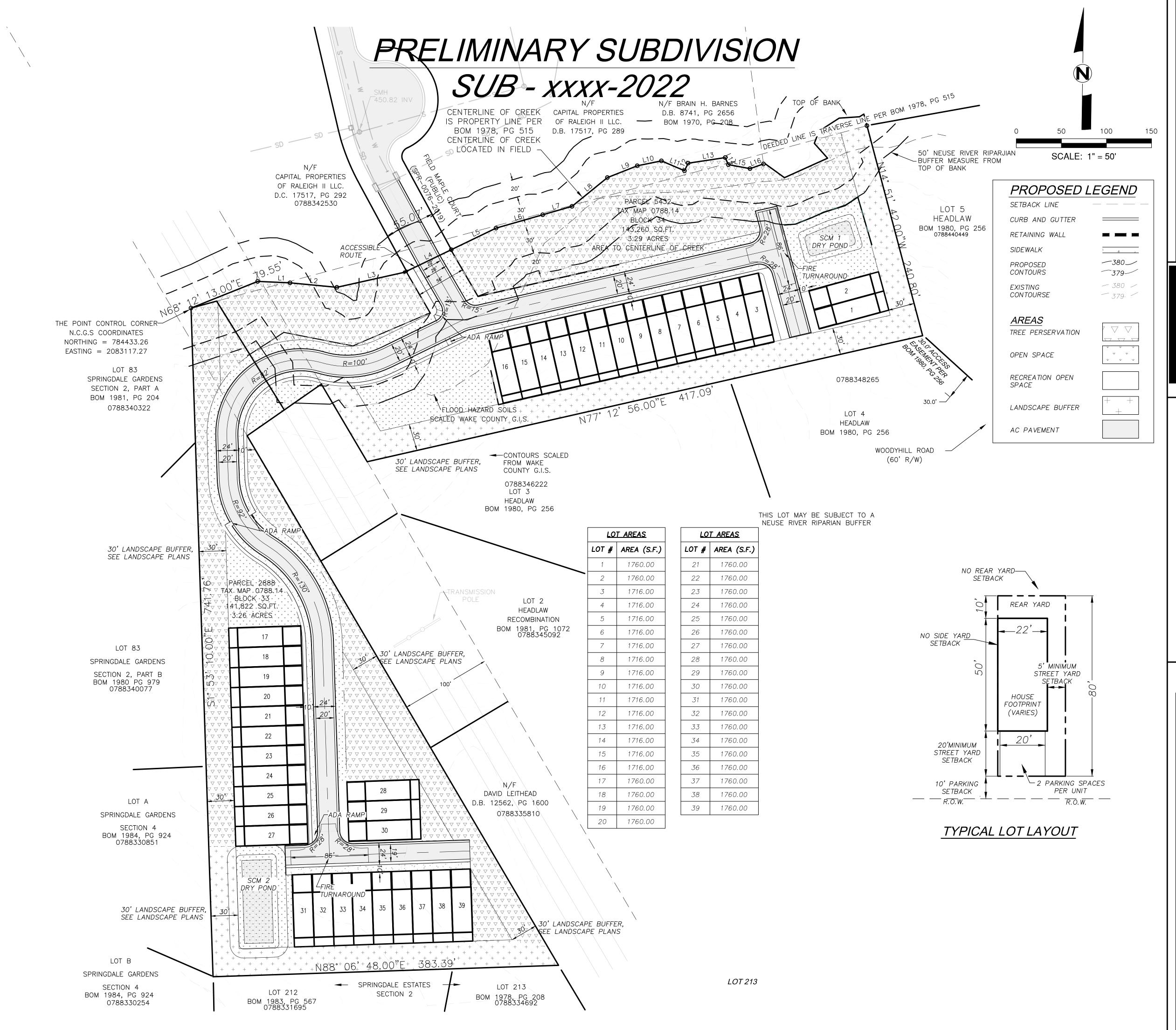
LOT INFORMATION		
PROPOSED NUMBER OF LOTS	39	
MINIMUM LOT SIZE	1716 - 0.0394 AC	
MAXIMUM LOT SIZE	1760 SF 0.0404 AC	
20' FRONT SETBACK		
0' SIDE SETBACK		
10' REAR SETBACK		
PROPOSED PARKING	78 SPACES	

AREA CALCULATIONS	
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

IMPERVIOUS AREA CALCULCATIONS	
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:

NOT FOR CONSTRUCTION



V

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4 No No No No No V

SHEET NO.