

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)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> 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): SCOPE-0051-2022			
Development name (subject to approval): 1302 Dowling Road			
Property Address(es): 1302 Dowling Road			
Recorded Deed PIN(s): 1723.62.5575			
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: Dowling Properties LLC	Owner/Developer Name and Title: Gurpreet Walia, member/manager
Address: 412 Holston Bank Way Cary NC 27519	
Phone #: 240.650.1440	Email: gwalia08@gmail.com
APPLICANT INFORMATION	
Company: William G. Daniel & Associates, P.A.	Contact Name and Title: William Daniel, president
	Address: 1150 SE Maynard Road Ste 260 Cary NC 27511
Phone #: 919.467.9708	Email: bdaniel@wmgda.com

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DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 1.76

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: n/a

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: .685 Square Feet: 29842

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 #: 1723 - map # 37200172300K

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 16

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F): 9.09 du/acres

Total # of open space and/or common area lots: 1

Total # of requested lots: 17

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, William Daniel 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: William L. DanielDate: 9/19/2022

Printed Name: William Daniel

Signature:

Date:

Printed Name:

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



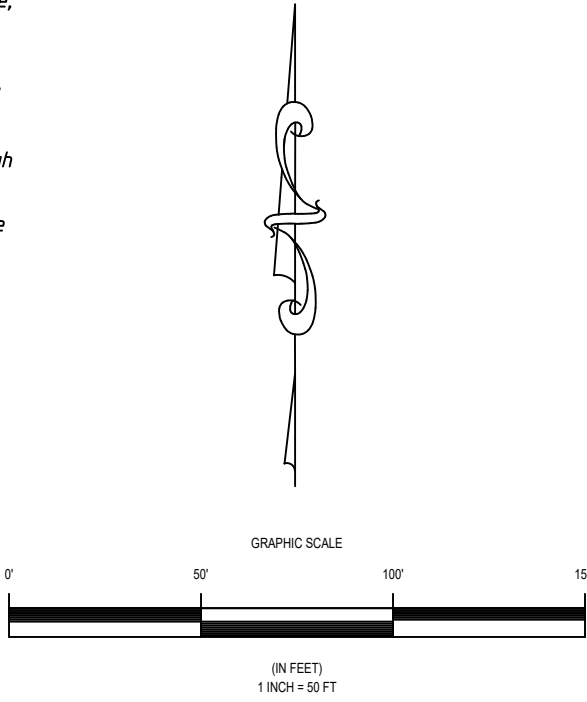
VICINITY MAP 1" = 500'

LEGEND	
PROP. SANITARY SEWER	
PROP. STORM DRAINAGE	
PROP. WATERLINE	
PROP. MANHOLE	
PROP. CATCH BASIN	
PROP. YARD INLET	
PROP. HEAD WALL	
PROP. FLARED END SECTION	
PROP. HYDRANT ASSEMBLY	
PROP. GATE VALVE IN MANHOLE	
PROP. BLOW-OFF ASSEMBLY	
EX. MANHOLE	
EX. CATCH BASIN	
EX. WETLANDS	

- STANDARD UTILITY NOTES (as applicable):**
- All materials & construction methods shall be in accordance with City of Raleigh standards, details & specifications (reference: CORPUD Handbook, current edition)
 - Utility separation requirements:
 - A distance of 10' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings, where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41& S-43)
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required
 - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
 - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property
 - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
 - 3.0' minimum cover is required on all water mains & sewer force mains; 4.0' minimum cover is required on all reuse mains
 - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
 - Install 8" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure
 - Install 4" PVC sewer services @ 10% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
 - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
 - All environmental permits applicable to the project must be obtained from NCDOT, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction
 - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
 - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calverley at (919) 996-2334 or stephen.calverley@raleighnc.gov for more information
 - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A certificate of compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanne Hartley at (919) 996-5923 or joanne.hartley@raleighnc.gov for more information

Traffic Control and Pedestrian Plan (TCPED) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPEP Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPEP Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights-of-Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (RSDM).
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



SITE DATA	
OWNER:	Dowling Properties, LLC 412 Holston Bank Way Cary, NC 27519
TOWNSHIP:	ST MATTHEW'S
TOTAL ACREAGE:	1.76 Ac.
ZONING:	R-6
TOTAL DENUDED AREA:	1.62 ac.
IMPERVIOUS AREA TOTAL	0.69 ac
WATERSHED	NEUSE
WAKE COUNTY PIN #:	1723.62.5575
PROJECTED SEWER FLOW	5,760 GPD
FLOOR AREA RATIO (F.A.R.): PROPOSED	(.22 ac/1.76 ac) = 0.125
BUILDING LOT COVERAGE: PROPOSED	(.67 ac/1.76 ac) = 0.381
# OF TOWNHOMES(EXISTING):	0
# OF TOWNHOMES(PROPOSED):	16
PARKING REQUIREMENT:	0 SPACES/UNIT
SPACES REQUIRED:	0
SPACES PROVIDED:	32
HANDICAP ACCESSIBLE REQ'D:	N/A
HANDICAP ACCESSIBLE PROVIDED:	N/A
BICYCLE PARKING REQUIREMENTS	SHORT TERM: NONE
LONG TERM:	NONE

Public Improvement Quantity Table				
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3	
Number of Lot (s)	1	0	0	
Lot Number (s) by Phase	1	0	0	
Number of Units	0	0	0	
Livable Buildings	0	0	0	
Open Space ?	YES	0	0	
Number of Open Space Lots	0	0	0	
Public Water (LF)	0	0	0	
Public Sewer (LF)	0	0	0	
Public Street (LF) - FULL	0	0	0	
Public Street (LF) - PARTIAL	0	0	0	
Public Sidewalk (LF)	0	0	0	
Street Signs	0	0	0	
Water Service Stubs	16	0	0	
Sewer Service Stubs	16	0	0	

PRIVATE IMPROVEMENT QUANTITIES

Private Water (LF)	0' (TOTAL)
8" DIP	0'
6" DIP	324'
4" DIP	0'
Private Sewer (LF)	0' (TOTAL)
4" PVC	182'
6" PVC	698'

PROJECT AREA
FOR DEVELOPMENT
OF 16 TOWNHOMES

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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): **SCOPE-0051-2022**
Development name (subject to approval): **1302 Dowling Road**
Property Address(es): **1302 Dowling Road**
Recorded Deed PIN(s): **1723.62.5575**

What is your project type? ☐ Single family ☒ Townhouse ☐ Non-residential ☐ Other ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: **Dowling Properties LLC** Owner/Developer Name and Title: **Gurpreet Walia, member/manager**
Address: **412 Holston Bank Way Cary NC 27519**
Phone #: **240.650.1440** Email: **gwalia08@gmail.com**

APPLICANT INFORMATION
Company: **William G. Daniel & Associates, P.A.** Contact Name and Title: **William Daniel, president**
Address: **1150 SE Maynard Road Ste 260 Cary NC 27511**
Phone #: **919-467-9708** Email: **bdaniel@wmgda.com**

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

ZONING INFORMATION
Gross site acreage: **1.76**
Zoning districts (if more than one, provide acreage of each): **R-6**

Overlay district: n/a Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z: Board of Adjustment (BOA) Case # A:

STORMWATER INFORMATION
Existing Impervious Surface: Acres: 0 Square Feet: 0 Proposed Impervious Surface: Acres: 555 Square Feet: 29842
Newse 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 #: 1723-map # 37200172300K

NUMBER OF LOTS AND DENSITY
Total # of townhouse lots: Detached Attached **16**
Total # of single-family lots:
Proposed density for each zoning district (UDO 1.5.2.F): **9.09 du/acre**

Total # of open space and/or common areas lots: 1
Total # of requested lots: 17

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, **William Daniel**, 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: *William Daniel* Date: **9/19/2022**
Printed Name: **William Daniel**
Signature: _____ Date: _____
Printed Name: _____

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours:** Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services".
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	UTILITY PLAN
5	GRADING / DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	LANDSCAPE PLAN
8	BIO-RETENTION DETAIL
1 of 1	LIGHTING PLAN

TREE CONSERVATION NOTE:
THIS SITE IS LESS THAN 2 ACRES IN SIZE AND THEREFORE, TREE CONSERVATION IS NOT APPLICABLE TO THE PROJECT.

SUB-0000-2022

Owner/Developer:
Dowling Properties LLC
412 Holston Bank Way
Cary NC 27519

Project
1302 Dowling Road

Cover

Date
September 15, 2022

Scale
1" = 50'

Sheet

1

