



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.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

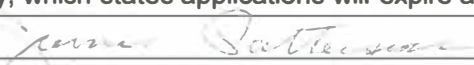
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Patterson Subdivision			
Property Address(es): 4373 Haverty Drive			
Recorded Deed PIN(s): 1721-89-9247			
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:	Owner/Developer Name and Title: James Patterson / owner
Address: 4116 Pearl Road Raleigh, NC 27610	
Phone #: 919-649-6932	Email:
APPLICANT INFORMATION	
Company: MARLOVE - MOYE, LLC	Contact Name and Title: Howard Moye - Manager
	Address: 314 W. Millbrook Road, Suite 013 Raleigh, NC 27613
Phone #: 919-844-7888	Email: hmoyeiii@gmail.com

Continue to the next page>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.75	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

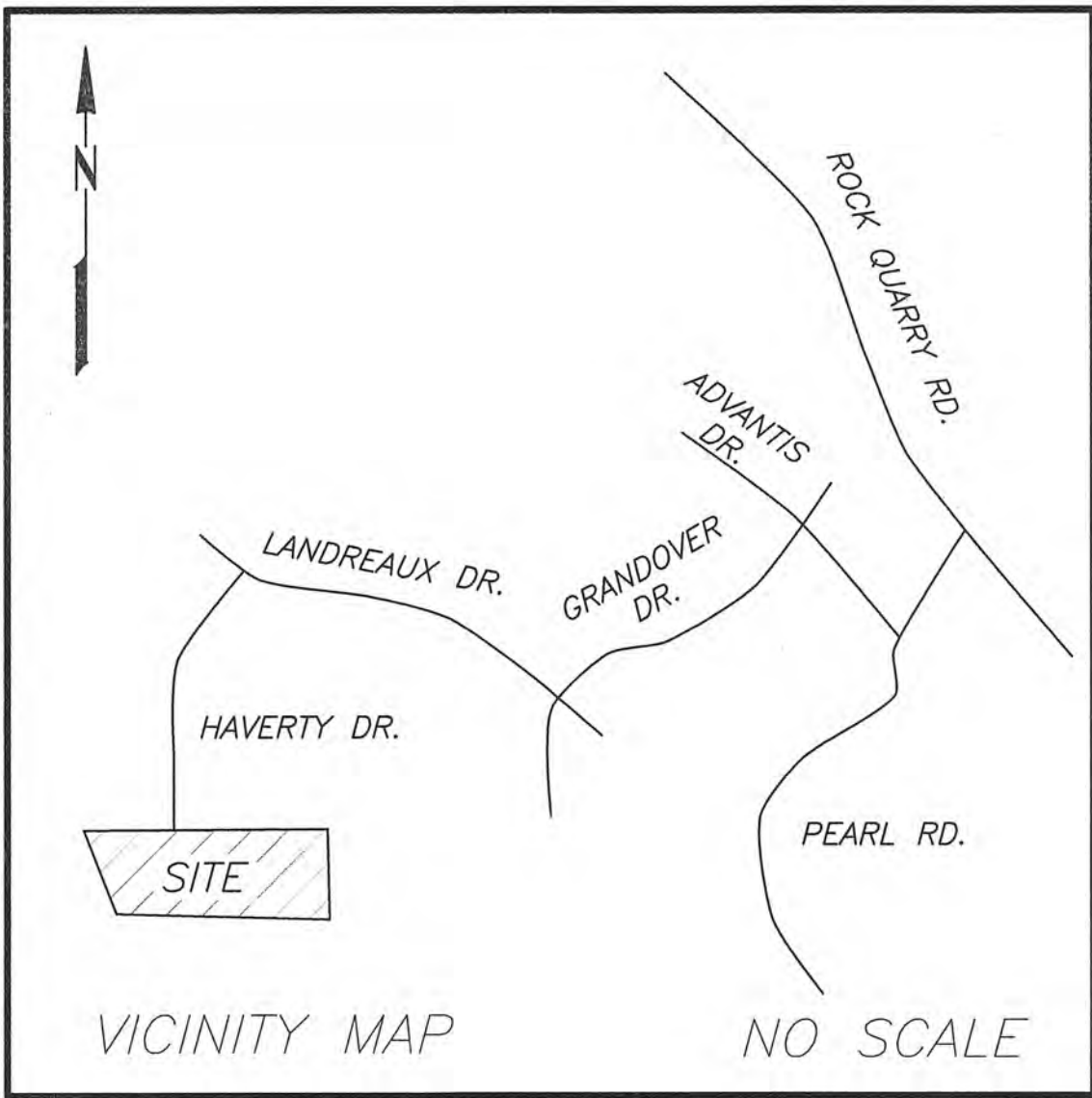
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0 Square Feet: 0
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following: Alluvial soils: Yes Flood study: No FEMA Map Panel #: 3720172100J	
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): 1.38	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

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 Jones & Cnossen Engineering, PLLC/Peter Cnossen 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: 	Date: 8-30-21
Printed Name: James Patterson	
Signature:	Date:
Printed Name:	

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PATTERSON SUBDIVISION

PRELIMINARY SUBDIVISION PLAN



SITE DATA	
PROJECT NAME	PATTERSON SUBDIVISION
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	CAMELOT DEVELOPMENT, LLC P.O. BOX 20667 RALEIGH, NC 27619 PHONE - (919) 844-7888 FAX - (919) 845-6639 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	R-4
WAKE COUNTY PINS	1721-89-9247
TOTAL SITE AREA	2.75 ACRES
EXISTING USE	VACANT & UNDEVELOPED
PROPOSED USE	VACANT & UNDEVELOPED
MAXIMUM LOTS/DENSITY	11.4 UNITS PER ACRE
PROPOSED LOTS/DENSITY	210.73 UNITS PER ACRE
FEMA FLOODPLAIN INFORMATION	MAP #3720172100J (DATED MAY 2, 2006) PROJECT SHOWS 100 YEAR FLOODPLAIN ON THE SITE.

SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY LAYOUT PLAN

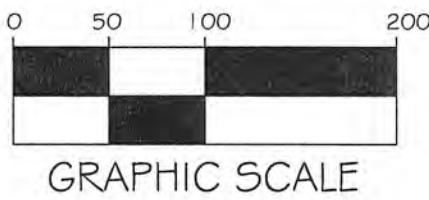
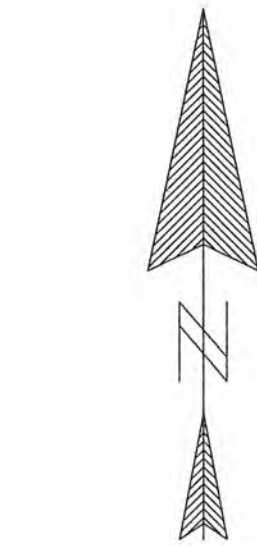
NARRATIVE

1. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE TWO LOTS; ONE LOT TO BE SOLD FOR FUTURE DEVELOPMENT AND ONE LOT TO BE RETAINED BY THE OWNER.
2. NO SITE IMPROVEMENTS ARE PROPOSED WITH THIS SUBDIVISION.
3. SITE IMPROVEMENTS INCLUDING STORMWATER AND TREE CONSERVATION AREA REQUIREMENTS WILL BE HANDLED AT THE TIME OF SITE DEVELOPMENT FOR EACH LOT.
4. SOLID WASTE SERVICE REQUIREMENTS WILL BE HANDLED AT THE TIME OF SITE DEVELOPMENT FOR EACH LOT.
5. THIS SUBDIVISION IS NOT SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY SINCE HAVERTY STREET WAS PLATTED LESS THAN 20 YEARS AGO (UDO SECTION 2.2.7.B.1b).
6. THIS SUBDIVISION IS NOT SUBJECT TO BLOCK PERIMETER SINCE THE SITE AREA IS LESS THAN 5 ACRES (UDO SECTION 8.3.2.A.2b).

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.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
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Recorded Deed PIN(s): 1721-89-9247

What is your project type? ☐ Single family ☐ Apartment ☐ Townhouse ☐ Non-residential ☒ Other: Vacant Lot

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form.
Company: _____ Owner/Developer Name and Title: James Patterson / Owner
Address: 4116 Pearl Road Raleigh, NC 27610
Phone #: 919-649-6932 Email: _____

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

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Gross site acreage: 2.75
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: 0 Square Feet: 0
Proposed Impervious Surface: Acres: 0 Square Feet: 0
Neuse River Buffer ☐ Yes ☒ No Wetlands ☒ Yes ☐ No
Is this a flood hazard area? ☒ Yes ☐ No
If yes, please provide the following:
Aerial scale: Yes _____
Flood study: No _____
FEMA Map Panel #: 3720172100J

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): 0.73
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Signature: [Signature] Date: 9-1-21
Printed Name: James Patterson
Signature: _____ Date: _____
Printed Name: _____

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