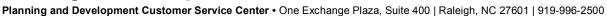
Preliminary Subdivision Application

Planning and Development





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 Compa			act Development	Co	onservation Development	Cottage Court	
NOTE: Subdiv	isions may require Cit	y Counc	il approval if in a M	letro Pa	rk Overlay or Historic Ove	rlay District	
GENERAL INFORMATION							
Scoping/sketch plan case number(s):							
Development name (subject to approval):							
Property Address(es): 1809 Lynn Road							
Recorded Deed PIN(s): 0797-72-1509							
What is your project type?	Single fa	-	Townhou Non-resi		Other:	Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION							
NOTE: Please attach purchase agreement when submitting this form							
Company:DreAAm Properties Group, LLC			Owner/Developer Name and Title:DreAAm Properties Group, LLC				
Address:7151 Okelly Chapel Rd, 193, Cary NC 27519							
Phone #:919-244-9230			Email:ingalejandromo@yahoo.com				
APPLICANT INFORMATION							
Company: DreAAm Properties Group, LLC			Contact Name and Title:Alejandro Moreno - Member				
			Address:7151 Okelly Chapel Rd, 193, Cary NC 27519				
Phone #:919-244-9230			Email:ingalejandromo@yahoo.com				

Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

(Applicable to all developments)						
ZONING INFORMATION						
Gross site acreage: 0.66						
Zoning districts (if more than one, provide acreage of each	ch): D 4					
Zorning diourous (in more than one, provide doreage or each	7'') [.] H-4					
Overlay district:	Inside City limits? Ves No					
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-					
Conditional OSC District (OSD) Case # 2	Bodia of Adjustment (BoA) Gase # A					
STORMWATER	RINFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: 0.073 Square Feet: 3160	Acres: <u>21</u> Square Feet: <u>9333</u>					
Neuse River Buffer Yes V No	Wetlands Yes No					
Is this a flood hazard area? Yes V No						
If yes, please provide the following:						
Alluvial soils:						
Flood study:FEMA Map Panel #:						
	TS 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):						
Total # of open space and/or common area lots:0						
Total # of requested lots: 2						
SIGNATURE BLOCK						
herewith, and in accordance with the provisions and regular	are of this application and that the proposed project ts in accordance with the plans and specifications submitted tions of the City of Raleigh Unified Development Ordinance.					
I, Alejandro Moreno will s	erve as the agent regarding this application, and will receive					
and respond to administrative comments, resubmit plans an owner(s) in any public meeting regarding this application.	nd applicable documentation, and will represent the property					
I/we have read, acknowledge, and affirm that this project is the proposed development use. I acknowledge that this app which states applications will expire after 180 days of inacti	olication is subject to the filing calendar and submittal policy,					
Signature:	Date:8/27/2021					
Printed Name: Alejandro Moreno						
Signature:	Date:					
Printed Name:						

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

Page **2** of **2** REVISION 02.19.21

1809 LYNN ROAD

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA PRELIMINARY SUBDIVISION

CITY OF RALEIGH CASE #SUB-0068-2021

SHEET INDEX

COVER SHEET PROPERTY SURVEY EXISTING CONDITIONS & DEMOLITION PLAN SITE & UTILITY PLAN LANDSCAPE PLAN

SITE INFORMATION

LOCATION:

1809 LYNN ROAD RALEIGH, NC 27612

COUNTY:

ZONING: R-4 0.66 AC ACREAGE: CURRENT LAND USE: RESIDENTIAL RESIDENTIAL PROPOSED LAND USE:

28,722 SF (0.66 AC) NET SITE AREA:

NET SITE AREA POST ROW: 27,729 SF (0.65 AC) 35,733 SF (0.82 AC) GROSS AREA:

PROPOSED LOT SIZES

LOT#1 14,625 SF (0.34 AC) POST ROW DEDICATION LOT#2 13,104 SF (0.30 AC) POST ROW DEDICATION

MAXIMUM IMPERVIOUS AREAS

LOT 1 IMPERVIOUS LIMIT: (14,625 SF X 38%) - (527 SF) = 5031 SF LOT 2 IMPERVIOUS LIMIT: (13,104 SF X 38%) - (0 SF) = 4980 SF PROPOSED IMPERVIOUS AREA IN THE ROW - LOT 1: 904 SF (SIDEWALK) EXISTING IMPERVIOUS AREA IN ROW - LOT 1: 377 SF (SIDEWALK) PROPOSED IMPERVIOUS AREA IN THE ROW - LOT 2: 70 SF (SIDEWALK) EXISTING IMPERVIOUS AREA IN ROW - LOT 2: 378 SF (SIDEWALK) TOTAL ALLOWABLE IMPERVIOUS AREA = 10011 SF

SOLID WASTE NOTES:

- 1. SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE.
- 2. SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH.

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTRACTING THE PUBLIC WORKS DEPARTMENT OF (919) 996-2495, AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-3245 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.

DreAAm Properties, LLC 7151 Okelly Chapel Rd 193

<u>Developer:</u>

Cary, NC 27519 Contact: Alejandro Moreno ingalejandromo@yahoo.com

919.244.9230

<u>Owner:</u>

DreAAm Properties, LLC 7151 Okelly Chapel Rd 193 Cary, NC 27519

<u>Surveyor:</u> Stewart Proctor Engineering and Surveying 319 Chapanoke Road , Ste 106 Raleigh, NC 27603 919.779.1855

SUBMITTAL RECORD

1ST SUBMITTAL: SEPTEMBER 1, 2021 2ND SUBMITTAL: NOVEMBER 1, 2021 3RD SUBMITTAL: JANUARY 18, 2022 4TH SUBMITTAL: FEBRUARY 17, 2022

BLOCK PERIMETER NOTE: EXISTING BLOCK PERIMETER DISTANCES TO REMAIN AS-IS. PROPOSED SUBDIVISION OF THESE LOTS PROVIDE NO OPTION TO IMPROVE EXISTING BLOCK PERIMETER DISTANCES. EXISTING BLOCK PERIMETER IS APPROXIMATELY 2850 FEET WHICH IS LESS THAN THE MAXIMUM ALLOWED OF 5000 FEET (10000SF - 19999SF)

Drolimi				
Prenimi	nary Subdivisi	on Applicatio	n	
	and Development elopment Customer Service Center •	One Exchange Plaza, Suite 400 F	Raleigh, NC 27601 919-996-2500	I. Raleigh
	IS: This form is used when su			
	riew type and include the plan ns to SiteReview@raleighnc.		e emaii aii documents and j	your preliminary
	DEVE	LOPMENT TYPE (UDO Se	ction 2.1.2)	
✓ Conve	ntional Subdivision Com	pact Development C	onservation Development	Cottage Court
NOTE: Subdiv	visions may require City Coun	cil approval if in a Metro Pa	ark Overlay or Historic Over	lay District
		GENERAL INFORMATION	ON	
Scoping/sketo	ch plan case number(s):			
Development	name (subject to approval):Je	ean Crossings		
Property Addr	ress(es): 1809 Lynn F	Road		
Recorded Dee	ed PIN(s): 0797-72-1509			
What is your project type?	Single family Apartment	Townhouse Non-residential	Other:	Attached houses
		PERTY OWNER/DEVELO		
Company:	DreAAm Properties	Owner/Developer Name		eno, Member
Address:	7151 Okelly Chapel Rd 193			
Phone #:	919-244-9230	Email: ingalejandromo@	yahoo.com	
		APPLICANT INFORMATI		
Company:	DreAAm Properties	Contact Name and Title:	Alejandro More	eno, Member
	7151 Okelly Chapel Rd 193	Address:		
		I		

	ΓΥΡΕ + SITE DATE TABLE to all developments)
	S INFORMATION
Gross site acreage: 0.66	
Zoning districts (if more than one, provide acreage or	f each): R-4
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWA	TER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.073 Square Feet: 3160	Acres: -21
Neuse River Buffer Yes V 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 #:	
·	LOTS AND DENSITY
Total # of townhouse lots: Detached	Attached
Total # of single-family lots: 2	, maoriou
Total # of open space and/or common area lots: 0 Total # of requested lots: 2	
SIGNA	TURE BLOCK
described in this application will be maintained in all resolves herewith, and in accordance with the provisions and resolves. I,Alejandro Morenovand respond to administrative comments, resubmit plar owner(s) in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this projection.	ct is conforming to all application requirements applicable with application is subject to the filing calendar and submittal policy
Signature:	Date: 8/30/2021
Printed Name: Alejandro Moreno	1
Signature:	Date:
Printed Name:	•
	application to SiteReview@raleighpc gov
Please email your completed a	pplication to <u>otterteview@rateignire.gov</u> .

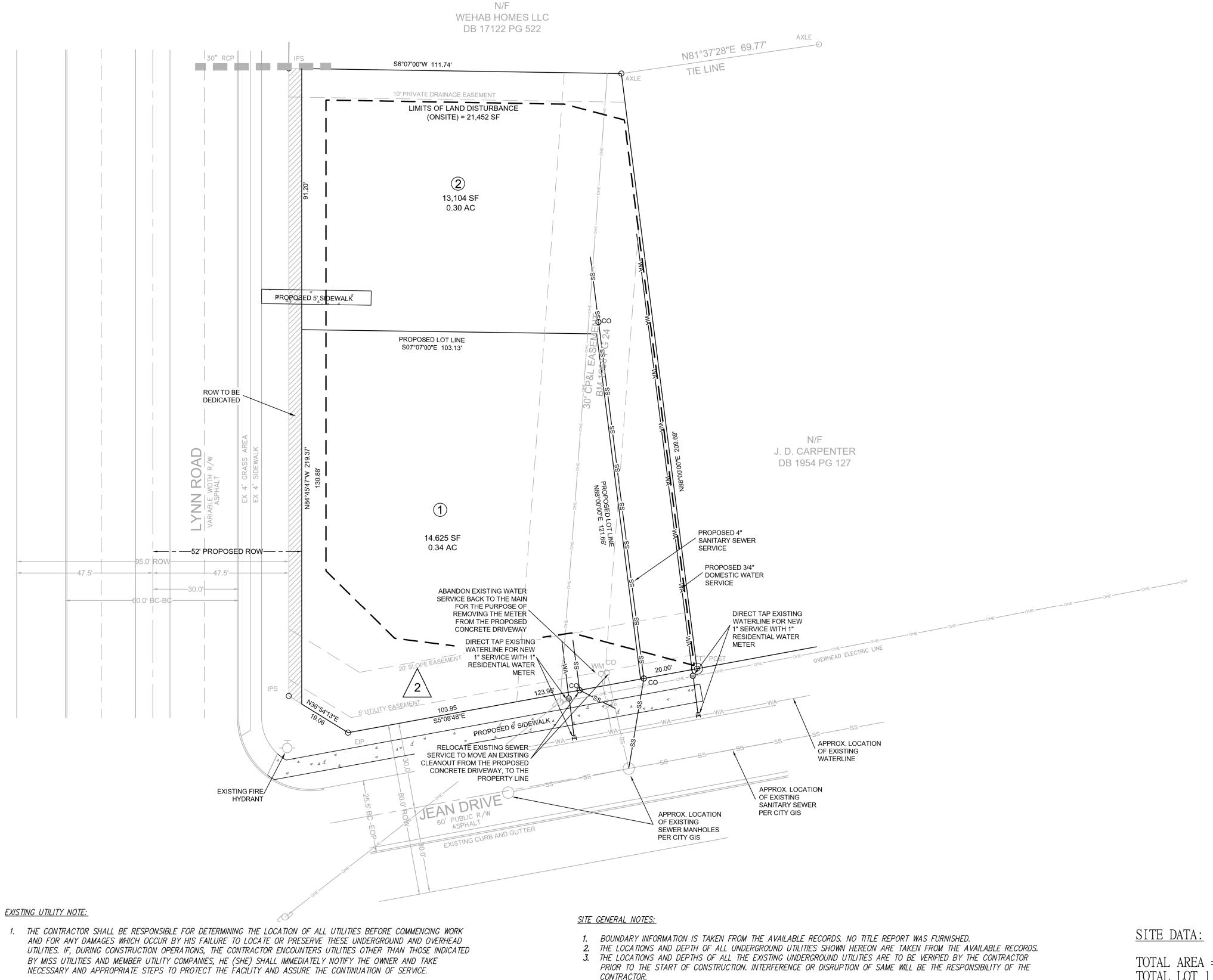
			CITY REVIEW - RESUBM	CITY REVIEW - RESUBM	CITY REVIEW - RESUBM	DESCRIPTIONS	
			3 2/142022	2 1/13/2022	1 11/1/2021	NO. DATE	
	COVER SHEET			CITE ADDERS.	SIIE ADDRESS.	1809 LYNN ROAD	
	PROF	ESSI	ON	AL	SE	EAL	
	Vilnuegring by ingenuity	FIRM LIC. # 1869	121 FDINBURGH SOUTH DRIVE SUITE 103	-		PHONE:919.267.3004	
	/N BY:			AB			
CHECKED BY: DATE:				03/13/20			
DATE				03	3/13	3/202	
SCAL						3/202 HO\	

03/13/2021

AS SHOWN

21-40.07

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS



4. THE TOPOGRAPHY SURVEY IS CONDUCTED BY OTHERS.

NO PART OF THE LOT IS UNDER FLOODPLAIN.

<u>LEGEND</u>

WATER SERVICE PROVIDED BY A PUBLIC WATER.

SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

SANITARY SEWER SERVICE PROVIDED BY PUBLIC SANITARY SERVICE.

PROPOSED CONCRETE SIDEWALK

CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.

THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS, AND PROPOSED

2. THE SITE CONTRACTORS / DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE

EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS IN REMEDIAL MEASURES.

2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE LIMITS OF CLEARING AND GRADING.

6. STABILIZE ALL DISTURBED AREAS, NOT BUILT OVER OR PAVED, WITH TOPSOIL, MULCHING AND SEEDING.

1. INSTALL GRAVEL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.

3. CLEAR AND GRUB SITE FOR INSTALLATION OF PERIMETER CONTROLS.

5. COMPLETE NEW CONSTRUCTION AND FINAL GRADING.

AT DIRECTION OF THE CITY INSPECTOR.

SEQUENCE OF CONSTRUCTION:

4. REMOVE DEBRIS FROM THE SITE.

PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY

7. ALL SEDIMENT AND EROSION CONTROLS ARE TO REMAIN IN PLACE UNTIL SITE IS STABILIZED AND CAN ONLY BE REMOVED

UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTIONS. ANY CONFLICT WITH THE

TOTAL AREA = 27,729 SF (0.64 ACRES) TOTAL LOT 1 AREA = 14,625 SF (0.34 ACRES)

TOTAL LOT 2 AREA = 13,104 SF (0.30 ACRES)

LOT 1 PROPOSED IMPERVÍOUS SURFACE (house, drive, etc) = 4427 SF

LOT 2 PROPOSED IMPERVIOUS SURFACE (house, drive, etc) = 3681 SF LOT 2 IMPERVIOUS LIMIT - 4980 SF

* IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS

LOT 1 IMPERVIOUS LIMIT - 5031 SF

DRAWN BY: CHECKED BY: DATE:

SCALE:

UTILITY

∞ర

SITE

PROFESSIONAL SEAL

21-40.07

AΒ

MKC

03/13/2021

AS SHOWN