

# 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](mailto: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):			
Development name (subject to approval):			
Property Address(es): <b>1809 Lynn Road</b>			
Recorded Deed PIN(s): 0797-72-1509			
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	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
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

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.66	
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: 0.073 Square Feet: 3160	Proposed Impervious Surface: Acres: .21 Square Feet: 9333
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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
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	
<p>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.</p> <p>I, <u>Alejandro Moreno</u> 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.</p> <p>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.</p>	
Signature: 	Date: 8/27/2021
Printed Name: Alejandro Moreno	
Signature:	Date:
Printed Name:	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



# 1809 LYNN ROAD

## CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA PRELIMINARY SUBDIVISION

CITY OF RALEIGH CASE #SUB-0068-2021

### SHEET INDEX

C000	COVER SHEET
C001	PROPERTY SURVEY
C002	EXISTING CONDITIONS & DEMOLITION PLAN
C003	SITE & UTILITY PLAN
C004	LANDSCAPE PLAN

### SITE INFORMATION

LOCATION: 1809 LYNN ROAD  
RALEIGH, NC 27612

COUNTY: WAKE

ZONING: R-4

ACREAGE: 0.66 AC

CURRENT LAND USE: RESIDENTIAL

PROPOSED LAND USE: RESIDENTIAL

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

ROW DEDICATION AREA: 993 SF (0.02 AC)

NET SITE AREA POST ROW: 27,729 SF (0.65 AC)

GROSS AREA: 35,733 SF (0.82 AC)

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:

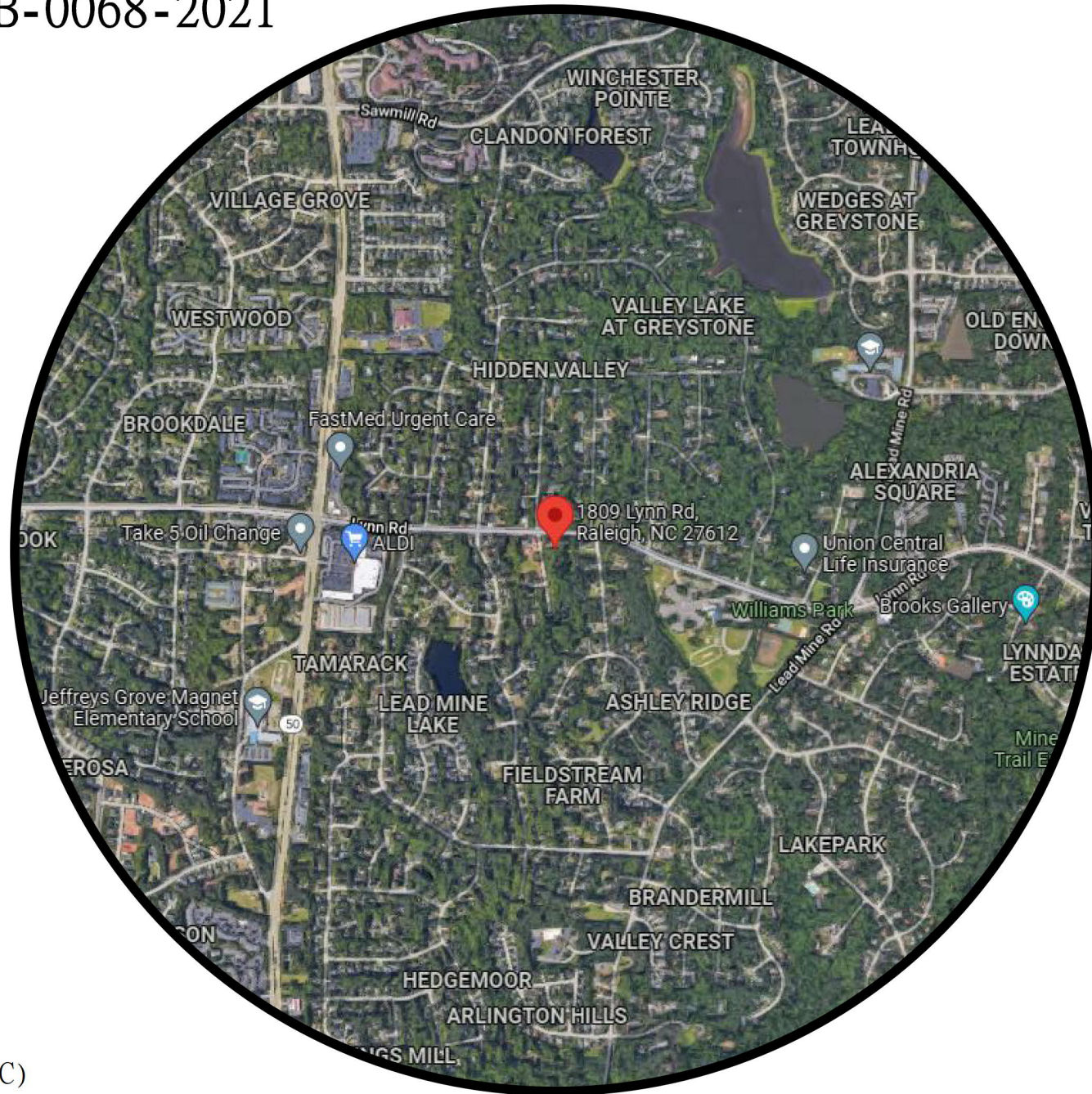
- SOLID WASTE WILL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL AND PER THE CITY OF RALEIGH CODE.
- SOLID WASTE AND RECYCLING SERVICE SHALL BE PROVIDED BY CITY OF RALEIGH.

#### 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.

<b>Developer:</b>	<b>Owner:</b>	<b>Surveyor:</b>
DreAam Properties, LLC	DreAam Properties, LLC	Stewart Proctor
7151 Okelly Chapel Rd 193	7151 Okelly Chapel Rd 193	Engineering and Surveying
Cary, NC 27519	Cary, NC 27519	319 Chapanoke Road , Ste 106
Contact: Alejandro Moreno		Raleigh, NC 27603
ingalejandromo@yahoo.com		919.779.1855
919.244.9230		

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



### 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)

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Signature: <u>Alejandro Moreno</u>	Date: 8/30/2021
Printed Name: Alejandro Moreno	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

COVER SHEET

SITE ADDRESS:  
1809 LYNN ROAD  
RALEIGH, NC 27612

PROFESSIONAL SEAL



FIRM LIC. # 1869

121 EDINBURGH SOUTH DRIVE, SUITE 103  
CARY, NC 27511  
PHONE: 919.267.3004  
EMAIL: INFO@EQUAGEN.COM

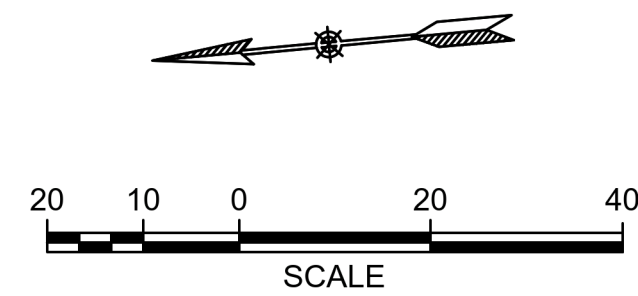
DRAWN BY:	AB
CHECKED BY:	MKG
DATE:	03/13/2021
SCALE:	AS SHOWN

C000 21-4007

REVISIONS

NO.	DATE	DESCRIPTIONS
3	2/14/2022	CITY REVIEW - RESUBMITTAL 3
2	1/13/2022	CITY REVIEW - RESUBMITTAL 2
1	11/1/2021	CITY REVIEW - RESUBMITTAL 1





3	2/14/2022	CITY REVIEW - RESUBMITTAL 3
2	1/13/2022	CITY REVIEW - RESUBMITTAL 2
1	11/1/2021	CITY REVIEW - RESUBMITTAL
NO.	DATE	DESCRIPTIONS

DRAWN BY:	AB
CHECKED BY:	MKC
DATE:	03/13/2021
SCALE:	AS SHOWN

C003	21-4007
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