

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.

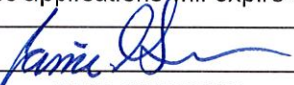
DEVELOPMENT TYPE (UDO Section 2.1.2)			
☒ Conventional Subdivision	☐ Compact Development	☐ Conservation Development	☐ Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): DEER PARK			
Property Address(es): 3105 CLUB DRIVE			
Recorded Deed PIN(s): 0798033951			
What is your project type?	☒ Single family ☐ Apartment	☐ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: THREE KIDS REALTY, LLC	Owner/Developer Name and Title: RON MIKESH, OWNER
Address: 3105 CLUB DRIVE, RALEIGH, NC 27613-1208	
Phone #: 919-291-5517	Email: ronmikesh@gmail.com
APPLICANT INFORMATION	
Company: MORRIS & RITCHIE ASSOC. OF NC, PC	Contact Name and Title: JAMIE GUERRERO, P.E.
	Address: 5605 CHAPEL HILL RD., RALEIGH, NC 27607
Phone #: 984-200-2103	Email: jguerrero@mrakta.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.66	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: N/A	Inside City limits? ☐ Yes ☒ No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

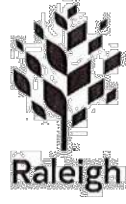
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.2 Square Feet: 8,712	Proposed Impervious Surface: Acres: 1.01 Square Feet: 44,031
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 5	
Proposed density for each zoning district (UDO 1.5.2.F): 1.88 DU/AC	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 6	

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, <u>JAMIE GUERRERO</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. 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: 9/10/21
Printed Name: JAMIE GUERRERO	
Signature:	Date:
Printed Name:	

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

Preliminary Subdivision Application
Planning and Development

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
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Development name (subject to approval): DEER PARK

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Recorded Deed PIN(s): 0798033951

What is your project type?

☒ Single family ☐ Townhouse ☐ Other: ☐ Attached houses

☐ Apartment ☐ Non-residential

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: THREE KIDS REALTY, LLC Owner/Developer Name and Title: RON MIKESH, OWNER

Address: 3105 CLUB DRIVE, RALEIGH, NC 27613-1208

Phone #: 919-291-5517 Email: ronmikes@gmail.com

APPLICANT INFORMATION

Company: MORRIS & RITCHIE ASSOC. OF NC, PC Contact Name and Title: JAMIE GUERRERO, P.E.

Address: 5605 CHAPEL HILL RD., RALEIGH, NC 27607

Phone #: 984-200-2103 Email: jguerrero@mrags.com

Continue to page 2 >>

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

ZONING INFORMATION

Gross site acreage: 2.66

Zoning districts (if more than one, provide acreage of each): R-4

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z: N/A

Board of Adjustment (BOA) Case # A: N/A

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.21 Square Feet: 6,712

Proposed Impervious Surface:
Acres: 1.01 Square Feet: 44,031

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 #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 5

Proposed density for each zoning district (UDO 1.5.2.F): 1.88 DU/AC

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I 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: 9/10/21

Printed Name: JAMIE GUERRERO

Signature: _____ Date: _____

Printed Name: _____

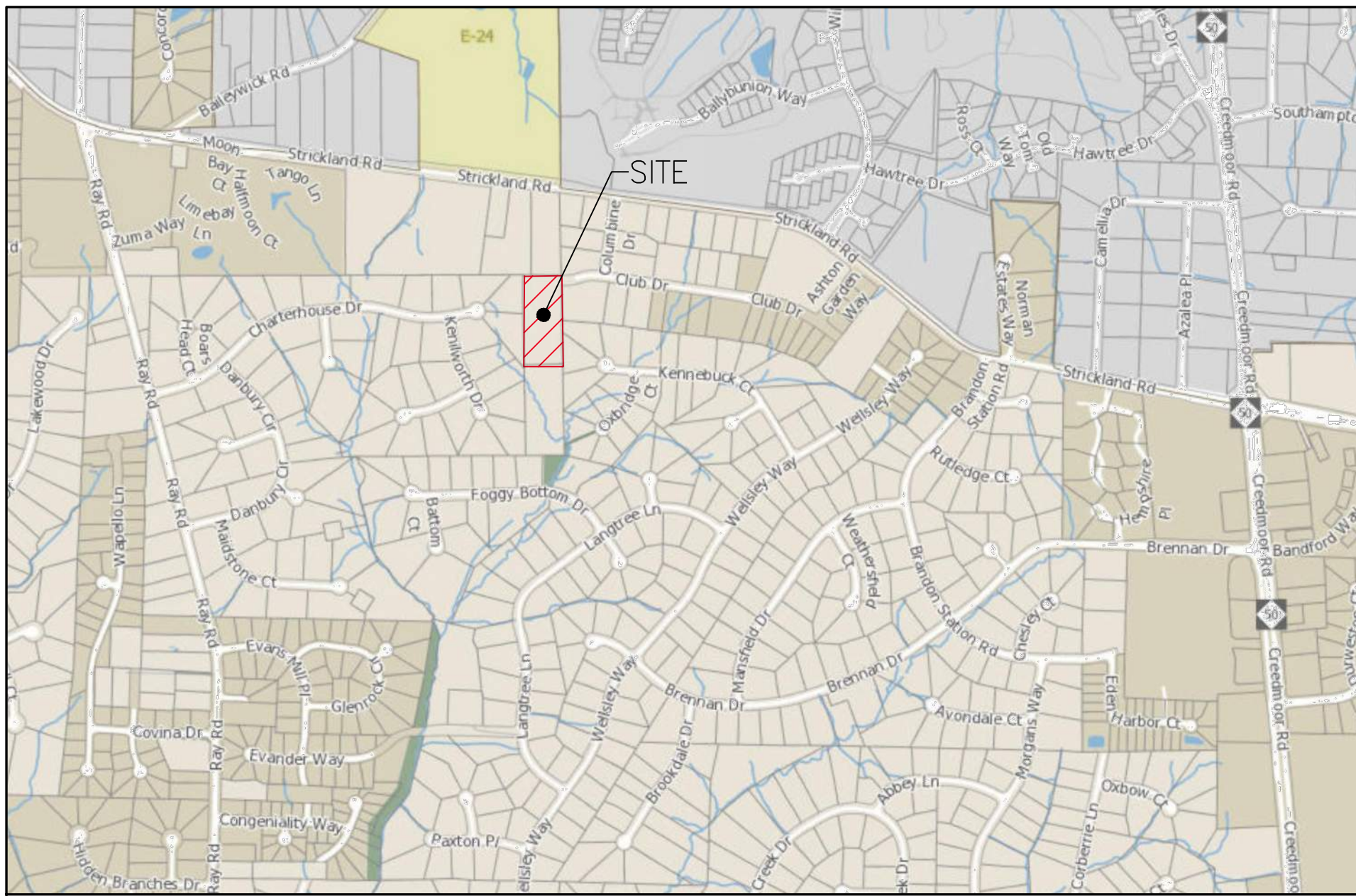
Please email your completed application to SiteReview@raleighnc.gov.

DEER PARK

PRELIMINARY SUBDIVISION PLAN - LEVEL 2

3105 CLUB DRIVE
RALEIGH, NORTH CAROLINA
CASE # SUB-0072-2021

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



VICINITY MAP

SCALE: 1" = 800'



SCALE 1" = 800'



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

PROJECT TEAM

DEVELOPER: THREE KIDS REALTY, LLC
ATTN: RON MIKESH
3105 CLUB DRIVE
RALEIGH, NC 27613-1208
(919) 291-5517

LAND PLANNERS,
CIVIL ENGINEER: MORRIS & RITCHIE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JAMIE B. GUERRERO, PE, CPSM

SURVEYOR: MORRIS & RITCHIE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. MIKE RAY, PLS

ENVIRON.
CONSULTANT: GEO-TECHNOLOGY ASSOCIATES, INC.
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. W. SHAWN SULLIVAN, PE

SITE DATA

OWNER	THREE KIDS REALTY, LLC 3105 CLUB DRIVE RALEIGH, NC 27613-1208 0798033451
PIN	
ZONING	R-4
GROSS SITE AREA	2.66 ACRES (115,870 SF)
NET SITE AREA	1.42 ACRES (63,635 SF)
MAX. DENSITY	N/A
PROPOSED DENSITY	5 DU/2.66 AC=1.88 DU/ACRE
RIVER BASIN	NEUSE
EXISTING USE	VACANT
IMPERVIOUS AREA	EXISTING: 9,030 SF PROPOSED: 42,141 SF (20.5%)
BUILDING SETBACKS	FRONT: 20' SIDE: 10' REAR: 30'
PARKING REQUIRED	2 SPACES/UNIT 2X5 UNITS = 10 SPACES
PARKING PROVIDED	2 SPACES/UNIT = 10

INDEX OF DRAWINGS

C100	COVER SHEET
C200	EXISTING CONDITIONS/DEMOLITION PLAN
C300	SUBDIVISION PLAN
C400	UTILITY/LIGHTING PLAN
C500	GRADING PLAN
C600	LANDSCAPE/TREE CONSERVATION PLAN

LEGEND

	PR. CURB & GUTTER
	PR. EDGE OF PAVEMENT
	PR. ROAD CENTER LINE
	PR. HEAVY DUTY PAVEMENT
	PR. HANDICAP RAMP
	PR. LOT NUMBER
	PR. BACK OF CURB RADIUS
	PR. PUBLIC RIGHT OF WAY
	PR. LOT LINE
	PR. BLDG. SETBACK
	PR. ACCESS EASEMENT
	PR. SANITARY SEWER EASEMENT
	PR. TREE CONSERVATION EASEMENT
	PR. TREE PROTECTION FENCING
	PR. LIMITS OF DISTURBANCE
	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT PROPERTY LINE
	EX. EASEMENT
	EX. PAVEMENT
	EX. TREELINE
	EX. TREE
	EX. SANITARY LINE
	EX. WATERLINE
	EX. UNDERGROUND ELECTRIC
	EX. OVERHEAD ELECTRIC
	EX. POWER POLE
	EX. LIGHT POLE

STORMWATER NOTE:

ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

SOLID WASTE NOTE:

- DEVELOPER MUST ACKNOWLEDGE THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE COLLECTION WILL BE HANDLED BY A PRIVATE COMPANY.
- STORAGE OF 46-GALLON WASTE CONTAINERS WILL BE STORED IN INDIVIDUAL GARAGES.

BLOCK NOTE:

SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 0.3.2.2.b (TC-6-19).



MORRIS & RITCHIE ASSOCIATES OF NC, PC

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(984) 200-2103

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COVER SHEET

FOR

DEER PARK
C100

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

JOB NO.: 21306

3/4/2022 PER CITY OF RALEIGH COMMENTS DATED 10/15/2021

9/12/2022 PER CITY OF RALEIGH COMMENTS DATED 3/28/2022

SCALE: 1" = 30'

DATE: 09/14/2021

DRAWN BY: DRT

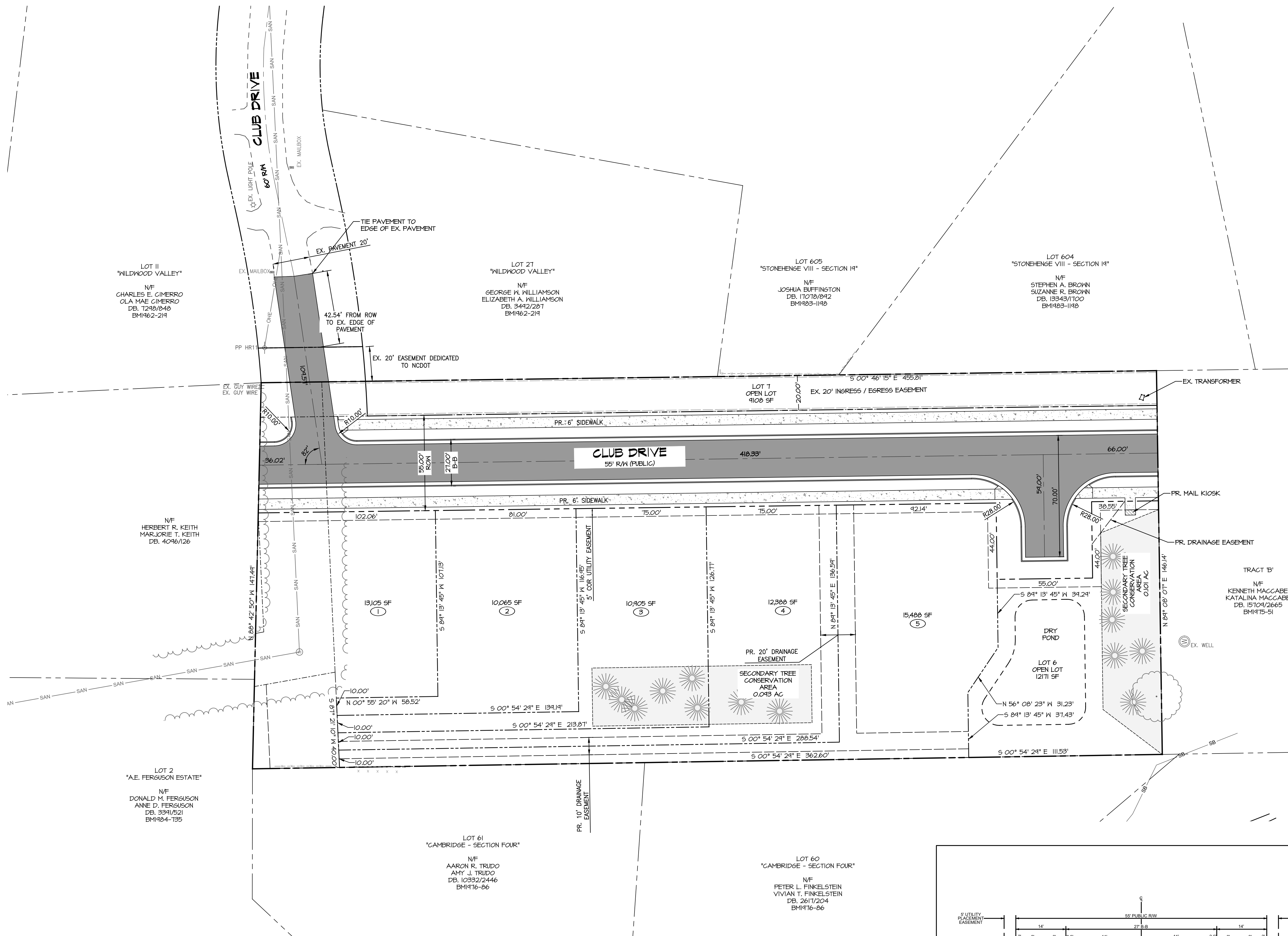
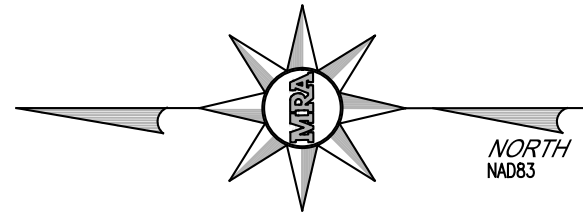
DESIGN BY: DRT

REVIEW BY: JBG

SHEET: 1 OF 6

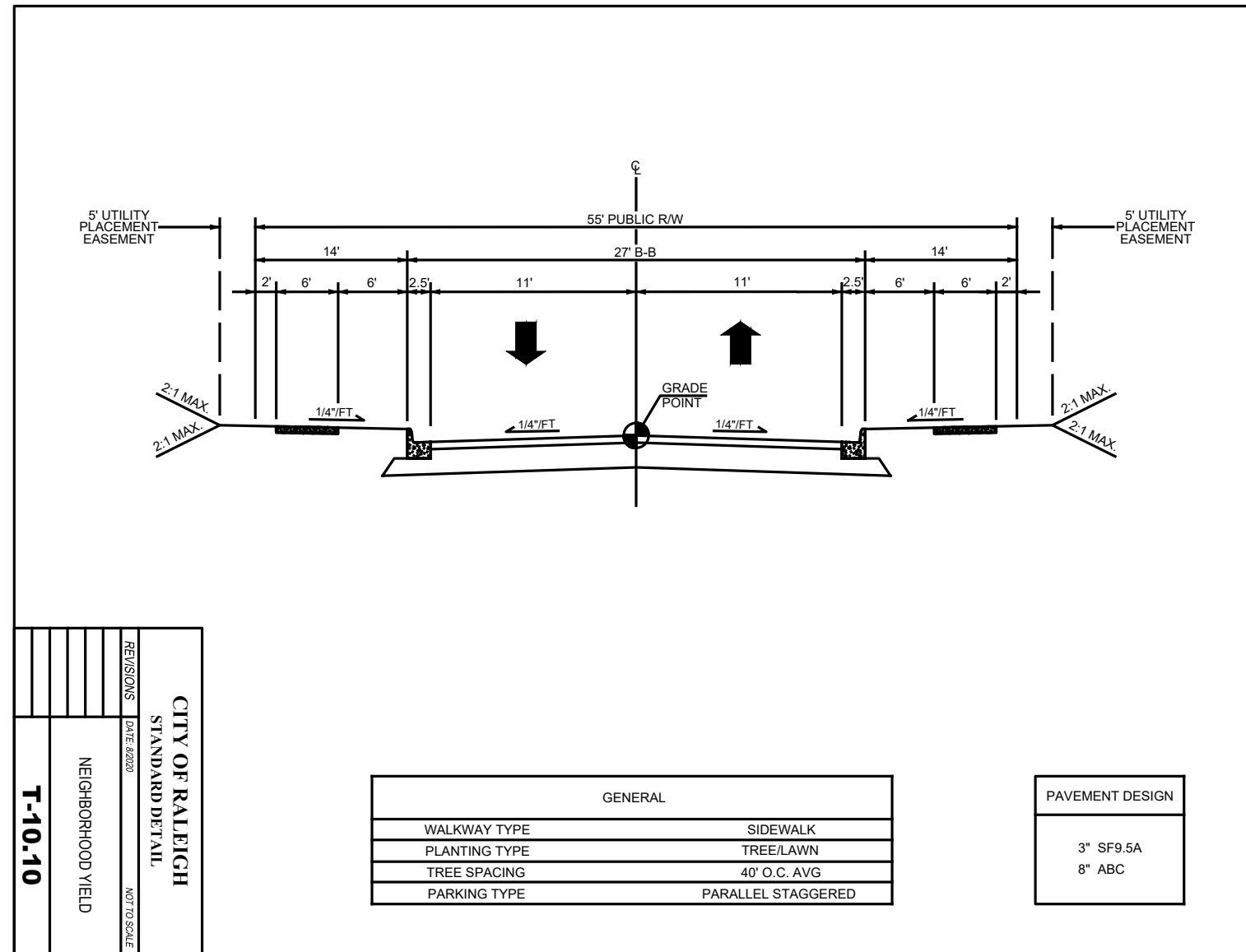
ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
AND/OR NCDOT STANDARDS AND
SPECIFICATIONS.

S:\PROJECTS\CY 2021\21306 - Club Drive Site\20-LDE\20 CD\LOT\21306-SUBDIVISION PLAN SHEET.dwg, 9/12/2022 2:56:59 PM, D:\olbert.1
1:1 Copyright 2022 Morris & Ritchie Associates, Inc.



SCALE 1" = 30'

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



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SUBDIVISION PLAN
FOR
DEER PARK
C300

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

		JOB NO.: 21306
3/4/2022	PER CITY OF RALEIGH COMMENTS DATED 10/15/2021	SCALE: 1" = 30'
9/12/2022	PER CITY OF RALEIGH COMMENTS DATED 3/28/2022	DATE: 09/14/2021
		DRAWN BY: DRT
		DESIGN BY: DRT
		REVIEW BY: JBG
		SHEET: 3 OF 6