Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Raleigh

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):	PROPOSED SUBDIVISION FOR WEATHERVANE PROPERTIES LLC
Property Address(es):	1125 BLOODWORTH ST. RALEIGH
Recorded Deed PIN(s):	D.B. 15992 PG. 714 PIN 1703-83-6972 D.B. 16194 PG. 1898 PIN 1703-83-6868

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: WEATHERVANE PROP. LLC	Owner/Developer Name and Title:
Address: 106 N. EAST ST. RALEIGH, N.C. 27601	
Phone #:	Email: JULIE.MANLY@GMAIL.COM
APPLICANT INFORMATION	
Company: STEWART-PROCTOR PLLC	Contact Name and Title: HERBIE PROCTOR
	Address: 319 CHAPANOKE RD. STE 106 RALEIGH 27603
Phone #: 919-779-1855	Email: HPROC98@AOL.COM

Continue to page 2 >>

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

ZONING INFORMATION

Gross site acreage: 13,385 S.F.

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

R-10

Overlay district: NCOD	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: _____ Square Feet: 6,000
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: 3

Proposed density for each zoning district (UDO 1.5.2.F): 11.07 UNITS/ACRE

Total # of open space and/or common area lots: 0

Total # of requested lots: 3

SIGNATURE BLOCK

I hereby designate HERBIE PROCTOR 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 six consecutive months of inactivity.

Signature:	Date: 12/3/20
Printed Name: JULIE MANLY	
Signature:	Date:
Printed Name:	

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

PRELIMINARY SUBDIVISION PLAN FOR WEATHERVANE PROPERTIES LLC

CITY OF RALEIGH, NORTH CAROLINA

OWNER: WEATHERVANE PROPERTIES LLC

LOT 13 SOUTHPARK
DEED BOOK 15992, PAGE 714
BOOK OF MAPS 1885, PAGE 76

LOT 16 SOUTHPARK
DEED BOOK 16194, PAGE 1898
BOOK OF MAPS 1885, PAGE 76

SUB-0073-2020

Preliminary Subdivision Application
Planning and Development
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Raleigh

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GENERAL INFORMATION

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Property Address(es): 1125 BLOODWORTH ST. RALEIGH

Recorded Deed PIN(s): D.B. 15992 PG. 714 PIN 1703-83-6972
D.B. 16194 PG. 1898 PIN 1703-83-6868

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: WEATHERVANE PROP. LLC	Owner/Developer Name and Title: SUSIE MANLY AGENT/MANAGER
Address: 106 N. EAST ST. RALEIGH N.C. 27601	
Phone #: 208-869-8018	Email: JULIE.MANLY@GMAIL.COM

APPLICANT INFORMATION

Company: STEWART-PROCTOR PLLC	Contact Name and Title: HERBIE PROCTOR
	Address: 319 CHAPANOKE RD. STE 106 RALEIGH 27603
Phone #: 919-779-1855	Email: HPROCTOR@AOL.COM

Continue to page 2 >>

REVISION 07.07.20

raleighnc.gov

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

ZONING INFORMATION

Gross site acreage: 13,385 S.F.
Zoning districts (if more than one, provide acreage of each): R-10
Overlay district: NCOD East Raleigh-Southpark Historic 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: Square Feet: 6,000
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 0 Attached
Total # of single-family lots:	3
Proposed density for each zoning district (UDO 1.5.2.F):	9.77 units/acre
Total # of open space and/or common area lots:	0
Total # of requested lots:	3

SIGNATURE BLOCK

I hereby designate HERBIE PROCTOR 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.

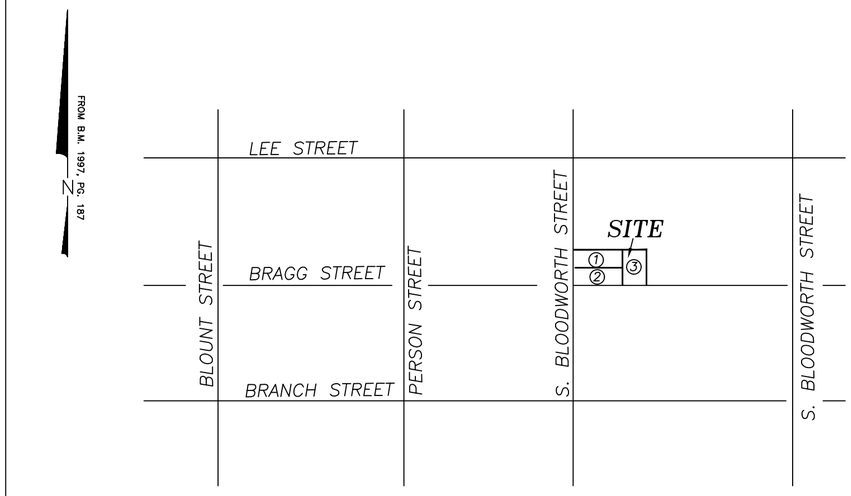
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.

Signature: Date: 12/3/20
Printed Name: SUSIE MANLY
Signature: Date:
Printed Name:

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

REVISION 07.07.20

raleighnc.gov



VICINITY MAP
(N.T.S.)

SITE DATA TABLE

CASE #	SUB-0073-2020
PIN#: (LOT 13)	1703-83-6972
PIN#: (LOT 16)	1703-83-6868
ZONED:	R-10
OVERLAY DISTRICT	NEIGHBORHOOD CONSERVATION (NCOD) EAST RALEIGH/SOUTHPARK HISTORIC DISTRICT
TOTAL GROSS AREA:	13,394 S.F. (0.307 ACS.)
TOTAL R/W DEDICATED:	1,959 S.F. (0.045 ACS.)
TOTAL NET AREA:	11,435 S.F. (0.262 ACS.)
TOTAL LOTS PROPOSED:	3 SINGLE FAMILY
AVERAGE LOT SIZE:	0.09 ACRES
MINIMUM LOT SIZE:	0.07 ACRES
MINIMUM WIDTH:	40'

MAXIMUM DENSITY: 10 UNITS PER ACRE
DENSITY PROPOSED: 3 LOTS /0.307 ACS. = 9.77 UNITS/ACRE

PROPOSED USE: RESIDENTIAL
PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY LIES WITHIN RALEIGH CITY LIMITS

CONDITIONS PER NCOD SOUTHPARK NEIGHBORHOOD PER CITY OF RALEIGH U.D.O. SEC. 5.4.3.F.18
MINIMUM LOT SIZE: 3,000 S.F.
MAXIMUM LOT SIZE: 8,000 S.F.
MINIMUM LOT WIDTH: 40 FEET
MAXIMUM LOT WIDTH: 80 FEET
FRONT YARD SETBACK: WITHIN 10% OF THE AVERAGE FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING, BUT NOT LESS THAN 8 FEET OR GREATER THAN 30 FEET.
BUILDING ENTRANCE: THE MAIN BUILDING ENTRANCE SHALL FACE THE STREET FROM WHICH THE BUILDING IS ADDRESSED. NO UPPER STORY ENTRANCE SHALL BE VISIBLE FROM AN ADJACENT PUBLIC STREET RIGHT-OF-WAY.
MAXIMUM BUILDING HEIGHT: 28.7 FEET
OFF-STREET PARKING: PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. WITH THE EXCEPTION OF SINGLE-UNIT LIVING, NO PARKING AREAS SHALL BE LOCATED IN FRONT OF ANY PRINCIPAL BUILDING. SINGLE-UNIT LIVING PARKING SHALL BE REGULATED ACCORDING TO ARTICLE 7.1.

DESIGN STANDARDS (R10)

LOT DIMENSIONS

MINIMUM LOT AREA = 4,000 S.F.
MINIMUM LOT WIDTH (INTERIOR LOT) = 45'
MINIMUM LOT WIDTH (CORNER LOT) = 60'
MINIMUM LOT DEPTH = 60'
MINIMUM LOT DENSITY = 10 U/A

PRINCIPAL BUILDING SETBACKS

MINIMUM FROM PRIMARY STREET = 10'
MINIMUM FROM SIDE STREET = 10'
MINIMUM FROM SIDE LOT LINE = 5'
MINIMUM SUM OF SIDE SETBACKS = 10'
MINIMUM FROM REAR LOT LINE = 20'
NOTE: RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND TC-7-2017.
NOTE: PER TC-5A-18 THE PRIMARY STREET DESIGNATION FOR LOT 2 SHALL BE S. BLOODWORTH STREET

NEW LOT 1 NET AREA = 3,267 S.F./0.075 ACS. (NET)
WIDTH = 40.39' DEPTH = 81.11'
NEW LOT 2 NET AREA = 4,024 S.F./0.092 ACS. (NET)
WIDTH = 49.50' DEPTH = 81.47'
NEW LOT 3 NET AREA = 4,144 S.F./0.095 ACS. (NET)
WIDTH = 46.28' DEPTH = 99.29'

NOTE: SITE WILL BE EXEMPT FROM THE BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY ____IS NOT__ LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720170300 J MAY 2, 2006

OWNER: WEATHERVANE PROPERTIES LLC
106 N. EAST ST.
RALEIGH, N.C. 27601

SITE ADDRESS:
1125 S. BLOODWORTH STREET
RALEIGH, N.C.

TRANSACTION #

SUB-0073-2020

PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

INDEX TO PLANS

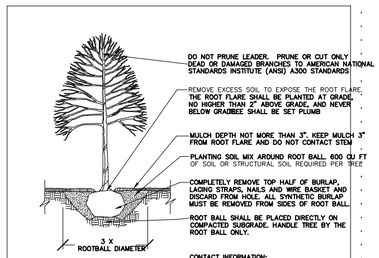
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SUBDIVISION PLAN LANDSCAPE AND UTILITY

PROPERTY ADDRESS: 1125 BLOODWORTH STREET

STEWART-PROCTOR, PLLC
ENGINEERING and SURVEYING
(FIRM LICENSE # P-0148)
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

COVER SHEET
WEATHERVANE PROPERTIES LLC
SOURCE OF TITLE: DEED BOOK 15992, PAGE 714
SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898

DATE 10/15/2020	SURVEYED BY	JOB	RALEIGH TOWNSHIP	NORTH CAROLINA
SCALE 1"=20'	DRAWN BY		WAKE COUNTY	OWNER
		DWG. NO. BLOODWORTH BRAGG SUB	ZONED R-10 NCOD	P.I.N. 1703-83-6972 1703-83-6868



NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL	
REVISIONS DATE: 8/2020	NOT TO SCALE
10/2019	TREE PLANTING DETAIL
	TPP-03

= WHITE OAK
ALSO KNOWN AS
QUERCUS ALBA
(W/ 3" CALIPER TREE AT TIME OF PLANTING)

1 TREE ON LOT 1

3 TREES ON LOT 2

1 TREE ON LOT 3

NOTE: STREET TREES SHALL SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK

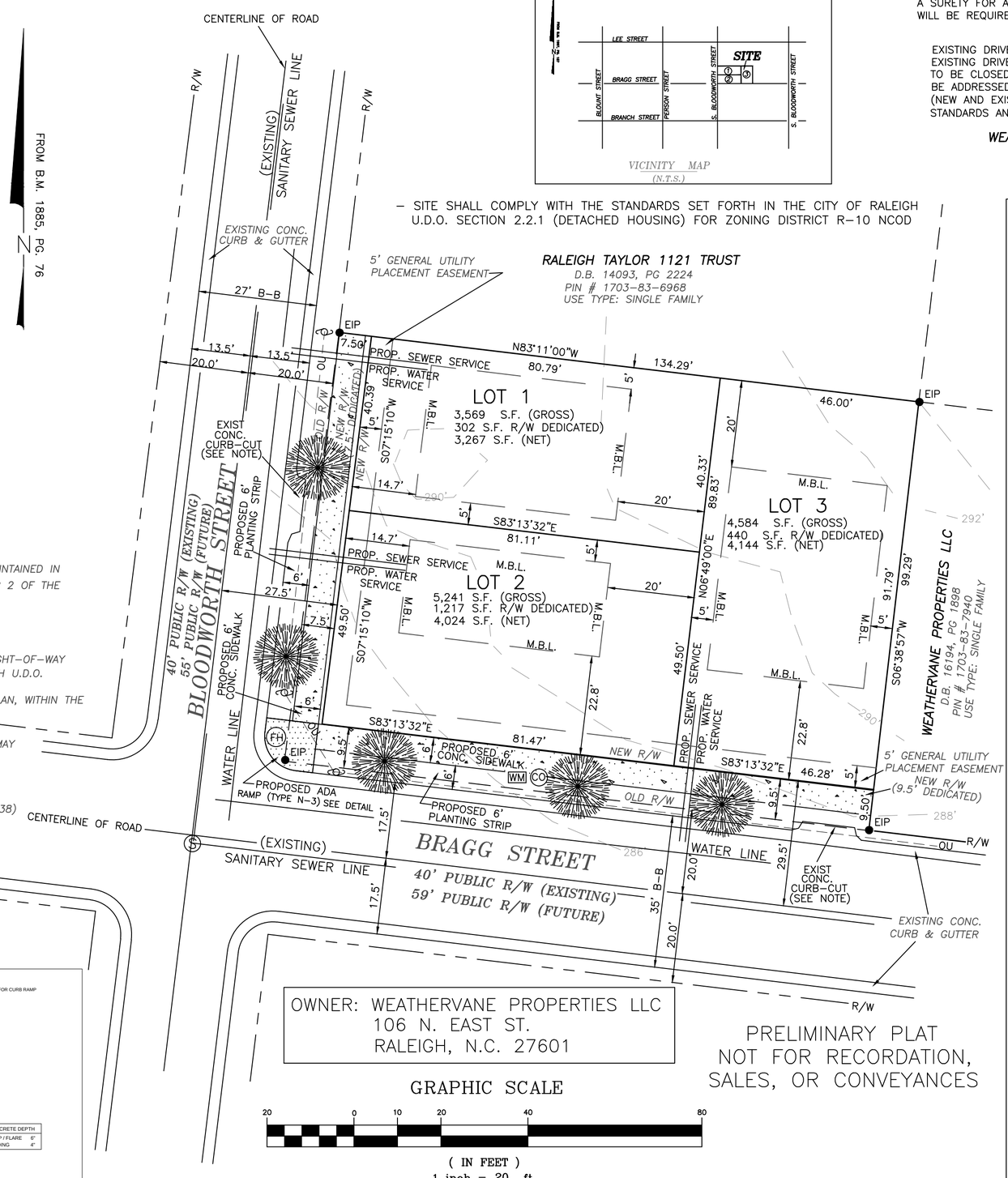
NOTE; DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT–OF–WAY AS DESCRIBED IN SECTION 12.2 OF CITY OF RALEIGH U.D.O.

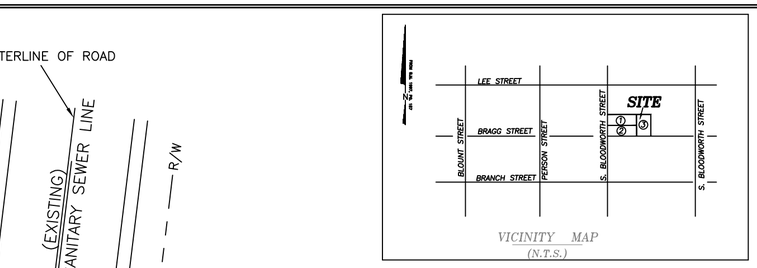
NOTE: THE TREES SHOULD BE PLANTED AS SHOWN ON PLAN, WITHIN THE RIGHT–OF–WAY AND SPACED 40' APART

NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B–2007.

NOTE: WATER METERS MUST BE LOCATED BEHIND SIDEWALK, WITHIN ROW OR WITHIN A 2'X2' CITY OF RALEIGH WATER LINE EASEMENT (PU hANDBOOK P. 38) WATER METERS AND OR SEWER CLEAN–OUTS SHALL NOT BE WITHIN A SIDEWALK OR DRIVEWAY

FROM B.M. 1885, PG. 76





– SITE SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE CITY OF RALEIGH U.D.O. SECTION 2.2.1 (DETACHED HOUSING) FOR ZONING DISTRICT R–10 NCOD

NOTE
A SURETY FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS WILL BE REQUIRED PRIOR TO RECORD MAP APPROVAL.

NOTE
EXISTING DRIVEWAY CUT ON LOT 3 TO REMAIN IN PLACE
EXISTING DRIVEWAY CUT ON BETWEEN LOTS 1 & 2 TO BE CLOSED. NEW DRIVEWAY CUTS FOR LOTS 1 & 2 SHALL BE ADDRESSED AT TIME OF PERMITTING. ALL DRIVEWAY CUTS (NEW AND EXISTING) SHALL COMPLY WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS IN PLACE AT TIME OF PERMITTING.

WEATHERVANE PROPERTIES LLC
D.B. 16194, PG 1898
PIN # 1703–83–8906
USE TYPE: SINGLE FAMILY

LEGEND

EIP = EXISTING IRON PIN
R/W = RIGHT–OF–WAY
M.B.L. = MINIMUM BUILDING SETBACK
(FH) = FIRE HYDRANT
WM = WATER METER
= UTILITY POLE
OU = OVERHEAD UTILITY LINE
(S) = SANITARY SEWER MANHOLE
(CO) = SEWER CLEAN–OUT

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WIDTH = 46.28' DEPTH = 99.29'

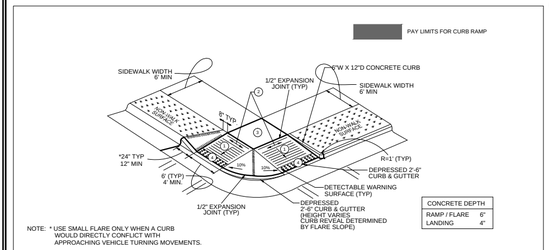
OWNER: WEATHERVANE PROPERTIES LLC
106 N. EAST ST.
RALEIGH, N.C. 27601

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION, SALES, OR CONVEYANCES



NOTE: * USE SMALL FLARE ONLY WHEN A CURB WOULD DIRECTLY CONFLICT WITH APPROACHING VEHICLE TURNING MOVEMENTS.

TYPE N-3

1. 8.33% (12:1) MAX RAMP SLOPE
2. CROSS SLOPE: 2.00%
3. CURB RAMPS REQUIRE A (4'-0") MINIMUM LANDING WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SLOPE TO DRAIN TO CURB.
4. RAMPS AND DOMES SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.

CITY OF RALEIGH STANDARD DETAIL	
REVISIONS DATE: 8/2020	NOT TO SCALE
	CURB RAMPS (NEW DEVELOPMENT)
	T-20.01.3

MAXIMUM IMPERVIOUS SURFACE COVERAGE = 65%

MAX. IMPERVIOUS SURFACE COVERAGE LOT 1 = 3,569 S.F. X 0.65% = 2,319 S.F.
EXISTING = 333 S.F (PROPOSED SIDEWALK/DRIVEWAY APRON)
REMAINING: 2,319 S.F. – 333 S.F. = 1,986 S.F.

MAX. IMPERVIOUS SURFACE COVERAGE LOT 2 = 5,241 S.F. X 0.65% = 3,406 S.F.
EXISTING = 910 S.F (PROPOSED SIDEWALK/DRIVEWAY APRON)
REMAINING: 3,406 S.F. – 910 S.F. = 2,496 S.F.

MAX. IMPERVIOUS SURFACE COVERAGE LOT 3 = 4,584 S.F. X 0.65% = 2,779 S.F.
EXISTING = 368 S.F (PROPOSED SIDEWALK/DRIVEWAY APRON)
REMAINING: 2,779 S.F. – 368 S.F. = 2,411 S.F.

PROPERTY ADDRESS: 1125 BLOODWORTH STREET

SHEET 3 OF 3

STEWART–PROCTOR, PLLC
ENGINEERING and SURVEYING
(FIRM LICENSE # P–0148)
319 CHAPANOKE ROAD SUITE 106
RALEIGH, NC 27603
TEL. 919 779–1855 FAX 919 779–1661

PROPOSED SUBDIVISION, LANDSCAPING AND UTILITY
WEATHERVANE PROPERTIES LLC
SOURCE OF TITLE: DEED BOOK 15992, PAGE 714
SOURCE OF TITLE: DEED BOOK 16194, PAGE 1898

DATE 10/15/2020	SURVEYED BY	JOB	RALEIGH TOWNSHIP / NORTH CAROLINA
SCALE 1"=20'	DRAWN BY	DWG. NO. BLOODWORTH BRAGG SUB	WAKE COUNTY / OWNER
			ZONED R–10 NCOD P.I.N. 1703–83–6972 1703–83–6868