

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):			
Property Address(es):			
Recorded Deed PIN(s):			
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:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
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: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
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:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

SIGNATURE BLOCK	
<p>I hereby designate _____ 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.</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 six consecutive months of inactivity.</p>	
Signature:	Date:
Printed Name: _____	
Signature:	Date:
Printed Name: _____	

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

NORTH RIVER LANDINGS

6125 BUFFALOE ROAD,
RALEIGH NC, 27616

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL
SUB 0076-2020

SUBMITTED ON 04.01.2021

Preliminary Subdivision Application Planning and Development

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input 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): SCOPE-0129-2020			
Development name (subject to approval): NORTH RIVER LANDINGS			
Property Address(es): 6125 BUFFALOE ROAD			
Recorded Deed PIN(s): 1736529687			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Stackhouse Development LLC Owner/Developer Name and Title: ROBERT SHUNK - ENTITLEMENTS DIRECTOR	
Address: 2310 S Miami Blvd Ste 238, Durham NC 27703	
Phone #: 919.308.2123	Email: RSHUNK@RENTSTACKHOUSE.COM
APPLICANT INFORMATION	
Company: SWIFT PARTNERS PLLC Contact Name and Title: LUKE PERKINS - FOUNDER AND CEO	
Address: 319 FAYETTEVILLE ST 210, RALEIGH NC 27601	
Phone #: 828.735.1862	Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

Continue to page 2 >>

Page 1 of 2

REVISION 07.07.20

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 10.528	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district: NONE	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- Z-2420	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION			
Existing Impervious Surface:	Acre: 0.31	Square Feet: 13,359	Proposed Impervious Surface:
			Acre: 3.70
			Square Feet: 161,147
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:	Attached Attached 102
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 9.7 UNITS PER ACRE IN R-10 ZONING	
Total # of open space and/or common area lots:	4
Total # of requested lots:	108

SIGNATURE BLOCK	
I hereby designate LUKE PERKINS to serve as my agent regarding this application, to receive and respond 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: 12/17/2020
Printed Name: ROBERT SHUNK	
Signature:	Date: 12/17/2020
Printed Name: LUKE PERKINS	

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

Page 2 of 2

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SHEET NO.	SHEET TITLE
C000	COVER SHEET
C010	COVER SHEET
C100	EXISTING CONDITIONS
C200	DEMOLITION PLAN
C300	SITE PLAN
C500	GRADING PLAN
C510	SCM DETAILS
C800	UTILITY PLAN
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- 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).
- PRIOR TO THE START OF WORK, THE CONTRACTOR 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.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION, DEPARTMENT OF INSURANCE, NCDENR, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS (PER NC STATUTE) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ROADWAYS (TEMPORARY OR PERMANENT) MUST BE CAPABLE OF SUPPORTING FIRE FIGHTING APPARATUS (85,000 LBS) DURING ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.



VICINITY MAP

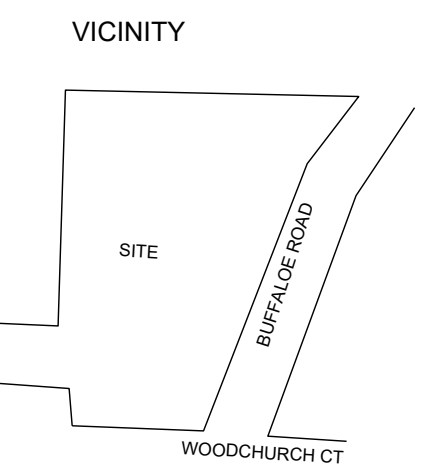
SITE DATA

PROJECT NAME:	NORTH RIVER LANDINGS
SITE ADDRESS:	6125 BUFFALOE ROAD, RALEIGH NC, 27616
WAKE:	
COUNTY:	WAKE
PARCEL PIN #:	1736529687
PARCEL OWNER:	JONES ESTATE GROUP LLC
PARCEL AREA:	10.528
TOTAL SITE GROSS ACREAGE:	458,620 SF / 10.528 AC
NET ACREAGE:	10.063 AC (0.456 AC RIGHT OF WAY DEDICATION)
CURRENT ZONING:	R-10-CU
PROPOSED ZONING:	R-10-CU
EXISTING LAND USE:	SINGLE FAMILY DWELLING
PROPOSED LAND USE:	TOWNHOME DWELLING
FLOOD PLAIN DATA:	N/A
RIVER BASIN:	NEUSE
DEVELOPMENT TYPE:	GENERAL BUILDING
MAX BUILDING HEIGHT:	45/ 3 STORIES
PROPOSED BUILDING HEIGHT:	TBD
PROPOSED BUILDING SQUARE FOOTAGE:	102 LOTS
TREE CONSERVATION AREA:	# SF (#% OF DISTURBED AREA)
TOTAL LIMITS OF DISTURBANCE:	# AC # SF
EXISTING IMPERVIOUS AREA:	0.31 AC/ 13,359 SF
PROPOSED IMPERVIOUS AREA:	3.70 AC/ 161,147 SF
AMENITY AREA REQUIRED:	1.05 AC
AMENITY AREA PROVIDED:	1.24 AC
PARKING DATA:	
REQUIRED PARKING:	204 SPACES (2 SPACES PER UNIT - ALL UNITS 3 BEDROOMS)
PROPOSED PARKING:	215SPACES
TOTAL PARKING:	215SPACES
BIKE PARKING REQUIRED:	1 PER 20 UNITS
BIKE PARKING PROVIDED:	6 (120 UNITS / 20)

ZONING CONDITIONS - Z24-20 - 6125 BUFFALOE ROAD

- PRINCIPLE USES SHALL BE LIMITED SINGLE-UNIT LIVING, TWO-UNIT LIVING, AND MULTI-UNIT LIVING. ALL OTHER USES SHALL BE PROHIBITED (ONLY MULTI-UNIT LIVING IS BEING PROPOSED).
- APARTMENT BUILDING TYPES SHALL BE PROHIBITED (NO APARTMENT BUILDING TYPES HAVE BEEN PROPOSED).

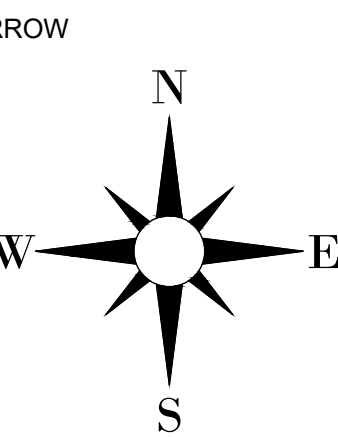
No.	Date	Description



VICINITY



SCALE



ARROW

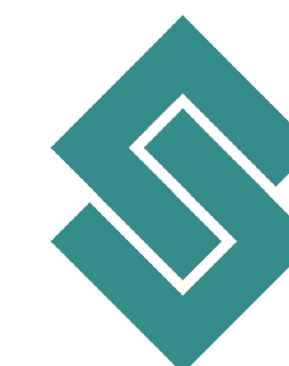
TRIP GENERATION ESTIMATE

LAND USE (ITE CODE)	INTENSITY	DAILY TRAFFIC	AM		PM	
			ENTER	EXIT	ENTER	EXIT
TOWNHOME (221)	102 UNITS	560	15	73	35	82

SOLID WASTE:
SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN GARAGES AND ROLLED OUT TO CURB ALONG PROPERTY FRONTAGE OF PUBLIC STREET

PROSPECT LANDSCAPE ARCHITECTURE PLLC

227 GLASCOCK STREET
RALEIGH NC 27604
JEN WAGNER
919.607.0025
JENWAGNERLANDSCAPE@GMAIL.COM



SWIFT PARTNERS PLLC
319 FAYETTEVILLE ST
RALEIGH NC 27601
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM

DATE: 04.01.2021
PROJECT: NORTH RIVER LANDINGS
PROJECT #: C20006

SHEET NO.
LUKE PERKINS
828-735-1862
LUKE.PERKINS@SWIFT-PARTNERS.COM

C0.00

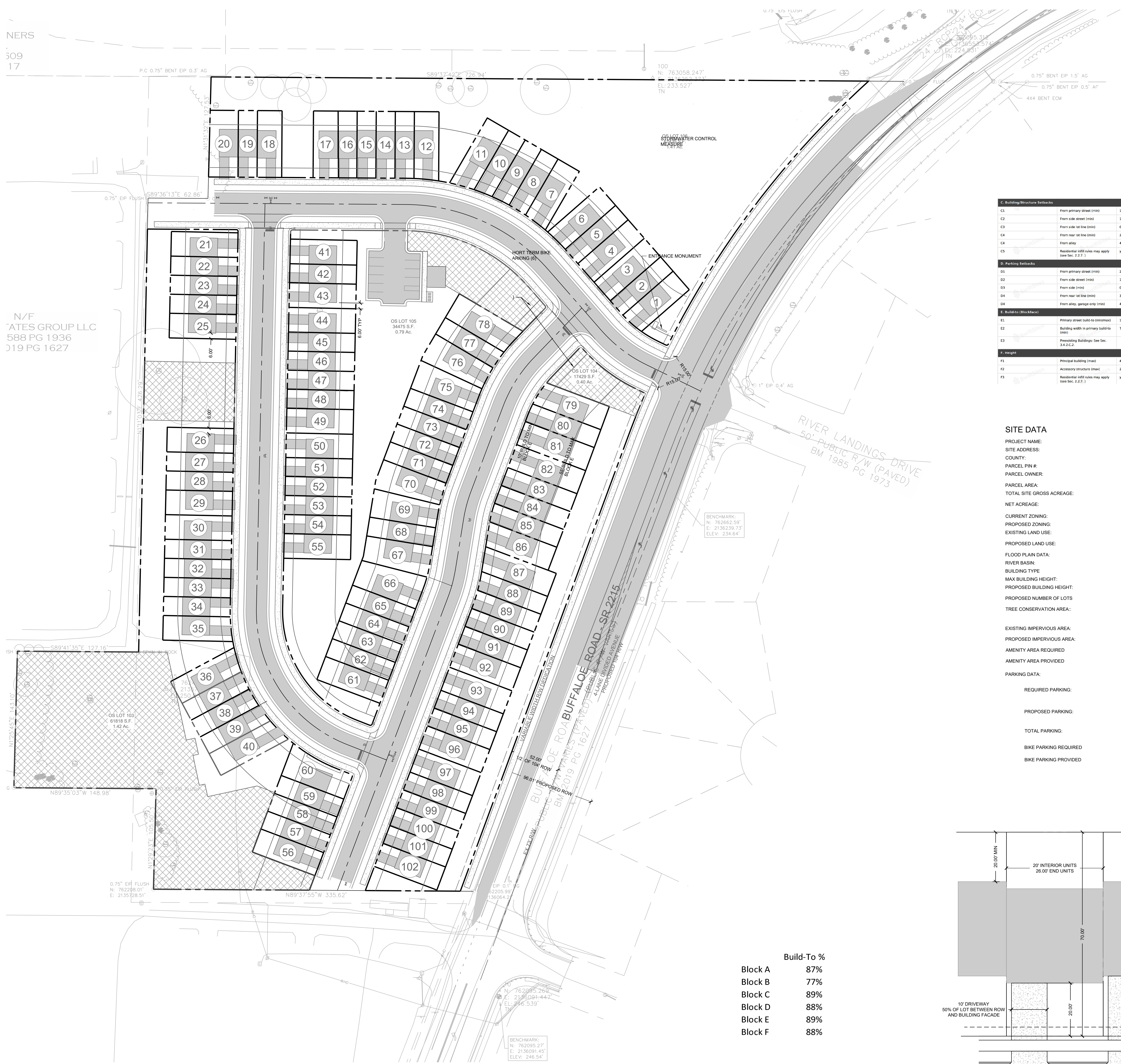


PRELIMINARY - DO NOT USE FOR CONSTRUCTION

FIRM LICENSE: P-2187

SHEET TITLE
COVER SHEET

N/F
ATES GROUP LLC
588 PG 1936
19 PG 1627

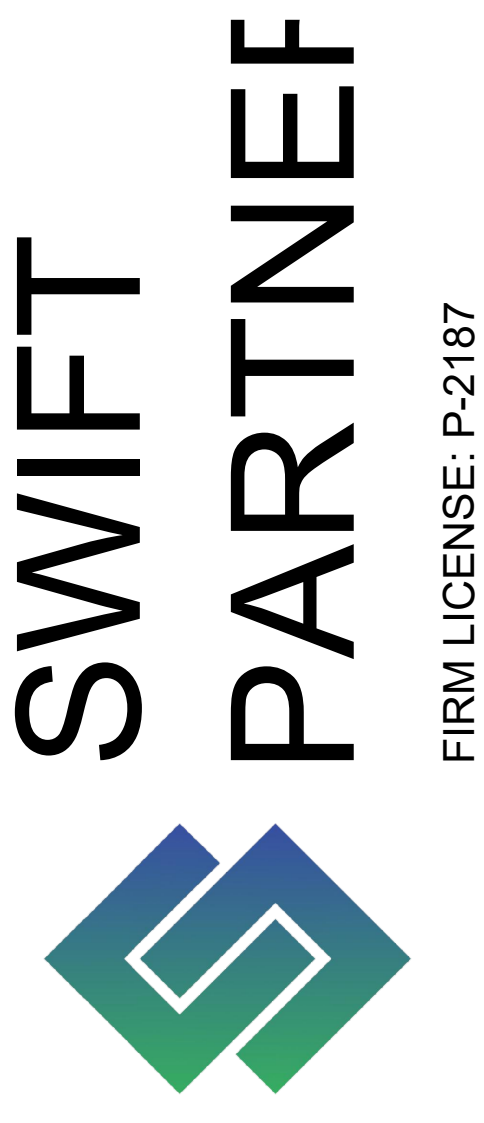


C. Building/Structure Setbacks		
C1	From primary street (min)	10'
C2	From side street (min)	10'
C3	From side street (max)	0' or 6'
C4	From rear lot line (min)	20'
C5	From alley	4' or 20' min
C6	Residential off-lot rules may apply (see Sec. 2.2.7.)	yes
D. Parking Setbacks		
D1	From primary street (min)	20'
D2	From side street (min)	10'
D3	From side (min)	0' or 3'
D4	From rear lot line (min)	3'
D5	From alley, garage only (min)	4'
E. Build-To (BlockFace)		
E1	Primary street (back-to-dominant)	10/25
E2	Building with in primary build-to (max)	70%
E3	Pre-existing Buildings: See Sec. 3.4.2.C.2	yes
F. Height		
F1	Principal building (max)	45/3 stories
F2	Accessory structures (max)	25'
F3	Residential off-lot rules may apply (see Sec. 2.2.7.)	yes

SITE DATA

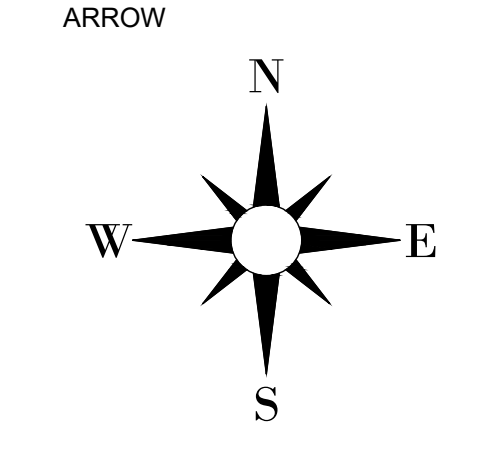
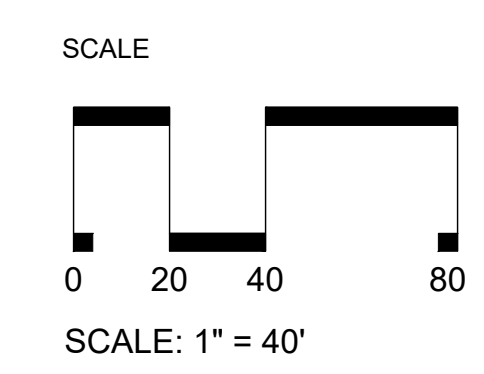
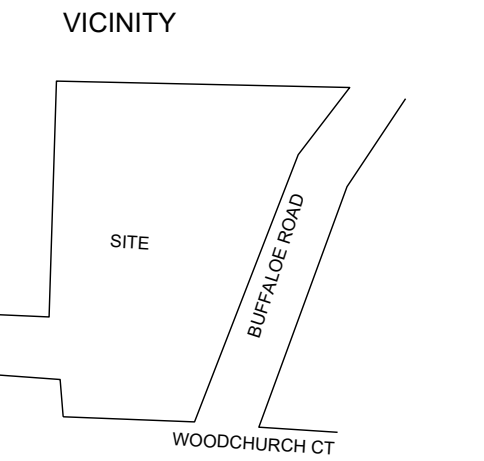
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NET ACREAGE: 10.063 AC (0.456 AC RIGHT OF WAY DEDICATION)
CURRENT ZONING: R-10-CU
PROPOSED ZONING: R-10-CU
EXISTING LAND USE: SINGLE FAMILY DWELLING
PROPOSED LAND USE: TOWNHOME DWELLING
FLOOD PLAIN DATA: N/A
RIVER BASIN: NEUSE
BUILDING TYPE: TOWNHOME
MAX BUILDING HEIGHT: 45/ 3 STORIES
PROPOSED BUILDING HEIGHT: TBD
PROPOSED NUMBER OF LOTS: 102 LOTS
TREE CONSERVATION AREA: NO PRIMARY OR SECONDARY TCA - INDIVIDUAL TREE SEE LANDSCAPE PLAN
EXISTING IMPERVIOUS AREA: 0.31 AC/ 13,359 SF
PROPOSED IMPERVIOUS AREA: 3.70 AC/ 161,147 SF
AMENITY AREA REQUIRED: 1.05 AC
AMENITY AREA PROVIDED: 1.24 AC
PARKING DATA:
REQUIRED PARKING: 204 SPACES (2 SPACES PER UNIT - ALL UNITS 3 BEDROOMS)
PROPOSED PARKING: 215 SPACES
TOTAL PARKING: 215 SPACES
BIKE PARKING REQUIRED: 1 PER 20 UNITS
BIKE PARKING PROVIDED: 6 (102 UNITS / 20)

VICINITY



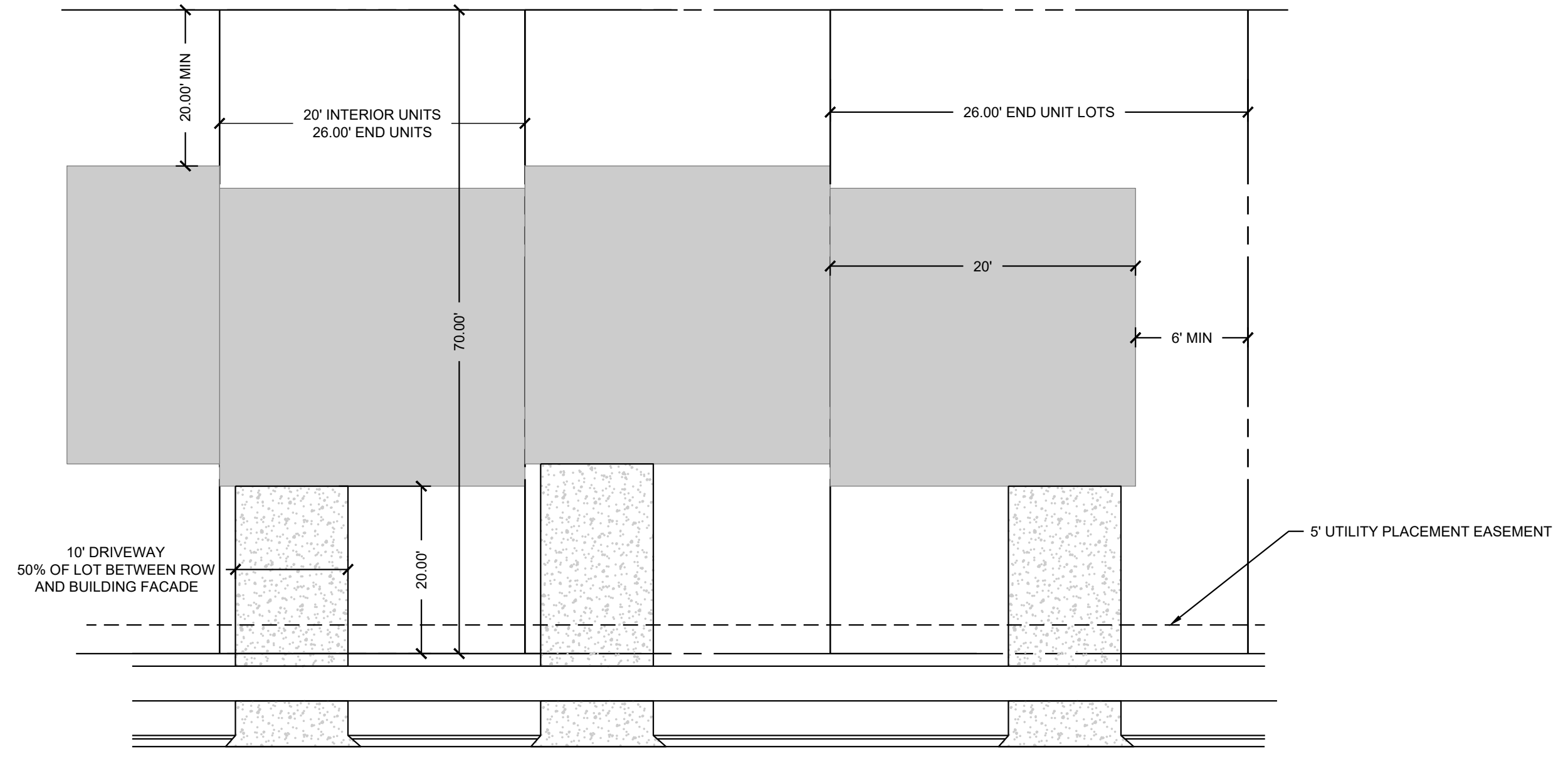
PRELIMINARY - DO NOT USE FOR CONSTRUCTION

No.	Date	Description



Build-To %

Block A	87%
Block B	77%
Block C	89%
Block D	88%
Block E	89%
Block F	88%



DATE: 04/01/2023
 DRAWN BY: [Name]
 PROJECT: NORTH RIVER LANDINGS
 SHEET TITLE: SITE PLAN

SHEET NO. C3.00

FIRM LICENSE: P-2187