

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): Avent Ferry Subdivision			
Property Address(es): 3900 Avent Ferry Road			
Recorded Deed PIN(s): 0783-74-2375			
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	
NOTE: Please attach purchase agreement when submitting this form	
Company: Neighborhood Development Group LLC	Owner/Developer Name and Title: Dan Miller, Member
Address: 51 Kilmayne Dr Suite 100, Cary NC 27511-7719	
Phone #: 336-740-4401	Email: Dan@builddraleigh.com
APPLICANT INFORMATION	
Company: FLM Engineering	Contact Name and Title: Chase Massey, Principal
Address: PO Box 91727, Raleigh, NC 27675	
Phone #: 919.423.8975	Email: cmassey@flmengineering.com

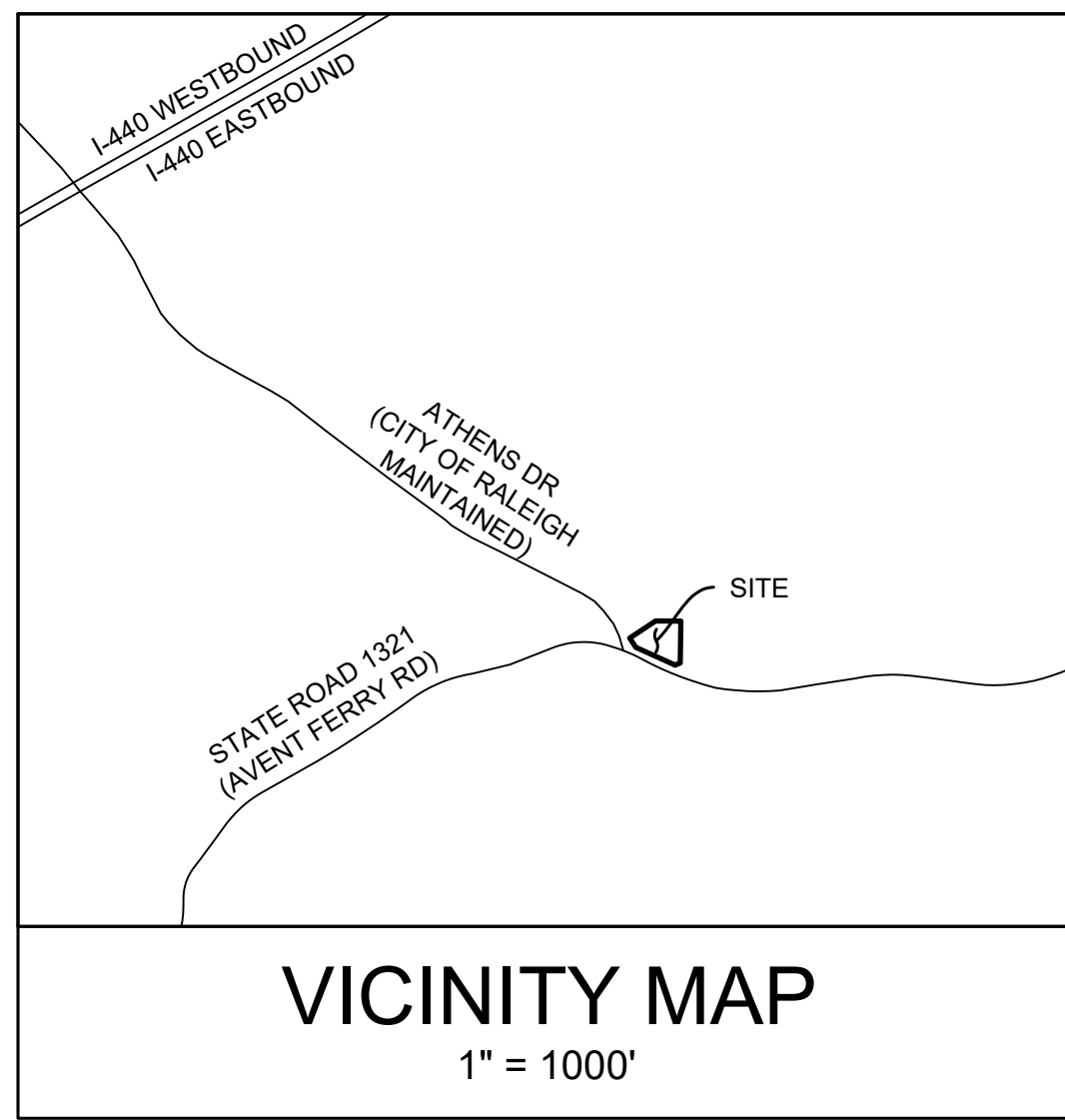
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.95	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: n/a	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: <u>0.15</u> Square Feet: <u>6,689</u>	Proposed Impervious Surface: Acres: <u>0.36</u> Square Feet: <u>15,797</u>
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: 4	
Proposed density for each zoning district (UDO 1.5.2.F): 4.2 u/a	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

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>Chase Massey</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: <u>10/7/21</u>
Printed Name: <u>M. DANIEL HUNTER</u>	
Signature: _____	Date: _____
Printed Name: _____	

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



PRELIMINARY SUBDIVISION PLANS

3900 AVENT FERRY ROAD

SUB-0080-2021

3900 AVENT FERRY ROAD
RALEIGH, NORTH CAROLINA 27606
PIN: 0783-74-2375



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

NOTES

- DUE TO THE SIZE OF THE PARCEL (0.519 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
- PER SECTION 9.2.2.A.2.B.I SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.
- NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.
- THIS PROJECT REQUIRES RECORDATION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- DIAMETER & MATERIAL OF WATER & SEWER SERVICES ARE 3/4" COPPER WITH 5/8" METER & 4" PVC @ 1.0% MIN. GRADE FOR EACH LOT.
- RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER RSDM SECTION 9.5.1 AND TABLE 7. DRIVEWAYS ARE DETERMINED AT SUBMITTAL OF THE PLOT PLAN.
- SOLID WASTE COMPLIANCE STATEMENT: "DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL."
- PER SEC.2.2.1 & SEC.2.2.7, AND TC-1A-18, INFILL STANDARDS WILL BE APPLICABLE AT BUILDING PERMIT SUBMITTAL.

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/7/2022	FLM
2	COR COMMENTS	3/4/2022	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
0 1"
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

3900 AVENT FERRY ROAD
RALEIGH, NC 27609
SUB-0080-2021

A SQUARED LLC

DATE:	09-30-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21045

COVER

C-1
SHEET 1 OF 3

SUMMARY INFORMATION

DEVELOPMENT NAME: AVENT FERRY SUBDIVISION

STREET ADDRESS: 3900 AVENT FERRY ROAD

PIN NUMBER(S): 0783-74-2375

TOTAL ACREAGE: 0.954 AC (41,572 SF)

PROPOSED SINGLE FAMILY LOTS: 4

AVERAGE LOT SIZE: 10,393 SF
MINIMUM LOT SIZE: 10,000 SF

LOT 1: 0.23 AC (10,008 SF)
LOT 2: 0.26 AC (11,536 SF)
LOT 3: 0.23 AC (10,028 SF)
LOT 4: 0.23 AC (10,000 SF)

ZONING DISTRICT: R-4
MINIMUM LOT AREA (SINGLE FAMILY): 10,000 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 100'

JURISDICTION: CITY OF RALEIGH
PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT

DEVELOPER:
A SQUARED LLC
51 KILMAYNE DRIVE, SUITE 100
CARY, NC 27511
366.740.4401

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.423.8975

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Phone #: 919.423.8975	Email: cmassey@flmengineering.com

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If yes, please provide the following:			
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Flood study: _____			
FEMA Map Panel #: _____			
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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: 10/7/21
Printed Name: M. Javier Munez	Date:
Signature:	Date:
Printed Name:	

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

CALL 48 HOURS BEFORE YOU DIG

 NORTH CAROLINA ONE-CALL CENTER
 1-800-632-4949

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

LEGEND

---	EX. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	EX. ADJACENT OWNERS
---	EX. ROAD CENTERLINE
OHW	OHW
W	EX. OVERHEAD ELECTRIC LINE
W	EX. WATER LINE
SS	EX. SANITARY SEWER
---	PROP. LOT LINES
---	PROP. EASEMENT
W	PROP. 3/4" COPPER WATER SERVICE
SS	PROP. 4" PVC SANITARY SEWER SERVICE
380	PROP. MAJOR CONTOUR (5')
379	PROP. MINOR CONTOUR (1')
O	PROP. STREET TREE (JV)

- NOTES**
- BOUNDARY, SURVEY AND TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON NOVEMBER 11, 2020.
 - THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
 - THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
 - THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
 - STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-03 CITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
 - OBJECTS SUCH AS POWER POLES AND OTHER UTILITIES IN CONFLICT WITH THE PROPOSED SIDEWALK SHOULD BE RE-LOCATED.
 - MAXIMUM IMPERVIOUS WITHOUT DEVICE OR SURETY PER UDD 9.2.2.A.4.b & c:
OFF-SITE IMPERVIOUS AREA (SIDEWALK ALONG PINEVIEW DRIVE): 1,456 SF / 4 LOTS = 364 SF PER LOT
LOT 1 IMPERVIOUS LIMIT (10,008 SF * 38%) - 364 SF = 3,439 SF
LOT 2 IMPERVIOUS LIMIT (11,536 SF * 38%) - 364 SF = 4,020 SF
LOT 3 IMPERVIOUS LIMIT (10,028 SF * 38%) - 364 SF = 3,448 SF
LOT 4 IMPERVIOUS LIMIT (10,000 SF * 38%) - 364 SF = 3,436 SF
 - IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON FINAL PLAT PRIOR TO BUILDING PERMITS.
 - SIDEWALK CONSTRUCTION ALONG PINEVIEW DRIVE TO BE MET VIA FEE-IN-LIEU.
 - PRIMARY STREET DESIGNATION:
LOT 1: AVENT FERRY ROAD
LOTS 2, 3 & 4: PINEVIEW DRIVE

SUMMARY INFORMATION

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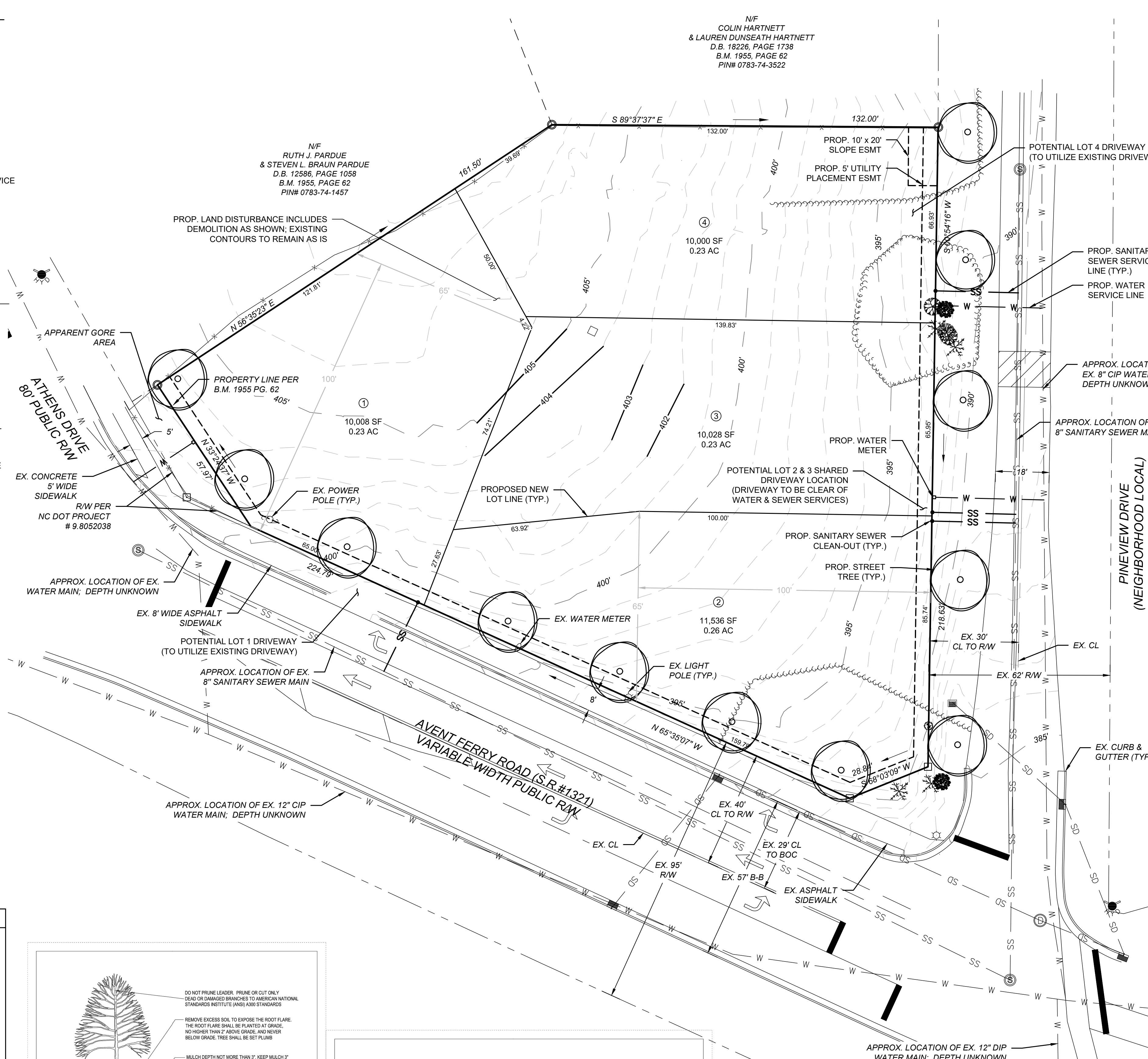
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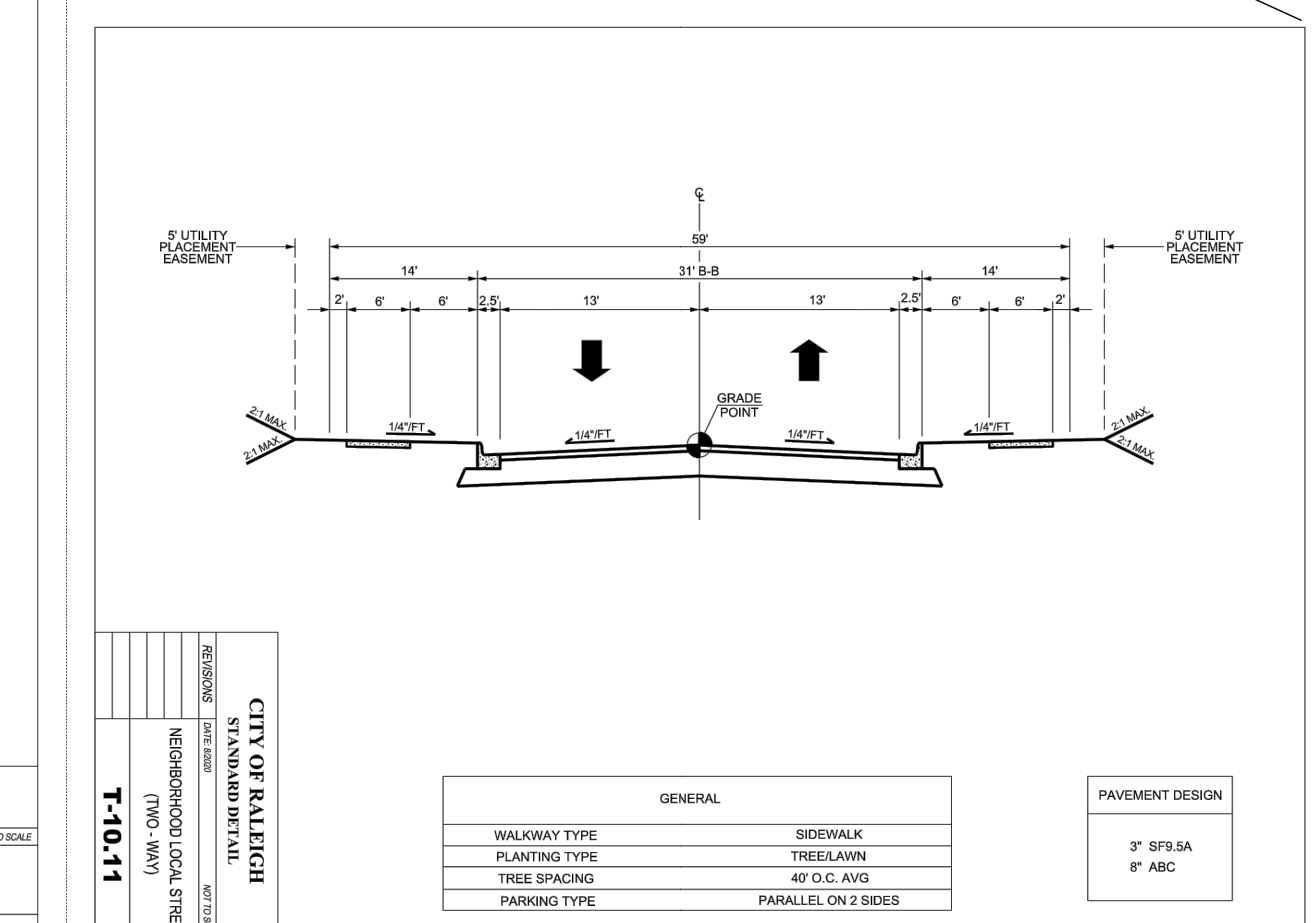
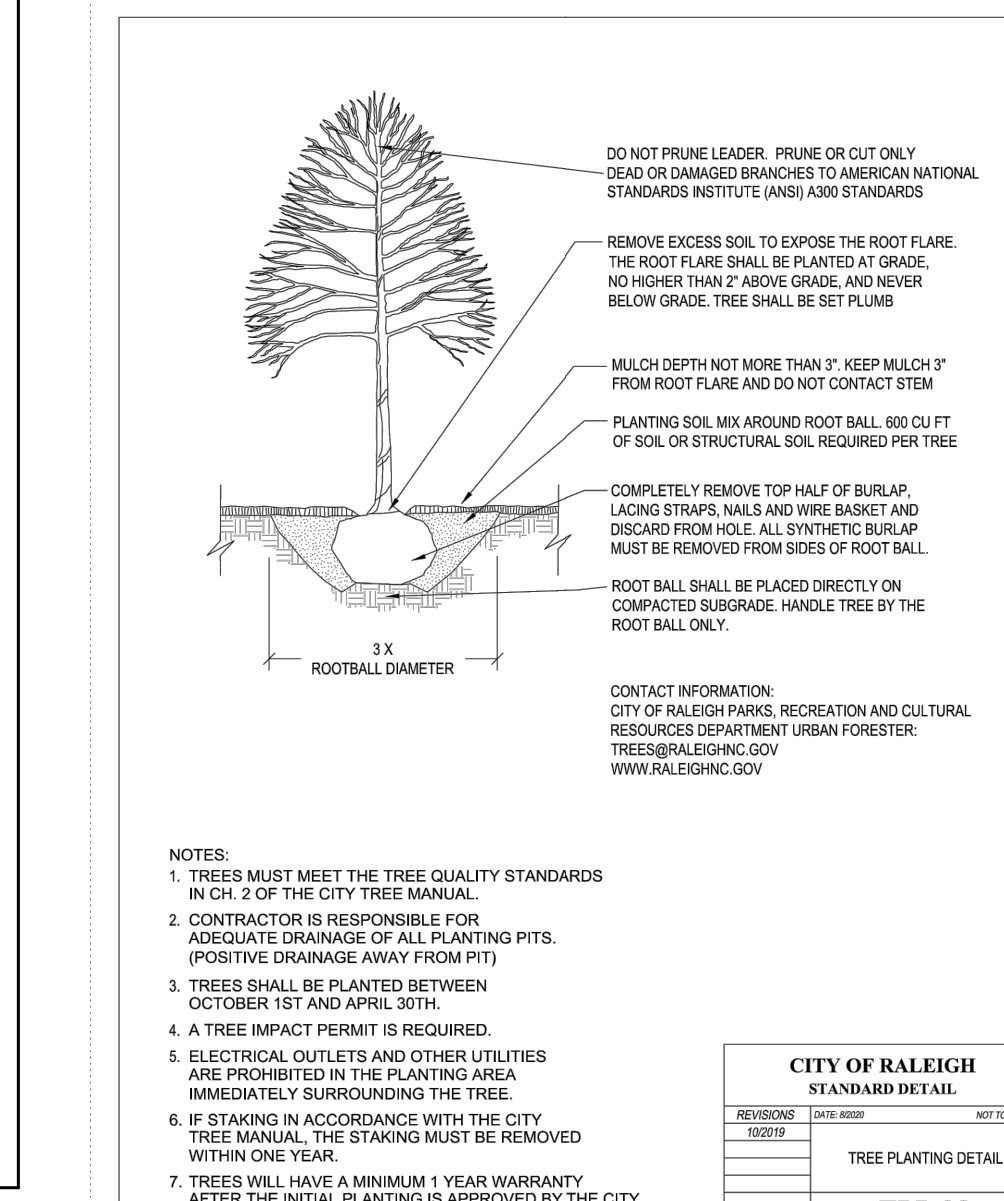
JURISDICTION: CITY OF RALEIGH
PROPOSED USE: DETACHED HOUSE - DWELLING/SINGLE FAMILY-UNIT

DEVELOPER:
A SQUARED LLC
51 KILMAYNE DRIVE, SUITE 100
CARY, NC 27511
366.740.4401

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.423.8975



- CITY OF RALEIGH UTILITY NOTES**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWR, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR joanie.hartley@raleighnc.gov FOR MORE INFORMATION.



FLM ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

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1	COR COMMENTS	1/7/2022	FLM
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PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 20 FEET

SCALE ADJUSTMENT
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RALEIGH, NC 27609
SUB-0080-2021

A SQUARED LLC

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SUBDIVISION UTILITY & LANDSCAPING PLAN

C-3
SHEET 3 OF 3

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