Preliminary Subdivision Application

Planning and Development





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)							
X Conver	ntional Subdivision	Compact Development	Conservatio	n Development	Cottage Court		
NOTE: Subdiv	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): JOHNSDALE ROAD - 2 LOT SUBDIVISION							
Property Address(es): 6713JOHNSDALE ROAD							
Recorded Deed PIN(s): 1717-82-4921							
What is your project type?	Single fa Apartme			Other:	Attached houses		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION							
NOTE: Please attach purchase agreement when submitting this form							
Company:Uss	urian, LLC	Owner/Develope	Owner/Developer Name and Title: NIKITA ZHITOV				
Address: 107 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601							
Phone #: 919-	412-9038	Email: nikita@ci	Email: nikita@cityplat.com				
APPLICANT INFORMATION							
Company: Cru	mpler Consulting Services,	PLLC Contact Name a	Contact Name and Title: Joshua Crumpler, PE				
		Address: 2308 R	Address: 2308 Ridge Road, Raleigh, NC 27612				
Phone #: 919-	413-1704	Email: josh@cru	Email: josh@crumplerconsulting.com				

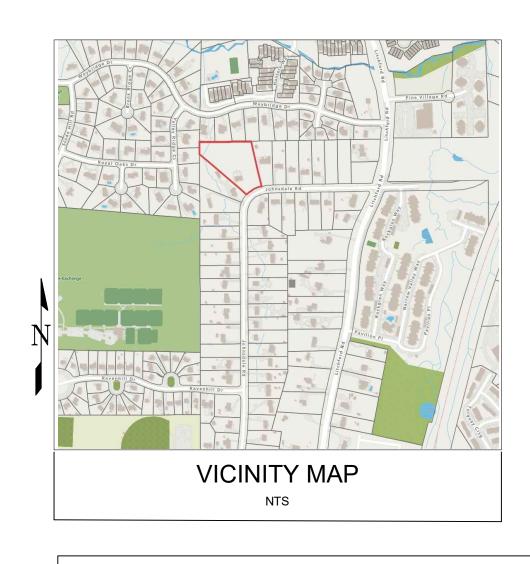
Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)							
ZONING INFORMATION							
Gross site acreage: 2.71							
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-	Board of Adjustment (BOA) Case # A-						
STORMWATER INFORMATION							
Existing Impervious Surface:	Proposed Impervious Surface:						
Acres: 0.12 Square Feet: 5,250 Neuse River Buffer Yes No	Acres: Square Feet: No						
Is this a flood hazard area? Yes No	Wetlands						
If yes, please provide the following:							
Alluvial soils: No.							
Flood study:							
FEMA Map Panel #: 3720171700J DATED MAY 2, 2006							
NUMBER OF LOTS AND DENSITY							
Total # of townhouse lots: Detached 2	Attached						
Total # of single-family lots: 2							
Proposed density for each zoning district (UDO 1.5.2.F): N/A							
Total # of open space and/or common area lots:0							
Total # of requested lots: 2							
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, Josh Crumpler, PE will s	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: 10/26/2021						
Printed Name: Nikita Zhitov							
Signature:	Date:						
Printed Name:							

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

Page 2 of 2 REVISION 02.19.21



-	1t e Center ∙ One Exchange Plaza	a, Suite 400 Rale	eigh, NC 27601 919-996-2500	l. Raleigh
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X Conventional Subdivision	Compact Developme		Servation Development	Cottage Cou
NOTE: Subdivisions may require Ci	GENERAL IN			ay District
Scoping/sketch plan case number(s				
Development name (subject to appr	_		T SUBDIVISION	
Property Address(es): 6713JC	DHNSDALE	ROAD		
Recorded Deed PIN(s): 1717-82-49				
What is your project type? Single	·····, — i · · · · ·	nhouse		Attached house
. э эт транин	NT PROPERTY OWNER	residential	Other:	
	e attach purchase agr			
Company:Ussurian, LLC	Owner/Develo	oper Name ar	nd Title: NIKITA ZHITOV	
Address: 107 FAYETTEVILLE ST	REET, SUITE 400, RA	ALEIGH, NC	27601	
Phone #: 919-412-9038	Email: nikita@	<u>, , , , , , , , , , , , , , , , , , , </u>		
	APPLICANT IN			
Company: Ussurian, LLC			IKITA ZHITOV	LEIGH NO TE
Phone #: 919-412-9038	Address:107 Email: nikita@		LLE ST, SUITE 400, RA	LEIGH, NC 276
	2	gorty plat.oon		
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PRELIMINARY SUBDIVISION PLANS FOR

JOHNSDALE ROAD 2-LOT SUBDIVISION 6713 JOHNSDALE ROAD RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0083-2021

PREPARED FOR: CITY PLAT, LLC 107 FAYETTEVILLE STREET, SUITE 400 RALEIGH, NORTH CAROLINA 27601

> PREPARED BY: CRUMPLER Consulting Services, PLLC 2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704 P-1533

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

BEFORE YOU DIG NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949

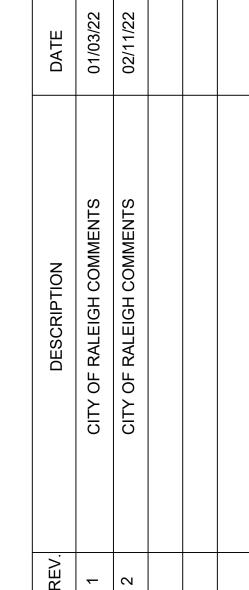
CALL 48 HOURS

D-1

- 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB
- THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE
- 3. ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING
	AND STORMDRAING PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN

DETAILS

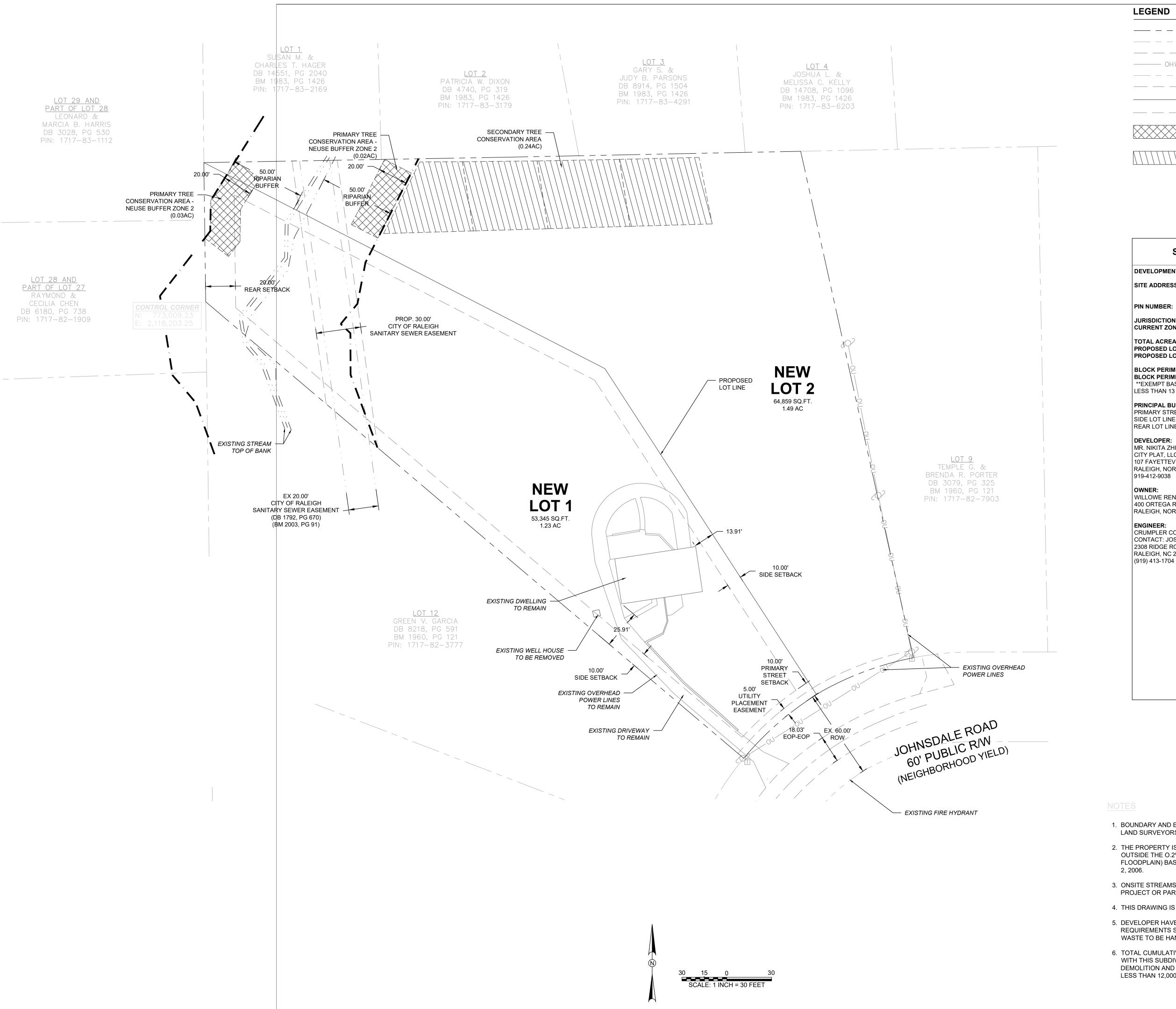


ISSUED FOR PERMITTING

CHECKED BY: JAC N.T.S. SCALE:

C-1

1 of 7



LEGEND

EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT PROPOSED LOT LINE PROPOSED EASEMENT PRIMARY TREE CONSERVATION (0.06AC) SECONDARY TREE CONSERVATION

(0.24AC)

SUMMARY INFORMATION

DEVELOPMENT NAME: JOHNSDALE ROAD - 2 LOT SUBDIVISION

SITE ADDRESS: 6713 JOHNSDALE ROAD RALEIGH, NORTH CAROLINA

PIN NUMBER: 1717-82-4921

JURISDICTION: CITY OF RALEIGH **CURRENT ZONING DISTRICT:** R-4

TOTAL ACREAGE: 2.71 ACRES (118,159 SF) **PROPOSED LOT 1:** 1.23 ACRES (53,345 SF)

PROPOSED LOT 2: 1.49 ACRES (64,859 SF)

BLOCK PERIMETER REQUIRED (MAX.): 5,000LF BLOCK PERIMETER PROVIDED: GREATER THAN 8,147LF** **EXEMPT BASED ON UDO SECTION 8.3.2.A.2.b AS THE SITE IS

PRINCIPAL BUILDING SETBACKS PRIMARY STREET: 10' SIDE LOT LINE: 10' REAR LOT LINE: 20'

LESS THAN 13 ACRES

DEVELOPER: MR. NIKITA ZHITOV CITY PLAT, LLC 107 FAYETTEVILLE STREET, SUITE 400 RALEIGH, NORTH CAROLINA 27601

OWNER:

WILLOWE RENOVATIONS 400 ORTEGA ROAD RALEIGH, NORTH CAROLINA 27609

ENGINEER:

CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

- 1. BOUNDARY AND EXISTING CONDITIONS SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC DATED 02/12/21.
- 2. THE PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171700J DATED MAY
- 3. ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPER HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.
- 6. TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION DEVELOPMENT, INCLUDING BUT NOT LIMITED TO DEMOLITION AND NEW SINGLE FAMILY HOME CONSTRUCTION, SHALL BE LESS THAN 12,000 SF.

ISSUED FOR PERMITTING

SUBDIVISION SUBDIVISION 2-LOT ROAD PROPOSED JOHNSDALE

PROJECT NO.: 21001 DRAWN BY: JAC CHECKED BY: JAC 05/07/21 1" = 30' SCALE:

C-3

3 of 7