

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)			
<input checked="" 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):			
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?	<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: Ussurian, LLC	Owner/Developer Name and Title: NIKITA ZHITOV
Address: 107 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601	
Phone #: 919-412-9038	Email: nikita@cityplat.com
APPLICANT INFORMATION	
Company: Crumpler Consulting Services, PLLC	Contact Name and Title: Joshua Crumpler, PE
Address: 2308 Ridge Road, Raleigh, NC 27612	
Phone #: 919-413-1704	Email: josh@crumplerconsulting.com

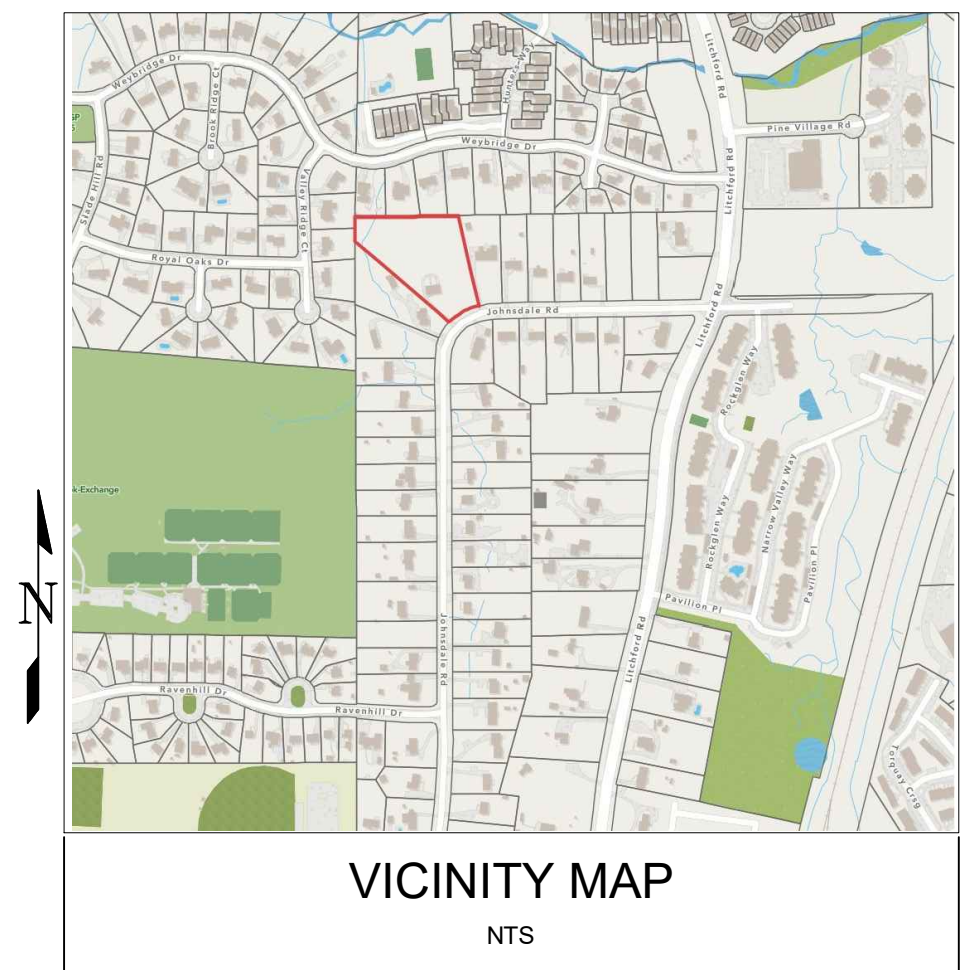
Continue to page 2 >>

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? <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>0.12</u> Square Feet: <u>5,250</u>	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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: <u>No</u> Flood study: _____ FEMA Map Panel #: 3720171700J DATED MAY 2, 2006	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached <u>2</u> Attached _____
Total # of single-family lots: <u>2</u>	
Proposed density for each zoning district (UDO 1.5.2.F): N/A	
Total # of open space and/or common area lots: <u>0</u>	
Total # of requested lots: <u>2</u>	

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>Josh Crumpler, PE</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: 10/26/2021
Printed Name: Nikita Zhitov	
Signature: _____	Date: _____
Printed Name: _____	

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



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.



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

NOTES

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 2, 2006.
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.

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

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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 family Apartment Townhouse Non-residential Other: Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 NOTE: Please attach purchase agreement when submitting this form
 Company: Ussurian, LLC Owner/Developer Name and Title: NIKITA ZHITOV
 Address: 107 FAYETTEVILLE STREET, SUITE 400, RALEIGH, NC 27601
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Continue to page 2 >>

Page 1 of 2 REVISION 02.19.21
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DEVELOPMENT TYPE + SITE DATA 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: Acres: 0.12 Square Feet: 5,250 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: 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

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 I, Josh Crumpler, PE, 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've 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: *[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
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CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/03/22	CITY OF RALEIGH COMMENTS
02/11/22	CITY OF RALEIGH COMMENTS

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

PROJECT NO.: 21001
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/07/21
SCALE: N.T.S.

ISSUED FOR PERMITTING

DATE	DESCRIPTION
01/03/22	CITY OF RALEIGH COMMENTS
02/11/22	CITY OF RALEIGH COMMENTS

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

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

C-3

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 LESS THAN 13 ACRES

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

DEVELOPER:
MR. NIKITA ZHITOV
CITY PLAT, LLC
107 FAYETTEVILLE STREET, SUITE 400
RALEIGH, NORTH CAROLINA 27601
919-412-9038

OWNER:
WILLOW 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

NOTES

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