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.

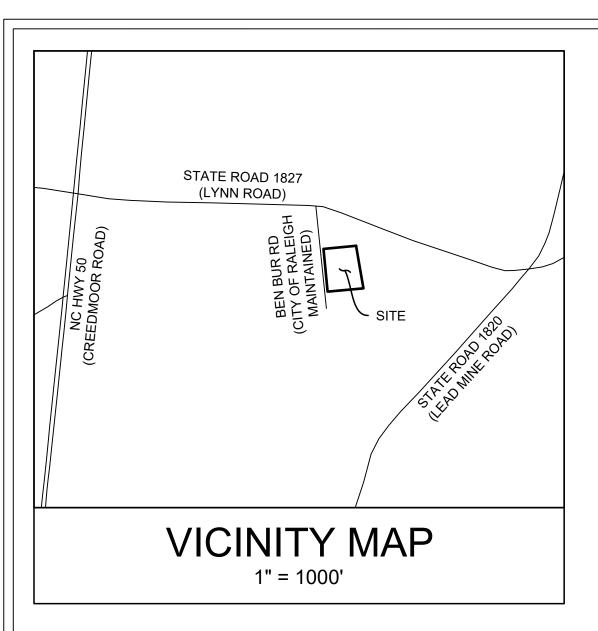
DEVELOPMENT TYPE (UDO Section 2.1.2)			
X Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): Ben Bur Subdivision			
Property Address(es): 6500, 6504 & 6508 Ben Bur Road			
Recorded Deed PIN(s): 0797-72-6188; 0797-72-7011; 0797-71-7846			
	e family Townhou tment Non-resi	'	Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company: Heritage Construction, LLC Owner/Developer Name and Title: Adam Nix			
Address: 7200 ACC Blvd Suite 105 Raleigh, NC 27167			
Phone #: 919.582.7825 Email: Adam@Heritageconstructionnc.com			
APPLICANT INFORMATION			
Company: FLM Engineeri	Company: FLM Engineering Contact Name and Title: Jon Frazier		
Address: PO Box 91727, Raleigh, NC 27675			
Phone #: 919.601.1051 Email: jfrazier@flmengineering.com			

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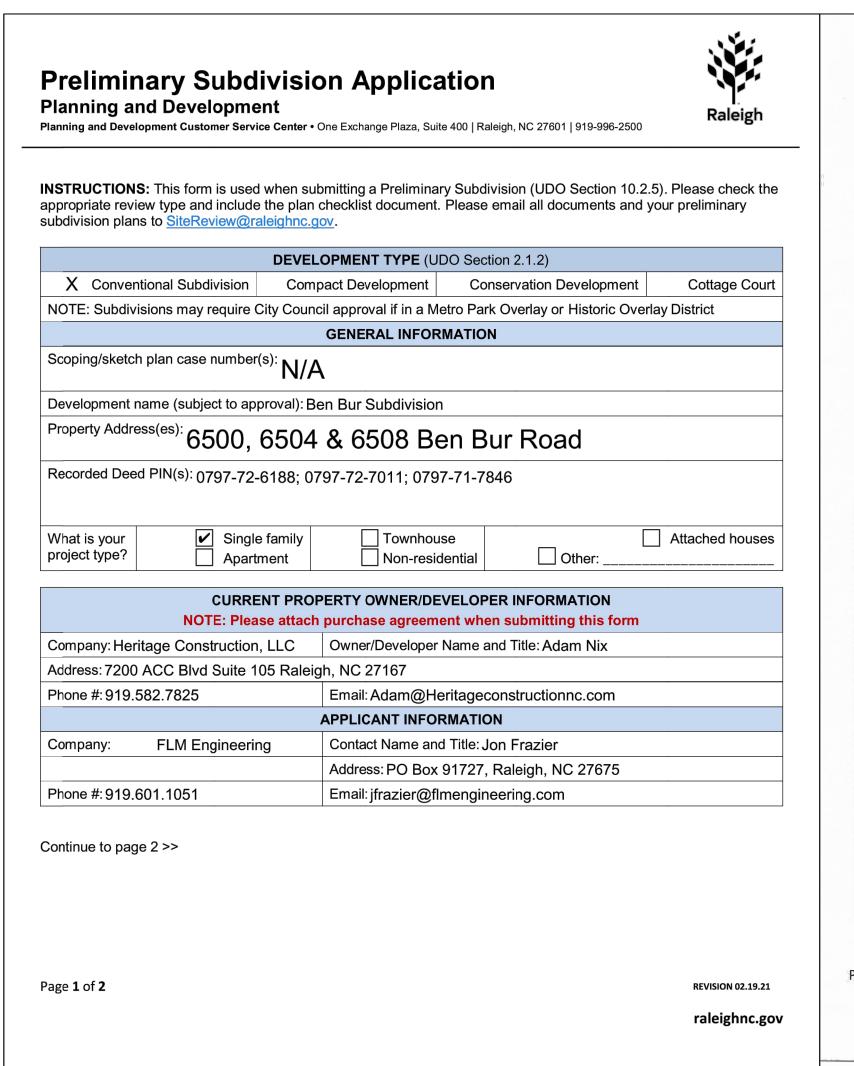
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Gross site acreage: 3.67 AC (160,053 SF)			
Zoning districts (if more than one, provide acreage of each): R-6			
Overlay district: N/A Inside City limits? Ves No			
Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-			
OTODAWATED INFORMATION			
STORMWATER INFORMATION Dranged Importious Surfaces			
Existing Impervious Surface: Acres: 0.17 Square Feet: 7,338 Square Feet: 7,338	Proposed Impervious Surface: Acres: 1.59 Square Feet: 69,257 Square Feet: 1.59		
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 #:			
	OTS AND DENSITY		
Total # of townhouse lots: Detached Attached			
Total # of single-family lots: 14			
Proposed density for each zoning district (UDO 1.5.2.F): 3.81 Units/AC (Max - 6 Units/Ac)			
Total # of open space and/or common area lots: 1			
Total # of requested lots: 15			
SIGNATII	DE BI OCK		
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,			
Signature: Date: /2//4/7/			
Printed Name: Adam Nix			
Signature:	Date:		
Printed Name:			

Please email your completed application to $\underline{SiteReview@raleighnc.gov}.$



PRELIMINARY SUBDIVISION PLANS FOR BEN BUR SUBDIVISION

6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NORTH CAROLINA 27612 PIN: 0797-72-6188; 0797-72-7011; 0797-71-7846 SUB-0089-2021



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Zoning districts (if more than one, provide acreage	of each): R-6
Overlay district: N/A	Inside City limits? Ves No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMW	ATER INFORMATION
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Acres: 0.17 Square Feet: 7,338	Proposed Impervious Surface: Acres: 1.59 Square Feet: 69,257
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SIGNATION OF THE PROPERTY OF T	is aware of this application and that the proposed project espects in accordance with the plans and specifications submitted egulations of the City of Raleigh Unified Development Ordinance. will serve as the agent regarding this application, and will receive ans and applicable documentation, and will represent the property ion. ect is conforming to all application requirements applicable with is application is subject to the filing calendar and submittal policy, inactivity.
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SUMMARY INFORMATION

DEVELOPMENT NAME: BEN BUR SUBDIVISION

DIN NUMBER: 0707 72 6188: 0707 72 7011: 0707 71 7846

STREET ADDRESS: 6500, 6504 & 6508 BEN BUR ROAD

PIN NUMBER: 0797-72-6188; 0797-72-7011; 0797-71-7846

TOTAL ACREAGE: 3.67 AC; 160,053 SF **NET ACREAGE:** 3.67 AC; 160,053 SF

EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL

JURISDICTION: CITY OF RALEIGH

ZONING DISTRICT: R-6

PROPOSED UNITS: 14

MAX ALLOWABLE DENSITY: 6 UNITS/AC PROPOSED DENSITY: 3.81 UNITS/AC

REQUIRED MIN LOT WIDTH: 50' (STANDARD)
PROPOSED MIN LOT WIDTH: 50'

BUILDING/STRUCTURE SETBACKS: FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 5' FROM REAR LOT LINE (MIN): 20'

EXISTING IMPERVIOUS SURFACES: 0.17 AC; 7,338 SF (4.6%) **PROPOSED IMPERVIOUS SURFACES:** 1.59 AC; 69,257 SF (43.3%) **LOTS:** 49,000 SF (3,500 SF PER LOT) **ROADS:** 16,363 SF

TOTAL IMPERVIOUS AREA: 69,257 SF (1.59 AC)

SIDEWALK: 3,894 SF

WATERSHED: NEUSE (MINE CREEK)

STREET(S

BURNETTE GARDEN PATH - NEIGHBORHOOD YIELD BURNETTE FLOWER WAY - NEIGHBORHOOD YIELD

DEVELOPER:
HERITAGE CONSTRUCTION, LLC.
7200 ACC BLVD SUITE 105

7200 ACC BLVD SUITE 105 RALEIGH, NC 27167 919.582.7825

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.610.1051

C-1 COVER C-2 EXISTING CONDITIONS C-3 PRELIMINARY SUBDIVISION PLAN C-4 UTILITY PLAN C-5 GRADING & DRAINAGE PLAN C-6 LANDSCAPING PLAN C-7 TREE CONSERVATION PLAN SURVEY

R-6 ZONING CONDITIONS [RALEIGH ORDINANCE (2021) NO. 283 ZC 827]

- 1. FOR REZONED PROPERTIES ALONG BEN BUR ROAD, TOWNHOME AND APARTMENT BUILDING TYPES ARE PROHIBITED. THE PROPOSED BEN BUR SUBDIVISION WILL BE SINGLE FAMILY HOMES, AND WILL NOT INCLUDE TOWNHOMES OR APARTMENTS.
- 2. NO MORE THAN 16 PRINCIPAL DWELLING UNITS (PDU) ARE PERMITTED. THE PROPOSED BEN BUR ROAD SUBDIVISION WILL ONLY HAVE 14 PDUs CONSTRUCTED, WHICH IS WITHIN THE MAXIMUM LISTED OF 16.

DEVELOPER:

HERITAGE CONSTRUCTION, LLC.
CONTACT: ADAM NIX
7200 ACC BLVD SUITE 105
RALEIGH, NC 27167
919.582.7825
ADAM@HERITAGECONSTRUCTIONNC.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

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



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

REV #	DESCRIPTION	DATE	BY
1	C.O.R. COMMENTS	4/12/2022	FLM
2	C.O.R. COMMENTS	7/5/2022	FLM

REVISION HISTORY

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

SUB-0089-2021 BEN BUR SUBDIVISION

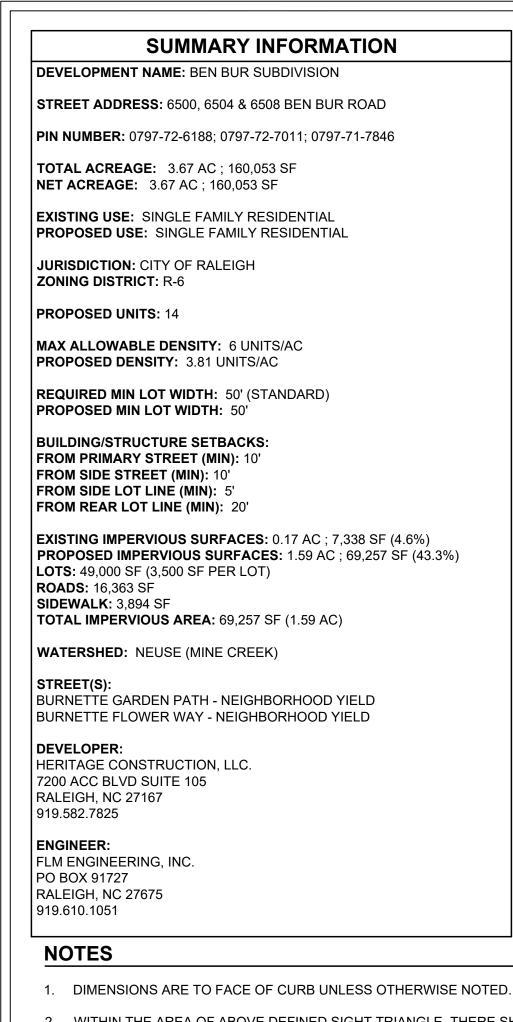
6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NC 27707

HERITAGE CONSTRUCTION

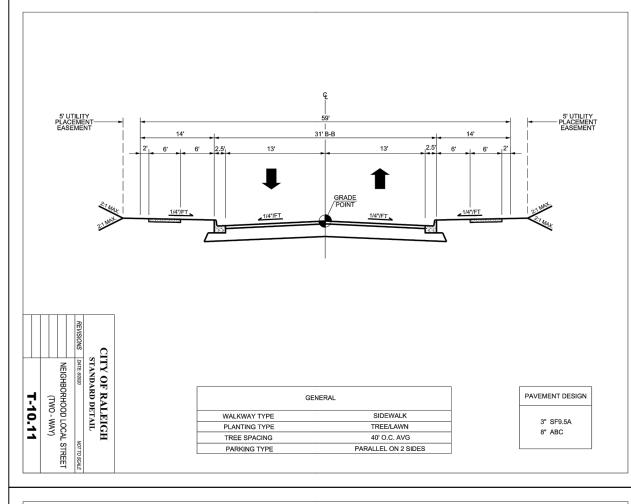
DATE:	12-14-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21034

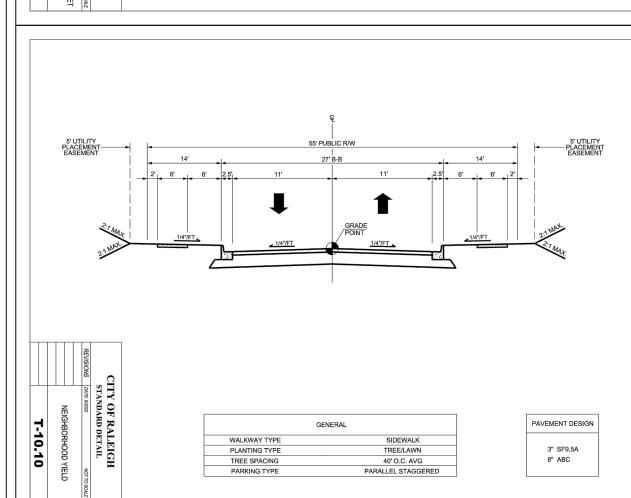
COVER

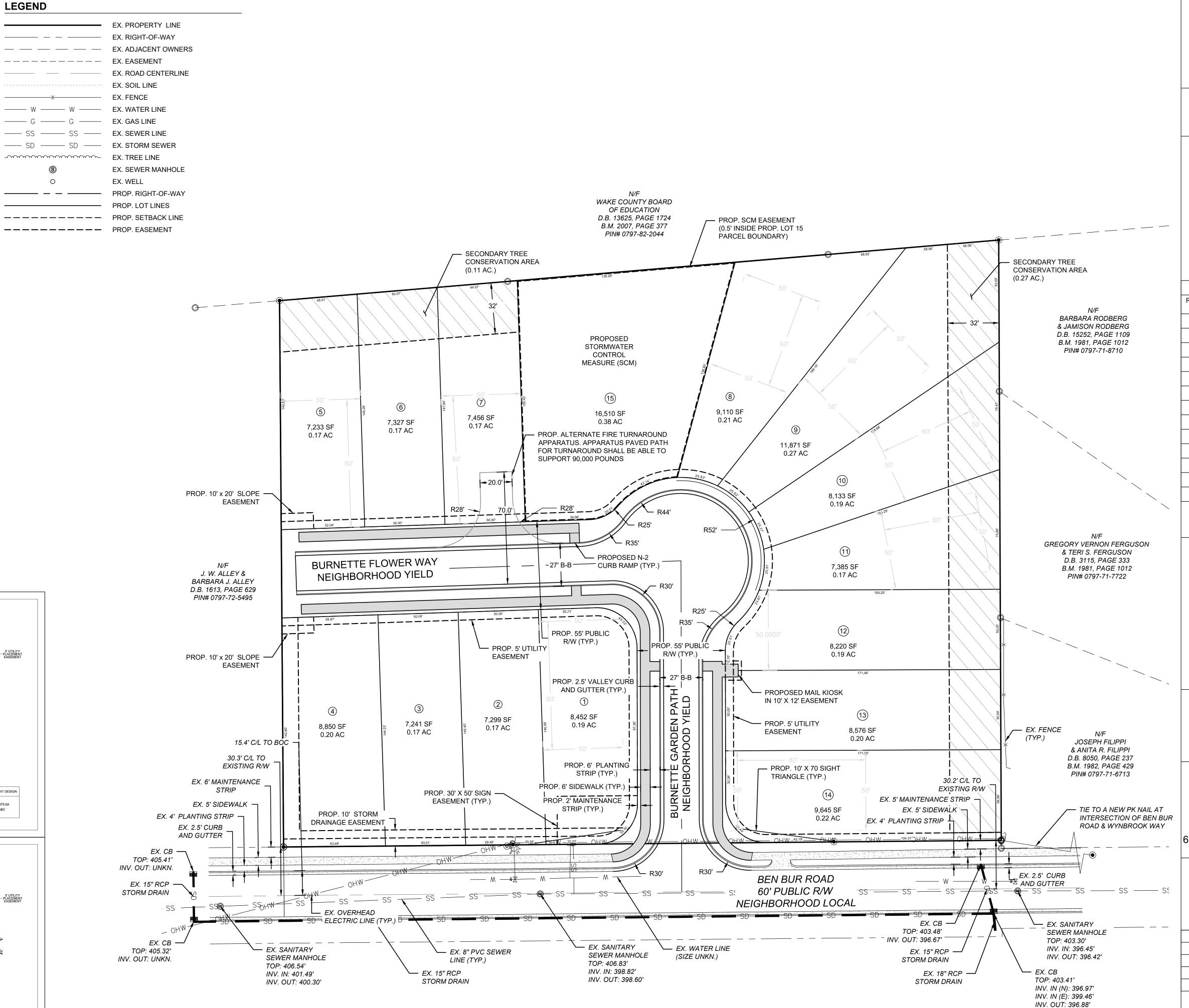
C-1SHEET 1 OF 8



- 2. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- 3. FEE-IN-LIEU REQUIRED FOR 1' SIDEWALK ALONG BEN BUR ROAD.
- 4. LOTS 1-7 PRIMARY STREET: BURNETTE FLOWER WAY.
- 5. LOTS 8-14 PRIMARY STREET: BURNETTE GARDEN PATH.









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PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

30 15 0 30 SCALE: 1 INCH = 30 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"
L
IF IT IS NOT 1 INCH ON THIS

SHEET, ADJUST YOUR SCALE
ACCORDINGLY

PRELIMINARY SUBDIVISION
PLANS
SUB-0089-2021

SUB-0089-2021 BEN BUR SUBDIVISION

6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NC 27707

HERITAGE CONSTRUCTION

DATE:	12-14-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21034

PRELIMINARY SUBDIVISION PLANS

C-3SHEET 3 OF 8