

5-47-18

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction # 569790		Project Coordinator NaTasha		Team Leader Purifoy	
PRELIMINARY APPROVALS					
<input checked="" type="checkbox"/> Subdivision *		<input type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
				<input type="checkbox"/> Conservative Subdivision	
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
GENERAL INFORMATION					
Development Name GORMAN BURT DRIVE SUBDIVISION					
Proposed Use RESIDENTIAL					
Property Address(es) 1601 GORMAN STREET					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed 0793.06-27-6618		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
OWNER/DEVELOPER INFORMATION					
Company Name			Owner/Developer Name RICHARD D. RAYNOR		
Address 3709 BURT DRIVE RALEIGH NC, 27606					
Phone N/A		Email N/A		Fax N/A	
CONSULTANT/CONTACT PERSON FOR PLANS					
Company Name CAWTHORNE, MOSS & PANCIERA			Contact Name JORDAN PARKER		
Address 333 S. WHITE STREET, WAKE FOREST NC, 27587					
Phone 919-556-3148		Email JORDAN@CMPPLS.COM		Fax 919-554-1370	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION

Zoning District(s) **R-10 SRPOD**

If more than one district, provide the acreage of each:

Overlay District? Yes No

Inside City Limits? Yes No

CUD (Conditional Use District) Case # Z- **N/A**

COA (Certificate of Appropriateness) Case # **N/A**

BOA (Board of Adjustment) Case # A- **N/A**

STORMWATER INFORMATION

Existing Impervious Surface	acres/sf	Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Proposed Impervious Surface	acres/sf	Neuse River Buffer	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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		Wetlands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
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NUMBER OF LOTS AND DENSITY

Total # of Townhouse Lots:	Detached	N/A	Attached
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Total # of Single Family Lots	3	Total # of All Lots	3
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Overall Unit(s)/Acre Densities Per Zoning Districts **4.68 UNITS PER ACRE**

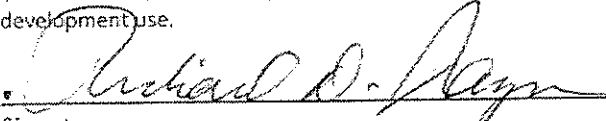
Total # of Open Space and/or Common Area Lots **N/A**

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate _____ 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.

	<u>8/30/18</u>
Signature	Date

_____ Signature	_____ Date
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GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>		✓		
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination) \$866	<input checked="" type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>		✓		
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>		✓	✓	
8. Plan size must be 18" x 24" or 24" x 36"	<input checked="" type="checkbox"/>		✓		
9. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
10. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
11. Digital copy of only the plan and elevations – label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
12. Wake County School form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Pre-Application Conference

(this form must be provided at the time of formal submittal)



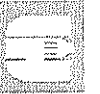
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PROCESS TYPE	
<input type="checkbox"/>	Board of Adjustment
<input type="checkbox"/>	Comprehensive Plan Amendment
<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Site Review*
<input checked="" type="checkbox"/>	Subdivision
<input type="checkbox"/>	Subdivision (Exempt)
<input type="checkbox"/>	Text Change
* Optional conference	

GENERAL INFORMATION	
Date Submitted	9/13/18
Applicant(s) Name	JORDAN PARKER
Applicant's Mailing Address	333 S. WHITE ST WAKE FOREST NC
Phone	919 556 3148
Email	JORDAN@CMPPLS.COM
Property PIN #	0793.06-27-6618
Site Address / Location	1601 GORMAN ST.
Current Zoning	R-10
Additional Information (if needed) :	
Level 1	

OFFICE USE ONLY	
Transaction # :	Date of Pre-Application Conference :
Staff Signature	



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company Information	
Company Name	BUILD BARELIN, LLC
Company Phone Number	336 740 4494
Developer Representative Name	DAN MILLER
Developer Representative Phone Number	336 740 4401
Developer Representative Email	DAN@BUILDBARELIN.COM

New Residential Subdivision Information	
Date of Application for Subdivision	9/13/18
City, Town or Wake County Jurisdiction	CITY OF BARELIN
Name of Subdivision	BURR DELUXE SUBDIVISION
Address of Subdivision (if unknown enter nearest cross streets)	1601 GORMAN ST.
REID(s)	0059000
PIN(s)	0793.06-27-66/8

Projected Dates Information	
Subdivision Completion Date	01/01/19
Subdivision Projected First Occupancy Date	07/01/19

Lot by Lot Development Information																			
Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates							
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units		
Single Family							*	1500	3800	450,000	650,000	2019	3						
Townhomes																			
Condos																			
Apartments																			
Other																			

Please complete each section and return by email or fax to all:

WCPS
Debra Adams
dhadams@wcps.net

Judy Stafford
jstafford1@wcps.net

Fax: 919-431-7302

WAKE
Mike Ping
Mike.ping@wakegov.com

Fax: 919-856-6389