

SUB - 0043 - 2019

Shelia @ 10:00  
Plans  
Level 1

DEVELOPMENT SERVICES



Preliminary Subdivision Plan Application

Development Services Customer Service Center • Ore Exchange Plaza, Suite 400 Raleigh, NC 27601 | 919-556-2485

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)  
Please check the appropriate review type and include the clear checklist document.

Office Use Only: Transaction #: \_\_\_\_\_ Planning Coordinator: \_\_\_\_\_

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

Development name (subject to approval): WESTERN SUNSET SUBDIVISION

Property Address(es): 5301 WESTERN BOULEVARD, RALEIGH, NC 27606

Recorded Deed PIN(s): 0784.18-41-6197

What is your project type?  Single family  Townhouse  Attached houses  
 Apartment  Non-residential  Other: \_\_\_\_\_

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: please attach purchase agreement when submitting this form.

Company: A SQUARED, LLC Owner/Developer Name and Title: DAN MILLER

Address: 51 KILMAYNE DRIVE, STE #100, CARY, NC 27511

Phone #: 336-740-4401 Email: DAN@BUILDRALEIGH.COM

APPLICANT INFORMATION

Company: CAWTHORNE, MOSS Contact Name and Title: JORDAN PARKER

& PANCIERA Address: 333 S. WHITE STREET, WAKE FOREST NC, 27587

Phone #: 919-556-3148 Email: JORDAN@CMPPLS.COM

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage:

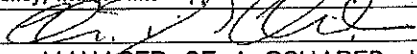
Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: SRPOD Inside City limits?  Yes  No

Conditional Use District (CUD) Case # Z- N/A Board of Adjustment (BOA) Case # A- N/A

Please continue to page two.

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.090</u> Square Feet: <u>3,923</u>	Proposed Impervious Surface: Acres: <u>N/A</u> Square Feet: <u>N/A</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: <u>N/A</u> Detached <u>N/A</u> Attached <u>N/A</u>	
Total # of single-family lots: <u>3</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <u>6.16 UNITS PER ACRE</u>	
Total # of open space and/or common area lots: <u>N/A</u>	
Total # of requested lots: <u>3</u>	

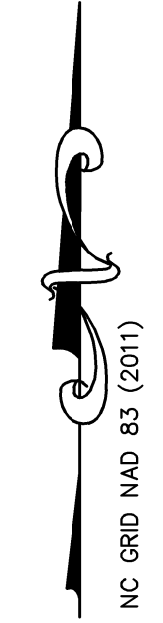
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate _____ to serve as my agent regarding this application, to receive and response 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. 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: <u>7/30/19</u>
Printed Name: <u>MANAGER OF A SQUARED, LLC BY DAN MILLER</u>	
Signature: _____	Date: _____
Printed Name: _____	





**LEGEND:**

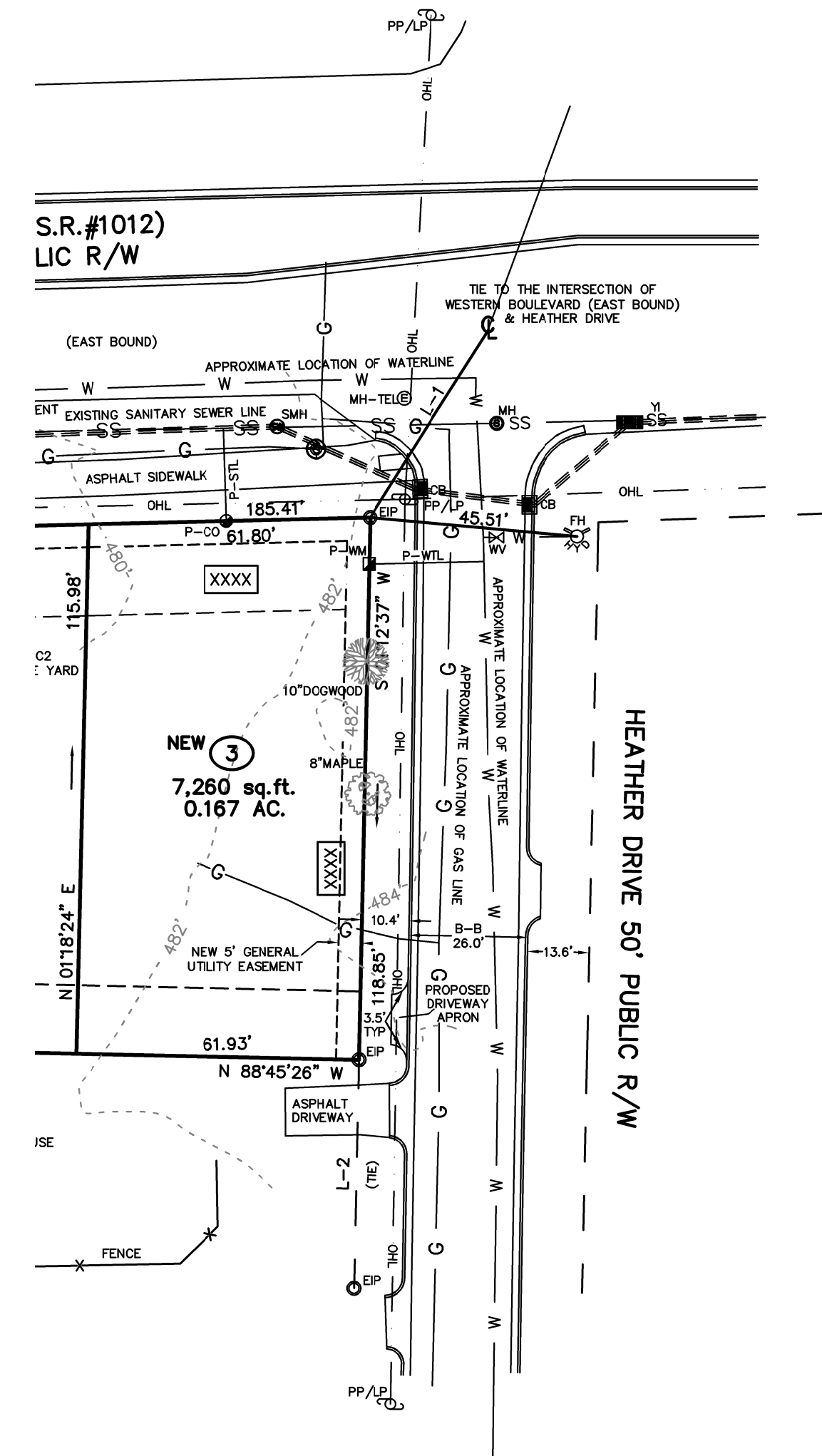
- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- #### - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- B-B - BACK OF CURB TO BACK OF CURB
- E-B - EDGE OF PAVEMENT TO BACK OF CURB
- P-WTL - PROPOSED WATER TAP LINE
- P-STL - PROPOSED SEWER TAP LINE



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 32°06'46" W	48.68'
L-2	N 01°12'37" E	50.00'
L-3	N 01°16'09" E	50.00'

LOT SUMMARY	
TOTAL NUMBER OF LOTS	3
NEW LOT 1	0.158 AC./6,892 S.F.
NEW LOT 2	0.162 AC./7,070 S.F.
NEW LOT 3	0.167 AC./7,260 S.F.
TOTAL SITE AREA	0.487 AC./21,222 S.F.
ZONING	R-6 SRPOD
SITE DENSITY	6.16 UNITS PER ACRE

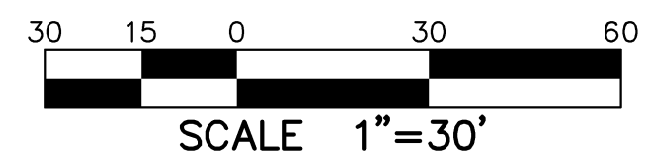
LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS
	GAS LINE
	WATER LINE
	SANITARY SEWER



SHEET 3 OF 3

PRELIMINARY SUBDIVISION PLAN FOR  
**WESTERN SUNSET SUBDIVISION**

5301 WESTERN BOULEVARD  
LOT 227, SUNSET TERRACE SUBDIVISION  
OWNER: A SQUARED, LLC  
REF: D.B. 17299, PAGE 1302  
REF: B.M. 2019, PAGE 862  
CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA



JULY 10, 2019  
ZONED R-6 SRPOD  
PIN # 0784.18-41-6197  
CASE # \_\_\_\_\_  
TRANSACTION # \_\_\_\_\_