

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)			
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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	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: _____	
Flood study: _____	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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, _____ 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: <i>Adam P. Ste</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

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



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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

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form
Company: BROADSTREET PARTNERS, LLC
Owner/Developer Name and Title: MAGNOLIA PROPERTY GROUP, LLC
Address: 707 W JONES ST, RALEIGH, NC 27603

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)
ZONING INFORMATION
Gross site acreage: 4.97 acres
Zoning districts (if more than one, provide acreage of each): CX-3-CU
Overlay district: N/A
Stormwater Information
Existing Impervious Surface: 0 Acres
Proposed Impervious Surface: 2.60 Acres

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.

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

SKYCREST TOWNHOMES

2420 BRENTWOOD ROAD

RALEIGH, NC 27604

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0013-2022

PROJECT NUMBER: BDP-21001

DATE: FEBRUARY 11, 2022

REVISED: APRIL 21, 2022

REVISED: JUNE 7, 2022

REVISED: JULY 14, 2022

REVISED: AUGUST 17, 2022

PARKING DATA
PROPOSED TOWNHOME:
UNIT 'A' (2 BEDROOM): 49 UNITS (49 TWO CAR GARAGE UNITS)
UNIT 'B' (2 BEDROOM): 16 UNITS
UNIT 'C' (3 BEDROOM): 5 UNITS (6 ONE CAR GARAGE UNITS)

SITE DATA
SITE ADDRESS: 2420 BRENTWOOD ROAD, 2450 BRENTWOOD ROAD, 2810 SKYCREST ROAD RALEIGH NORTH CAROLINA 27604
PARCEL PIN NUMBER: 1725006353, 1725005521, 1725006596
EXISTING ZONING: CX-3-CU (COMMERCIAL - 3 - CONDITIONAL USE)

OUTDOOR AMENITY AREA CALCULATIONS:

SITE AREA: 4.97 AC. OR 216,648 SF.
REQUIRED AMENITY AREA: 0.50 AC OR 21,665 SF. (10%)
PROVIDED AMENITY AREA: 0.88 AC OR 38,126 SF. (17.6%)

CROSS-ACCESS:

- TC-6-19, 8.3.4 D.5.b.i.ii - THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY CROSS-ACCESS DRIVEWAY OR DRIVEWAY STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING:
H. STEEP SLOPES IN EXCESS OF 25% WITHIN 10 FEET OF THE PROPERTY LINE.

BLOCK PERIMETER:

- TC-6-19, 8.3.2.A.1.b.vi.4 - THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY NEW STREET OR STREET STUB WOULD BE OBSTRUCTED BY ANY OF THE FOLLOWING:
D. WATERCOURSE THAT HAS ONE (1) SQUARE MILEAGE OF DRAINAGE AREA OR MORE.

BUILD-TO:

- 1. BUILD-TO REQUIREMENTS NO LONGER NECESSARY TO BE MET PER TC-19-19 SECTION 1.1, UDO SECTION 2.2.3.B WHERE BUILD-TO IS NO LONGER REQUIRED FOR TOWNHOUSES.

SOLID WASTE COMPLIANCE STATEMENT:

- 1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE PROVIDER.

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

- 1. NONE

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ZONING CONDITIONS:

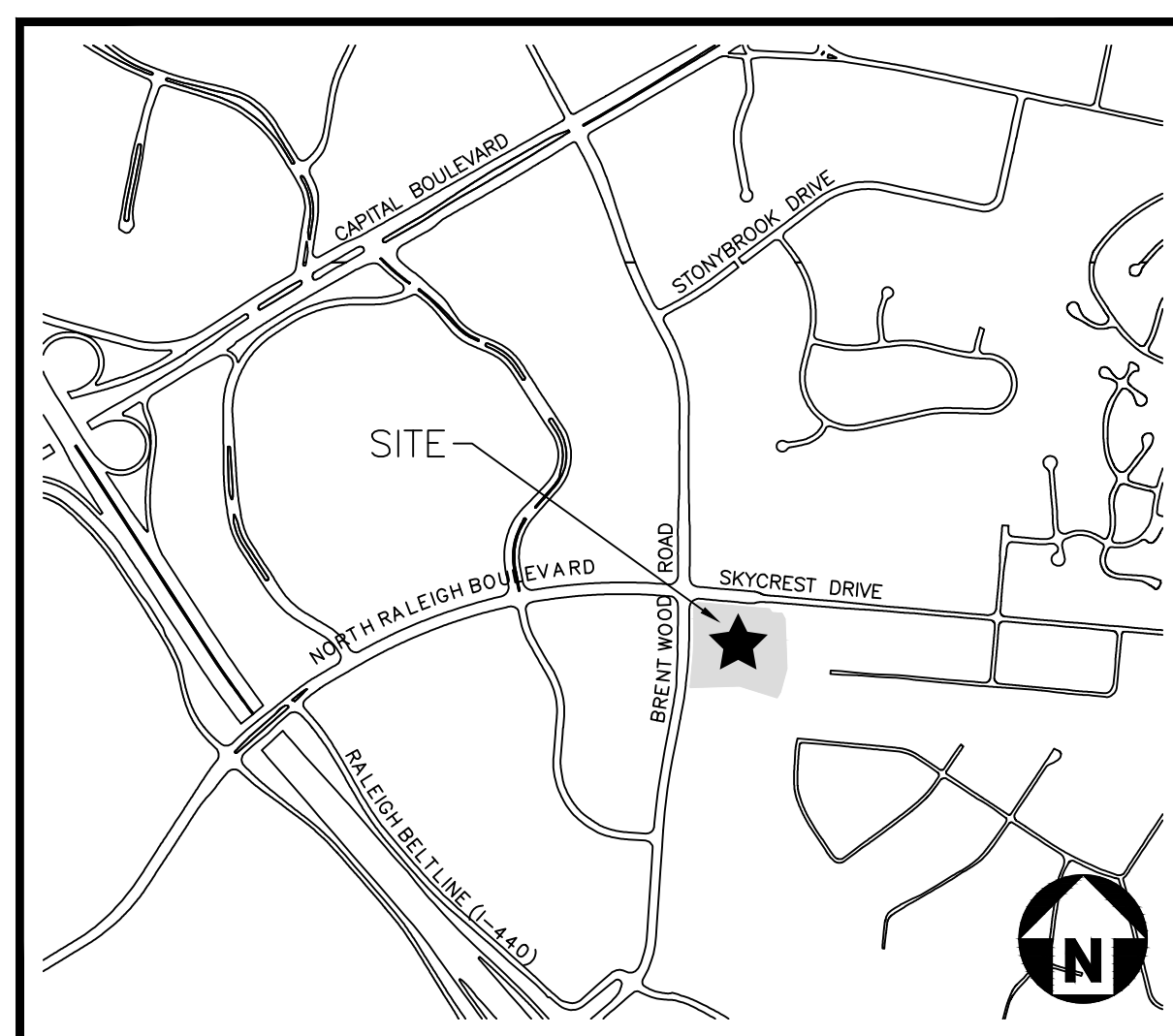
2.25-97 BRENTWOOD ROAD AND RALEIGH BOULEVARD EXTENSION, SOUTHEAST INTERSECTION, BEING MAP 1725.17.00.6907, APPROXIMATELY 5.2 ACRES REZONED TO SHOPPING CENTER CONDITIONAL USE.

CONDITIONS: (1/29/22)

- 1. UPON DEVELOPMENT, THE DATE OF STORM WATER RUNOFF FROM THE PROPERTY WILL COMPLY WITH CERTIFIED RECOMMENDATION 7207 OF THE RALEIGH PLANNING COMMISSION.
1.1. COMPLIANCE RESPONSE: POST DEVELOPMENT PEAK DISCHARGE FLOWS ARE EQUAL OR LESS THAN THE PRE DEVELOPMENT PEAK DISCHARGE FLOWS.
- 2. FOR REIMBURSEMENT PURPOSES FURTHER RIGHT-OF-WAY FOR RALEIGH BOULEVARD SHALL REMAIN AT THE 08+00 VALUE.
2.1. COMPLIANCE RESPONSE: APPROPRIATE CURVE NUMBERS WERE USED TO ACCOUNT FOR NUTRIENT LOADING RATES.
- 3. THE ACREAGE 75' FROM THE CENTERLINE OF MARSH CREEK ALONG THE EAST SIDE OF THE PROPERTY SHALL BE CONVEYED TO THE CITY OF RALEIGH FOR GREENWAY AS PART OF CITY SITE PLAN APPROVAL, UNLESS GREENWAY IS ESTABLISHED, NO TREE GREATER THAN 5" CALIBER (1.5 70" IN CIRCUMFERENCE) MEASURED 4.5' ABOVE GROUND SHALL BE REMOVED FROM SAID GREENWAY, SAVE AND EXCEPT FOR REMOVAL OF UNSAFE AND DISEASED TREES AS INDICATED BY GOOD TREE MANAGEMENT PRACTICES.
- 3.1. COMPLIANCE RESPONSE: THERE IS AN EXISTING 75' CITY OF RALEIGH GREENWAY EASEMENT ON THE SITE MEASURED FROM THE CENTERLINE OF MARSH CREEK. NO TREES MEETING THE STANDARDS ABOVE SHALL BE REMOVED.
- 4. ACCESS FROM RALEIGH BOULEVARD SHALL BE A MINIMUM OF 200' FROM THE EDGE OF THE INTERSECTION OF THE RIGHT OF WAY OF RALEIGH BOULEVARD/BRENTWOOD ROAD (THE "INTERSECTION"). ACCESS FROM BRENTWOOD ROAD SHALL BE A MINIMUM OF 150' FROM THE INTERSECTION.
4.1. COMPLIANCE RESPONSE: ACCESS FROM RALEIGH BOULEVARD IS GREATER THAN 200' FROM THE INTERSECTION OF RALEIGH BOULEVARD AND BRENTWOOD ROAD. ACCESS FROM BRENTWOOD ROAD IS MORE THAN 150' FROM THE INTERSECTION.

SHEET INDEX

Table with 2 columns: Sheet Number (C0.00 to L6.00) and Project Notes (PROJECT NOTES, EXISTING CONDITIONS - OVERALL DEMOLITION PLAN, OVERALL SITE PLAN, LOT DIMENSION PLAN, FLOODPLAIN FILL EXHIBIT, TOWNHOUSE LOT FRONTAGE EXHIBIT, SIGHT DISTANCE EXHIBIT, OVERALL GRADING PLAN, OVERALL UTILITY PLAN, SITE DETAILS, OVERALL LANDSCAPE PLAN, OVERALL LIGHTING PLAN)



VICINITY MAP
N.T.S.



Know what's below.
Call before you dig.



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license number: C-0293, C-187

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CONTACT

ADAM PIKE
pike@mcadamsco.com
PHONE: 919.823.4300

CLIENT

BROADSTREET PARTNERS, LLC
148 RIVER STREET, SUITE 205
GREENVILLE, SOUTH CAROLINA 29601
PHONE: 864.640.6440



PROJECT DIRECTORY

REVISIONS

Table with 3 columns: No., Date, Description (e.g., 1. 04. 21. 2022 REVISED PER COR 1ST PSP REVIEW)

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



McAdams

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187

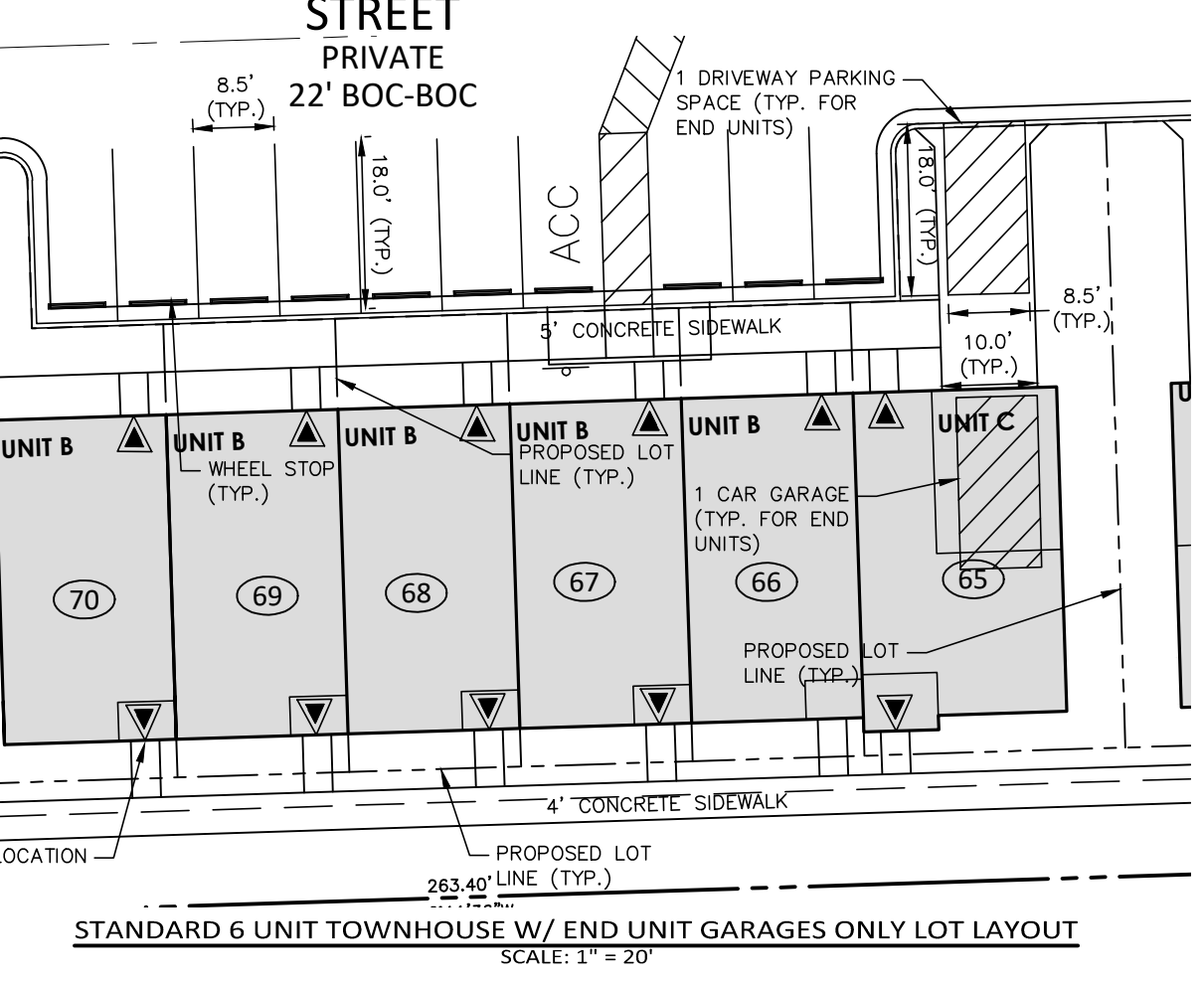
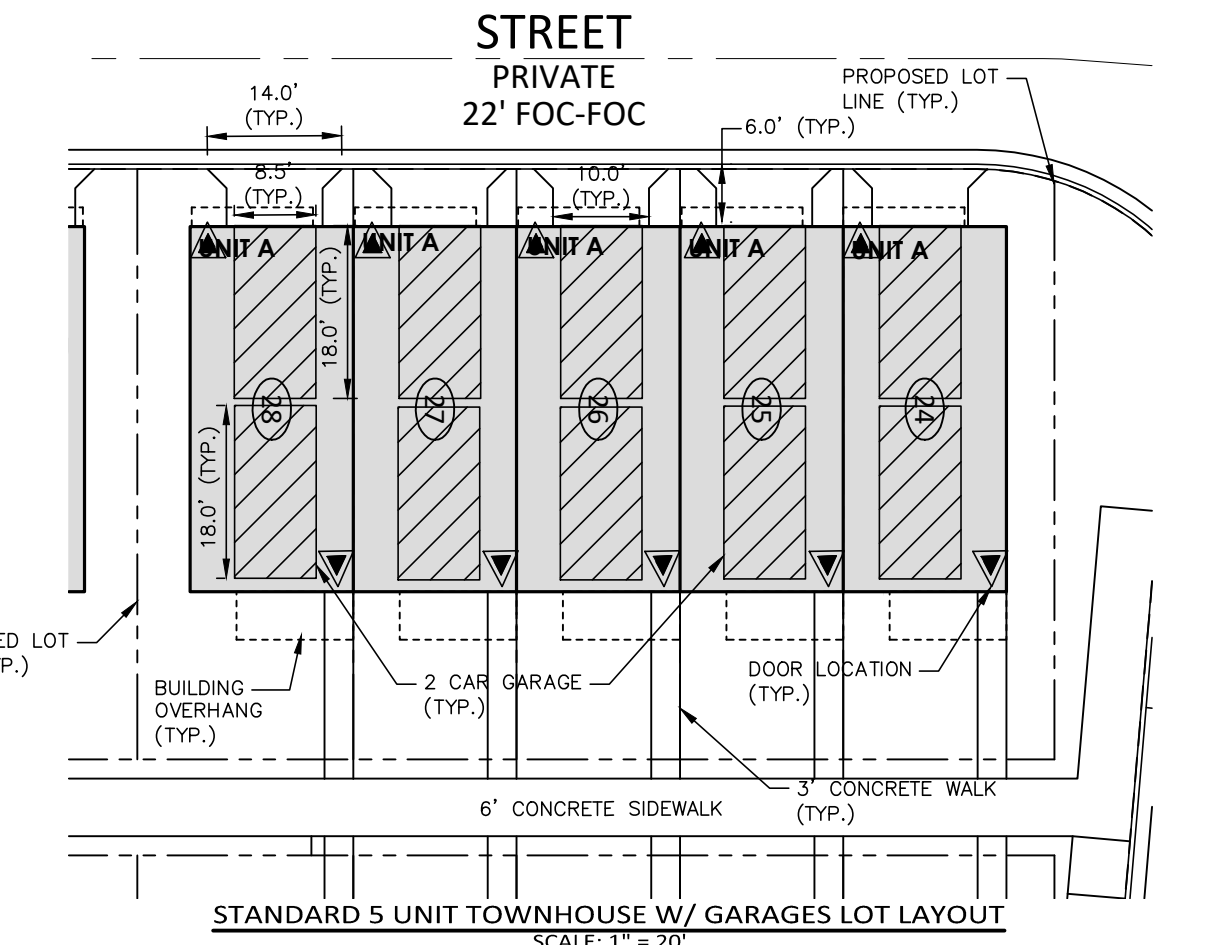
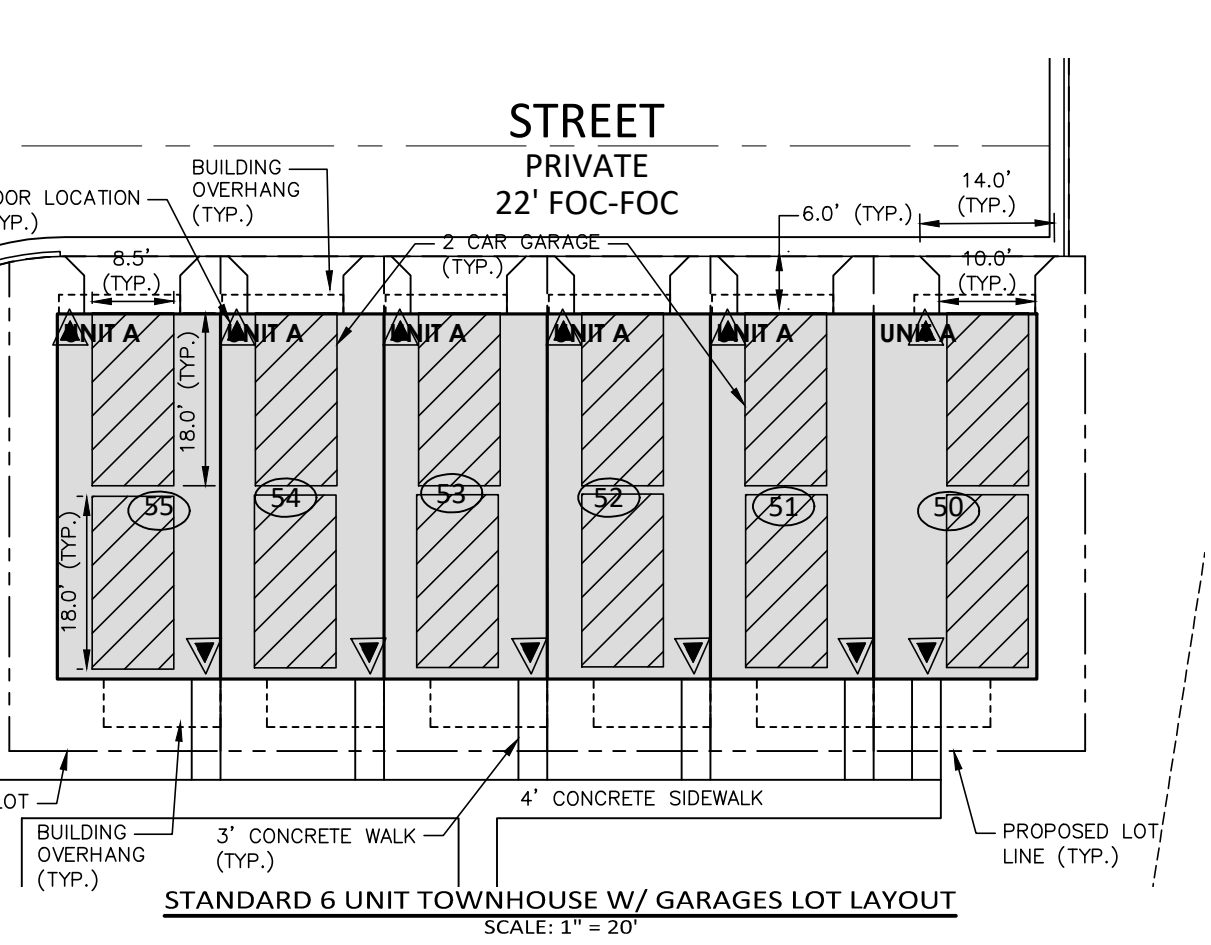
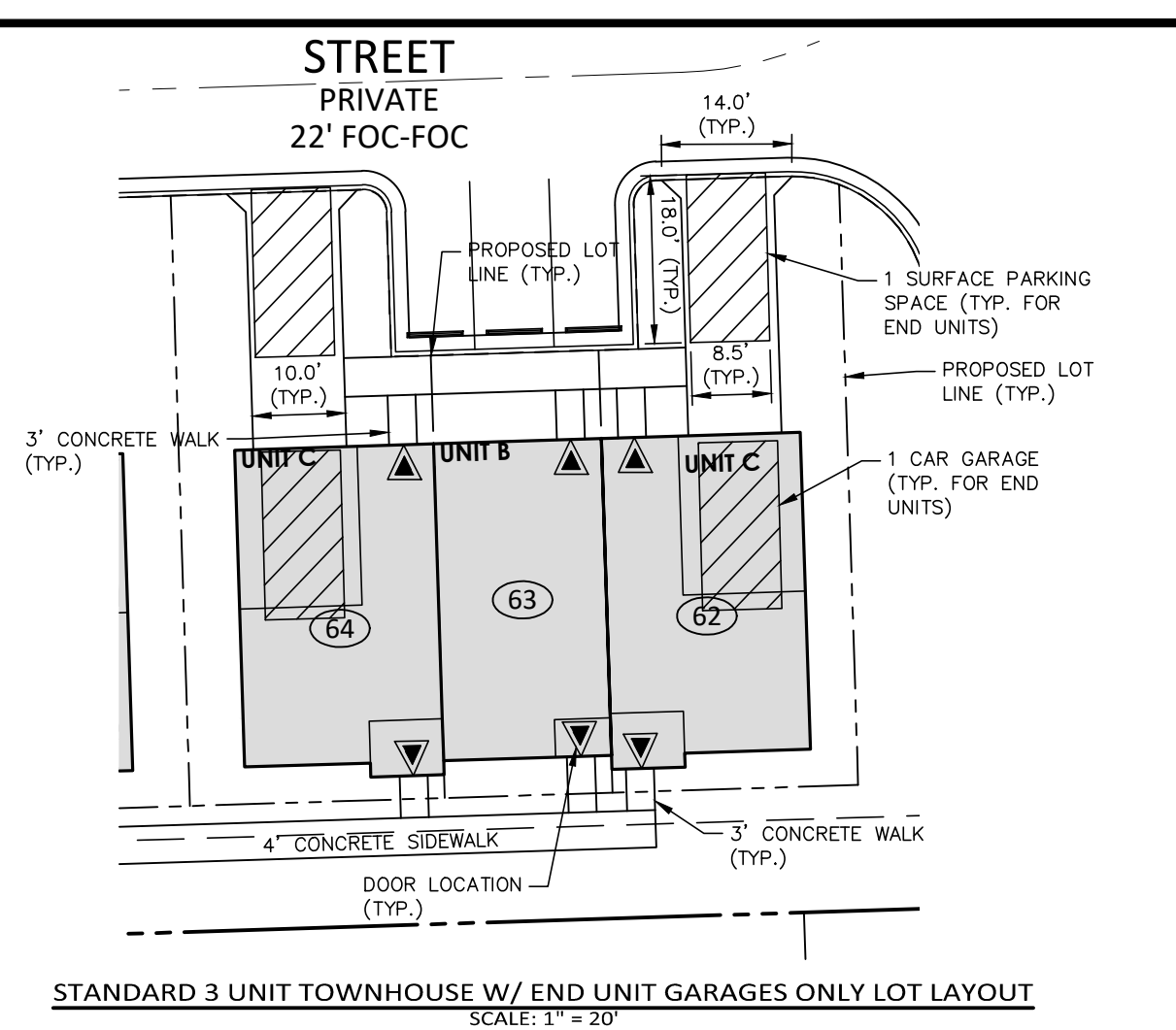
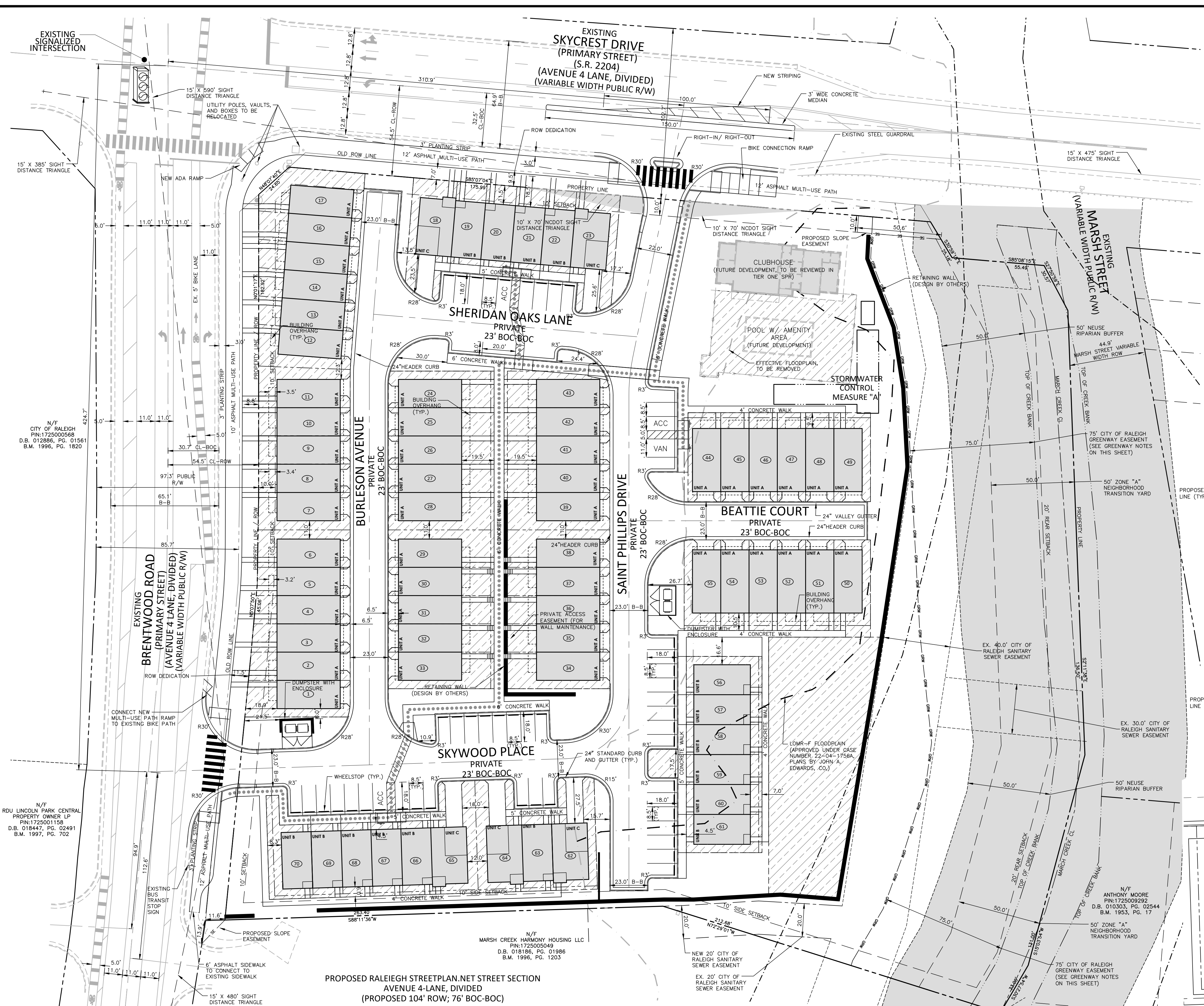
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CLIENT

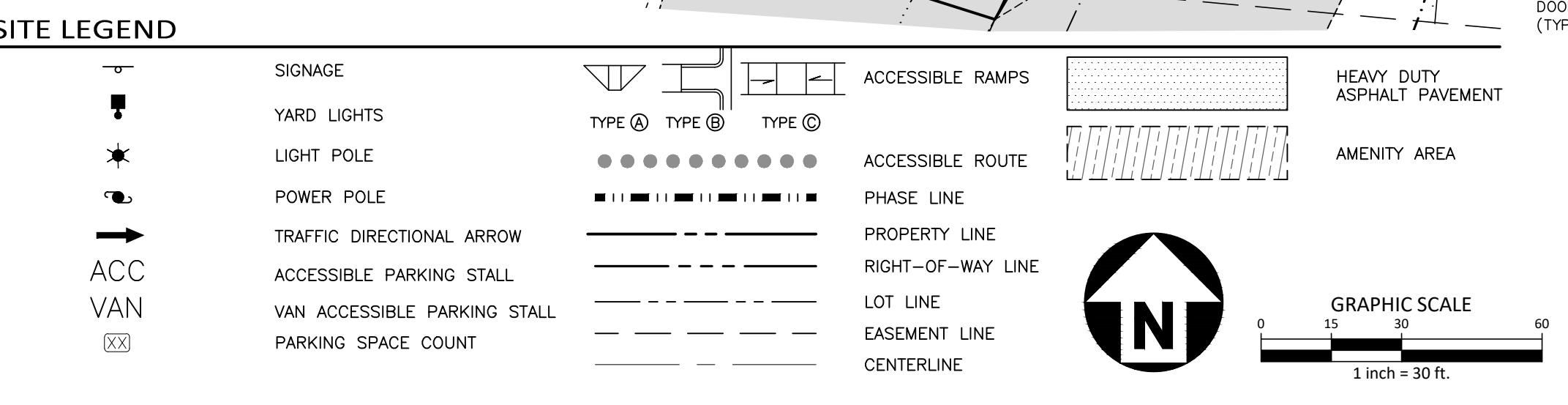
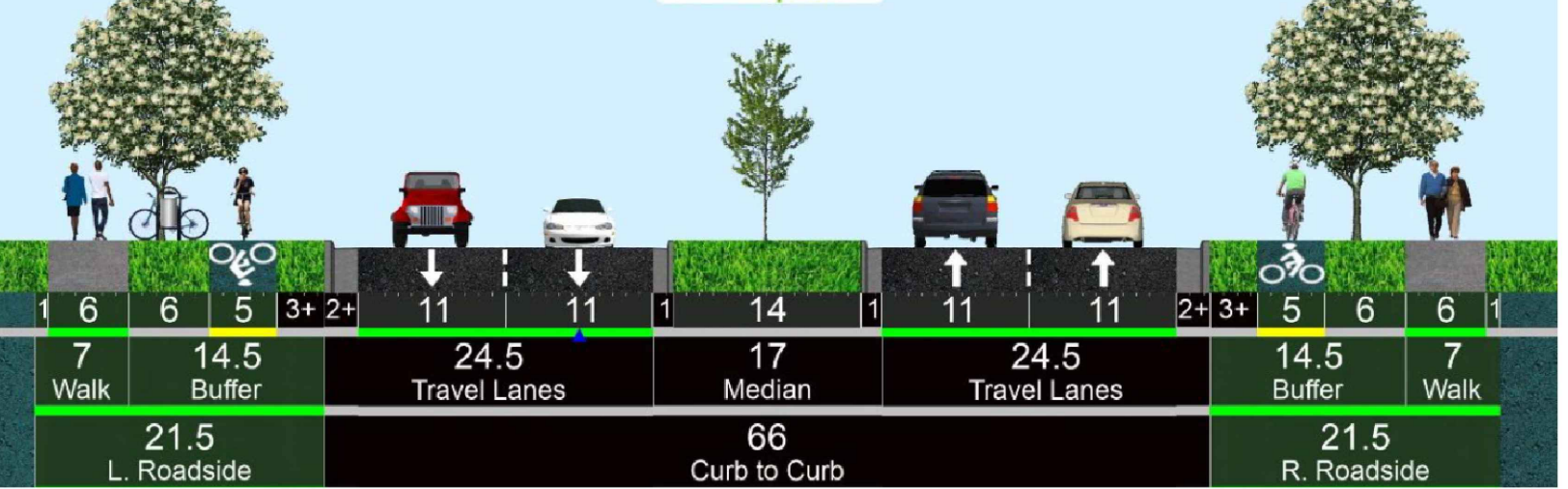
BROADSTREET PARTNERS, LLC
148 RIVER STREET, SUITE 205
GREENVILLE, SOUTH CAROLINA 29601
PHONE: 864.640.6440



SKYCREST TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
2420 BRENTWOOD ROAD
RALEIGH, NC 27604



GREENWAY NOTES:
1. NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.



PARKING COUNT:
MAXIMUM: NO MAXIMUM
PROVIDED: 163 SPACES
TOWNHOUSE SPACES: 98 SPACES (A-UNITS - 49 TWO CAR GARAGE UNITS + 2 GARAGE SPACES) + 2 SPACES / UNIT
30 SPACES (C-UNITS - 6 ONE CAR GARAGE UNITS + 1 GARAGE SPACE + 1 DRIVEWAY SPACES) + 2 SPACES / UNIT
SURFACE SPACES: 53 SPACES (8-UNITS AND VISITOR)

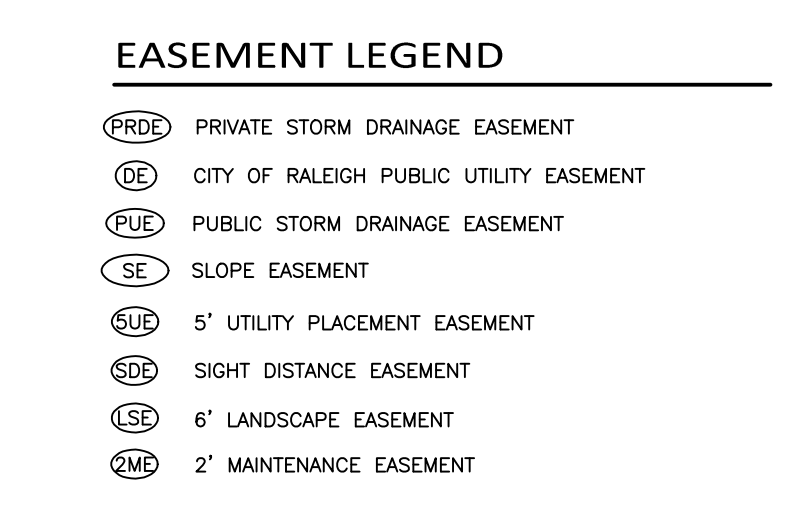
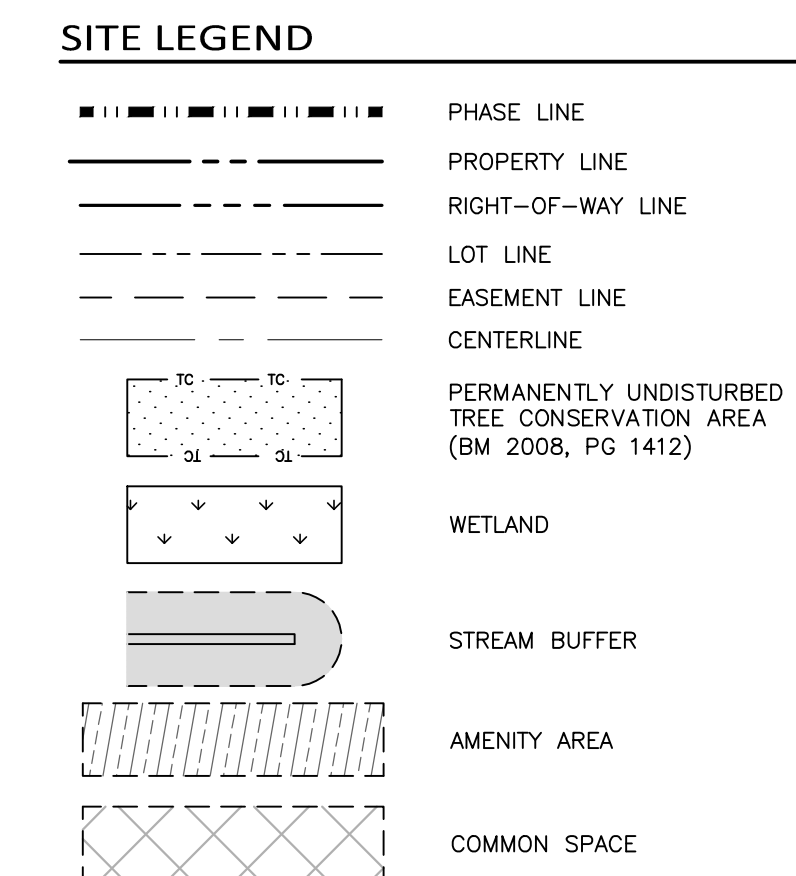
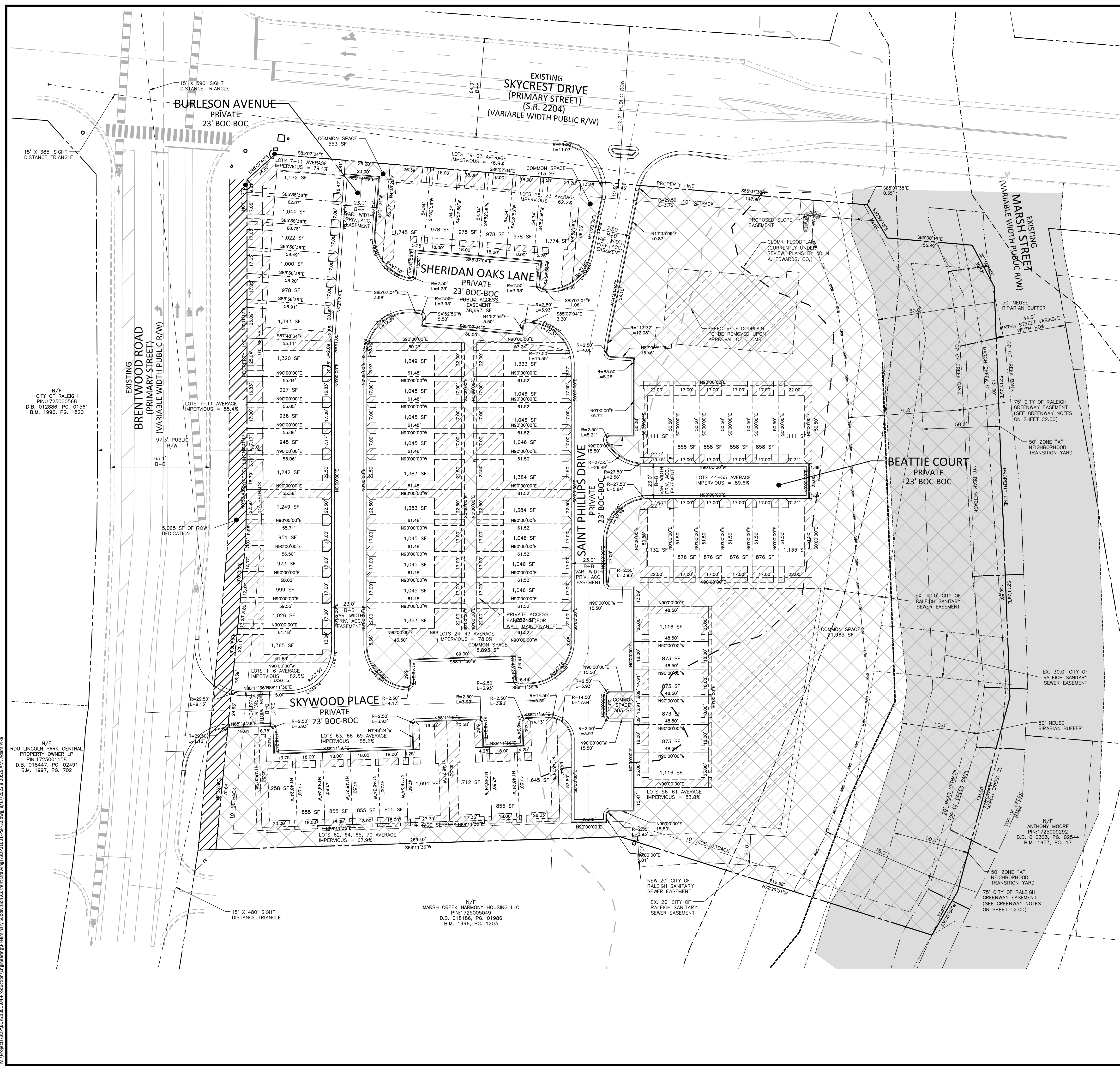
REVISIONS
NO. DATE
1 04.21.2022 REVISED PER COR 1ST PSP REVIEW
2 06.07.2022 REVISED PER COR 2ND PSP REVIEW
3 07.12.2022 REVISED PER COR 3RD PSP REVIEW

PLAN INFORMATION
PROJECT NO. BDP-21001
FILENAME BDP21001-PSP-S1
CHECKED BY ACP / MDS
DRAWN BY MEM
SCALE 1" = 30'
DATE 06.07.2022

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

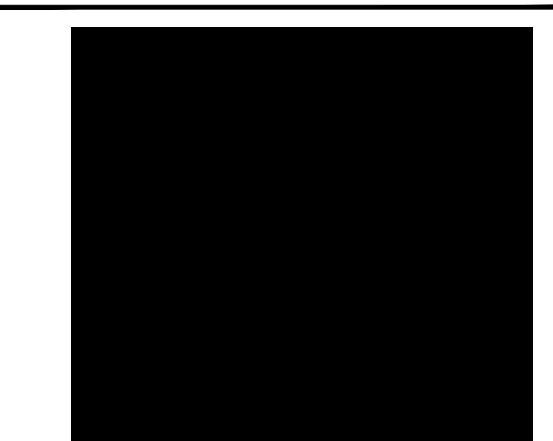


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BROADSTREET PARTNERS

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 PRELIMINARY SUBDIVISION PLAN
 2420 BRENTWOOD ROAD
 RALEIGH, NC 27604



REVISIONS

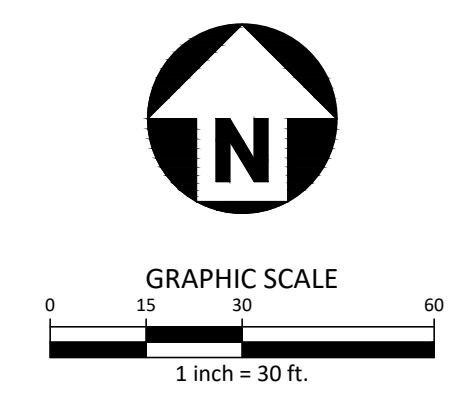
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3	07.12.2022	REVISED PER COR 3RD PSP REVIEW

PLAN INFORMATION

PROJECT NO. BDP-21001
 FILENAME BDP21001-PS2
 CHECKED BY ACP / MDS
 DRAWN BY MEM
 SCALE 1" = 30'
 DATE 06.07.2022

SHEET

LOT DIMENSION PLAN
C2.01



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\BDP\BDP21001\04-Production\Engineering\Preliminary Subdivision\Current Drawings\BDP21001-PS2.dwg, 8/17/2022 8:20:29 AM, Admin file
 N/F
 ROU LINCOLN PARK CENTRAL
 PROPERTY OWNER LP
 PIN:1725001158
 D.B. 018447, PG. 02491
 B.M. 1997, PG. 702

N/F
 CITY OF RALEIGH
 PIN:1725000568
 D.B. 012886, PG. 01561
 B.M. 1996, PG. 1820

N/F
 ROU LINCOLN PARK CENTRAL
 PROPERTY OWNER LP
 PIN:1725001158
 D.B. 018447, PG. 02491
 B.M. 1997, PG. 702

N/F
 MARSH CREEK HARMONY HOUSING LLC
 PIN:1725005049
 D.B. 018186, PG. 01986
 B.M. 1996, PG. 1203

N/F
 ANTHONY MOORE
 PIN:1725008292
 D.B. 010303, PG. 02544
 B.M. 1953, PG. 17