### **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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT TYPE (UDO Section 2.1.2)					
Conver	ntional Subdivision	Compact Development	Co	onservation Development	Cottage Court
NOTE: Subdiv	isions may require City	Council approval if in a M	1etro Pa	rk Overlay or Historic Over	lay District
		GENERAL INFO	RMATIO	N	
Scoping/sketc	h plan case number(s):				
Development i	name (subject to approv	val):			
Property Address(es):					
Recorded Deed PIN(s):					
What is your	Single far	mily Townho	use		Attached houses
project type?	Apartmer	nt Non-resi	dential	Other:	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION  NOTE: Please attach purchase agreement when submitting this form					
Company:		Owner/Develope	r Name a	and Title:	
Address:					
Phone #: Email:					
APPLICANT INFORMATION					
Company: Contact Name and Title:					
Address:					
Phone #: Email:					

Continue to page 2 >>

Page **1** of **2** REVISION 02.19.21

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)				
ZONING INFORMATION				
Gross site acreage:				
Zoning districts (if more than one, provide acreage of each	ch):			
Overlay district: Inside City limits? Yes No				
Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-				
STORMWATER	RINFORMATION			
Existing Impervious Surface:	Proposed Impervious Surface:			
Acres: Square Feet:	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 LO	TS 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				
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, 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/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: Idan Pake Date:				
Printed Name:				
Signature:	Date:			

Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

Printed Name:

Page 2 of 2 REVISION 02.19.21

## **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

Raleigh

		<del>,</del>			
DEVELOPMENT TYPE (UDO Section 2.1.2)					
Conventional Subdivision Compact Development Conservation Development Cottage Court					
NOTE: Subdiv	visions may require City	Council approval if in a N	etro Park	Overlay or Historic Ove	rlay District
		GENERAL INFO	MATION	N .	
Scoping/sketch plan case number(s): SCOPE-0201-2021					
Development	name (subject to approv	val): SKYCREST TO	WNHO	MES	
Property Address(es): 2420 BRENTWOOD ROAD,2450 BRENTWOOD ROAD, 2810 SKYCREST ROAD, RALEIGH, NC 27604					
Recorded Deed PIN(s): 1725006353, 1725005521, 1725006596					
What is your project type?	Single far Apartmer	,		 Other:	Attached houses
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					
Phone #: 864-640-6440 Email: craig@broadstreetcre.com					
APPLICANT INFORMATION					
Company:	MCADAMS	Contact Name ar	d Title: A	DAM PIKE, PE	
		Address: 1 GLEN	WOOD	AVENUE, SUITE 201, F	RALEIGH, NC 27603

Email: pike@mcadamsco.com

**DEVELOPMENT TYPE + SITE DATE TABLE** (Applicable to all developments)

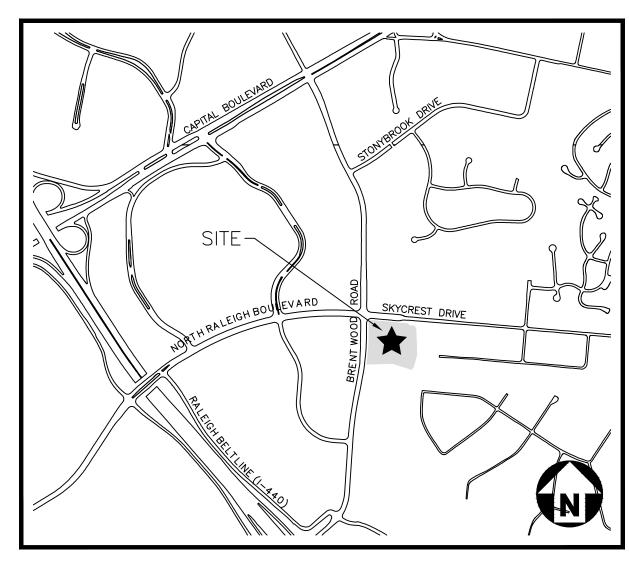
Continue to page 2 >>

Page **2** of **2** 

Phone #: 919-395-2272

ZONING IN	NFORMATION
Gross site acreage: 4.97 acres	
Zoning districts (if more than one, provide acreage of ea	<sup>ach):</sup> CX-3-CU
Overlay district: N/A	Inside City limits? Ves No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATE	ER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0 Square Feet: 0	Acres: 2.60 Square Feet: 113,356
Neuse River Buffer ✓ Yes  No	Wetlands Yes V No
Is this a flood hazard area?  Yes No	
If yes, please provide the following:	
Alluvial soils: YES	
Flood study:	
FEMA Map Panel #: 3720172500J	
NUMBER OF L	OTS AND DENSITY
	Attached 71
Total # of townhouse lots: Detached Total # of single-family lots: 0	
Total # of townhouse lots: Detached Total # of single-family lots: 0	
Total # of townhouse lots: Detached  Total # of single-family lots: 0  Proposed density for each zoning district (UDO 1.5.2.F)	
Total # of townhouse lots: Detached  Total # of single-family lots: 0  Proposed density for each zoning district (UDO 1.5.2.F)  Total # of open space and/or common area lots: 1	
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Total # of townhouse lots: Detached  Total # of single-family lots: 0  Proposed density for each zoning district (UDO 1.5.2.F)  Total # of open space and/or common area lots: 1  Total # of requested lots: 70  SIGNATU  The undersigned indicates that the property owner(s) is an described in this application will be maintained in all respectives.	The state of this application and that the proposed project exts in accordance with the plans and specifications submittee
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Please email your completed application to <a href="mailto:SiteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.



## **VICINITY MAP**

# 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

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)			
PARKING DATA:	VEHICLE PARKING (TC-11-21)	MAXIMUM:	NO MAXIMUM		
		PROVIDED: TOWNHOUSE SPACES: SURFACE SPACES:	161 SPACES 98 SPACES (A-UNITS - 49 TWO CAR GARAGE UNITS = 2 GARAGE SPACES) = 2 SPACES/UNIT 10 SPACES (C-UNITS - 5 ONE CAR GARAGE UNITS = 1 GARAGE SPACE + 1 DRIVEWAY SPACES) = 2 SPACES/UNIT 53 SPACES (B-UNITS AND VISITOR)		
ACCESSIBLE PARKING BIKE PARKING		REQUIRED: 3 TOTAL ACCESSIBLE SPACES; MIN. 1 VAN SPACES PROVIDED: 3 TOTAL ACCESSIBLE SPACE; 1 VAN SPACE			
		REQUIRED: 0 TOTAL SPACES (NONE REQUIRED) PROVIDED: 0 SPACES			

		PROVIDED. 5 TOTAL ACCESSIBLE SPACE, 1 VAIN SPACE			
BI	KE PARKING	REQUIRED: 0 TOTAL SP/ PROVIDED: 0 SPACES	ACES (NONE REQUIR	ED)	
PARKING SETBACK:		PRIMARY: SIDE STREET: SIDE LOT LINE: REAR LOT LINE: ALLEY, GARAGE ONLY		20' 10' 0' 3' 4'	
BUILDING HEIGHT:		MAXIMUM ALLOWED: PROPOSED:		3 STORIES (50') 2 & 3 STORES (50' MAX)	
SITE DATA					_
SITE ADDRESS:		2420 BRENTWOOD ROAD, 24 NORTH CAROLINA 27604	50 BRENTWOOD RO	AD, 2810 SKYCREST ROAD RALEIGH	
PARCEL PIN NUMBER:		1725006353, 1725005521, 1725006596			
EXISTING ZONING:		CX-3-CU (COMMERCIAL - 3 - CONDITIONAL USE)		7	
OVERLAY DISTRICT:		NONE APPLICABLE			7
BLOCK PERIMETER:		MAX ALLOWABLE:	3.000 LF		7

BLOCK PERIMETER:	MAX ALLOWABLE: PROPOSED:	3,000 LF N/A
WATERSHED:	CRABTREE CREEK	
FLOODPLAIN/FIRM PANEL:	3720172500J / ZONE AE	
SITE AREA:	GROSS SITE AREA: RIGHT-OF-WAY DEDICATION: NET SITE AREA:	225,213 SF (5.17 AC) 8,565 SF (0.20 AC) 216,648 SF (4.97 AC)
EXISTING USE:	VACANT	
PROPOSED USE:	TOWNHOUSE	
PROPOSED DWELLING UNITS:	71 UNITS	
IMPERVIOUS AREA	EXISTING IMPERVIOUS:	0.00.40

#### **GENERAL NOTES:**

**REVISION 02.19.21** 

PARKING DATA

RESIDENTIAL DRIVEWAY LOCATIONS AND WIDTHS WILL BE SUBJECT TO APPROVAL AT THE TIME OF SITE PERMITTING REVIEW. IF THE SUBDIVISION DOES NOT REQUIRE SITE PERMITTING REVIEW THEN REVIEW WILL TAKE PLACE AT THE TIME OF BUILDING PERMIT.

PROPOSED IMPERVIOUS: 2.45 AC (116,629 SF)

THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED

TC-6-19, 8.3.4.D.5.b.iii "THE CREATION (ON THE PROPERTY TO BE DEVELOPED) OR CONTINUATION (ON AN ADJACENT PROPERTY) OF ANY CROSS ACCESS DRIVEWAY OR DRIVEWAY STUB WOULD BE

PER TC-6-19 8 3 4 D 5 b iii- THE PROJECT SITE IS EXEMPT FROM CROSS-ACCESS REQUIREMENTS. TH

- TC-6-19, 8.3.2.A.1.b.vi.d "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

PER TC-6-19, 8.3.2.A.1.b.vi.d- THE PROJECT SITE IS EXEMPT FROM BLOCK PERIMETER. MARSH CREEK FLOWS THROUGH THE SITE WITH A DRAINAGE AREA OF ±6 SQUARE MILES. MEETING BLOCK PERIMETER REQUIREMENTS WOULD CAUSE MARSH CREEK TO BE OBSTRUCTED.

PARCEL(S) ARE ZONED CX-3-CU AND THE NET SITE AREA IS LESS THAN THE MINIMUM SITE AREA APPLICABLE TO BLOCK PERIMETER (FROM TABLE IN SECTION 8.3.2.A.2.b)

D. WATERCOURSE THAT HAS ONE (1) SQUARE MILEAGE OF DRAINAGE AREA OR MORE.'

BLULD-TO REQUIREMENTS NO LONGER NECESSARY TO BE MET PER

**SOLID WASTE COMPLIANCE STATEMENT:** 

LONGER REQUIRED FOR TOWNHOUSES

ii. STEEP SLOPES IN EXCESS OF 25% WITHING 10 FEET OF THE PROPERTY LINE.

**OUTDOOR AMENITY AREA CALCULATIONS:** 

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:** 

CROSS-ACCESS STANDARDS (UDO 8.3.4.D).

**BLOCK PERIMETER:** 

**BUILD-TO** 

LOCK PERIMETER STANDARDS (UDO 8.3.2.A).

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



Know what's below.
Call before you dig.

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:**

FROM THE INTERSECTION

Z-25-97 BRENTWOOD ROAD AND RALEIGH BOULEVARD EXTENSION, SOUTHEAST INTERSECTION, BEING MAP 1725.17 00 6307. APPROXIMATELY 5.2 ACRES REZONED TO SHOPPING CENTER CONDITIONAL USE.

- 1. UPON DEVELOPMENT. THE RATE OF STORM WATER RUNOFF FROM THE PROPERTY WILL COMPLY WITH CERTIFIED RECOMMENDATION 7107 OF THE RALEIGH PLANNING
- OR LESS THAN THE PRE DEVELOPMENT PEAK DISCHARGE FLOWS 2. FOR REIMBURSEMENT PURPOSES FURTHER RIGHT-OF-WAY FOR RALEIGH BOULEVARD
- SHALL REMAIN AT THE O&I-2 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. UNTIL SAID GREENWAY IS ESTABLISHED, NO TREE GREATER THAN 5 CALIPER (15.70" IN CIRCUMFERENCE) MEASURED 4.5' ABOVE GROUND SHALL BE
- DISEASED TREES AS DICTATED BY GOOD TREE HUSBANDRY PRACTICES. 3.1. COMPLIANCE RESPONSE: THERE IS AN EXISTING 75' CITY OF RALEIGH GREENWA EASEMENT ON THE SITE MEASURED FROM THE CENTERLINE OF MARSH CREEK. NO

TREES MEETING THE STANDARDS ABOVE SHALL BE REMOVED.

REMOVED FROM SAID GREENWAY SAVE AND EXCEPT FOR REMOVAL OF LINSAFE AND

- 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'
- 4.1. COMPLIANCE RESPONSE: ACCESS FROM RALEIGH BOULEVARD IS GREATER THAN 200' FROM BRENTWOOD ROAD IS MORE THAN 150' FROM THE INTERSECTION.

#### SHEET INDEX

L6.00

<u> </u>
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

#### TOTAL LIMITS OF DISTURBANCE = 4.50 AC.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND **CONSTRUCTION STANDARDS** 

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

## **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.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, In

One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300

license number: C-0293, C-187

fax 919. 361. 2269

www.mcadamsco.com

#### **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



BROADSTREET PARTNERS

PROJECT DIRECTORY

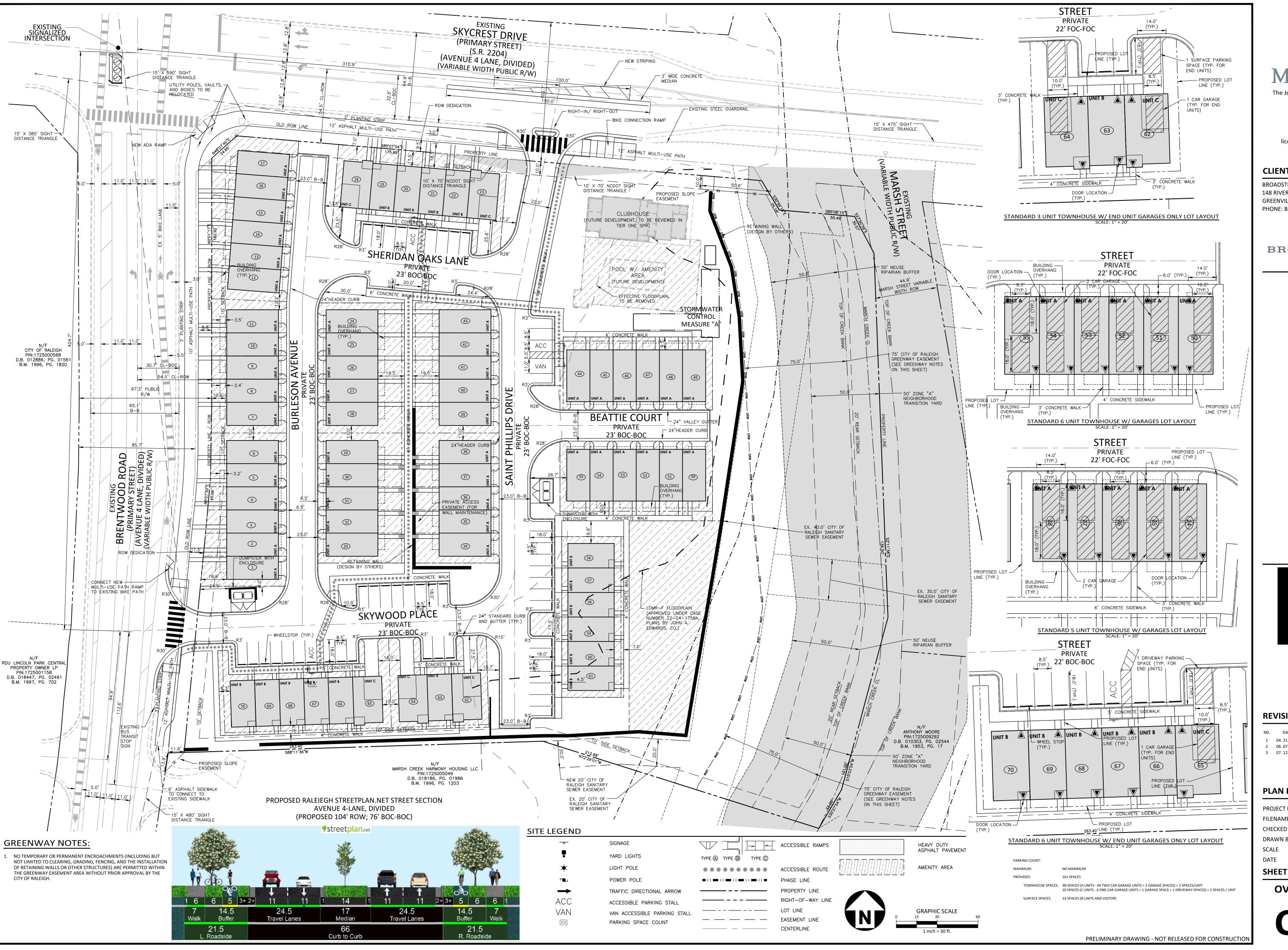
#### **REVISIONS**

NO. DATE

1 04. 21. 2022 REVISED PER COR 1ST PSP REVIEW 06. 07. 2022 REVISED PER COR 2ND PSP REVIEW 3 07. 12. 2022 REVISED PER COR 3RD PSP REVIEW

## **PRELIMINARY SUBDIVISION PLAN FOR:**

**SKYCREST TOWNHOMES** 2420 BRENTWOOD DRIVE RALEIGH, NC 27604 PROJECT NUMBER: BDP-21001





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

www.mcadamsco.com

#### CLIENT

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



BROADSTREET

PARTNERS

- CWNHOMES

'SUBDIVISION PLAN
NTWOOD ROAD
IGH, NC 27604



### **REVISIONS**

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

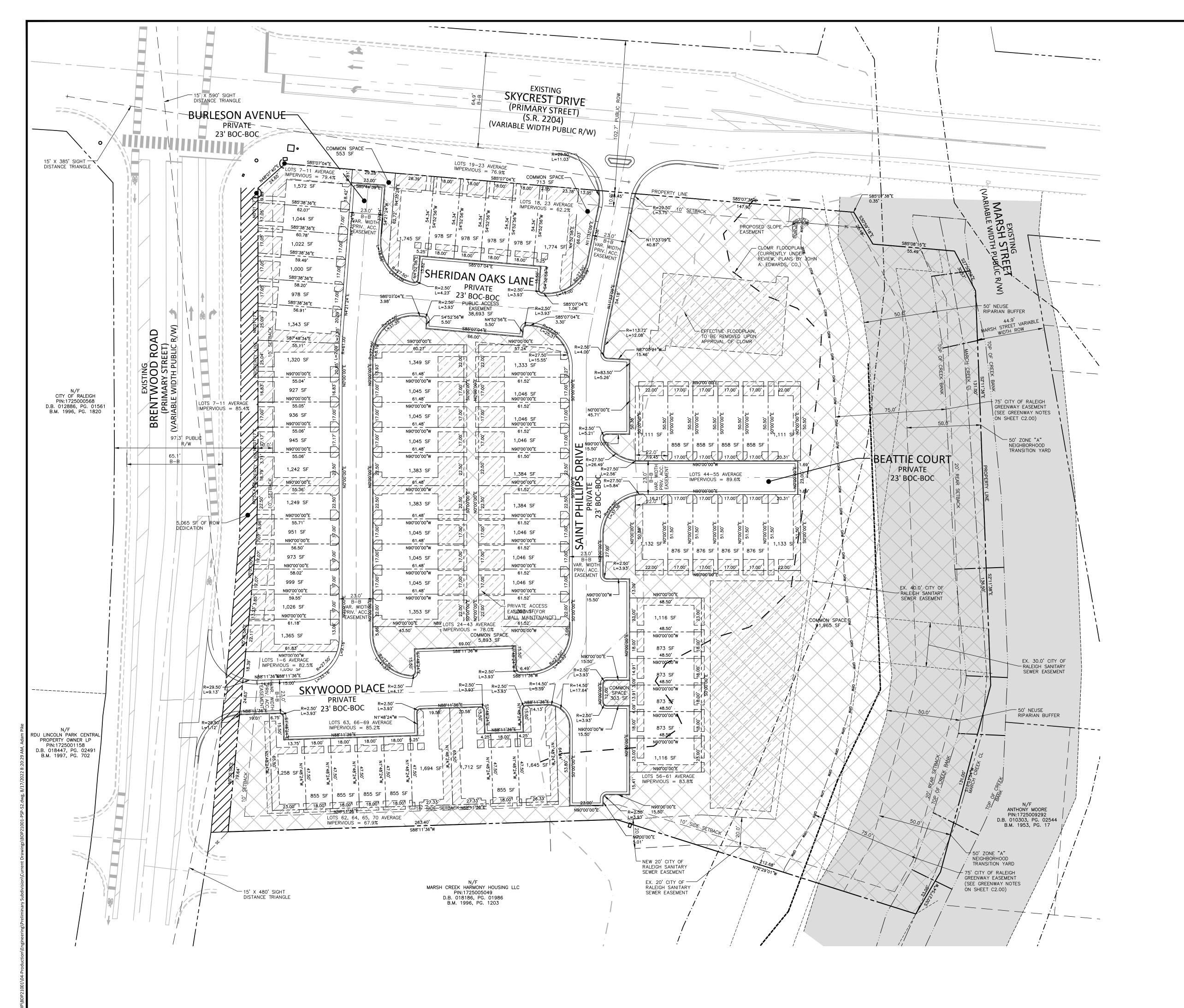
#### **PLAN INFORMATION**

PROJECT NO. BDP-21001 FILENAME BDP21001-PSP-S1 CHECKED BY ACP / MDS

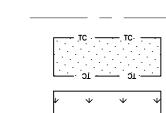
DRAWN BY SCALE 1" = 30' DATE

06. 07. 2022

**OVERALL SITE PLAN** 



#### SITE LEGEND



CENTERLINE PERMANENTLY UNDISTURBED TREE CONSERVATION AREA (BM 2008, PG 1412)

WETLAND Ψ Ψ Ψ

STREAM BUFFER

AMENITY AREA

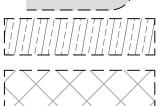
COMMON SPACE

PHASE LINE

PROPERTY LINE

EASEMENT LINE

RIGHT-OF-WAY LINE



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#### **EASEMENT LEGEND**

PRDE PRIVATE STORM DRAINAGE EASEMENT

- (DE) CITY OF RALEIGH PUBLIC UTILITY EASEMENT PUE PUBLIC STORM DRAINAGE EASEMENT
- SE SLOPE EASEMENT
- **5'** UTILITY PLACEMENT EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- (SE) 6' LANDSCAPE EASEMENT
- 2' MAINTENANCE EASEMENT

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

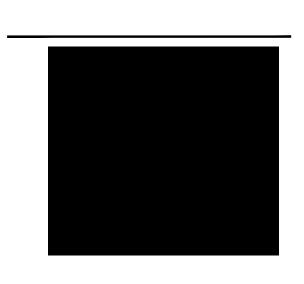
www.mcadamsco.com

#### CLIENT

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



BROADSTREET PARTNERS



## **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-S2 CHECKED BY ACP / MDS

DRAWN BY SCALE 1" = 30' DATE 06. 07. 2022

SHEET

1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**LOT DIMENSION PLAN**