

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: 13.78 Acres

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

RX-3-CU

Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z- 12-21	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) 0 Proposed total (sf) 217,360	Impervious Area for Compliance (includes right-of-way): Existing (sf) 0 Proposed total (sf) 0
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 98
# of Tiny House Lots:	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 101	Total # Dwelling Units: 98	
Proposed density for each zoning district (UDO 1.5.2.F): 7.11 units per acre		

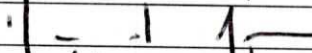
SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 3-1-23
Printed Name: Howard M. Moye Manager	
Signature:	Date:
Printed Name:	

SHALLCROSS PARK

PRELIMINARY SUBDIVISION PLAN

Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center - One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-965-2000



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<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option	

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): SCOPE-0156-2020	
Development name (subject to approval): Shallcross Park	
Property Address(es): 3500 Barwell Road	
Recorded Deed PIN(s): 1732-23-6388	
Building type(s):	<input type="checkbox"/> Detached House <input type="checkbox"/> Attached House <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Apartment
	<input type="checkbox"/> General Building <input type="checkbox"/> Mixed Use Building <input type="checkbox"/> Civic Building <input type="checkbox"/> Open Lot <input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) Name: Barwell Townhomes, LLC	
Company: Barwell Townhomes, LLC	Title:
Address: PO Box 20667	
Phone #: 919-844-7888	Email: hmoye@barwell.com
Applicant Name (if different from owner. See "who can apply" in instructions): Peter Cnossen	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Jones & Cnossen Engineering	Address: PO Box 1062 Apex, NC 27502
Phone #: 919-387-1174	Email: peter@jonescnossen.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Howard Moye	
Company: Marlowe & Moye, LLC	Title: Manager
Address: PO Box 20667	
Phone #: 919-844-7888	Email: hmoye@barwell.com

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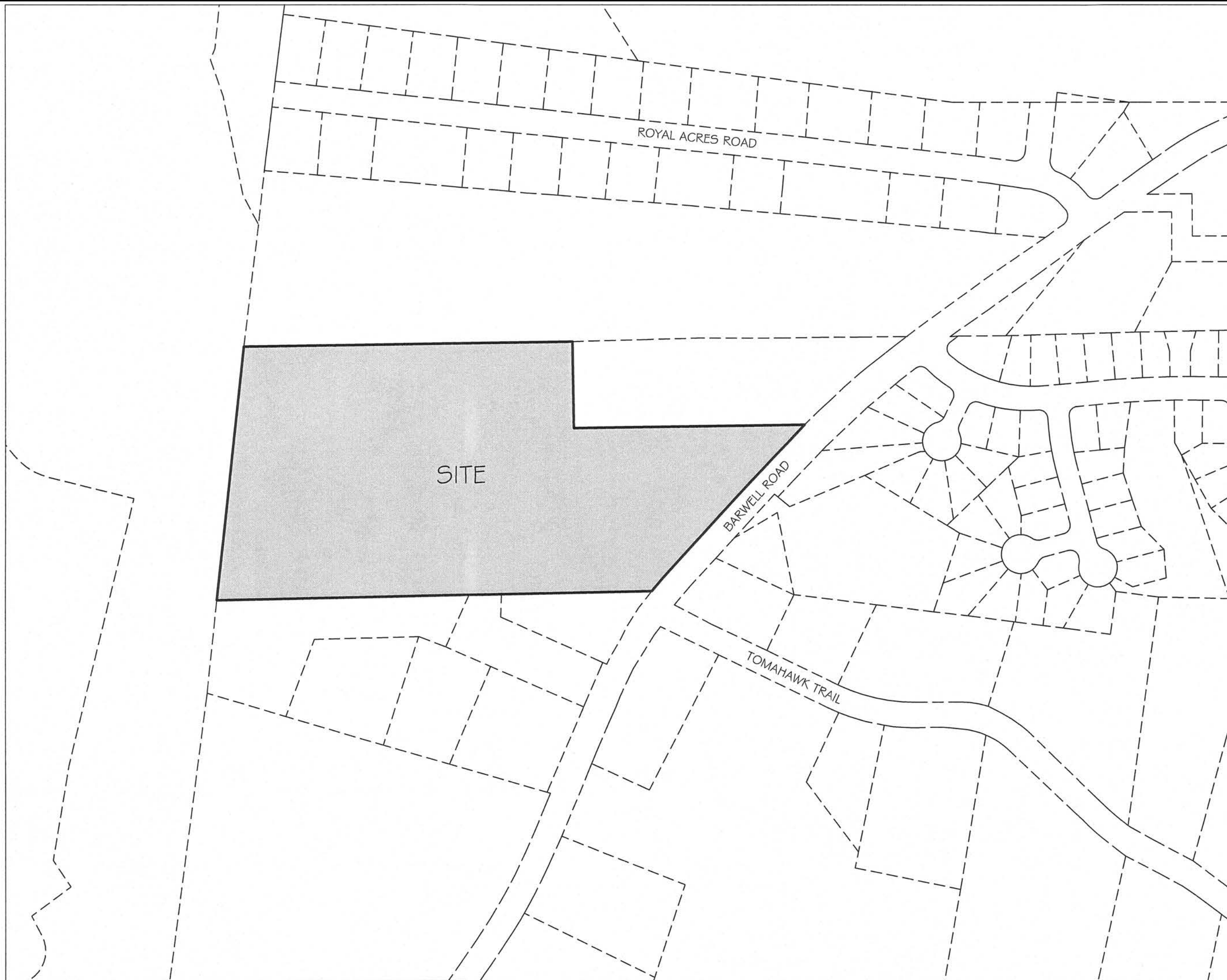
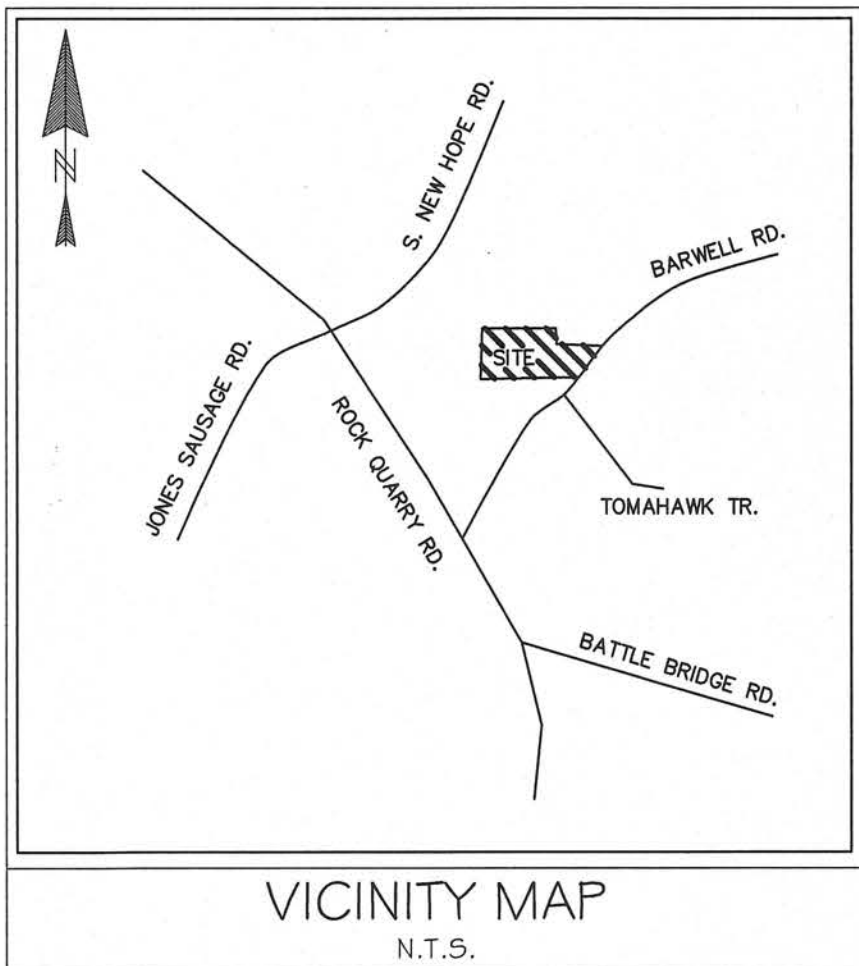
REVISED 10-01-22
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DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION	
Gross site acreage: 13.78 Acres	
Zoning districts (if more than one, provide acreage of each): RX-3-CU	
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD):	Board of Adjustment Case #
Case #: Z-12-21	Design Alternate Case #
STORMWATER INFORMATION	
Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 0	Proposed total (sf) 217,360
Existing (sf) 0	Proposed total (sf) 0
NUMBER OF LOTS AND DENSITY	
# of Detached House Lots:	# of Attached House Lots:
# of Tiny House Lots:	# of Open Lots: 3
Total # of Lots: 101	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Dwelling Units: 98	
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Signature:	Date: 3-1-23
Printed Name: Howard Moye	
Signature:	Date:
Printed Name:	

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REVISED 10-01-22
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SITE DATA	
PROJECT NAME	SHALLCROSS PARK
PREPARED BY CONTACT INFORMATION	JONES & CNOSSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 387-1174 FAX - (919) 387-3375 CONTACT PERSON - PETER D. CNOSSSEN
OWNER / DEVELOPER CONTACT INFORMATION	BARWELL TOWNHOMES, LLC P.O. BOX 20667 RALEIGH, NC 27619 PHONE - (919) 844-7888 FAX - (919) 845-6639 CONTACT PERSON - HOWARD MOYE
CURRENT PROPERTY ZONING	RX-3-CU
WAKE COUNTY PINS	1732-23-6388
TOTAL SITE AREA	13.78 ACRES
RAW DEDICATION BY DEED OF EASEMENT	0.04 ACRE
TOTAL SITE AREA	13.74 ACRES
EXISTING USE	VACANT
PROPOSED USE	TOWNHOMES
MAXIMUM LOTS/DENSITY	165 / 12 UNITS PER ACRE
PROPOSED LOTS/DENSITY	98 / 7.11 UNITS PER ACRE
TCA AREA REQUIRED	1.38 AC (10% OF 13.78 AC)
TCA AREA PROVIDED	1.57 AC (11.4%)
REQUIRED AMENITY SPACE	1.38 AC (10% OF 13.78 AC)
PROVIDED AMENITY SPACE	1.52 AC (11.0%)
AMENITY ITEM	DOG PARK
FEMA FLOODPLAIN INFORMATION	MAP #3720173200J (DATED MAY 2, 2006) PROJECT SHOWS NO 100 YEAR FLOODPLAIN ON THE SITE.

BUILDING SETBACKS
FROM PRIMARY STREET - 10'
FROM SIDE STREET - 10'
FROM SIDE BOUNDARY LINE - 10'
FROM REAR BOUNDARY LINE - 20'
INTERNAL BUILDING SEPARATION - 10'

TOWNHOME PARKING SUMMARY
VEHICLE PARKING - NO MAXIMUM
SHORT-TERM BICYCLE PARKING - NONE REQUIRED
LONG-TERM BICYCLE PARKING - NONE REQUIRED
PROVIDED TOWNHOME PARKING - 196 (2 SPACES/LOT)
PROVIDED GUEST # MAIL KIOSK PARKING - 7

SHEET INDEX
1 COVER SHEET
2 EXISTING CONDITIONS & DEMOLITION PLAN
3 PRELIMINARY LAYOUT PLAN
4 PRELIMINARY LOTTING PLAN
5 PRELIMINARY GRADING PLAN
6 PRELIMINARY STORMWATER PLAN
7 PRELIMINARY UTILITY PLAN
8 NOTES & DETAILS SHEET
LA-1 TREE CONSERVATION PLAN
LA-2 LANDSCAPE PLAN

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services".
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's Jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

ZONING CONDITIONS: Z-12-21

- Residential density shall not exceed 12 units per acre.
- Only those Residential Uses that are Permitted, Limited, or Special Uses in the R-10 district, as listed in UDO Section 6.1.4., shall be allowed on the property.

SOLID WASTE INSPECTION NOTES

- THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP. A DUMPSTER SHALL BE UTILIZED AS SHOWN IN THE PARKING AREA.

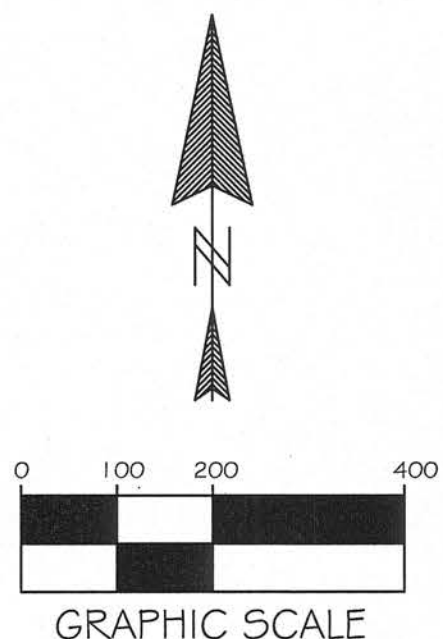
RESIDENTIAL INFILL COMPATIBILITY

PER UDO SECTION 3.2.3.E3, TOWNHOME BUILDING TYPE IS NOT SUBJECT TO RESIDENTIAL INFILL COMPATIBILITY.

NARRATIVE:





- THIS PRELIMINARY SUBDIVISION SUBMITTAL IS TO APPROVE TOWNHOMES FOR THE SHALLCROSS PARK SUBDIVISION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO PHASING IS PROPOSED FOR THIS SUBDIVISION.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC.
3. TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY DIGITAL FILE PROVIDED BY ROBINSON & PLANTE, PC. THIS DIGITAL INFORMATION WAS COMBINED WITH NORTH CAROLINA SPATIAL DATA (LIDAR DATA) AT THE PROPERTY LINE TO CREATE THE OVERALL TOPO SHOWN HEREON.
4. THERE IS NO FEMA PADDLED FLOODPLAIN AREA ON THIS PROPERTY PER MAP #37201 73200L (DATED MAY 2, 2006).
5. THE SITE HAS BEEN REVIEWED FOR WETLANDS AND STREAMS BY SOIL & ENVIRONMENTAL CONSULTANTS, PA, AND THE JURISDICTIONAL ENVIRONMENTAL FEATURES ARE SHOWN HEREON.
6. THE SITE HAS BEEN REVIEWED FOR FLOOD HAZARD SOILS BY SOIL & ENVIRONMENTAL CONSULTANTS, PA, AND THE COLFAX SOILS (C) BOUNDARY SHOWN HEREON WAS TAKEN FROM THEIR PROVIDED DIGITAL FILE.
7. THE ADJACENT COMMON ELEMENTS SUCH AS STORMWATER, TREE CONSERVATION AREAS AND AMENITY AREAS SHALL BE RECORDED WITH THE FIRST PHASE.
8. ALL AREA OUTSIDE OF THE TOWNHOMES IS OPEN SPACE TO BE MAINTAINED BY THE HOA.

-  - OPEN SPACE LOT
-  - AMENITY AREA
-  - TREE CONSERVATION
-  - FLOOD PRONE SOILS

LOT SUMMARY
TOTAL NUMBER OF LOTS = 101
TOTAL NUMBER OF TOWNHOME LOTS = 98 (LOTS 1-98)
TOTAL NUMBER OF HOA LOTS = 3 (LOTS 99-101)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

