

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)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): Elm Park			
Property Address(es): 4700 & 4701 Cypress Tree Lane			
Recorded Deed PIN(s): 0786513211 & 0786511199			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Tri Pointe Homes	Owner/Developer Name and Title: Bob Davenport, Division President
Address: 1330 Sunday Dr; Ste 101; Raleigh, NC 27607	
Phone #: (919) 300-4901	Email: Bob.Davenport@TriPointeHomes.com
APPLICANT INFORMATION	
Company: JAECO	Contact Name and Title: Travis Tyboroski
	Address: 333 Wade Avenue; Raleigh, NC 27605
Phone #: (919) 828-4428	Email: travis@jaeco.com

Continue to page 2 >>

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

ZONING INFORMATION

Gross site acreage: 7.20 ac

Zoning districts (if more than one, provide acreage of each): RX-5-CU

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 47-19

Board of Adjustment (BOA) Case # A- 0069-2020

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.41 Square Feet: 17,736

Proposed Impervious Surface:

Acres: 2.60 Square Feet: 113,454

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: CO - IN CRABTREE CREEK

Flood study: INCLUDED IN SUBDIVISION PACKAGE

FEMA Map Panel #: 3720078600J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached 0 Attached 63

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): **13.99 U/A**

Total # of open space and/or common area lots: 2

Total # of requested lots: 65

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, Travis Tyboroski, P.E. 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.

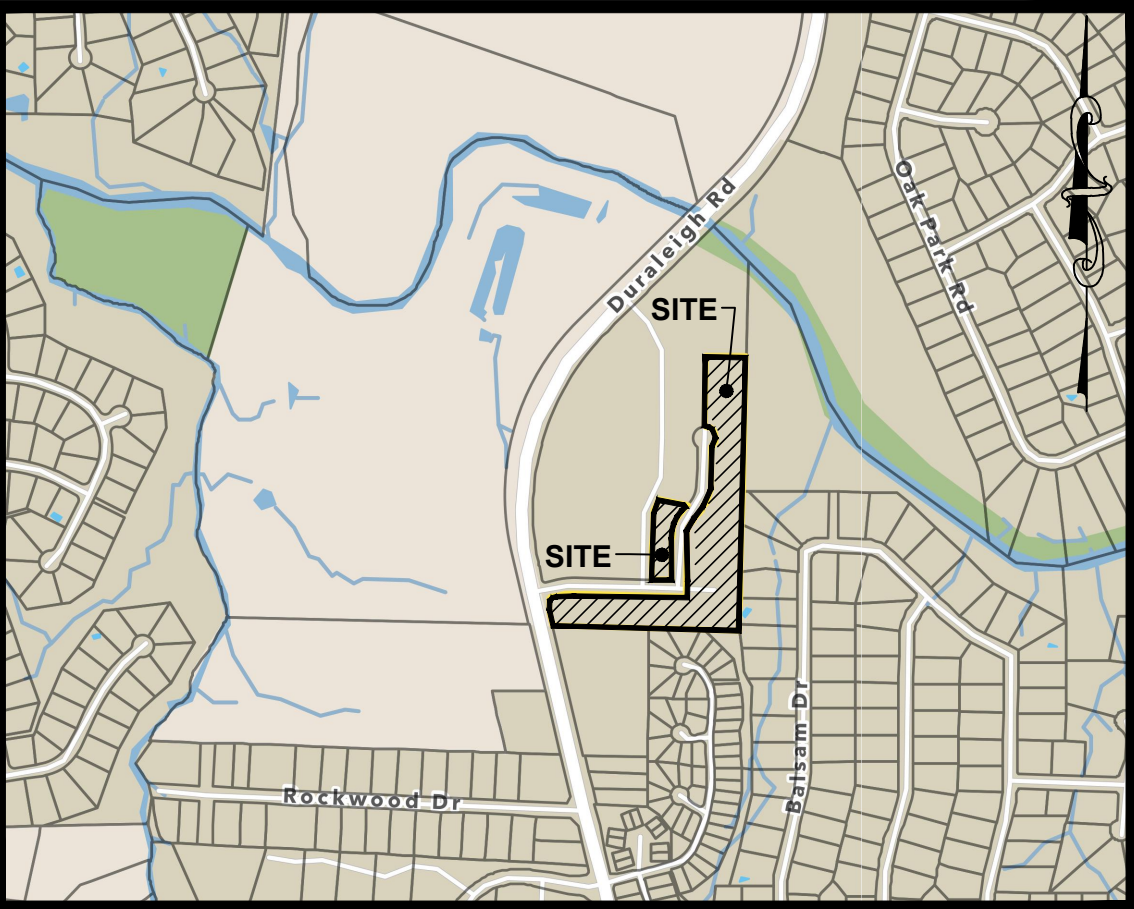
Signature:  Date: 03/07/2022

Printed Name: Travis Tyboroski

Signature: _____ Date: _____

Printed Name: _____

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



VICINITY MAP
1" = 800'

SOLID WASTE INSPECTIONS STATEMENT
SOLID WASTE TO BE COLLECTED IN ROLLOUT CONTAINERS
ROLLED CURBSIDE (TEMPORARY STAGING AREAS TO BE
PROVIDED FOR LOTS 29-37) FOR CITY PROVIDED PICKUP
ON DESIGNATED DAYS AT A DESIGNATED TIME.

SOLID WASTE COMPLIANCE STATEMENT
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE
WITH THE REQUIREMENTS SET FORTH IN THE SOLID
WASTE DESIGN MANUAL.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS.

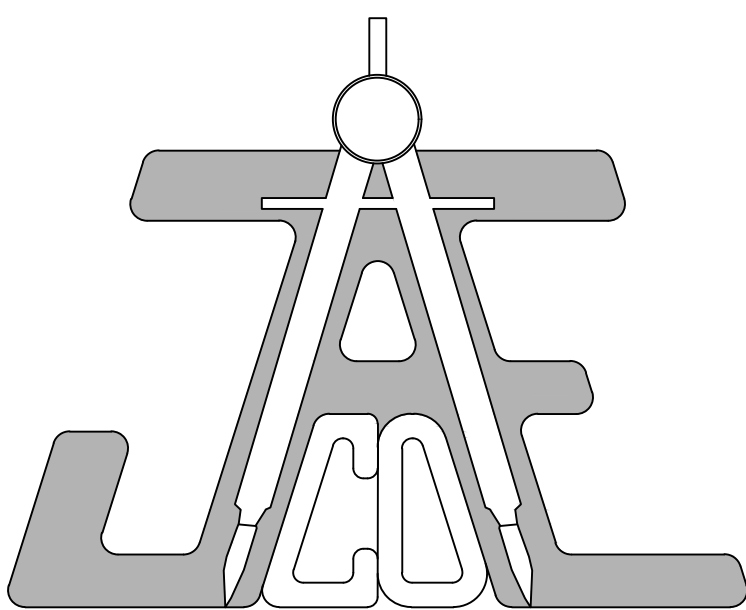
NOTE THAT THE LOT 3 AREA RECORDED BY BM2021
PG2243-49 DIFFERS FROM THE UNDERLYING SUBDIVISION
APPROVALS (SUB-0075-2020 & SPR-0127-2021). THE
SUBJECT PLANS UTILIZE THE ACTUAL RECORDED AREA.

SITE DATA

LOT 2	OWNER:	TRIPOINTE HOMES HOLDINGS, INC	
	SITE ADDRESS:	4701 CYPRESS TREE LANE	
	WAKE COUNTY PIN#:	0786511199	
	REFERENCES:	DB18927 PG2366 BM2021 PG2243	
LOT 3	AREA:	29,910 SF	
	OWNER:	TRIPOINTE HOMES HOLDINGS, INC	
	SITE ADDRESS:	4700 CYPRESS TREE LANE	
	WAKE COUNTY PIN#:	0786513211	
	REFERENCES:	DB18927 PG2366 BM2021 PG2243	
	AREA:	283,509 SF	
	PROPOSED TOTAL AREA:	313,419 SF (7.20 AC)	
	ZONING:	RX-5-CU	
OVERLAY DISTRICT:		N/A	
EXISTING USE:		VACANT	
PROPOSED USE:		TOWNHOMES - 63 THREE-BR UNITS	
REQUIRED AMENITY AREA:		10% = 0.10 * 313,419 = 31,342 SF	
AMENITY AREA PROVIDED:		31,789 SF	
PARKING:		REQUIRED	PROPOSED
MULTI-UNIT LIVING:		2 SP / 3-BR UNIT	126 SPACES
REQUIRED BICYCLE PARKING:			126 GARAGE
		SHORT-TERM	LONG-TERM
MULTI-UNIT LIVING:		1 SP / 20 UNITS MINIMUM 4	NONE
PROPOSED BICYCLE PARKING:			4 SPACES
		IMPERVIOUS	
		LOT 2	
EXISTING	ON SITE	0 SF	
	WITHIN EFFECTIVE AREA	2,557 SF	
PROPOSED	ON SITE	15,150 SF	
	WITHIN EFFECTIVE AREA	18,734 SF	
	NET INCREASE*	16,177 SF	
	ALLOCATED (PER BM2021 PG2243)*	0.55 AC (23,958 SF)	
		LOT 3	
EXISTING	ON SITE	7,468 SF	
	WITHIN EFFECTIVE AREA	15,179 SF	
PROPOSED	ON SITE	83,966 SF	
	WITHIN EFFECTIVE AREA	94,780 SF	
	NET INCREASE*	79,601 SF	
	ALLOCATED (PER BM2021 PG2243)*	2.16 AC (94,090 SF)	
PRINCIPAL BUILDING SETBACKS:		PRIMARY STREET:	10'
		SIDE STREET:	10'
		SIDE LOT LINE:	10'
		REAR LOT LINE:	20'
		ALLEY:	4' OR 20'
		INTERNAL BUILDING SEPARATION:	10'
PARKING SETBACKS:		PRIMARY STREET:	20'
		SIDE STREET:	10'
		SIDE LOT LINE:	0'
		REAR LOT LINE:	3'
		ALLEY:	4'
HEIGHT		ALLOWED	PROPOSED
PRINCIPAL BUILDING		68' (MAX) PER Z-47-19	68' MAX
ACCESSORY STRUCTURE		25' (MAX)	25' MAX
*IMPERVIOUS ALLOCATIONS RECORDED ON BM2021 PG2243 ARE TREATED BY THE FACILITY PROPOSED AND CONSTRUCTED UNDER SPR-0127-2021. AS THE SUBJECT LOTS DO NOT EXCEED THE RECORDED ALLOCATIONS, NO FURTHER STORMWATER TREATMENT IS REQUIRED.			
TREE CONSERVATION AREA (TCA) RECORDED ON BM2021 PG2243 AS PART OF SPR-0127-2021; NO FURTHER TCA REQUIRED.			

ZONING CONDITIONS (Z-47-2019):

- USES SHALL BE LIMITED TO RESIDENTIAL AND ACCESSORY USES. BUILDING TYPES SHALL BE LIMITED TO TOWNHOUSES AND APARTMENTS.
TOWNHOMES ARE PROPOSED WITH THIS PRELIMINARY SUBDIVISION.
- RESIDENTIAL DENSITY SHALL NOT EXCEED 14 UNITS PER ACRE. *INDIVIDUAL PARCEL DENSITY WILL VARY. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.*
- APARTMENT BUILDING TYPES SHALL NOT BE PLACED WITHIN 150 FT OF THE SOUTHERN AND EASTERN PROPERTY LINES.
NO APARTMENT BUILDING TYPES ARE PROPOSED WITHIN 150 FT OF SOUTHERN AND EASTERN PROPERTY LINES.
- BUILDINGS SHALL BE NO MORE THAN 68 FEET IN HEIGHT, AND SHALL BE A MAXIMUM OF 4 STORIES OR A 4/4 SPLIT. A 4/4 SPLIT IS A BUILDING THAT, FOR PURPOSES OF MEASURING HEIGHT, MAY CLASSIFY AS 5 STORIES UNDER THE UDO BUT IS A MAXIMUM OF 4 OCCUPIABLE FLOORS ABOVE FINISHED GRADE ON THE UPHILL FACADE OF THE BUILDING, AND FOUR OCCUPIABLE FLOORS ABOVE FINISHED GRADE ON THE DOWNHILL FACADE OF THE BUILDING.
NO BUILDINGS PROPOSED WITH THIS SITE PLAN EXCEED THE PRESCRIBED BUILDING HEIGHT OR SPLIT.
- ALONG THE EASTERN AND SOUTHERN PROPERTY LINES, THE PROTECTIVE YARD WITHIN ZONE A OF THE NEIGHBORHOOD TRANSITION WILL MEET THE PLANTING REQUIREMENTS OF THE TYPE 3 (WIDE) YARD. *ZONE A PROTECTIVE YARD ALONG THE EASTERN AND SOUTHERN PROPERTY LINES MEET TYPE 3 YARD PLANTING REQUIREMENTS. PLEASE NOTE SUBJECT PRELIMINARY SUBDIVISION ONLY INCLUDES DEVELOPMENT OF LOTS 2 & 3. REQUIRED PLANTING SHOWN IS FOR LOTS 2 & 3 ONLY.*
- A PUBLIC PEDESTRIAN ACCESS EASEMENT SHALL BE PROVIDED FROM A PUBLIC STREET TO THE PROPERTY LINE SHARED WITH LOT 2 SHOWN ON BOOK OF MAPS 2016, PAGE 1713 (THE "CITY OF OAKS PARCEL").
RECORDED ON BM2021 PG2243.
- NO RETAINING WALLS WILL BE PLACED WITHIN 50 FEET OF AN ADJACENT PARCEL CONTAINING A DETACHED HOUSE, MORE SPECIFICALLY LOTS 26, 28, AND 29 SHOWN ON BOOK OF MAPS 1991 PAGE 1302, AND LOTS 90, 91, 92, 93 AND 95 SHOWN ON BOOK OF MAPS 1963, PAGE 202 IN THE WAKE COUNTY REGISTRY (THE "ADJACENT RESIDENTIAL PARCELS").
ALL RETAINING WALLS ARE MORE THAN 50' FROM PROPERTY LINES.
- ALONG THE ADJACENT RESIDENTIAL PARCELS, THE NEIGHBORHOOD TRANSITION YARD SHALL INCLUDE A NATURAL BUFFER OR TREE CONSERVATION AREA, IN A WIDTH OF TWENTY-FIVE (25) FEET, AVERAGED, AND A MINIMUM WIDTH OF FIFTEEN (15) FEET, FOR THE PORTION OF THE SITE THAT IS ADJACENT TO THE CITY OF OAKS PARCEL AND WHERE RESIDENTIAL BUILDINGS ARE ADJACENT TO THE CITY OF OAKS PARCEL, AND IN NO EVENT FEWER THAN 500' FROM THE INTERSECTION OF THE SOUTHWEST CORNER OF THE CITY OF OAKS PARCEL WITH THE SITE, THE NEIGHBORHOOD TRANSITION YARD SHALL INCLUDE A NATURAL BUFFER OR TREE CONSERVATION AREA, IN A WIDTH OF TWENTY-FIVE (25) FEET, AVERAGE. *NEIGHBORHOOD TRANSITION YARD PROPOSED ADJACENT TO RESIDENTIAL PARCELS AND A MINIMUM OF 500' FEET FROM THE INTERSECTION OF THE SOUTHWEST CORNER OF THE CITY OF OAKS PARCEL AND THE SUBJECT PROPERTY. THE TRANSITION YARD INCLUDES A NATURAL BUFFER AND IS A MINIMUM OF 15 FEET WITH AN AVERAGE WIDTH OF AT LEAST 25 FEET. PLEASE NOTE SUBJECT PRELIMINARY SUBDIVISION ONLY INCLUDES DEVELOPMENT OF LOTS 2 & 3. THE TRANSITION YARD IS SHOWN FOR LOTS 2 & 3 ONLY.*
- ALONG THE ADJACENT RESIDENTIAL PARCELS, NEW PLANTING MATERIALS WITHIN THE NEIGHBORHOOD TRANSITION YARD SHALL NOT INCLUDE LEYLAND CYPRESS OR ARBORVITAE. NEW PLANTING MATERIALS SHALL INCLUDE ONE OR MORE OF: JAPANESE CEDAR (CRYPTOMERIA JAPONICA), NELLY STEVENS HOLLY (ILEX X "NELLIE R. STEVENS"), AMERICAN HOLLY (LLEX OPACA), EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), BRACKENS BROWN BEAUTY MAGNOLIA (MAGNOLIA GRANDIFOLIA "BRACKEN'S BROWN BEAUTY"), NATIVE OAK TREES, CHINESE FRINGE FLOWER (LOROPETALUM CHINESE "RUBY"), CHINDO VIBURNUM (VIBURNUM AWABUKI "CHINDO"), VIRGINIA SWEETSPIRE (ITEA VIRGINIA), AND WINTERBERRY (LLEX VERTICILLATE).
NEW PLANTING MATERIAL EXCLUDES RESTRICTED SPECIES ABOVE AND INCLUDES REQUESTED SPECIES. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- NO BUILDING SHALL BE PLACED CLOSER THAN 55 FEET FROM ADJACENT RESIDENTIAL PARCELS.
IN NO CASE IS ANY BUILDING CLOSER THAN 55 FEET TO ADJACENT RESIDENTIAL PARCELS.
- DEVELOPER WILL CONSTRUCT A PEDESTRIAN CONNECTION FROM DURALEIGH ROAD TO THE CITY OF RALEIGH GREENWAY EASEMENT RECORDED IN DEED BOOK 15580, PAGE 938 OF THE WAKE COUNTY REGISTRY, AS LONG AS SUCH CONNECTION IS NOT REQUIRED BY THE CITY OF RALEIGH OR BY FEDERAL LAW TO BE ADA-ACCESSIBLE.
PROVIDED AS PART OF SPR-0127-2021.
- ALL STORM WATER DRAINAGE FROM THE NEWLY DEVELOPED IMPERVIOUS SURFACES ONSITE WILL BE DIRECTED AWAY FROM THE ADJACENT RESIDENTIAL PARCELS TO PROPOSED STORM WATER CONTROL FACILITIES AND RELEASED TO CRABTREE CREEK.
FINAL STORM DRAIN DESIGN TO BE DETAILED IN SITE PERMITTING REVIEW PLANS, BUT IN NO INSTANCE WILL POINT DISCHARGE BE DIRECTED TO RESIDENTIAL PARCELS. ALL PROPOSED IMPERVIOUS WHICH CAN BE REASONABLY CAPTURED IS DIRECTED TO THE STORMWATER CONTROL FACILITY PERMITTED UNDER SPR-0127 BEFORE EVENTUAL DISCHARGE TO CRABTREE CREEK OR DRAIN LEADING TO CRABTREE CREEK.



ELM PARK PRELIMINARY SUBDIVISION SUB-0019-2022

(SUB-0075-2020 & SPR-0127-2021)

4700 & 4701 CYPRESS TREE LANE
RALEIGH, NC 27612

MARCH 11, 2022
MAY 06, 2022

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01 - C0.07	RECORD MAP
C1.00	EXISTING CONDITIONS PLAN
C2.00	SITE PLAN
C2.01	SUBDIVISION PLAN
C2.02	ACCESSIBLE ROUTE PLAN
C3.00	UTILITY PLAN
C4.00	OVERALL GRADING PLAN
C5.00	STORMDRAIN & STORMWATER MANAGEMENT PLAN
C6.00	LANDSCAPE PLAN
C6.01	TREE CONSERVATION PLAN
C8.00	SITE DETAILS

OWNER/ DEVELOPER:

Tri Pointe Homes
1330 Sunday Dr; Ste 101
Raleigh, NC 27607
Phone: (919) 300-4901
E-Mail: Raleigh@TriPointeHomes.com

SITE & LANDSCAPE CONSULTANT:

Design Resource Group
2459 Wilkinson Blvd; Ste 200
Charlotte, NC 28208
Phone: (704) 343-0608

CIVIL ENGINEER:

JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

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Development name (subject to approval): Elm Park			
Property Address(es): 4700 & 4701 Cypress Tree Lane			
Recorded Deed PIN(s): 0786513211 & 0786511199			
What is your project type?			
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses
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Continue to page 2 >>

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DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 7.20 ac	
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Overlay district: N/A	Inside city limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.41 Square Feet: 17,736	Proposed Impervious Surface: Acres: 2.60 Square Feet: 113,454
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: CO - IN CRABTREE CREEK	
Flood study: INCLUDED IN SUBDIVISION PACKAGE	
FEMA Map Panel #: 372078600J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 63	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 13.99 U/A	
Total # of open space and/or common area lots: 2	
Total # of requested lots: 65	

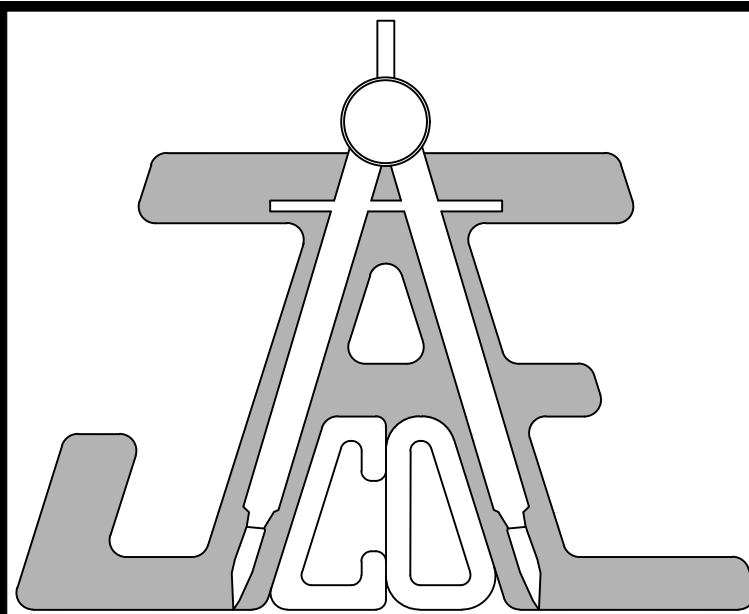
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 03/07/2022
Printed Name: Travis Tyboroski	
Signature:	Date:
Printed Name:	

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

Page 2 of 2

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JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



Elm Park
4700 & 4701 Cypress Tree Lane
Raleigh, NC 27612

Tri Pointe Homes
1330 Sunday Drive
Suite 101
Raleigh, NC 27607

Call before you dig.

LEGEND

COVER SHEET

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	05/06/22

JAECO #: 921-03

DRAWING SCALE: N/A

DRAWN BY: TT

CHECKED BY: JC

DATE ISSUED: 03/11/2022

C0.00



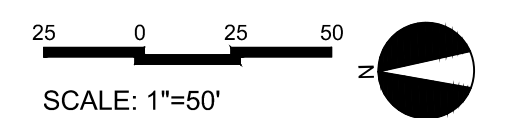
2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drgrp.com



ELM PARK
RALEIGH, NORTH CAROLINA

TRI POINTE HOMES
1330 SUNDAY DRIVE, SUITE 101
RALEIGH, NC
919.675.8822

SITE PLAN

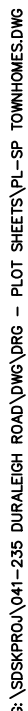


PROJECT #: 999-001
DRAWN BY: BG
CHECKED BY: JG

MAY 6, 2022

REVISIONS:

C2.00



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