Preliminary Subdivision Application

Planning and Development





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 (LIDO Section 2.1.2)

		27220 1 III2111 111 2 (8	75 6 6 6 6 6 1 1 1 1 1 2 j					
X Conv	rentional Subdivision	Compact Development	Conservation Development	Cottage Court				
NOTE: Subo	NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District							
GENERAL INFORMATION								
Scoping/ske	tch plan case number(s):							
Development name (subject to approval): Magnolia Townes								
Property Address(es): 3919 & 3923 Durham Drive								
Recorded Deed PIN(s): 1701-59-4696, 1701-59-4596								
What is you project type				Attached houses				
	CURRENT	DRODEDTY OWNER/DE	TVELOPED INCORMATION					
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: Please attach purchase agreement when submitting this form								
Company: Magnolia Property Group Owner/Developer Name and Title: Magnolia Property Group/Josh Chenery, Or								
Address: 707 W. Jones Street, Raleigh, NC 27603								
Phone #: 919-868-9783 Email: josh@cheneryproperties.com								
APPLICANT INFORMATION								
Company:	Magnolia Property Gro	up Contact Name an	d Title: Josh Chenery, Develop	ment Manager				
		Address: 707 W.	Jones Street, Raleigh, NC 276	603				
Phone #: 91	9-868-9783	Email: josh@che	neryproperties.com					

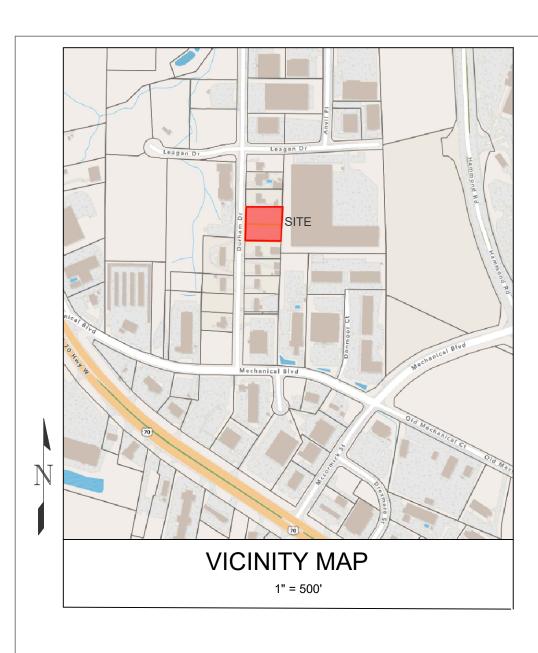
Continue to page 2 >>

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

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)						
(Applicable to all developments)						
	ZONING INFORMATION Cross sits sevents (0.005 se (40.000 st))					
Gross site acreage: 0.965ac (42,039sf)	go of cook):					
Zoning districts (if more than one, provide acrea	ge or eacn): R-10					
Overlay district: N/A	Inside City limits? Y	′es 🔽 No				
Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-						
STORM	WATER INFORMATION					
Existing Impervious Surface:	Proposed Impervious S					
Acres: 0.00 Square Feet: 0,000	Acres: 0.51	Square Feet: 22,385				
Neuse River Buffer Yes No		es 🔽 No				
Is this a flood hazard area? Yes	No					
If yes, please provide the following: Alluvial soils: No.						
Flood study:						
FEMA Map Panel #: 3720170100J DATED MAY 2, 2006	3					
NUMBER OF LOTS AND DENSITY						
Total # of townhouse lots: Detached	Attached 13					
Total # of single-family lots: 0						
Proposed density for each zoning district (UDO 1.5.2.F): 3,234sf/unit						
3,234ST/UNIT						
Total # of open space and/or common area lots: 0						
Total # of requested lots: 14						
SIGNATURE BLOCK						
The undersigned indicates that the property owner						
described in this application will be maintained in a herewith, and in accordance with the provisions ar	•	•				
Josh Chenery & David Yerger		·				
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 have been read, color evolution and offices that this project is conference to all application requirements are the with						
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: Josh (Lunny		Date: 03/15/2022				
Printed Name: Josh Chenery						
Signature: David Yurgur		Date: 03/15/2022				
Printed Name: David Yerger						

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

Page 2 of 2 REVISION 02.19.21



ppropriate review		checklist docum		(UDO Section 10.2.5). Pleas all documents and your preli	
	DEVE	LOPMENT TYPE	(UDO Section 2.	1.2)	
		pact Developme			ottage Co
NOTE: Subdivisio	ins may require City Coun	GENERAL INI		rlay or Historic Overlay Distri	ICI
Scoping/sketch pla	an case number(s):				
Development nam	ne (subject to approval): N	/lagnolia Towne	es		
Property Address((es): 3919 & 392	23 Durha	m Drive		
	^{'IN(s):} 1701-59-4696, 1				
	() 1701-33-4030, 1	701-00-4000			
What is your	Single family	=	house	_	hed hou
project type?	Apartment	Non-	residential	Other:	
	CURRENT PRO NOTE: Please attack		M/DEVELOPER IN		
Company: Magno	lia Property Group	1		le: Magnolia Property Group/Josh 0	Chenery,C
	Jones Street, Raleigh, N	NC 27603			
Phone #: 919-868	3-9783	Email: josh@	chenerypropertie	es.com	
Company: Mag	ınolia Property Group	T		Chenery, Development Mai	nager
				Raleigh, NC 27603	
Phone #: 919-868	3-9783	Email: josh@	chenerypropertie	es.com	
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	DEVELO	OPMENT TYPE Applicable to all	developments)	ra	
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SUBDIVISION PLANS FOR

MAGNOLIA TOWNES

3919 & 3923 DURHAM DRIVE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0020-2022

PREPARED FOR: MAGNOLIA PROPERTY GROUP 707 W JONES STREET RALEIGH, NC 27603

PREPARED BY:

CRUMPLER

Consulting Services, PLLC

2308 Ridge Road Raleigh, North Carolina 27612 Ph. 919-413-1704

SITE EXEMPTION NOTES

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETE AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2 A.1 b ix

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN

<u>NOTES</u>

D-3

- 1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY
- 2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170100J DATED MA 2, 2006.
- 3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- 4. THIS DRAWING IS NOT FOR RECORDATION.
- 5. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED SUBDIVISION PLAN
C-5	PROPOSED GRADING
	AND STORMWATER PLAN
C-6	PROPOSED UTILITY PLAN
C-7	PROPOSED LANDSCAPING PLAN
D-1	DETAILS
D-2	DETAILS

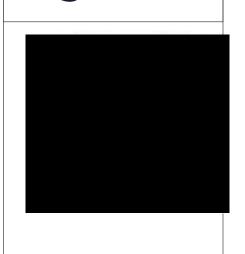
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

DETAILS

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949 CRUMPLER
Consulting Services, PLLC
2308 Ridge Road



ISSUED FOR

DATE	ENTS 05/23/22	VTS 07/16/22		
DATE				
	ENTS	VTS		
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS		
REV.	_	2		

MAGNOLIA TOWNES
3919 & 3923 DURHAM DRIVE

PROJECT NO.: 21037

DRAWN BY: JAC

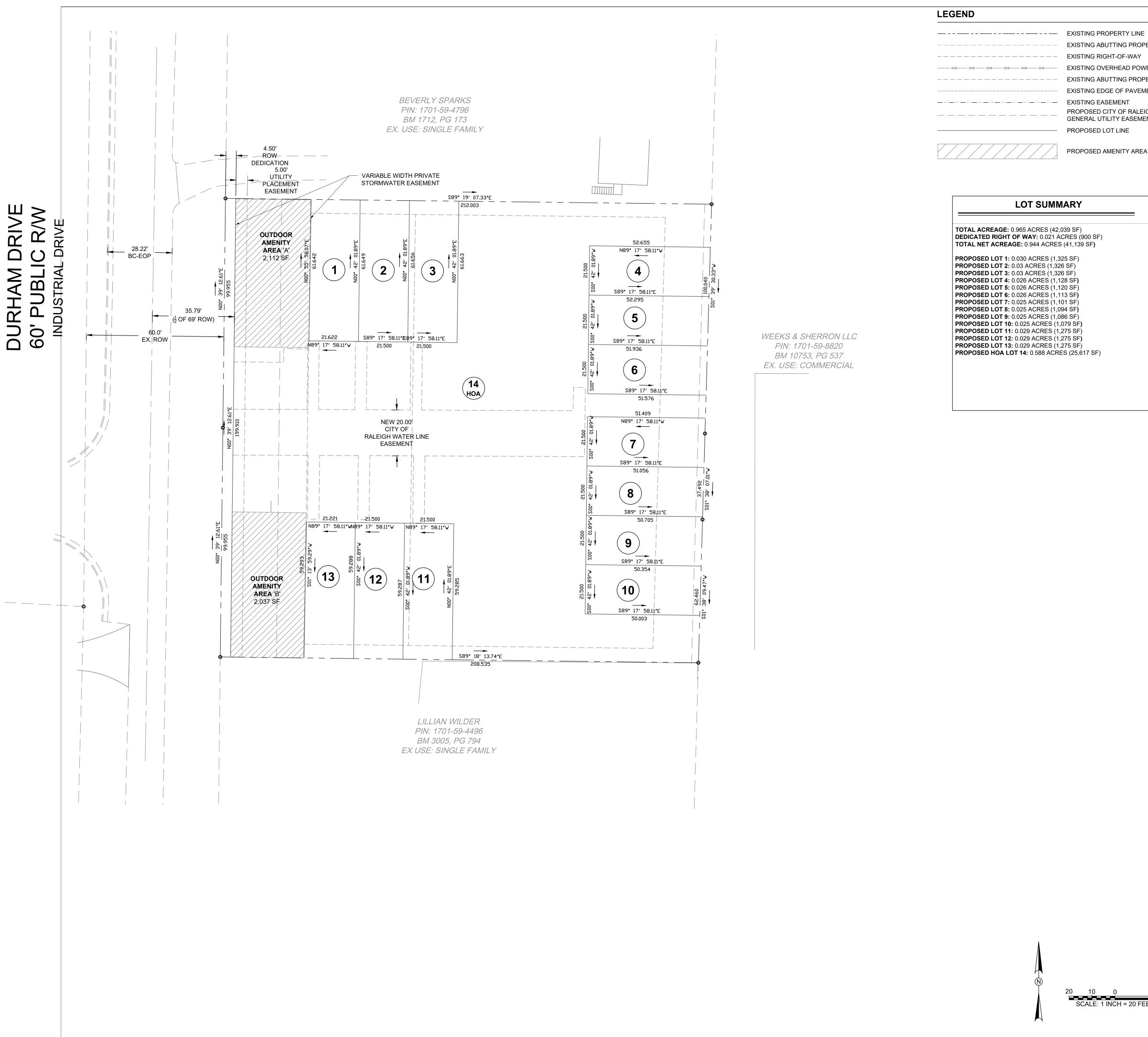
CHECKED BY: JAC

DATE: 03/02/22

SCALE: N.T.S.

C-1

1 of 10



EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING EASEMENT PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE PROPOSED AMENITY AREA

LOT SUMMARY

TOTAL ACREAGE: 0.965 ACRES (42,039 SF) **DEDICATED RIGHT OF WAY:** 0.021 ACRES (900 SF) TOTAL NET ACREAGE: 0.944 ACRES (41,139 SF)

PROPOSED LOT 2: 0.03 ACRES (1,326 SF) **PROPOSED LOT 3:** 0.03 ACRES (1,326 SF) **PROPOSED LOT 4:** 0.026 ACRES (1,128 SF) **PROPOSED LOT 5:** 0.026 ACRES (1,120 SF) **PROPOSED LOT 6:** 0.026 ACRES (1,113 SF) **PROPOSED LOT 7:** 0.025 ACRES (1,101 SF) **PROPOSED LOT 8:** 0.025 ACRES (1,094 SF) **PROPOSED LOT 9:** 0.025 ACRES (1,086 SF) **PROPOSED LOT 10:** 0.025 ACRES (1,079 SF) **PROPOSED LOT 11:** 0.029 ACRES (1,275 SF) **PROPOSED LOT 12:** 0.029 ACRES (1,275 SF) **PROPOSED LOT 13:** 0.029 ACRES (1,275 SF) **PROPOSED HOA LOT 14:** 0.588 ACRES (25,617 SF)

ISSUED FOR PERMITTING

DATE	05/23/22	07/16/22		
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS		
REV.	1	2		

PROJECT NO.: 21037

DRAWN BY: JAC CHECKED BY: JAC 11/05/21

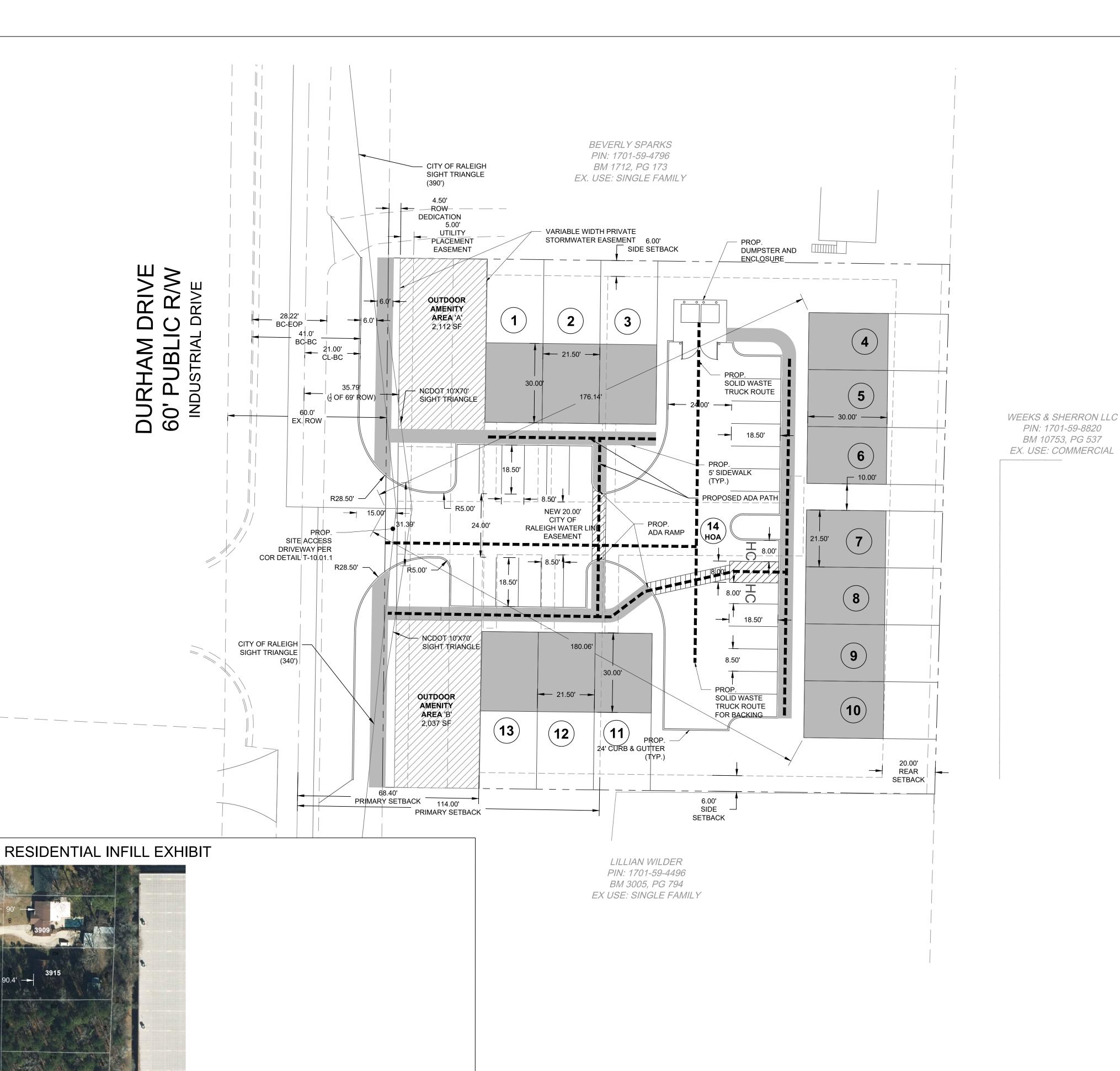
SCALE: 1" = 20'

OVERALL LOT PLAN

MAGNOLIA TOWNES

C-3

3 of 10



RESIDENTIAL INFILL LOT SETBACK

SAMPLE LOT 3909 DURHAM DR

3915 DURHAM DR

3933 DURHAM DR

3939 DURHAM DR

MEDIAN

+/- 25% MEDIAN

CENTERLINE TO SETBACK

90

90.4

92 92.5

91.20

68.4'-114.0'

LEGEND

— - - — EXISTING PROPERTY LINE EXISTING ABUTTING PROPERTY LINE EXISTING RIGHT-OF-WAY EXISTING OVERHEAD POWER LINE EXISTING ABUTTING PROPERTY LINE EXISTING EDGE OF PAVEMENT EXISTING EASEMENT PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT PROPOSED LOT LINE PROPOSED CURB LINE PROPOSED SIDEWALK

PROPOSED AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: MAGNOLIA TOWNES SITE ADDRESS: 3919 & 3923 DURHAM DRIVE RALEIGH, NORTH CAROLINA

PIN NUMBER: 1701-59-4696, 1701-59-4596

JURISDICTION: CITY OF RALEIGH **EXISTING USE:** VACANT PROPOSED USE: TOWNHOUSE (3 BEDROOMS) **CURRENT ZONING DISTRICT:** R-10

TOTAL ACREAGE: 0.965 ACRES (42,039 SF) **DEDICATED RIGHT OF WAY:** 0.021 ACRES (900 SF) TOTAL NET ACREAGE: 0.944 ACRES (41,139 SF)

REQUIRED NET SITE AREA/UNIT: 3,000 SF (MIN.) **PROVIDED NET SITE AREA/UNIT: 3,728 SF**

REQUIRED OUTDOOR AMENITY AREA: 4,114 SF (MIN.) **PROVIDED NET SITE AREA/UNIT:** 4,149 SF

EXISTING IMPERVIOUS SURFACE AREA: 0.00 SF **PROPOSED IMPERVIOUS SURFACE AREA: 22,400 SF**

REQUIRED LOT WIDTH: 16' (MIN.) PROVIDED LOT WIDTH: 21.5' (MIN.)

BUILDING SETBACKS: PRIMARY STREET - 10' SIDE STREET - 10' **SIDE SITE BOUNDARY** - 6'

REAR SITE BOUNDARY - 20' **FROM ALLEY** - 4' OR 20' (MIN.) **INTERNAL BUILDING SEPARATION** - 10'

PRINCIPAL BUILDING HEIGHT - 45'/3 STORIES (MAX.)

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF **BLOCK PERIMETER PROVIDED:** 2,400LF** **EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

EXISTING PARKING:

26 PARKING SPACES

REQUIRED PARKING: NOT REQUIRED FOR MULTI-UNIT LIVING TOWNHOUSE **BUILDING TYPE** PROPOSED PARKING:

REQUIRED BICYCLE PARKING: NOT REQUIRED FOR MULTI-UNIT LIVING TOWNHOUSE **BUILDING TYPE**

OWNER/DEVELOPER:

MAGNOLIA PROPERTY GROUP 707 W JONES STREET RALEIGH, NC 27603

ENGINEER:

CRUMPLER CONSULTING SERVICES, PLLC CONTACT: JOSH CRUMPLER, PE 2308 RIDGE ROAD RALEIGH, NC 27612 (919) 413-1704

ISSUED FOR PERMITTING

05/23/22 DATE

MAGNOLIA

SUBDIVISION

PROJECT NO.: 21037 DRAWN BY: JAC

CHECKED BY: JAC 11/05/21 1" = 20' SCALE:

4 of 10