



# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
X	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): Magnolia Townes			
Property Address(es): 3919 & 3923 Durham Drive			
Recorded Deed PIN(s): 1701-59-4696, 1701-59-4596			
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	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Magnolia Property Group	Owner/Developer Name and Title: Magnolia Property Group/Josh Chenery, Owner
Address: 707 W. Jones Street, Raleigh, NC 27603	
Phone #: 919-868-9783	Email: josh@cheneryproperties.com
APPLICANT INFORMATION	
Company: Magnolia Property Group	Contact Name and Title: Josh Chenery, Development Manager
	Address: 707 W. Jones Street, Raleigh, NC 27603
Phone #: 919-868-9783	Email: josh@cheneryproperties.com

Continue to page 2 >>

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

**ZONING INFORMATION**

Gross site acreage: 0.965ac (42,039sf)

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: N/A

Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.00 Square Feet: 0,000

Proposed Impervious Surface:

Acres: 0.51 Square Feet: 22,385

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs 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

**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

Total # of open space and/or common area lots: 0

Total # of requested lots: 14

**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, Josh Chenery & David Yerger 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:

DocuSigned by:  
Josh Chenery  
80B0EED8B0B4B6...

Date: 03/15/2022

Printed Name: Josh Chenery

Signature:

DocuSigned by:  
David Yerger  
A8BEDE8A605C423...

Date: 03/15/2022

Printed Name: David Yerger

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

DocuSign Envelope ID: EA310786-1C13-4045-BE47-7A3A858531F

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DEVELOPMENT TYPE (UDO Section 1.2.2)			
<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): Magnolia Townes			
Property Address(es): <b>3919 &amp; 3923 Durham Drive</b>			
Recorded Deed PIN(s): 1701-59-4696, 1701-59-4596			
What is your project type?	<input type="checkbox"/> Single family Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Other: <input type="checkbox"/> Attached houses

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 Owner
Address: 707 W. Jones Street, Raleigh, NC 27603	
Phone #: 919-868-9783	Email: <a href="mailto:josh@cheneryproperties.com">josh@cheneryproperties.com</a>
APPLICANT INFORMATION	
Company: Magnolia Property Group	Contact Name and Title: Josh Chenery, Development Manager
Address: 707 W. Jones Street, Raleigh, NC 27603	
Phone #: 919-868-9783	Email: <a href="mailto:josh@cheneryproperties.com">josh@cheneryproperties.com</a>

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REVISION 02.19.21

raleighnc.gov

DocuSign Envelope ID: EA310786-1C13-4045-BE47-7A3A858531F

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.955ac (42.039sf)	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.00      Square Feet: 0.000	Proposed Impervious Surface: Acres: 0.51      Square Feet: 22,385
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: No	
Flood study: _____	
FEMA Map Panel #: 372017010U DATED MAY 3, 2006	
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): <b>3,234sf/unit</b>	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 14	
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, <u>Josh Chenery &amp; David Yerger</u>	will serve as the agent regarding this application, and will receive and respond to administrative comments, rebuttal plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.
I/we have read the knowledge, 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 submitted policy, which dates applications will expire after 180 days of inactivity.	
Signature: <u>Josh Chenery</u>	Date: 03/15/2022
Printed Name: Josh Chenery	
Signature: <u>David Yerger</u>	Date: 03/15/2022
Printed Name: David Yerger	

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).

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REVISION 02.19.21

raleighnc.gov

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  
P-1533

**SITE EXEMPTION NOTES:**

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL 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 SIZE.

## NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 10-28-21.
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 MAY 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.

<u>SHEET</u>	<u>DESCRIPTION</u>
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
D-3	DETAILS

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

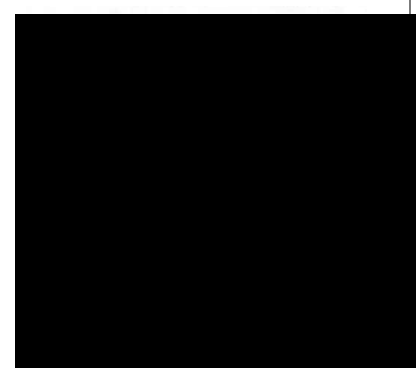
CALL 48 HOURS  
BEFORE YOU DIG



NORTH CAROLINA  
ONE-CALL CENTER  
1-800-632-4949

**CRUMPLER**  
Consulting Services, PLLC

2308 Ridge Road  
Raleigh, North Carolina 27612  
Ph. 919-413-1704  
P-1533

ISSUED FOR  
PERMITTING

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

COVER

MAGNOLIA TOWNES  
3919 & 3923 DURHAM DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21037

DRAWN BY: JAC

CHECKED BY: JAC

DATE:	03/02/22
SCALE:	N.T.S.

C-1

1 of 10



DURHAM DRIVE  
60' PUBLIC R/W  
INDUSTRIAL DRIVE

BEVERLY SPARKS  
PIN: 1701-59-4796  
BM 1712, PG 173  
EX. USE: SINGLE FAMILY

LILLIAN WILDER  
PIN: 1701-59-4496  
BM 3005, PG 794  
EX USE: SINGLE FAMILY

WEEKS & SHERRON LLC  
PIN: 1701-59-8820  
BM 10753, PG 537  
EX. USE: COMMERCIAL

- 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 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 1: 0.030 ACRES (1,325 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**

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

OVERALL LOT PLAN  
MAGNOLIA TOWNES  
3919 & 3923 DURHAM DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21037  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 11/05/21  
SCALE: 1" = 20'

C-3

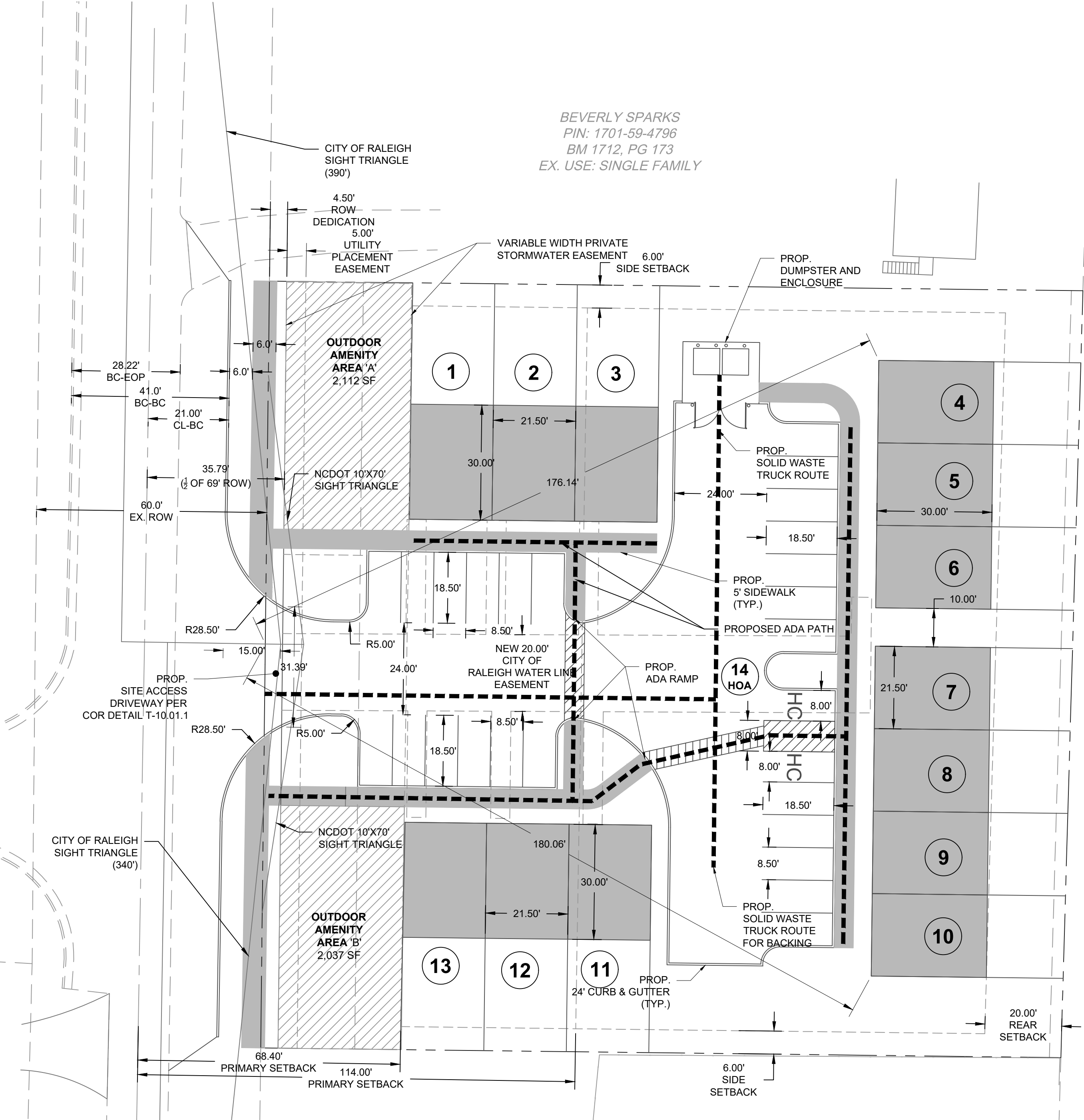




RESIDENTIAL INFILL EXHIBIT

RESIDENTIAL INFILL LOT SETBACK	
SAMPLE LOT	CENTERLINE TO SETBACK
3909 DURHAM DR	90
3915 DURHAM DR	90.4
3933 DURHAM DR	92
3939 DURHAM DR	92.5
MEDIAN	91.20
+/- 25% MEDIAN	68.4'-114.0'

DURHAM DRIVE  
60' PUBLIC ROW  
INDUSTRIAL DRIVE



WEEKS & SHERRON LLC  
PIN: 1701-59-8820  
BM 10753, PG 537  
EX. USE: COMMERCIAL

**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.)**

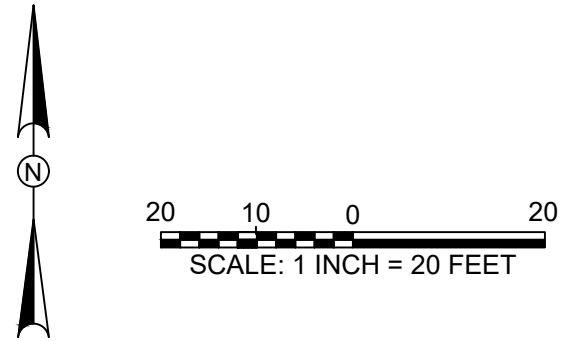
**BLOCK PERIMETER REQUIRED (MAX.):** 2,500LF  
**BLOCK PERIMETER PROVIDED:** 2,400LF\*\*  
\*\*EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

**EXISTING PARKING:** N/A  
**REQUIRED PARKING:** NOT REQUIRED FOR MULTI-UNIT LIVING TOWNHOUSE BUILDING TYPE  
**PROPOSED PARKING:** 26 PARKING SPACES

**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

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

SUBDIVISION PLAN  
MAGNOLIA TOWNES  
3919 & 3923 DURHAM DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21037  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 11/05/21  
SCALE: 1" = 20'

C-4