

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.

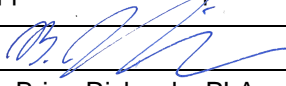
DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Trailwood Drive Subdivision			
Property Address(es): 1000 & 1100 Trailwood Dr, Raleigh, NC 27607			
Recorded Deed PIN(s): 0793-14-4260, 0793-13-4771			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input 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: MJM Group Managers, Inc.	Owner/Developer Name and Title: Anuj N . & Vanita J. Mittal
Address: 104 Green Park Lane, Cary, NC 27518	
Phone #: 919.491.2780	Email: anuj@mjmreg.com
APPLICANT INFORMATION	
Company: URBAN DESIGN PARTNERS	Contact Name and Title: BRIAN RICHARDS, PLA
Address: 555 FAYETVILLE ST. 3RD FLOOR, RALEIGH, NC, 27601	
Phone #: 919.275.5002	Email: brichards@urbandesignpartners.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: \pm 11.0 AC	
Zoning districts (if more than one, provide acreage of each): PD	
Overlay district: SRPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0</u> Square Feet: <u>0</u>	Proposed Impervious Surface: Acres: <u>1.6 AC</u> Square Feet: <u>69,598 SF</u>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720079300J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: N/A	Detached Attached
Total # of single-family lots: 12	
Proposed density for each zoning district (UDO 1.5.2.F): N/A	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 12	

SIGNATURE BLOCK	
<p>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.</p> <p>I, <u>Brian Richards, PLA ; Urban Design Partners</u> 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.</p> <p>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.</p>	
Signature: 	Date: 3/22/2022
Printed Name: Brian Richards, PLA	
Signature:	Date:
Printed Name:	

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

Trailwood Drive Subdivision

Raleigh, NC

City of Raleigh - Preliminary Subdivision Review

First Submittal : 03-11-2022

Preliminary Subdivision Application Planning and Development

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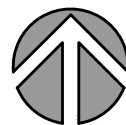
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Signature:	Date: 3/22/2022
Printed Name: Brian Richards, PLA	
Signature:	Date:
Printed Name:	

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



VICINITY MAP

1" = 500'-0"

GENERAL NOTES:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY NCDOT.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
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- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- ANY FUTURE COMMENTS FROM NCDOT WILL BE INCORPORATED INTO THE CONCURRENT REVIEW FOR THE SITE PLAN (SR-47-17).

CONTACT INFORMATION

OWNER:
MJM GROUP MANAGERS, INC.
CONTACT: ANUJ NARAYAN MITTAL
ADDRESS: 104 GREEN PARK LANE
CARY, NC 27518
PHONE: 919.491.2780

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
URBAN DESIGN PARTNERS PLLC
CONTACT: BRIAN A. RICHARDS, PLA
ADDRESS: 555 FAYETTEVILLE ST. 3RD FLOOR
RALEIGH, NC 27601
PHONE: 919.275.5002

SHEET INDEX

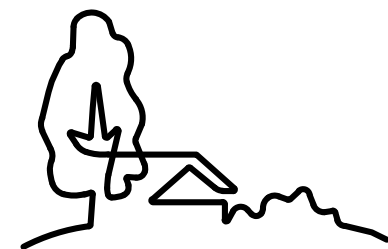
C-1.0	Cover Sheet
C-2.0	Existing Conditions
C-2.2	Tree Conservation Plan
C-3.0	Subdivision Plan
C-4.0	Grading Plan
C-5.0	Storm Drainage Plan
C-6.0	Utility Plan
C-8.0	Site Specifications & Details
LS-1.0	Landscape Plan
LS-2.0	Landscape Details

SITE DATA

PROJECT NAME: TRAILWOOD DRIVE SUBDIVISION
SITE ADDRESS: 1000 & 1100 TRAILWOOD DR RALEIGH, NC 27606
COUNTY: WAKE
PIN #: 0793144260 & 0793134771
SITE ACREAGE: ± 11.0 AC

CURRENT ZONING: PD
OVERLAY DISTRICT: SRPOD

NO. OF PROPOSED LOTS: 12



URBAN
DESIGN
PARTNERS

555 fayetteville st., 3rd floor
raleigh, nc 27601
p 919.275.5002
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

03/21/2022

MJM Group Managers, Inc.

Anuj N. Mittal

104 Green Park Lane
Cary, NC 27518

Trailwood Drive

Cover Sheet

1000 & 1100 Trailwood Dr, Raleigh, NC 27606

NO. DATE: BY: REVISIONS:

Project No: 22-RDU-016

Date: 03.21.2022

Designed By: UDP

Checked By: BAR

Sheet No:

C-1.0



DEVELOPMENT SUMMARY

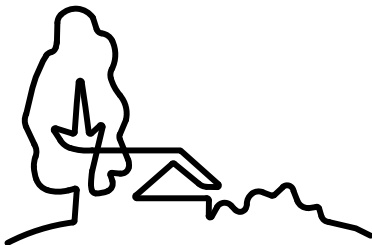
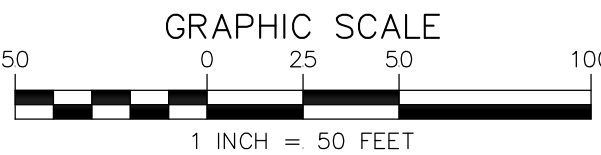
TAX PARCEL ID #:	0793144260, 0793134771
EXISTING ZONING:	PD-SRPOD OVERLAY
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL / SINGLE FAMILY
TOTAL SITE AREA:	± 11.00 AC
ROW DEDICATION:	± 29,861.85 SF (0.68 AC)
LOT AREA:	
LOT 1:	± 13,160 SF (0.30 AC)
LOT 2:	± 7,698 SF (0.18 AC)
LOT 3:	± 6,566 SF (0.15 AC)
LOT 4:	± 6,566 SF (0.15 AC)
LOT 5:	± 8,478 SF (0.19 AC)
LOT 6:	± 12,352 SF (0.28 AC)
LOT 7:	± 23,110 SF (0.53 AC)
LOT 8:	± 11,728 SF (0.27 AC)
LOT 9:	± 12,178 SF (0.28 AC)
LOT 10:	± 11,835 SF (0.27 AC)
LOT 11:	± 13,394 SF (0.31 AC)
LOT 12:	± 17,943 SF (0.41 AC)
OPEN SPACE AREA:	± 324,116 SF (7.44 AC)

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BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



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nc firm no: P-0418 sc coa no: C-03044

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Trailwood Drive

Subdivision Plan

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