### 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 <u>SiteReview@raleighnc.gov</u>.

		DEVE	LOPMENT TYPE (L	JDO Sec	ction 2.1.2)	
Conver	ntional Subdivision	Con	npact Development	Co	onservation Development	Cottage Court
NOTE: Subdiv	isions may require (	City Cou	ncil approval if in a N	letro Pa	rk Overlay or Historic Ove	rlay District
			GENERAL INFOR	RMATIC	N	
Scoping/sketc	h plan case number	(s):				
Development	name (subject to ap	proval):				
Property Addr	ess(es):					
Recorded Dee	ed PIN(s):					
What is your	Single	e family	Townhou	use		Attached houses
project type?	Apart	ment	Non-resi	dential	Other:	

	PERTY OWNER/DEVELOPER INFORMATION purchase agreement when submitting this form
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
	APPLICANT INFORMATION
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

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

**ZONING INFORMATION** 

Gross site acreage:

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

Overlay district:	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

		STO	RMWATER I	NFORMATION	I		
Existing Impervious Surfac	e:			Proposed Imp	pervious Surface:		
Acres:	Squa	re Feet:		Acres:	Square	Feet:	
Neuse River Buffer	Yes	No		Wetlands	Yes	No	
Is this a flood hazard area?	?	Yes	No	·			
If yes, please provide the f	ollowing	g:					
Alluvial soils:						_	
Flood study:						_	
FEMA Map Panel #:							
		NUMB	ER OF LOT		ГҮ		
Total # of townhouse lots:		Detache	ed	Attached			
Total # of single-family lots	:						
Proposed density for each	zoning	district (UD	O 1.5.2.F):				
Total # of open space and/	or com	mon area lot	ts:				
Total # of requested lots:							

#### 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, \_\_\_\_\_\_ 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:
Printed Name:	
Signature:	Date:
Printed Name:	

Please email your completed application to <u>SiteReview@raleighnc.gov</u>.

	TYPE + SITE DATE TABLE to all developments)
ZONIN	G INFORMATION
Gross site acreage: 10.28	
Zoning districts (if more than one, provide acreage of	<sup>of each):</sup> R-6 5.54 ac; R-10: 4.94 ac
Overlay district: None	Inside City limits? 🖌 Yes 🗌 No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMW	ATER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0 Square Feet: 0	Acres: 2.04 Square Feet:
Neuse River Buffer 🖌 Yes 🗌 No	Wetlands 🖌 Yes 🗌 No
Is this a flood hazard area? Yes 🖌 No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #: 3720172300, 3720172200, 3720173300	
	F LOTS AND DENSITY
Total # of townhouse lots: Detached	Attached 40
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.)	<sup>2.F):</sup> R-6: 12,922SF/unit: R-10: 9,783SF/unit
Total # of open space and/or common area lots: 1	
Total # of requested lots: 41	
SIGN/	ATURE BLOCK
described in this application will be maintained in all re	is aware of this application and that the proposed project espects in accordance with the plans and specifications submitted egulations of the City of Raleigh Unified Development Ordinance.

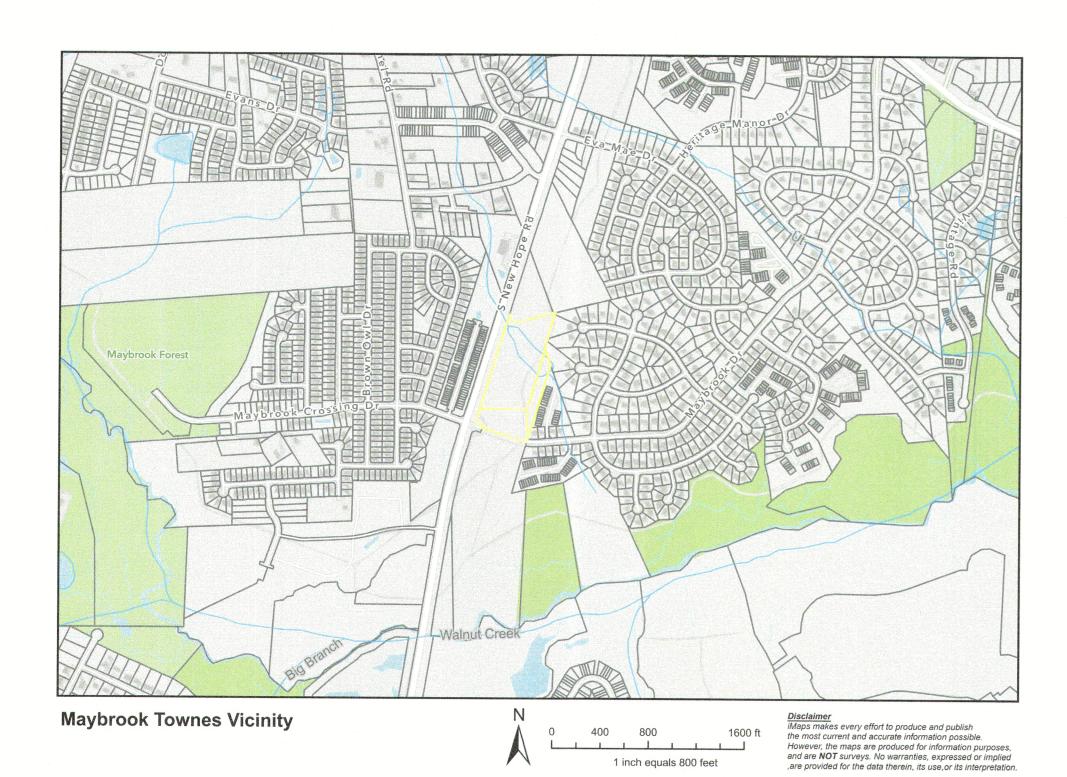
I, <u>Julie Spriggs</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

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: Julie Spriggo	Date: 20220318
Printed Name: Julie Spriggs	•
Signature:	Date:
Printed Name:	

Please email your completed application to <u>SiteReview@raleighnc.gov</u>.

**REVISION 02.19.21** 



		DEXISTING
DRAINAGE STRUCTURE	$\blacksquare \ \bigcirc \ \bigcirc \ \boxdot \ \bigtriangleup$	
SANITARY SEWER MANHOLE	(	S
SANITARY SEWER CLEANOUT	c.o.	C.O.
WATER VALVE	8	8
FIRE HYDRANT	×.	$\sum_{n \neq 0}$
OVERHEAD UTILITY LINE	OH	Хон ———
UNDERGROUND ELECTRIC LINE	E	XE
UNDERGROUND TELECOM/DATA LINE	TD	XTD
FIBER OPTIC CABLE		XF0
GAS LINE	G	XG
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		XSS
WATER LINE		XW
SURFACE ELEVATION CONTOUR	400	400
SURFACE SPOT ELEVATION	◆ <sup>356.44</sup>	x <sup>356.44</sup>
CLEARING LIMIT/TREE LINE	$\qquad \qquad $	
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD	Т	Т
TOWNHOME PARKING (NUMBER)	71	

Gross Site Acreage: Number of Units: Density: Density: Parking Required: Parking Provided: Amenity Required: Amenity Provided: Tree Conservation Area Required: Tree Conservation Area Provided:

SOLID WASTE COMPLIANCE STATEMENT:

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. REFUSE CONTAINERS WILL BE ROLLED TO THE CURB OF THE

PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES FOR LOTS 1-10 AND 39 - 50; ROLLED TO THE REAR ALLEY FOR LOTS 11-38 ALSO TO BE SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES FOR INDIVIDUAL OWNERS.

SHEET	DESCRIPTION
Cover	Cover Sheet
C1	Standard Notes
	Boundary Survey
C2	Existing Conditions and Demolition Plan
C3	Subdivision Plan
C4	Stormwater & Grading Plan
C5	Stormwater Plan Details
C6	Utility Plan
C7	Landscape Plan
	Tree Conservation Plat



# PRELIMINARY SUBDIVISION PLANS MAYBROOK TOWNES

# Raleigh Wake County, North Carolina SUB - XXXX - 2022

#### **PROJECT INFORMATION:**

PROJECT:

MAYBROOK TOWNES

OWNER / DEVELOPER:

PHONE: CONTACT: EMAIL:

ENGINEER:

PHONE: EMAIL:

SURVEYOR:

PHONE:

PROJECT ADDRESS: PIN: ZONING: EXIST USE: OVERLAY: FLOOD ZONE:

**IMPERVIOUS:** 

TRANSACTION #

MASS GRADING PLAN

PRELIMINARY SITE PLAN TRANSACTION #:

WJB COMPANY, LLC 26455 TAMIAMI TR ST 2209 BONITA SPRINGS, FL 34143-7825 (919) 602-2622 **BILL BROWN** WJBJ@EARTHLINK.NET

MAC MCINTYRE, PE caaENGINEERS, INC. 4932 B WINDY HILL DRIVE RALEIGH, NC 27609 1233 Heritage Links Drive Wake Forest, NC 27587 (919) 427-5227 MACMCINTYREPE@GMAIL.COM

BATEMAN CIVIL SURVEY COMPANY 2524 RELIANCE AVENUE APEX, NORTH CAROLINA 27539 (919) 577-1080

1511 & 0 S NEW HOPE RD, 2350 MAYBROOK DR, RALEIGH NC 1722998279, 1722987873, 1732090150 R-10 AND R-6 SINGLE FAMILY RESIDENTIAL / VACANT NONE NO FEMA FLOOD HAZARDS AREAS PER FEMA FIRM Dated May 2, 2006 3720172200J, 3720172300J, 3720173200J, 3720173300J **EXISTING - 0 ACRES** PROPOSED: 2.04 ACRES

#### SITE DATA

10.28 Ac

1.5/unit

1.43 Ac

1.5 Ac

2/unit

40 Townhomes

R-6: 18 TH 9,738 SF/unit

10.28 \* 10% = 1.03 Ac

10.28 \* 10% = 1.03 Ac

R-10: 22 TH 12,922 SF/unit



1233 Heritage Links Drive, Wake Forest, North Carolina 27587 4932B Windy Hill Drive, Raleigh, North Carolina 27609 (919)625-6755 C-2151 © caaENGINEERS, Inc. All Rights Reserved



Know what's **below**. Call before you dig. (Or call: 1-800-632-4949)

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	DEVE	LOPMENT TYPE (UD	O Section 2.1	2)		
Conve	ntional Subdivision Cor	npact Development	Conservat	ion Developmer	nt	Cottage Court
NOTE: Subdiv	isions may require City Cou	ncil approval if in a Me	ro Park Overla	ay or Historic O	verlay Dis	strict
		GENERAL INFORM				
Scoping/sketc	h plan case number(s): SU	JB - XXXX -	2022			
Development	name (subject to approval):	Maybrook Townes				
Property Addr	<sup>ess(es):</sup> 1511 & 0 S	S New Hope	Rd, 23	50 Mayb	rook	Dr
Recorded Dee	ed PIN(s): 1722998279, 17	22987873, 173209	)150			
What is your project type?	Single family Apartment	✓ Townhous Non-reside		Other:	Atta	ached houses
		PERTY OWNER/DEV			n	
Company: WJ	B Company, LLC	Owner/Developer N	ame and Title	: Bill Brown		
Address: 2645	5 Tamiami Tr Ste 5211 Bo	nita Springs, FL 341	34			
Phone #:919-	602-2622	Email:wjbj@earth	ink.net			
		APPLICANT INFOR	MATION			
Company:	caaEngineers	Contact Name and	Title: Mac Mc	Intyre		
		Address: 4932 Win	dy Hill Dr Ral	eigh, NC		

Email: macmcintyrepe@gmail.com

Continue to page 2 >>

Phone #: 919-427-5227

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**REVISION 02.19.21** 

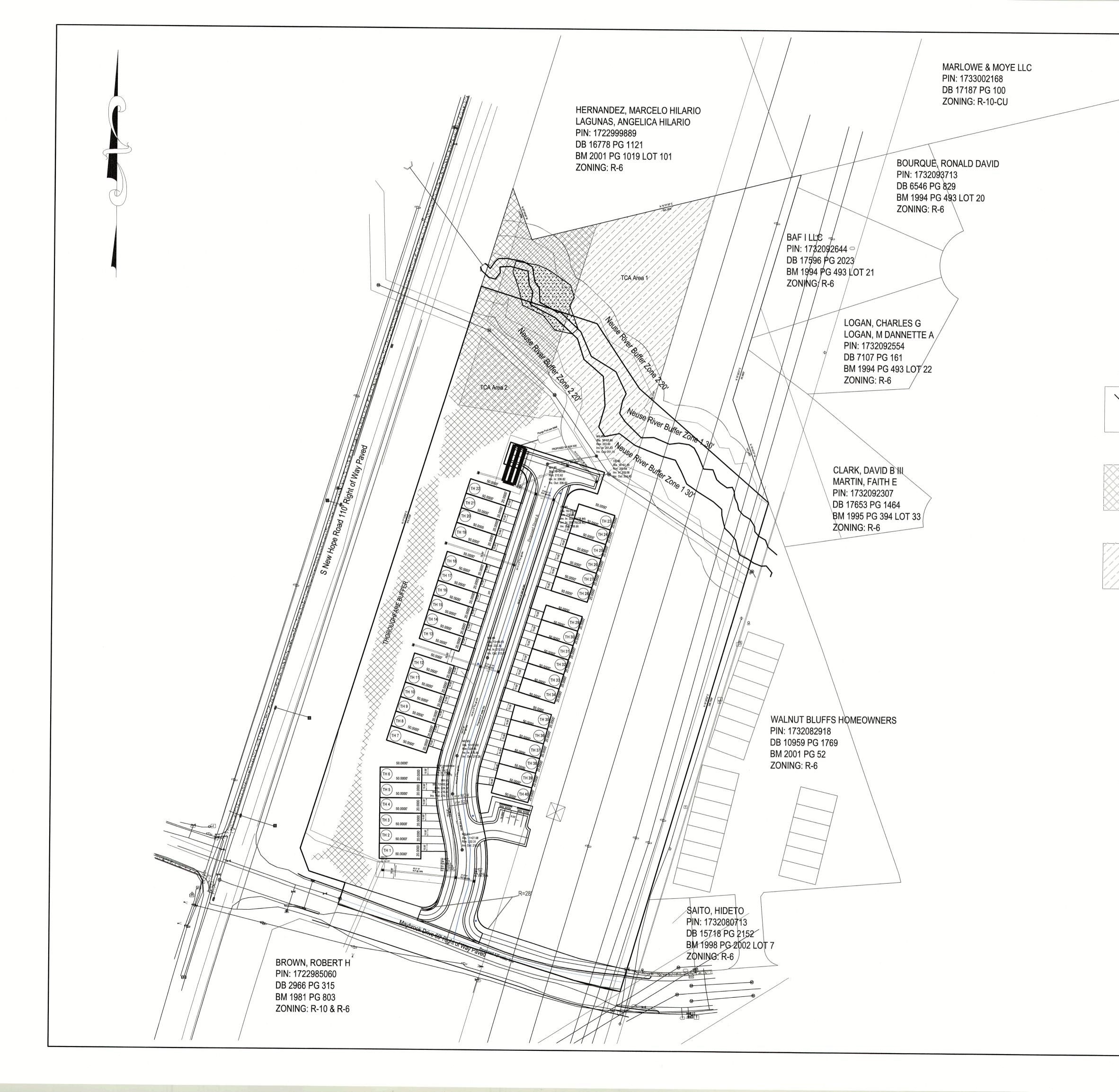
raleighnc.gov

(Applicable	TYPE + SITE DATE TABLE to all developments)
	GINFORMATION
Gross site acreage: 10.28	1
Zoning districts (if more than one, provide acreage or	<sup>f each):</sup> R-6 5.54 ac; R-10: 4.94 ac
Overlay district: None	Inside City limits? 🖌 Yes 🗌 No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWA	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.04 Square Feet:
Neuse River Buffer 🗹 Yes 🗌 No	Wetlands 🖌 Yes 🗌 No
Is this a flood hazard area?	
NUMBER OF	LOTS AND DENSITY
Total # of townhouse lots: Detached	Attached 40
Total # of single-family lots: 0	
Total # of single-family lots: 0 Proposed density for each zoning district (UDO 1.5.2	<sup>F):</sup> R-6: 12,922SF/unit: R-10: 9,783SF/un
Total # of single-family lots: 0 Proposed density for each zoning district (UDO 1.5.2 Total # of open space and/or common area lots: 1	<sup>F):</sup> R-6: 12,922SF/unit: R-10: 9,783SF/un
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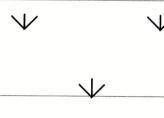
#### SITE DATA

Gross Site Acreage: Number of Units: Density: Density: Parking Required: Parking Provided: Amenity Required: Amenity Required: Tree Conservation Area Required: Tree Conservation Area Provided:

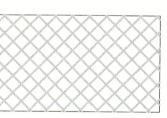
#### NOTES

1. SEE SHEET C1 FOR STANDARD

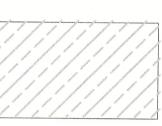
- 2. THOROUGHFARE BUFFER REQUIRED 50' \* 914.31' = 45,155.5 SQFT
- 3. THOROUGHFARE BUFFER PROVIDED 51,994 SQFT
- 4. TCA AREA 1 = 58,103 SF 5. TCA AREA 2 = 7,275 SF



WETLAND



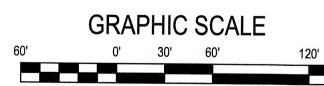
# THOROUGHFARE BUFFER VARIABLE WIDTH



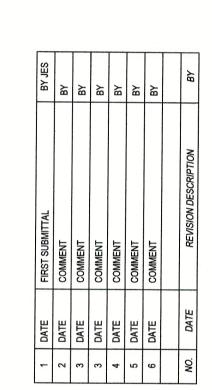
## TREE CONSERVATION AREA (TCA)



240



10.28 Ac 40 Townhomes R-6: 18 TH 9,738 SF/unit R-10: 22 TH 12,922 SF/unit 1.5/unit 2/unit 10.28 \* 10% = 1.03 Ac 1.43 Ac 10.28 \* 10% = 1.03 Ac 1.5 Ac



SEAL TH CAR 2012

Inc

caaENGINEERS

Wake Forest , Raleigh, Nc 9)625-6755

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