

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)			
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):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	Attached houses Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach 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:

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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-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ 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 #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

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, _____ 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:
Printed Name:	
Signature:	Date:
Printed Name:	

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

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 10.28

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

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0 Square Feet: 0

Proposed Impervious Surface:

Acres: 2.04 Square Feet: _____

Neuse River Buffer ☒ Yes ☐ NoWetlands ☒ Yes ☐ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: _____

Flood study: _____

FEMA Map Panel #: 3720172300, 3720172200, 3720173300, 3720173200

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 40

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): 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

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, Julie Spriggs 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 Spriggs

Date: 20220318

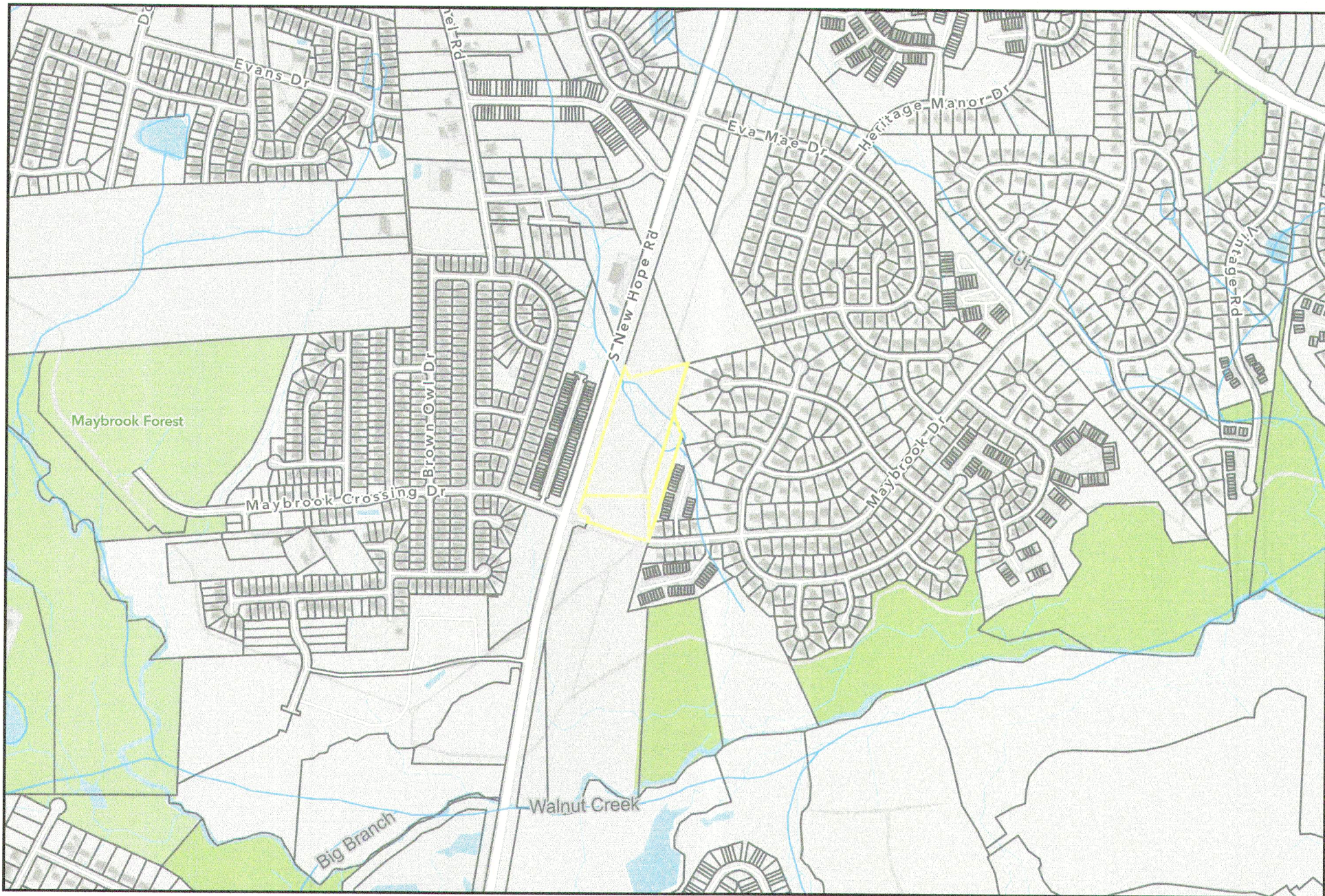
Printed Name: Julie Spriggs

Signature: _____

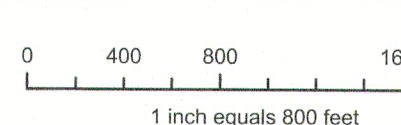
Date: _____

Printed Name: _____

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



Maybrook Townes Vicinity



Disclaimer:
Maps make every effort to produce and publish
the most current and accurate information possible.
However, the maps are produced for information purposes,
and are NOT surveys. No warranties, expressed or implied,
are provided for the data therein, its use or its interpretation.

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
WATER VALVE		
FIRE HYDRANT		
OVERHEAD UTILITY LINE		
UNDERGROUND ELECTRIC LINE		
UNDERGROUND TELECOM/DATA LINE		
FIBER OPTIC CABLE		
GAS LINE		
STORM DRAINAGE PIPE		
SANITARY SEWER LINE		
WATER LINE		
SURFACE ELEVATION CONTOUR		
SURFACE SPOT ELEVATION		
CLEARING LIMIT/TREE LINE		
LIMIT OF DISTURBANCE		
ELECTRICAL TRANSFORMER PAD		
TOWNHOME PARKING (NUMBER)		

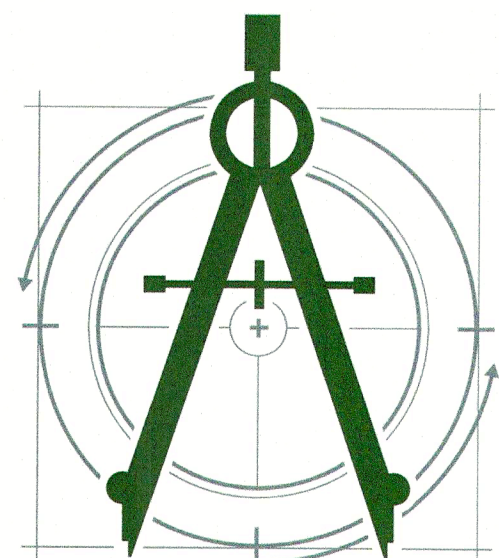
SITE DATA

Gross Site Acreage: 10.28 Ac
Number of Units: 40 Townhomes
Density: R-6: 18 TH 9,738 SF/unit
R-10: 22 TH 12,922 SF/unit
Parking Required: 1.5/unit
Parking Provided: 2/unit
Amenity Required: 10.28 * 10% = 1.03 Ac
Amenity Provided: 1.43 Ac
Tree Conservation Area Required: 10.28 * 10% = 1.03 Ac
Tree Conservation Area Provided: 1.5 Ac

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.



caaENGINEERS, Inc.

McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

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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): SUB - XXXX - 2022			
Development name (subject to approval): Maybrook Townes			
Property Address(es): 1511 & 0 S New Hope Rd, 2350 Maybrook Dr			
Recorded Deed PIN(s): 1722998279, 1722987873, 1732090150			
What is your project type?	<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: WJB Company, LLC	Owner/Developer Name and Title: Bill Brown
Address: 26455 Tamiami Tr Ste 5211 Bonita Springs, FL 34134	
Phone #: 919-602-2622	Email: wbj@earthlink.net
APPLICANT INFORMATION	
Company: caaEngineers	Contact Name and Title: Mac McIntyre
Address: 4932 Windy Hill Dr Raleigh, NC	
Phone #: 919-427-5227	Email: macmcintyre@gmail.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: 3720172300, 3720172200, 3720173300, 3720173200	
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Printed Name: Julie Spriggs	
Signature:	Date:
Printed Name:	

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

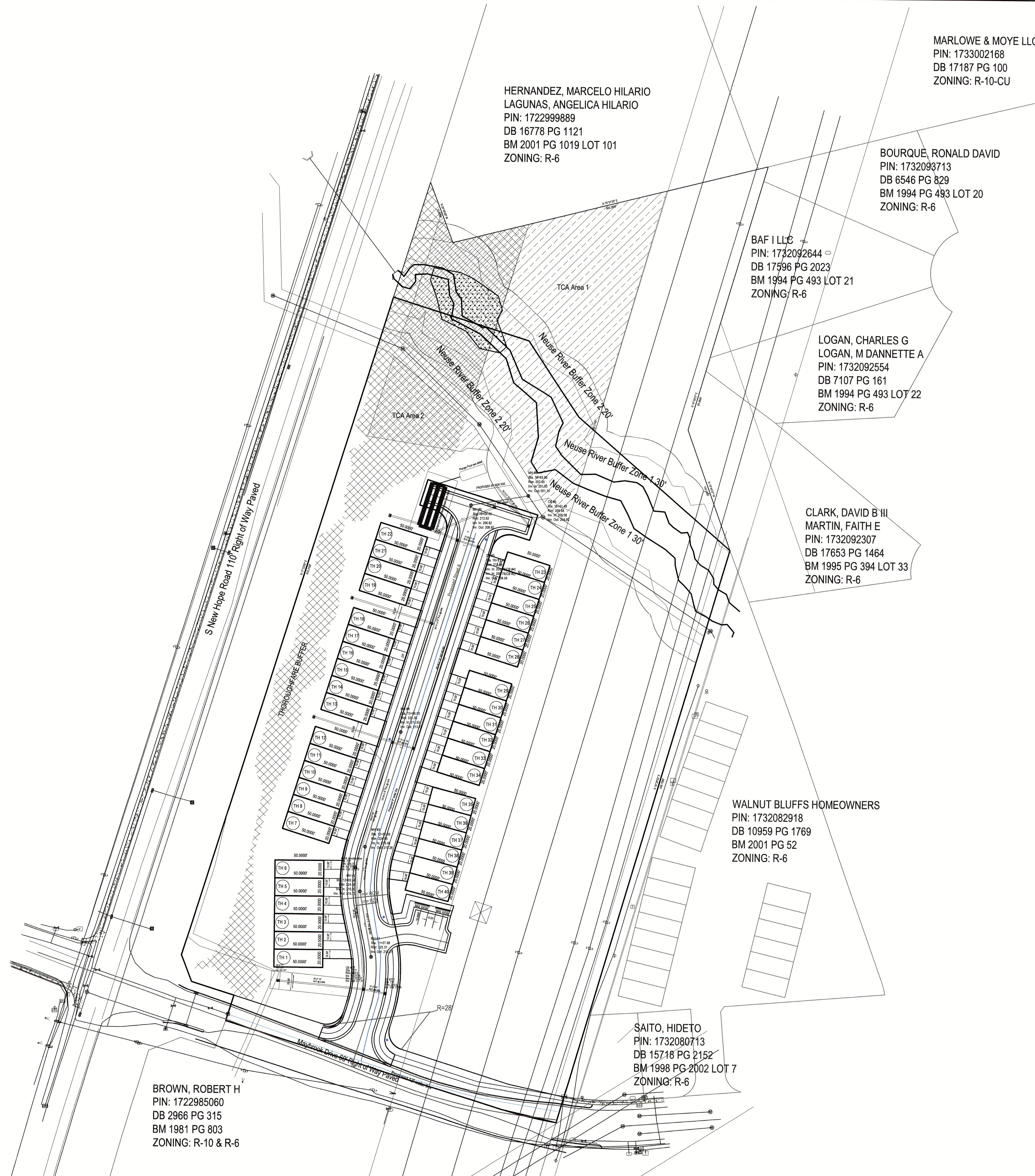
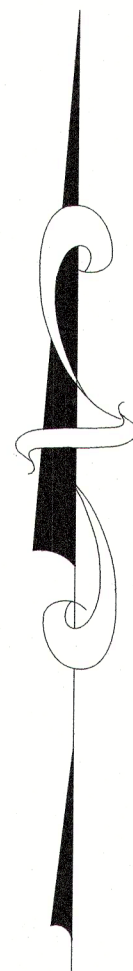
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Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)



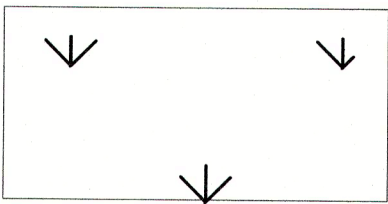


SITE DATA

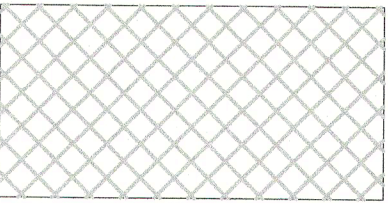
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NOTES

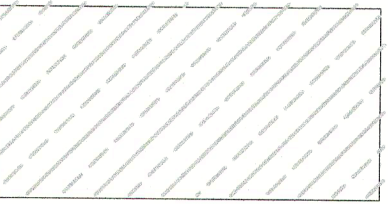
1. SEE SHEET C1 FOR STANDARD
2. THOROUGHFARE BUFFER REQUIRED 50' * 914.31' = 45,155.5 SQFT
3. THOROUGHFARE BUFFER PROVIDED 51,994 SQFT
4. TCA AREA 1 = 58,103 SF
5. TCA AREA 2 = 7,275 SF



WETLAND



THOROUGHFARE BUFFER
VARIABLE WIDTH

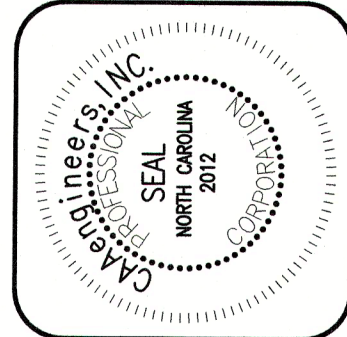
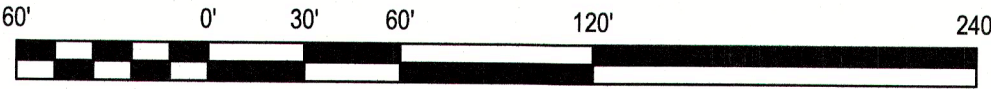


TREE CONSERVATION AREA (TCA)



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

GRAPHIC SCALE



caaENGINEERS, Inc.
McInyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
1233 Heritage Line Drive, Wake Forest, North Carolina 27587
48328 Windy Hill Drive, Raleigh, North Carolina 27609
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C-2151

1	DATE	FIRST SUBMITTAL	BY JES
2	DATE	COMMENT	BY
3	DATE	COMMENT	BY
4	DATE	COMMENT	BY
5	DATE	COMMENT	BY
6	DATE	COMMENT	BY
NO.	DATE	REVISION DESCRIPTION	BY

Subdivision Plan
MAYBROOK TOWNES
WJB COMPANY, LLC
Raleigh, Wake County, North Carolina

Job No. 3403

Dwg No.

C3