

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) | | | |
|--|---|--|---|
| <u>Conventional Subdivision</u> | 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): SCOPE-0110-2021 | | | |
| Development name (subject to approval): Annex of Raleigh | | | |
| Property Address(es): 3600 Lee Road | | | |
| Recorded Deed PIN(s): 1725594424 | | | |
| What is your project type? | <input type="checkbox"/> Single family <input checked="" type="checkbox"/> Apartment | <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential | <input type="checkbox"/> Attached houses <input type="checkbox"/> Other: <u>Subdivision to create lots</u> |

| CURRENT PROPERTY OWNER/DEVELOPER INFORMATION | |
|---|---|
| NOTE: Please attach purchase agreement when submitting this form | |
| Company: Union Development Holdings, LLC | Owner/Developer Name and Title: Kyle Bach |
| Address: 409 Massachusetts Ave, Suite 300,, Indianapolis, IN 46204 | |
| Phone #: 765-993-8404 | Email: Kyle@theannexgrp.com |
| APPLICANT INFORMATION | |
| Company: McAdams | Contact Name and Title: Johathan Balderson, Project Manager |
| | Address: One Glenwood Ave, Suite 201, Raleigh NC 27603 |
| Phone #: 919-287-0815 | Email: balderson@mcadamsco.com |

Continue to page 2 >>

| DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments) | |
|--|--|
| ZONING INFORMATION | |
| Gross site acreage: 13.68 | |
| Zoning districts (if more than one, provide acreage of each): R-10 | |
| Overlay district: None | Inside City limits? <input 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: 0.60 Square Feet: 26,136 | Proposed Impervious Surface: Acres: 7.49 Square Feet: 326,264 |
| Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No | Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> 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: 2 | |
| Total # of requested lots: 5 | |

| 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>Jonathan Balderson</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: <u>Kyle Bach</u> | Date: 03/30/2022 |
| Printed Name: _____ | |
| Signature: _____ | Date: _____ |
| Printed Name: _____ | |

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

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| Conditional Use District (CUD) Case # Z- | Board of Adjustment (BOA) Case # A- |

| STORMWATER INFORMATION | |
|---|--|
| Existing Impervious Surface: Acres: 0.60 Square Feet: 26,136 | Proposed Impervious Surface: Acres: 7.07 Square Feet: 307,778 |
| Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Wetlands <input checked="" type="checkbox"/> Yes <input 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: _____ Flood study: _____ FEMA Map Panel #: _____ | |

| NUMBER OF LOTS AND DENSITY | |
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| Signature: Kyle Bach | Date: 03/30/2022 |
| Printed Name: | |
| Signature: | Date: |
| Printed Name: | |

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

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VICINITY MAP
N.T.S.



ANNEX OF RALEIGH

3600 LEE ROAD

RALEIGH, NORTH CAROLINA 27604

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0025-2022

PROJECT NUMBER: 2021110604

DATE: MARCH 28, 2022

SITE DATA

| | |
|-------------------------|--|
| SITE ADDRESS: | 3600 LEE RD, RALEIGH, NC 27604 |
| PARCEL PIN NUMBER: | 1725594424 |
| SITE AREA: | OVERALL GROSS SITE AREA: 13.68 AC (596,027 SF) OVERALL NET SITE AREA: 11.60 AC (505,443 SF) |
| EXISTING ZONING: | R-10 |
| OVERLAY DISTRICT: | NONE APPLICABLE |
| WATERSHED: | CRABTREE CREEK |
| RIVER BASIN: | NEUSE |
| FLOODPLAIN/FIRM PANEL: | ZONE X: PANEL 3720172600J |
| EXISTING USE: | CLUB |
| PROPOSED USE: | SUBDIVISION |
| IMPERVIOUS AREA: | EXISTING IMPERVIOUS: 0.60 AC PROPOSED IMPERVIOUS: 7.07 AC |
| BLOCK PERIMETER: | PER UDO SEC. 8.3.2.A.1.b.iv, THIS DEVELOPMENT IS EXEMPT FROM BLOCK PERIMETER SINCE THE RIGHT-OF-WAY DEDICATION FROM BLOCK PERIMETER EXCEEDS 15% OF THE PROPERTY TO BE DEVELOPED. EXHIBIT PROVIDED WITH SUBMITTAL PACKAGE. |
| TREE CONSERVATION AREA: | OVERALL REQUIRED: 1.15 AC (10%) OVERALL PROVIDED: 1.25 AC (11%) PRIMARY TREE CONSERVATION AREA: NEUSE BUFFER ZONE 2 0.53 AC (4.50%) TREE CONSERVATION AREA BY LOT: LOT 1: 0.41 AC (3.57%) LOT 2: 0 AC (0%) LOT 3: 0.2 AC (1.74%) LOT 4: 0.53 AC (5.49%) LOT 5: 0 AC (0%) |

SHEET INDEX

| | |
|-------|-------------------------------------|
| C0.00 | PROJECT NOTES |
| C1.00 | EXISTING CONDITIONS |
| C1.01 | DEMOLITION PLAN |
| C2.00 | SITE PLAN |
| C2.01 | SUBDIVISION PLAN |
| C2.02 | SIGHT DISTANCE PLAN |
| C2.03 | PAVEMENT MARKING PLAN |
| C3.00 | GRADING AND STORM DRAINAGE PLAN |
| C4.00 | UTILITY PLAN |
| C8.00 | SITE DETAILS |
| C8.01 | WATER DETAILS |
| C8.02 | STORM DRAINAGE DETAILS |
| C8.03 | SEWER DETAILS |
| L5.00 | LANDSCAPE PLAN |
| L5.01 | LANDSCAPE NOTES & DETAILS |
| L8.00 | TREE CONSERVATION PLAN |
| L8.01 | TREE CONSERVATION PLAN ENLARGEMENTS |

NOTES

1. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRDACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2.D.
2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for **contacting** the **Public Works Department** at **(919) 996-2409**, and the **Public Utilities Department** at **(919) 996-4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

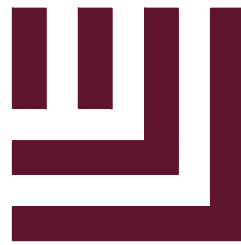
Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation of City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh**.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
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license number: C-0293, C-187

www.mcadamsco.com

CONTACT

JONATHAN BALDERSON
balderson@mcadamsco.com
PHONE: 919. 187. 0817

CLIENT

THE ANNEX GROUP
409 MASSACHUSETTS AVE, SUITE 300
INDIANAPOLIS, IN 46204
PHONE: 317. 584. 8442

PROJECT DIRECTORY

DEVELOPER
THE ANNEX GROUP
409 MASSACHUSETTS AVE
SUITE 300
INDIANAPOLIS, IN 46204

\\Project\ANS\2021110604\04-Production\Engineering\Construction Drawings\Current Drawings\2021110604-SUB-S1.dwg, 8/25/2022 3:41:36 PM, Bella Patrocino

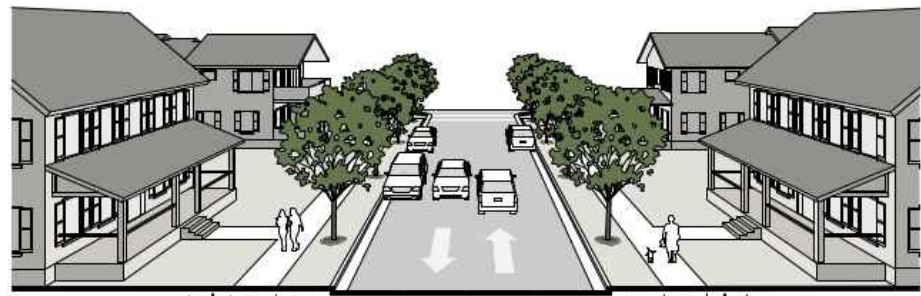


SITE LEGEND

| | |
|--|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
| | TRAFFIC DIRECTIONAL ARROW |
| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | PARKING SPACE COUNT |
| | ACCESSIBLE RAMPS |
| | ACCESSIBLE ROUTE |
| | PHASE LINE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | NEW FULL DEPTH ASPHALT |
| | MILL AND OVERLAY |
| | TREE CONSERVATION AREA |

HOPSON DRIVE, FRENCH LAKE ROAD, BATTS, FALMOUTH, & LEE ROAD

B. Neighborhood Local



| Width | |
|-------------------------------------|--------------|
| A Right-of-way width | 59' |
| B Back-of-curb to back-of-curb | 31' |
| Streetscape | |
| C Utility placement, easement (min) | 5' |
| D Maintenance strip (min) | 2' |
| E Sidewalk (min) | 6' |
| F Planting area (min) | 6' |
| Travelway | |
| G Parallel parking/travel lane | 15.5' |
| General | |
| Walkway type | Sidewalk |
| Planting type | Tree lawn |
| Tree spacing | 40' o.c. avg |
| Parking type | Parallel |

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ANNEX OF RALEIGH
PRELIMINARY SUBDIVISION PLAN
3600 LEE ROAD
RALEIGH, NC, 27604

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------------------|
| 1 | 06.20.2022 | RESPONSE TO 1ST C.O.R. COMMENTS |
| 2 | 07.29.2022 | RESPONSE TO 2ND C.O.R. COMMENTS |
| 3 | 08.26.2022 | RESPONSE TO 3RD C.O.R. COMMENTS |

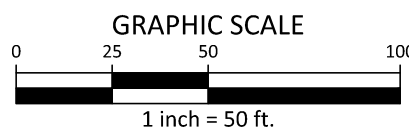
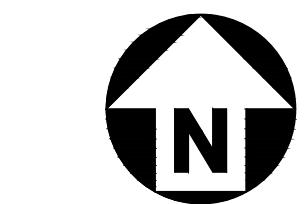
PLAN INFORMATION

PROJECT NO. 2021110604
FILENAME 2021110604-SUB-S1
CHECKED BY LIV
DRAWN BY ILP
SCALE 1"=50'
DATE 03.28.2021

SHEET

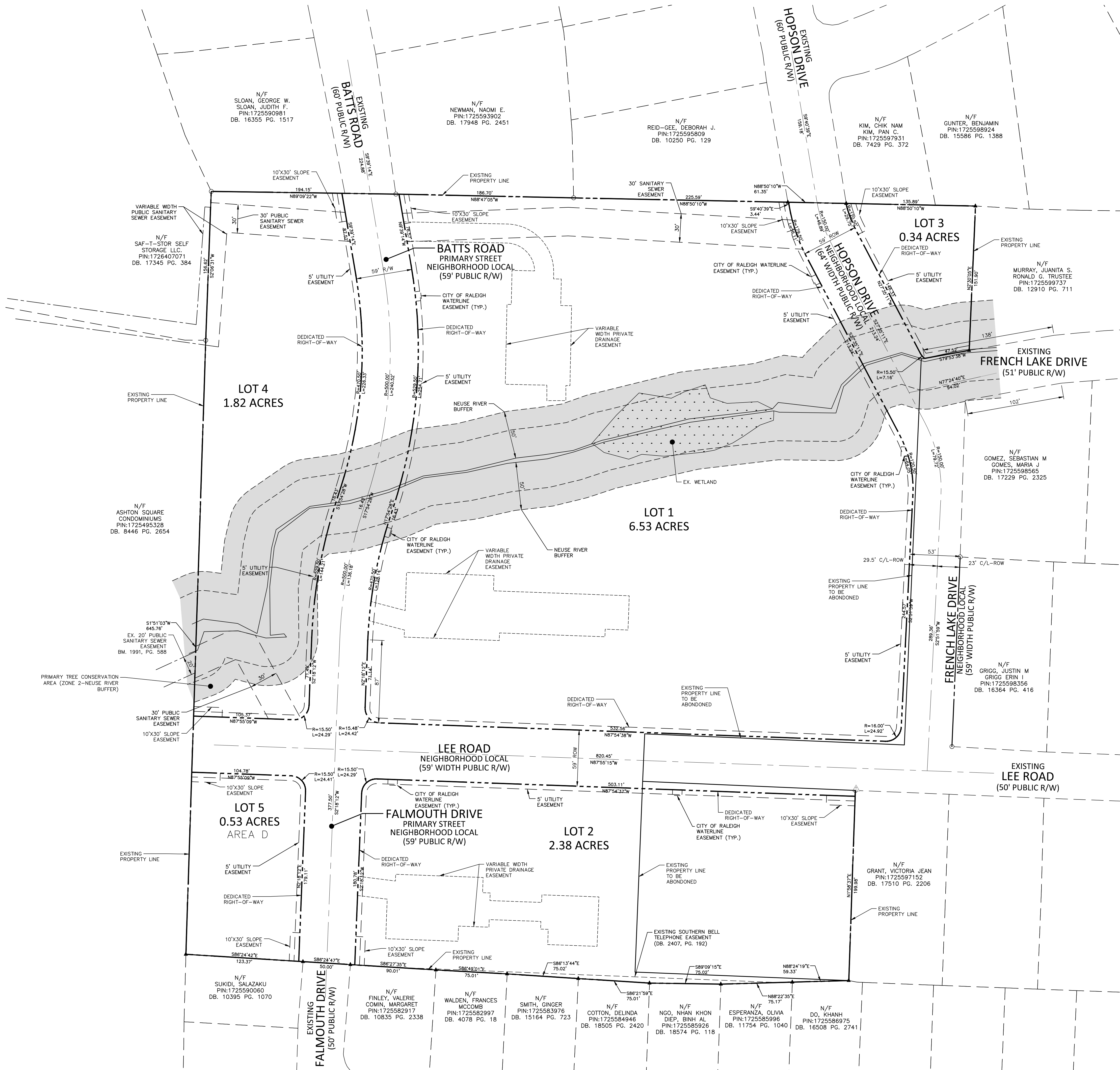
SITE PLAN

C2.00

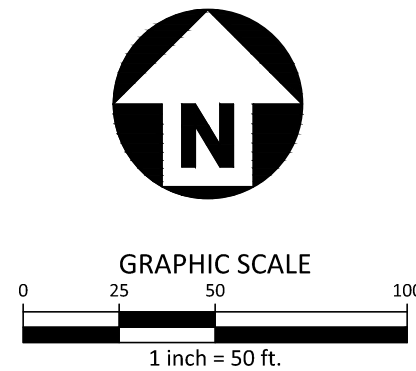


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Project\ANG\2021110604\04-Production\Engineering\Construction Drawings\Current Drawings\2021110604-SUB-51.dwg, 8/25/2022 3:43:00 PM, Bella Patrocino



| SITE LEGEND | |
|-------------|------------------------------|
| | SIGNAGE |
| | YARD LIGHTS |
| | LIGHT POLE |
| | POWER POLE |
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| | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
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| PROJECT NO. | 2021110604 |
| FILENAME | 2021110604-SUB-51 |
| CHECKED BY | LIV |
| DRAWN BY | ILP |
| SCALE | 1"=50' |
| DATE | 03.28.2021 |
| SHEET | |

SUBDIVISION PLAN
C2.01