



# Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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 your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

<b>Office Use Only:</b> Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

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): <b>SCOPE-0002-2020</b>			
Development name (subject to approval): Trawick Road Subdivision			
Property Address(es): <b>3050 Trawick Road</b>			
Recorded Deed PIN(s): 1725-23-5129			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: Subdivision of parcel into 2 lots

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: Stewart Marlowe-Developer
Address: 314 W. Millbrook Road, Suite 013 Raleigh, NC 27609	
Phone #: 919-844-7888	Email: dsmarlowe@aol.com
APPLICANT INFORMATION	
Company: Jones & Cnossen Engineering, PLLC	Contact Name and Title: Peter Cnossen - Engineer
Address: 221 N. Salem Street, Suite 001 Apex, NC 27502	
Phone #: 919-387-1174	Email: peter@jonescnossen.com

Continue to the next page>

<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> <b>(Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Gross site acreage: 2.41 acre	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 0 Square Feet: _____	Proposed Impervious Surface: Acres: 0 Square Feet: _____
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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: Cm - Chewacla	
Flood study: _____	
FEMA Map Panel #: 3720172500J	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots: 0	Detached Attached
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 0	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

<b>SIGNATURE BLOCK</b>	
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.</p> <p>I hereby designate <u>Peter Clossen/Jones &amp; Clossen Engineering, PLLC</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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>[Signature]</u>	Date: 04/06/20
Printed Name: Stewart Marlowe	
Signature: <u>[Signature]</u>	Date: 4/6/20
Printed Name: <u>[Signature]</u>	

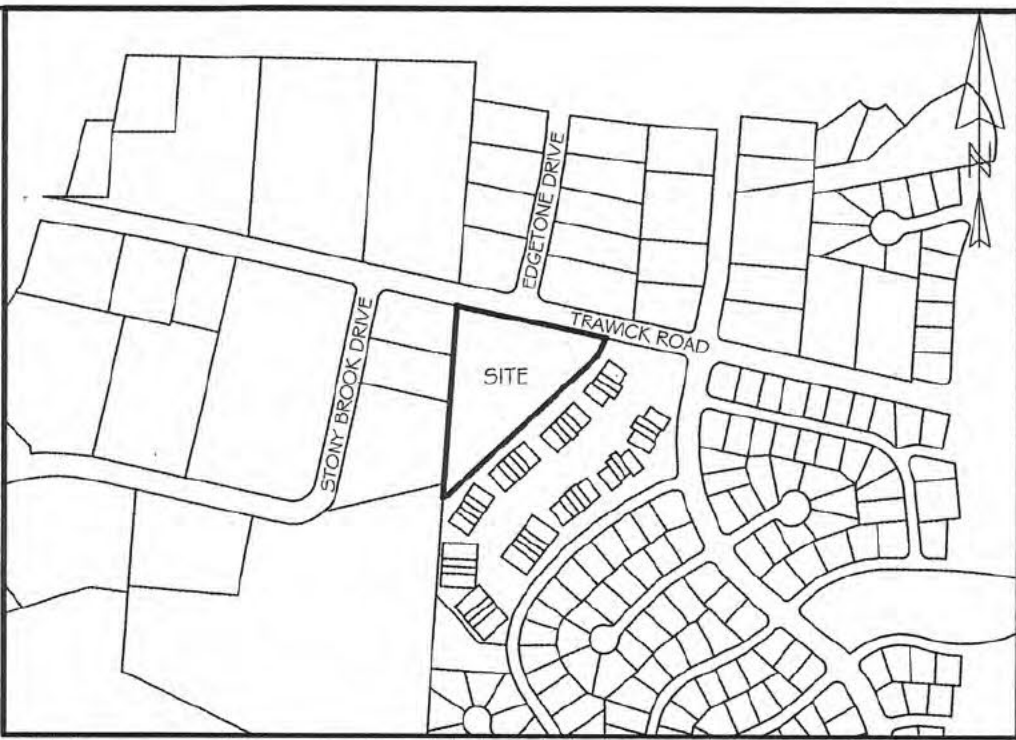
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# TRAWICK ROAD SUBDIVISION

## PRELIMINARY SUBDIVISION PLAN

SUB-0027-2020



VICINITY MAP  
1"=300'

SITE DATA	
PROJECT NAME	TRAWICK ROAD SUBDIVISION
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 367-1174 FAX - (919) 367-3375 CONTACT PERSON - PETER D. CROSSEN
OWNER / DEVELOPER CONTACT INFORMATION	STEWART MARLOWE PO BOX 20667 RALEIGH, NORTH CAROLINA 27619 PHONE - (919) 844-7888 CONTACT PERSON - STEWART MARLOWE
CURRENT PROPERTY ZONING	R-6
WAKE COUNTY PIN	1725-23-5129
TOTAL AREA	2.41 ACRES
RAW DEDICATION	0.09 ACRE
NET SUBDIVISION AREA	2.32 ACRES
PROPOSED USE	ATTACHED HOUSE, 2-UNIT LIVING
PROPOSED NUMBER OF LOTS	2
PROPOSED DENSITY	0.83 UNITS/ACRE ( 2 LOTS/2.41 AC = 0.83 UNITS/AC)
FRONT SETBACK	10'
REAR SETBACK	20'
SIDE SETBACK	5'
TREE CONSERVATION AREA REQUIRED	0.23 AC (10% OF 2.32 ACRES)
TREE CONSERVATION AREA PROVIDED	0.57 AC (24.6%)

### NOTES:

1. THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN SUBMITTAL IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO (2) LOTS FOR ATTACHED HOUSE, TWO-UNIT LIVING.
2. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION.
3. THIS DEVELOPMENT PROPOSES PAYMENT OF A FEE-IN-LIEU FOR REQUIRED TRAWICK ROAD IMPROVEMENTS THAT INCLUDE CONSTRUCTION OF 1/2 OF A 48' B-B SECTION AND 6' SIDEWALK.
4. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
5. THIS SUBDIVISION PROPOSES A SHARED STORMWATER DEVICE TO MEET COR. STORMWATER REQUIREMENTS.
6. THIS SUBDIVISION IS EXEMPT FROM CROSS-ACCESS PER SECTION 7, SECTION 8.3.5.D.5.a AND 8.3.5.D.5.b.iii OF TC-6-19.BLOCK PERIMETER EXEMPTION CITY OF RALEIGH, TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN R-6 ZONING IS 1.9 ACRES. SINCE THE TRAWICK ROAD SUBDIVISION AREA (2.41 ACRE) IS LESS THAN 1.9 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 8.3.
6. DUE TO THE PLANNED ROAD WIDENING PROJECT ALONG TRAWICK ROAD, A FEE-IN-LIEU FOR NINE (9) STREET TREES WILL BE REQUIRED TO MEET UDO SECTION 8.5 REQUIREMENTS.

SUBDIVISION DRAWING SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY UTILITY & STORMWATER PLAN
LA-1	TREE CONSERVATION PLAN
LA-2	LANDSCAPE PLAN

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

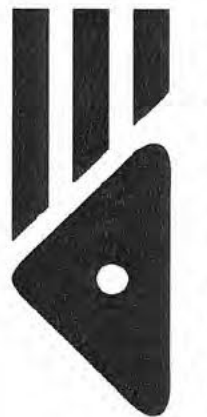


TRAWICK ROAD SUBDIVISION  
PRELIMINARY SUBDIVISION PLAN

COVER SHEET

SUB-0027-2020

Jones & Crossen  
ENGINEERING, PLLC



Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-367-1174  
Registration: P-0151  
www.jonescrossen.com

WAKE COUNTY, NORTH CAROLINA  
CITY OF RALEIGH

SCALE	1"=100'	DRAWN	PDC
DATE	APRIL 7, 2020		
REVISION	06/08/20	1st CYCLE REVIEW	
	07/28/20	2nd CYCLE REVIEW	
SHEET	1		
PROJECT	2016		

### DEVELOPMENT SERVICES

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STORMWATER INFORMATION  
Existing Impervious Surface: \_\_\_\_\_ Square Feet: \_\_\_\_\_ Proposed Impervious Surface: \_\_\_\_\_ Square Feet: \_\_\_\_\_  
Neuse River Buffer: ☒ Yes ☐ No Wetlands: ☐ Yes ☒ No  
Is this a flood hazard area? ☒ Yes ☐ No  
If yes, please provide the following:  
Flood study: \_\_\_\_\_  
FEMA Map Panel #: 870428000  
NUMBER OF LOTS AND DENSITY  
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I hereby designate Peter Crossen & Crossen Engineering, PLLC to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.  
I 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 submitral policy, which states applications will expire after 180 days of inactivity.  
Signature: *Peter Crossen* Date: 6/8/20  
Printed Name: Stewart Marlowe  
Signature: *Stewart Marlowe* Date: 4/16/20  
Printed Name: Peter Crossen  
Please email your completed application to: [UDS.Jones@raleighnc.gov](mailto:UDS.Jones@raleighnc.gov)

### ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 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 JOB SITE, 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.



