### **Preliminary Subdivision Application**

#### **Planning and Development**





**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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

DEVELOPMENT TYPE (UDO Section 2.1.2)						
Conver	ntional Subdivision	Com	pact Development	Con	nservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District						
			GENERAL INFOR	RMATION	I	
Scoping/sketch plan case number(s): SCOPE-0163-2021						
Development	name (subject to ap	proval): T	HE TOWNES A	T BEDF	ORD	
Property Address(es): 2051 DUNN RD RALEIGH NC 27614						
Recorded Dee	ed PIN(s): 1729703	3293				
What is your project type?	_	e family ment	✓ Townhou  Non-resi		Other:	Attached houses
	CURRI	INT DDO	DEDTY OWNED/DI		ED INCODMATION	
			PERTY OWNER/DI n purchase agreem		n submitting this form	
Company: DE					nd Title: ANDREW SURIAN	IO MANAGING PARTNER
Address: PO I	BOX 1080 WAKI	E FORES	ST NC 27588			
Phone #: 919.	Phone #: 919.608.3542 Email: ANDREW@DEACONCOMPANIES.COM					COM
			APPLICANT INFO	RMATIO	N	
Company: SV	WIFT PARTNER	S PLLC	Contact Name ar	nd Title: L	UKE PERKINS	
			Address: 319 FA	YETTE	VILLE ST RALEIGH	NC 27601
Phone #: 828.	.735.1862		Email: LUKE.PE	ERKINS	@SWIFT-PARTNE	RS.COM

Continue to page 2 >>

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	E + SITE DATE TABLE					
	II developments) FORMATION					
Gross site acreage: 10.61 AC	OMILATION					
Zoning districts (if more than one, provide acreage of each	Ch): D 40					
alouted (it more than one, provide deleage of car						
Overlay district: UWPOD	Inside City limits? ✓ Yes No					
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A					
	RINFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface:					
Acres: 0.00 Square Feet: 0	Acres: 3.70 Square Feet: 161,215					
Neuse River Buffer	Wetlands					
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 0	Attached 51					
Total # of single-family lots: 1						
Proposed density for each zoning district (UDO 1.5.2.F):	1 UNIT PER 4500 SF NET SITE ACRAGE ALLOWED (86 UNITS ALLOWED					
	The state of the s					
Total # of open space and/or common area lots: 3						
Total # of requested lots: 55						
CICLIATUR	DE DI OCK					
	RE BLOCK					
The undersigned indicates that the property owner(s) is aw	are of this application and that the proposed project ts in accordance with the plans and specifications submitted					
	tions of the City of Raleigh Unified Development Ordinance.					
Luko Parkina PE						
1, will 5	erve as the agent regarding this application, and will receive and applicable documentation, and will represent the property					
owner(s) in any public meeting regarding this application.	The same and an experience of the same and the same and s					
I/we have read, acknowledge, and affirm that this project is	conforming to all application requirements applicable with					
· ·	blication is subject to the filing calendar and submittal policy,					
which states applications will expire after 180 days of inacti						
Signature:	Date: 05/05/2022					
Printed Name: Andrew Suriano						
Signature: July Keuh	Date: 05/04/2022					
Printed Name. Lune reinins	'					

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

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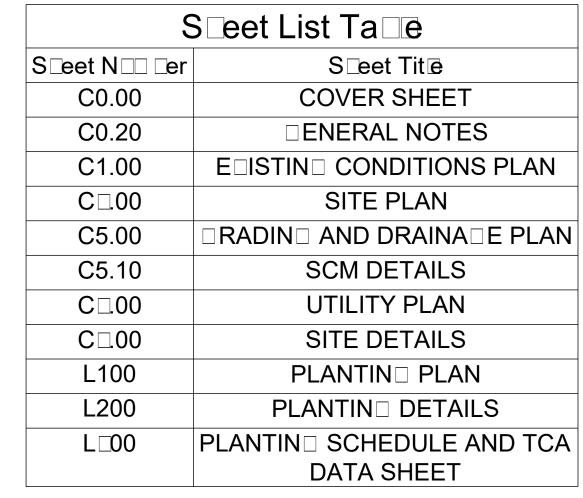
# THE TOWNES AT BEDFORD

2051 DUNN RD RALEI HNC 2 1

CITY OF RALEI H PRELIMINARY SUBDIVISION SUBMITTAL

Page **2** of **2** 

SUBMITTED ON: 5.5.2022





#### **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 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-0163-2021 Development name (subject to approval): THE TOWNES AT BEDFORD Property Address(es): 2051 DUNN RD RALEIGH NC 27614 Recorded Deed PIN(s): 1729703293 Single family ✓ Townhouse Attached houses What is your Other: project type? Non-residential Apartment **CURRENT PROPERTY OWNER/DEVELOPER INFORMATION** NOTE: Please attach purchase agreement when submitting this form Company: DEACON DEVELOPMENT GROUP | Owner/Developer Name and Title: ANDREW SURIANO MANAGING PARTNER Address: PO BOX 1080 WAKE FOREST NC 27588 Email: ANDREW@DEACONCOMPANIES.COM Phone #: 919.608.3542 APPLICANT INFORMATION Company: SWIFT PARTNERS PLLC Contact Name and Title: LUKE PERKINS

Address: 319 FAYETTEVILLE ST RALEIGH NC 27601

Email: LUKE.PERKINS@SWIFT-PARTNERS.COM

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Phone #: 828.735.1862

Continue to page 2 >>

ZUNIN	IG INFORMATION
Gross site acreage: 10.61 AC	
Zoning districts (if more than one, provide acreage	of each): R-10
Overlay district: UWPOD	Inside City limits? ✓ Yes No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A
Conditional use district (COD) case # 2- N/A	Board of Adjustment (BOA) Case # A- IN/A
STORMW	ATER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.00 Square Feet: 0	
Neuse River Buffer	Wetlands Yes No
s this a flood hazard area? Yes No	
f yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
NUMBER O	OF LOTS AND DENSITY
Fotal # of townhouse lots: Detached 0	Attached 51
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Fotal # of open space and/or common area lots: 3  Fotal # of requested lots: 55  SIGN	ATURE BLOCK
Fotal # of open space and/or common area lots: 3  Fotal # of requested lots: 55  SIGN  The undersigned indicates that the property owner(s) described in this application will be maintained in all re	ATURE BLOCK  is aware of this application and that the proposed project espects in accordance with the plans and specifications submitted
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**REVISION 02.19.21** 

RI HT-OF-WAY OBSTRUCTION NOTES:

1. PRIOR TO ANY WORK THAT IMPACTS THE RI□HT-OF-WAY□CLOSIN□ OR DETOURIN□ OF ANY STREET□ LANE OR SIDEWALK THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.

AND ALL NCDOT STREETS WITHIN RALEI HS JURISDICTION.

A PERMIT REDUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEI H PERMIT AND DEVELOPMENT PORTAL.

2. THE STREET LANE SIDEWALK CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREET

PRIOR TO THE START OF WORK ☐THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETIN☐ WITH

THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE

APPROVED PLANDAND ENSURE ALL PERMITS ARE ISSUED. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL STATE AND FEDERAL RE UIREMENTS AND

STANDARDS□NCLUDIN□ BUT NOT LIMITED TO: 5.1. MANUAL ON UNIFORM TRAFFIC CONTROL MUTCD

PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES PROWAGE

AMERICAN DISABILITY ACT ADARE UIREMENTS RALEI H STREET DESI N MANUAL RSDM

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES IMUTCD

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. E ISTIN AND ALTERNATIVE PEDESTRIAN ROUTES DURIN CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY UIDELINES PROWAU THE ADA STANDARDS FOR ACCESSIBLE DESIUN AND THE

☐ ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURIN☐ THE OPERATION.

# □ ENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE OFFICE OF STATE CONSTRUCTION DEPARTMENT OF INSURANCE NCDENR AND ALL OTHER APPLICABLE LOCAL STATE AND FEDERAL UIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYIN □ E□ISTIN □ CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTIN□ COORDINATIN□ AND PAYMENT FOR ALL NECESSARY LOCATIN□ SERVICES INCLUDIN□ INDEPENDENT LOCATIN□ SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF E□CAVATION TO NOTIFICATION CENTER AND FACILITY OWNERS □PER NC STATUTE□NO LESS THAN □ BUSINESS DAYS AND NO MORE THAN 12 WORKIN□ DAYS PRIOR TO BE□INNIN□ DEMOLITION□ E□ CAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO ECCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEIN LOCATED.

ALL SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROPRIATE LOCATION BASED ON SURVEY INFORMATION ATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWIN S WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.

5. EDISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORI□INAL CONDITION AND TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE AT THE CONTRACTORS E□PENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAININ AND COORDINATIN PERMITS INSPECTIONS

CERTIFICATIONS AND OTHER REDUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.

THE CONTRACTOR SHALL MAINTAIN AS-BUILT DRAWIN S TO RECORD THE ACTUAL LOCATION OF ALL PIPIN PRIOR TO CONCEALMENT VALVE AND MANHOLE CHAN SCAPE OR LANDSCAPE CHAN S. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALSGOR AS REGUESTED THROU HOUT THE PROJECT FOR RECORD KEEPIN .

IF DEPARTURES FROM THE PROJECT DRAWIN□S OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE E PRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EDISTIND UTILITY LINES REDUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPIN□ THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT

11. THE ENDINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

12. ROADWAYS ITEMPORARY OR PERMANENT MUST BE CAPABLE OF SUPPORTIN FIRE FIGHTIN APPARATUS 15:000 LBS□DURIN□ ALL PHASES OF CONSTRUCTION ONCE VERTICAL CONSTRUCTION HAS BE□UN.

SOLID WASTE: SOLID WASTE TO BE HANDLED VIA ROLL OUT CART. CARTS ARE TO BE STORED IN ARABES AND ROLLED OUT TO CURB ALON PROPERTY FRONTA E OF PUBLIC STREET

# **VICINITY MAP**

# SITE DATA

PROJECT NAME: SITE ADDRESS:

PARCEL OWNER:

PARCEL AREA: TOTAL SITE □ROSS ACREA□E:

NET ACREA□E: CURRENT □ONIN□:

PROPOSED □ONIN□: E□ISTIN□ LAND USE:

PROPOSED LAND USE: FLOOD PLAIN DATA: RIVER BASIN: DEVELOPMENT TYPE:

MA BUILDIN HEI HT: PROPOSED BUILDIN HEI HT: PROPOSED NUMBER OF LOTS:

TOTAL LIMITS OF DISTURBANCE:: E□ISTIN□ IMPERVIOUS AREA:

AMENITY AREA PROVIDED

TREE CONSERVATION AREA::

PROPOSED IMPERVIOUS AREA: AMENITY AREA RE□UIRED

PARKIN DATA: REUIRED PARKINU:

PROPOSED PARKIN

TOTAL PARKIN□ BIKE PARKIN RE□UIRED

> BIKE PARKIN PROVIDED

THE TOWNES AT BEDFORD 2051 DUNN RD RALEI H NC 2 11

DUNN WORTH JR DUNN BRENDA ANN

10. □1 AC 10.□1 AC □.1□AC

R-10 R-10 VACANT

**TOWNHOMES** NEUSE

□2□AC 0.00 AC / 0 SF

□ □ AC / 1□1215 SF 0. □2 AC 🔟. □□ ACCESSIBLE 🗆 0. C AC O. C ACCESSIBLE

102 2 SPACES PER BR UNIT 110 <sup>1</sup>2 CAR □ARA□ES INCLUDED WITH

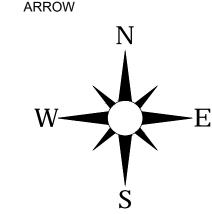
> SWIFT PARTNERS PLLC □1 □ FAYETTEVILLE ST RALEI□H NC 2□□01

LUKE.PERKINS SWIFT-PARTNERS.COM

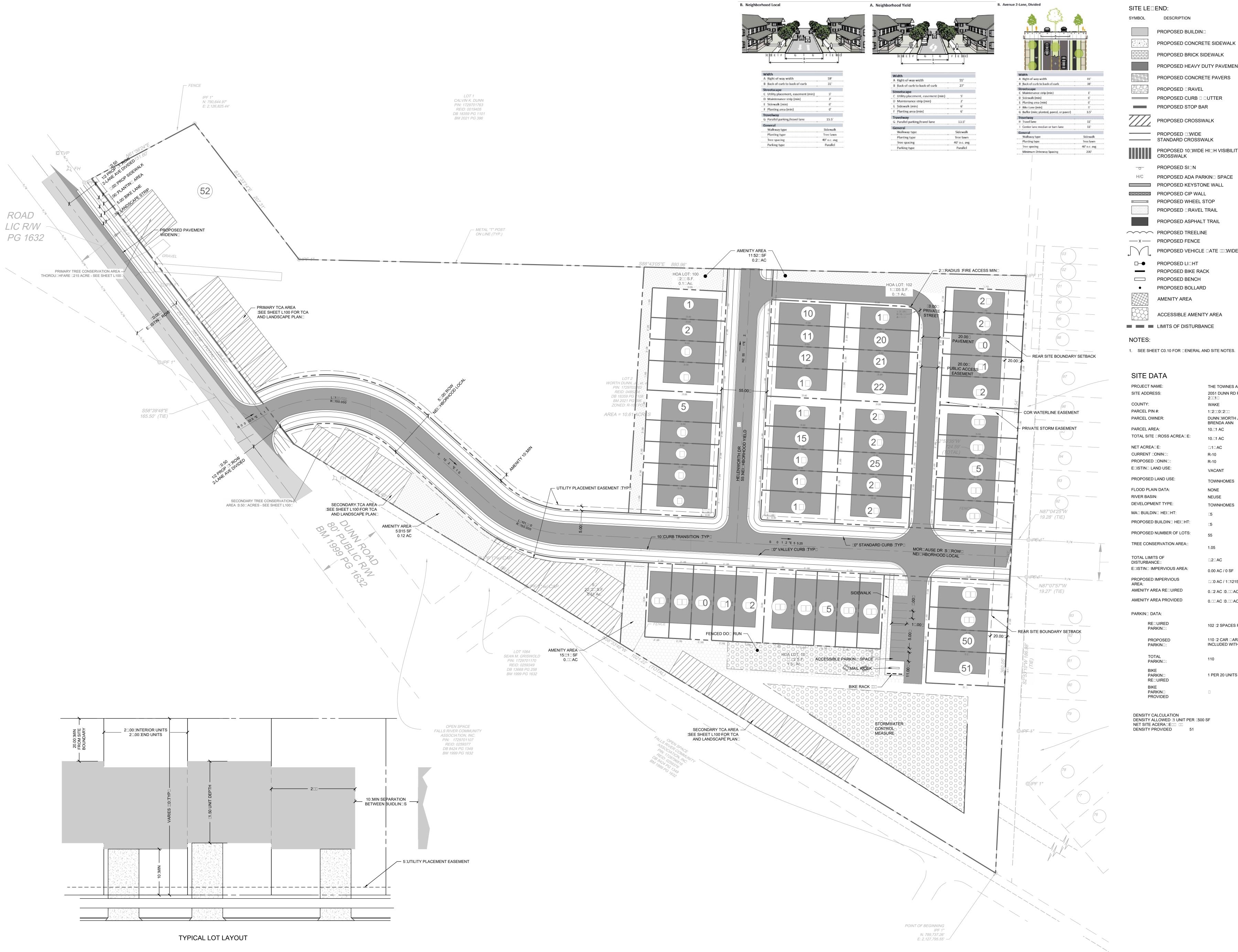
**LUKE PERKINS** □2 □- □□5-1 □□2

1 PER 20 UNITS I

EACH UNIT□



MOR□AUSE DR



SITE LE□END:

DESCRIPTION PROPOSED BUILDIN□

PROPOSED CONCRETE SIDEWALK

PROPOSED BRICK SIDEWALK PROPOSED HEAVY DUTY PAVEMENT

PROPOSED CONCRETE PAVERS PROPOSED □RAVEL PROPOSED CURB 🗆 🗆 UTTER PROPOSED STOP BAR

PROPOSED CROSSWALK PROPOSED WIDE

——— STANDARD CROSSWALK PROPOSED 10 WIDE HIGH VISIBILITY CROSSWALK

H/C PROPOSED ADA PARKIN□ SPACE PROPOSED KEYSTONE WALL PROPOSED CIP WALL PROPOSED WHEEL STOP PROPOSED RAVEL TRAIL

PROPOSED ASPHALT TRAIL PROPOSED TREELINE

PROPOSED VEHICLE DATE DWIDED □—● PROPOSED LI□HT

PROPOSED BIKE RACK

PROPOSED BENCH PROPOSED BOLLARD AMENITY AREA

ACCESSIBLE AMENITY AREA ■ ■ LIMITS OF DISTURBANCE

PROJECT NAME: THE TOWNES AT BEDFORD SITE ADDRESS: 2051 DUNN RD RALEI□H NC WAKE PARCEL PIN #: 1 2 0 0 2 0 PARCEL OWNER: DUNN□WORTH JR DUNN□ BRENDA ANN

PARCEL AREA: 10. □1 AC TOTAL SITE □ROSS ACREA□E: 10. □1 AC NET ACREA□E: □.1□AC

CURRENT □ONIN□: R-10 PROPOSED □ONIN□: R-10 E□ISTIN□ LAND USE: VACANT PROPOSED LAND USE: **TOWNHOMES** 

FLOOD PLAIN DATA: RIVER BASIN: DEVELOPMENT TYPE: MA BUILDIN HEI HT: PROPOSED BUILDIN□ HEI□HT:

PROPOSED NUMBER OF LOTS: TREE CONSERVATION AREA:: TOTAL LIMITS OF □.2□ AC DISTURBANCE::

E□ISTIN□ IMPERVIOUS AREA: 0.00 AC / 0 SF PROPOSED IMPERVIOUS □.□0 AC / 1□1215 SF AMENITY AREA RE□UIRED 0. □2 AC □0. □□ ACCESSIBLE □ AMENITY AREA PROVIDED 0.□□ AC 🔟.□□ ACCESSIBLE□

PARKIN DATA:

RE□UIRED 102 2 SPACES PER BR UNIT PARKIN□: 110 □2 CAR □ARA□ES PROPOSED INCLUDED WITH EACH UNIT PARKIN□:

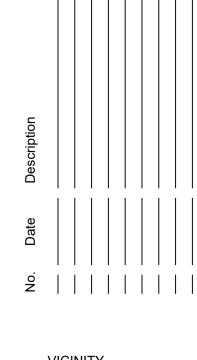
NONE

NEUSE

**TOWNHOMES** 

TOTAL 110 PARKIN□: PARKIN 🗆 1 PER 20 UNITS III REUIRED

PROVIDED DENSITY CALCULATION DENSITY ALLOWED [1] UNIT PER [500 SF



VICINITY

SCALE 0 20 🗆 SCALE: 1" □ □0□

ARROW