



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)			
<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): SCOPE-0181-2021			
Development name (subject to approval): Montage West Townes			
Property Address(es): 611/619/623 Rawls Drive			
Recorded Deed PIN(s): 1723-27-6009, 1723-26-6908, 1723-26-6900			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Southern Purchasing Group, LLC	Owner/Developer Name and Title: Nathan Becker/Owner
Address: PO Box 37086 - Raleigh, NC	
Phone #: 919-889-0059	Email: nathan@bigrealtyco.com
APPLICANT INFORMATION	
Company: The Nau Company, PLLC	Contact Name and Title: Jon Eakins, PE
Address: PO Box 810 - Rolesville, NC 27571	
Phone #: 919-616-4716	Email: jeakins@thenauco.com

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Additional property owner info:
 Company: Phellco Corp
 Owner/Developer Name and Title: Phillip J Wheeler, President
 Address: 504 Fallon Grove Way
 Raleigh, NC 27608
 Phone #: 978-807-4403
 email: phil@pswheeler.net

DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 1.99

Zoning districts (if more than one, provide acreage of each): R-6

Overlay district: N/A

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.46 Square Feet: 20,125

Proposed Impervious Surface:

Acres: 0.66 Square Feet: 28,800

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 #:

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 20

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): 10.0 units/ac.

Total # of open space and/or common area lots: 1

Total # of requested lots: 21

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: Nathan Becker Date: 5/12/2022

Printed Name: Nathan Becker

Signature: Phillip J Wheeler Date: 5/12/2022

Printed Name: Phillip J Wheeler

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

MONTAGE WEST TOWNES

PRELIMINARY SUBDIVISION PLANS

PARCEL PINS 1723-27-6009, 1723-26-6908, 1723-26-6900

RALEIGH, NC

MAY 13, 2022

DEVELOPER

SOUTHERN PURCHASING GROUP, LLC
PO BOX 37086
RALEIGH, NC 27627

AND

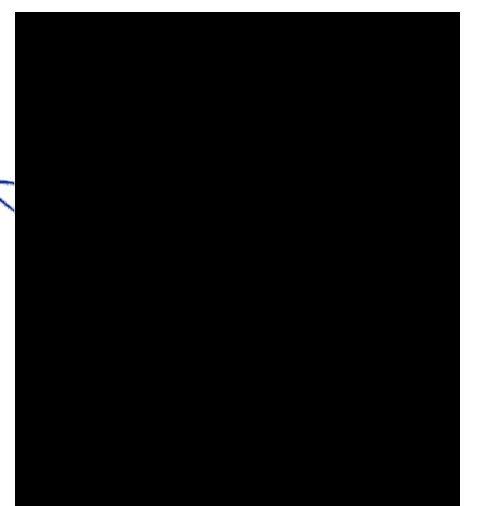
PHELLCO CORP
504 FALLON GROVE WAY
RALEIGH, NC 27608

VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET NAME	MOST CURRENT REVISION DATE
C1.0	EXISTING CONDITIONS PLAN	05/13/2022
C1.1	DEMOLITION PLAN	05/13/2022
C2.0	SITE PLAN	05/13/2022
C2.1	OUTDOOR AMENITY AREA PLAN	05/13/2022
C2.2	ACCESSIBLE ROUTE PLAN	05/13/2022
C3.0	GRADING PLAN	05/13/2022
C3.1	IMPERVIOUS AREA PLAN	05/13/2022
C4.0	UTILITY PLAN	05/13/2022



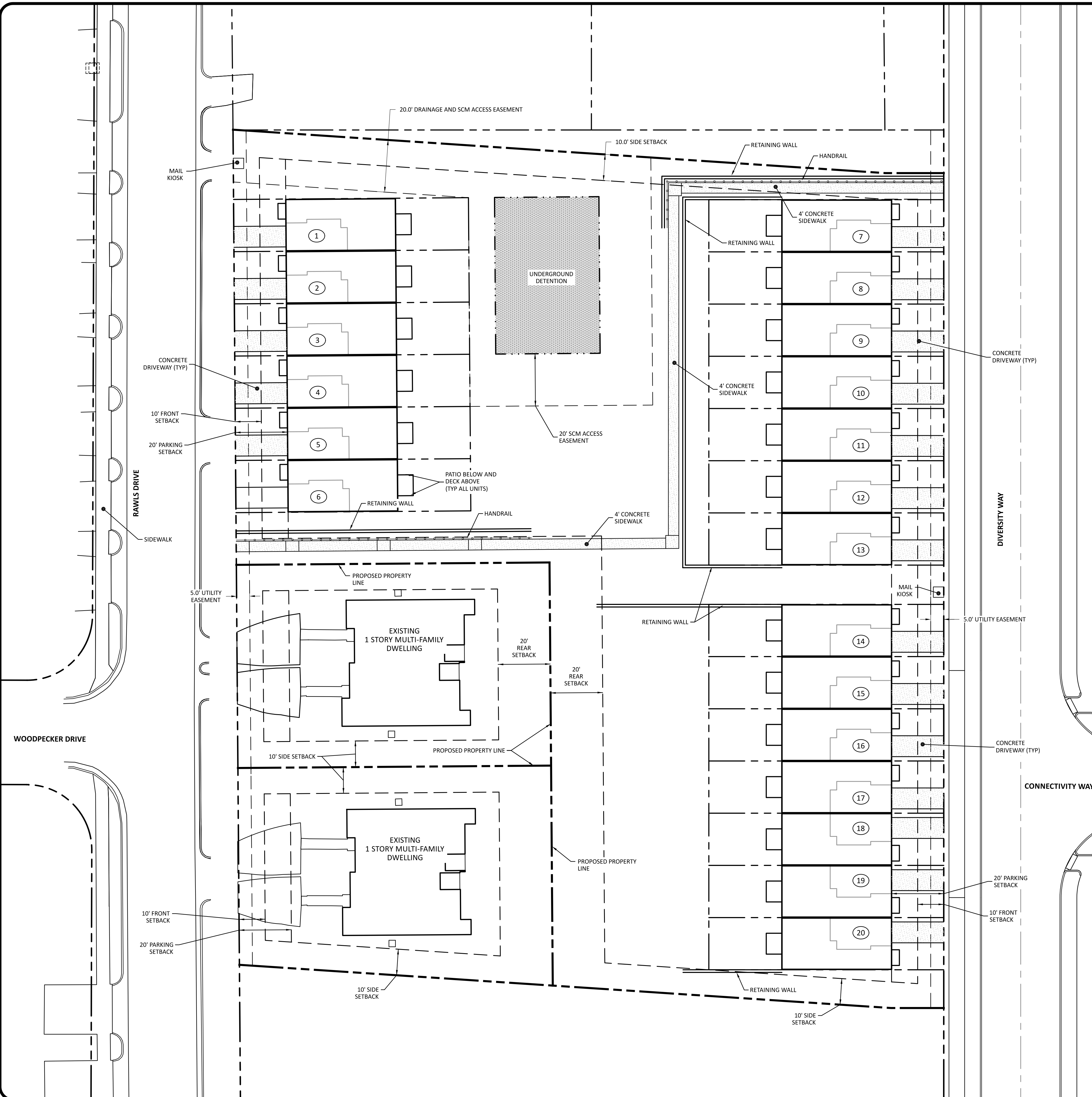
CITY OF RALEIGH
PROJECT #
SCOPE-0181-2021

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF
RALEIGH STANDARDS AND
SPECIFICATIONS

The Nau Company
Consulting Civil Engineers

PO Box 810 Rolesville, NC 27571
919-435-6395
NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



PROJECT NOTES

- ALL WATER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- ALL SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
- NO PUBLIC OR PRIVATE STREETS ARE PROPOSED FOR THIS PROJECT. ALL PROPOSED TOWNHOMES FRONT ON EXISTING ROADS OR ROADS PROPOSED FOR CONSTRUCTION FOR OTHER DEVELOPMENT IMPROVEMENTS.
- ROAD WIDENING IS NOT REQUIRED FOR THIS PROJECT.
- AS-BUILT CERTIFICATIONS REQUIRED FOR THIS PROJECT INCLUDE BUT MAY NOT BE LIMITED TO: PUBLIC WATER, PUBLIC SEWER, SOIL COMPACTION, STORMWATER CONTROL MEASURES.

BLOCK PERIMETER

PER CITY OF RALEIGH UDO 8.3.2.A.2.b, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS AS THE TOTAL SITE AREA (FOR <5,999 SF LOTS) IS LESS THAN 5 ACRES.

DEMOLITION NOTES

A DEMOLITION PERMIT WILL BE REQUIRED TO BE SHOWN ON THE PLAT RECORDING OF THE LOTS.

TREE CONSERVATION

PER CITY OF RALEIGH UDO SECTION 9.1.2, TREE CONSERVATION AREAS ARE NOT REQUIRED FOR SUBDIVISION OF PARCELS LESS THAN 2 ACRES IN SIZE.

TRANSPORTATION NOTES

- RAWLS DRIVE IS CLASSIFIED AS NEIGHBORHOOD LOCAL STREET BY THE CITY OF RALEIGH STREET PLAN AND REQUIRES A 59' ROW AND 31' B-B ROADWAY SECTION.
- THE EXISTING ROADWAY CURRENTLY MEETS THE 27' B-B SECTION AND THEREFORE ROADWAY IMPROVEMENTS ARE NOT REQUIRED.
- THE EXISTING RIGHT OF WAY IS 60' WIDE AND THEREFORE NO ADDITIONAL RIGHT OF WAY SHALL BE REQUIRED. A 5' GENERAL UTILITY PLACEMENT EASEMENT SHALL BE PROVIDED.
- SIDEWALK DOES NOT CURRENTLY EXIST ALONG THE RAWLS DRIVE FRONTAGE. A 6' WIDE SIDEWALK SHALL BE INSTALLED AS PART OF THIS PROJECT.

SOLID WASTE NOTES

- SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.
- REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR TO THE SIDE OR REAR OF THE HOUSE.

OUTDOOR AMENITY AREA NOTES

THE PROPOSED BIORETENTION AREAS ARE CONSIDERED GREEN STORMWATER INFRASTRUCTURE (GSI) AND ARE BEING COUNTED TOWARDS THE REQUIRED OUTDOOR AMENITY AREA AS ALLOWED PER UDO 1.5.3.8.7

OPEN SPACES NOTES

UDO 2.5 IS NOT REQUIRED BECAUSE THE PROPOSED DEVELOPMENT IS NOT A CONSERVATION SUBDIVISION OR COMPACT SUBDIVISION

PROTECTIVE YARD NOTES

UDO 6.2.1 DOES NOT REQUIRE A TRANSITIONAL PROTECTIVE YARD OR STREET PROTECTIVE YARD IN ACCORDANCE WITH UDO 7.2.4 FOR TOWNHOME (MULTI-UNIT) LIVING

EXISTING SITE DATA	
PARCEL PIN(S)	1723-27-6009, 1723-26-6908, 1723-26-6900
ZONING	R-6
PARCEL AREA	1.83 AC (79,880 SF) COMBINED AREA
EXISTING USE	RESIDENTIAL
RIVER BASIN	NEUSE

PROPOSED SITE DATA	
ZONING	R-6
EXISTING SITE AREA	1.83 AC (79,880 SF) COMBINED AREA
R/W DEDICATION	0.0 ACRES (0 SF)
OTHER DEDICATIONS	
PROPOSED NET SITE AREA	1.99 ACRES (86,671 SF)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	20 (EACH UNIT IS A 3 BR UNIT)
APARTMENT UNITS	0
TOTALS UNITS	20
NET DENSITY	10 UNITS/ACRE
OUTDOOR AMENITY AREA REQUIRED	10% OF 86,671 SF 8,667 SF
OUTDOOR AMENITY AREA PROVIDED	9,024 SF
OPEN SPACE REQUIRED	NONE

LOT DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	N/A
MIN. LOT WIDTH	16 FEET
FRONT SETBACK	10 FEET
PARKING SETBACK	20 FEET
REAR SETBACK	20 FEET
SETBACK FROM SIDE BOUNDARY	10 FEET
BUILDING SEPARATION	10 FEET
MAX. BUILDING HEIGHT	45 FEET/3 STORIES

STORMWATER REQUIREMENTS

THIS PROJECT IS SUBJECT TO THE STORMWATER REQUIREMENTS OF THE CITY OF RALEIGH AS SUMMARIZED BELOW.

STORMWATER REQUIREMENTS	
TSS REMOVAL	85%
WATER QUALITY RAINFALL DEPTH	1 INCH
RELEASE RATE FOR WATER QUALITY STORM	2 TO 5 DAYS
PRE/POST PEAK FLOW MITIGATION REQUIREMENT	2-YR 24-HR STORM
NITROGEN REMOVAL/LOADING	YES - 30% REDUCTION
PHOSPHORUS REMOVAL/LOADING	NONE

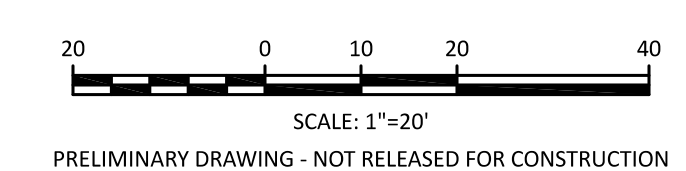
STORMWATER REQUIREMENTS TAKEN FROM THE CITY OF RALEIGH STORMWATER DESIGN MANUAL DATED JANUARY 2002, SECTION 1.2.6

PARKING REQUIREMENTS	
PARKING REQUIREMENTS	2 SPACES PER UNIT FOR 3 BR UNITS
PARKING REQUIRED FOR 3 BR UNITS	20 UNITS x 2 SPACE/UNIT = 40 SPACES
TOTAL PARKING PROVIDED	1 SPACE PER UNIT IN GARAGE AND 1 SPACE PER UNIT IN DRIVEWAY (2 TOTAL SPACES PER UNIT) = 2 x 20 = 40 SPACES

PARKING REQUIREMENTS TAKEN FROM UDO 7.1.2.C

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

CITY OF RALEIGH
PROJECT #
SCOPE-0181-2021



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Consulting Civil Engineers
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919-435-6395
NCBELS License P-0751

CLIENT:
SOUTHERN PURCHASING, LLC
RALEIGH, NC 27627
AND
PHELCO CORP
506 FALCON GROVE WAY
RALEIGH, NC 27608

MONTAGE WEST TOWNES
PRELIMINARY SUBDIVISION PLANS
RALEIGH, NC
SITE PLAN

PROJECT NO:	---
DESIGN BY:	JPE
DRAWN BY:	JPE/RSF
SCALE:	1"=20'
DATE:	2022-05-13
SHEET NO:	C2.0