

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.

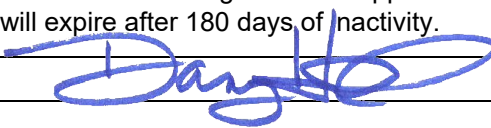
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development 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.

SYMBOLS AND ABBREVIATIONS

C0.0	COVER
C0.1	NOTES
C0.2	EXISTING CONDITIONS & DEMOLITION
C1.1	SUBDIVISION PLAN
C1.2	KEY PLANS
C1.3	TRANSPORTATION PLAN
C2.1	UTILITY PLAN
C3.1	GRADING AND DRAINAGE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES & DETAILS
TCA1.1	TREE CONSERVATION AREA PLAN
SL1.1	SITE LIGHTING PLAN
SL1.2	SITE LIGHTING DETAILS

SHEET INDEX

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SL1.2	SITE LIGHTING DETAILS

Project Data Sheet



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

FOR APARTMENTS, CONDOS, AND TOWNHOMES ONLY			
1. Total number of townhouse lots: 20	Number attached: 20	Number detached: 0	
2. Total number of apartment or condominium units: N/A; 4) 5-UNIT TOWNHOME BUILDINGS			
3. Total number of Congregate Care or Life Care Dwelling units: 0			
4. Overall total number of dwelling units (from 1-3 above): 20			
5. Number of bedroom units: 1BR 2BR 3BR 20 4BR or more			
6. Overall unit(s) per acre densities per zoning district(s): g,24			
DEVELOPMENT TYPE AND SITE DATA TABLE (applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s): R-10-CU		Proposed use of building(s): TOWNHOMES	
If more than one district, provide acreage of each: N/A		Proposed Sq. Ft. of building(s) gross: 29,760 SF	
Overlay District(s): -SRPOD		Existing Sq. Ft. of building(s) gross: 64	
Total site acreage: 2.06		Total Sq. Ft. gross (existing and proposed): 29,760 SF	
Off street parking: Required 40 Provided 53		Proposed height of building(s): *SEE PLANS	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio) %: N/A	
BOA (Board of Adjustment) case # A -		Building lot coverage %: N/A	
CUD (Conditional Use District) case # Z - 4-2020		Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
STORMWATER INFORMATION			
Existing impervious surface: 0.0015/64 acres/square feet			
Proposed impervious surface: 1.04/45,248 acres/square feet			
Neuse River buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, Alluvial Sols: Flood Study: FEMA Map Panel #:			
Total disturbed area: 2.4/104.685 acres/square feet			

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WWW.RALEIGHNC.GOV

REVISION 03.22.16

OWNER:

W ANDERSON MARLOW III
3700 COMPUTER DRIVE, SUITE 280
RALEIGH, NC 27609-6531

DEVELOPER:

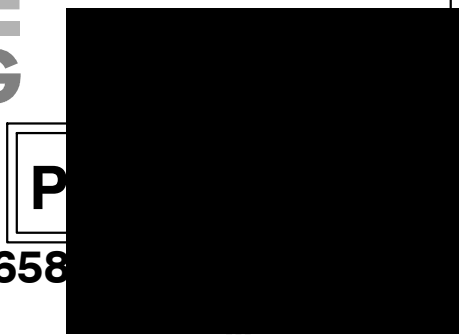


CONTACT: BILL MARLOWE
PHONE: (919) 612-7857
EMAIL: Bill.Marlowe4@Gmail.com

LANDSCAPE ARCHITECT/LIGHTING CONSULTANT:

CONTACT: GARRY WALSTON/PATRICK COOKE
PHONE: (919) 851-4422
EMAIL: Garry.Walston@BNKinc.com
Patrick.Cooke@BNKinc.com

ENGINEER:



REAL ENGINEERING, INC.
PO BOX 58054
RALEIGH, NORTH CAROLINA 27658
TELEPHONE: (919) 539-7340
CERTIFICATION NUMBERS: NCBELS (C-4406)

CONTACT: DANNY L. HOWELL, JR. PE
EMAIL: Danny@RealEngineeringNC.com

TRAILWOOD

1701 TRAILWOOD DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PRELIMINARY SUBDIVISION
'CONVENTIONAL'



VICINITY MAP

SCALE: 1" = 500'

~~ZONING CONDITIONS~~

**PER ORDINANCE (2020) 169 ZC 808:
ADOPTED: 12/1/2020 & EFFECTIVE: 12/6/2020**

Z-4-20 1701 TRAILWOOD DRIVE, LOCATED ON ITS WEST SIDE, ABOUT ONE MILE NORTHEAST OF THE INTERSECTION OF I-40 AND GORMAN STREET, BEING WAKE COUNTY PIN 0793103411. APPROXIMATELY 2.16 ACRES REZONED TO R-10-CU W/ SRPOD

CONDITIONS DATED: OCTOBER 29, 2020

1. THE APARTMENT BUILDING TYPE IS PROHIBITED.
RESPONSE: TOWNHOUSES PROVIDED PER CoR UDO SEC. 2.2.3.

PRIMARY STREET NOTE

PER TC-5A-18, THE PRIMARY STREET DETERMINATION SHALL BE TRAILWOOD DRIVE.

SOLID WASTE COMPLIANCE NOTE

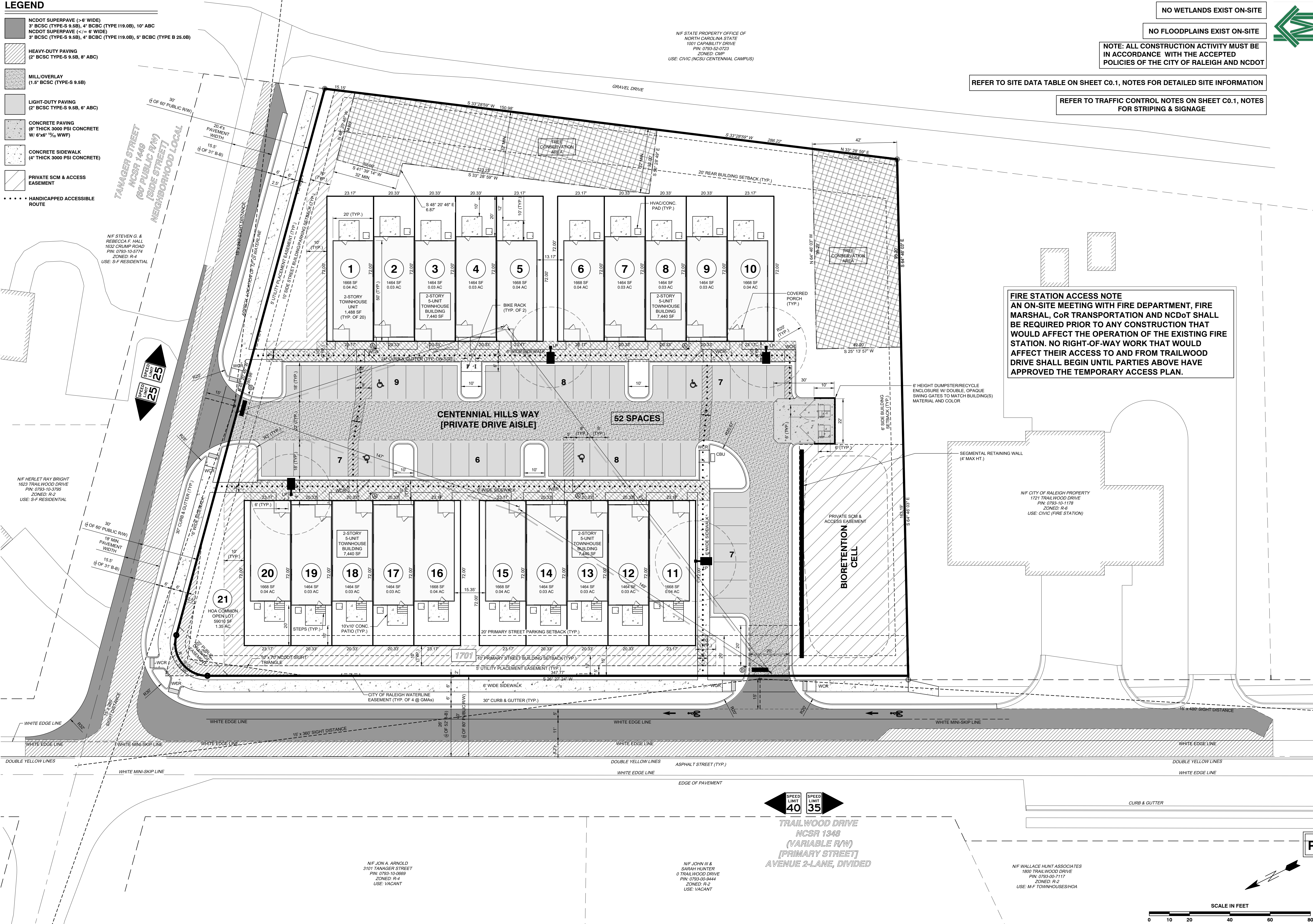
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

BLOCK PERIMETER EXEMPTION NOTE

PER COR UDO SEC. 8.3.2, SUPP. NO. 14, R-10 ZONING REQUIRES A MINIMUM SITE AREA APPLICABLE OF 3 ACRES. SINCE OUR SITE IS LESS THAN 3 ACRES, MAXIMUM BLOCK PERIMETER REQUIREMENTS DO NOT APPLY.

LEGEND

- NCDOT SUPERPAVE (>6' WIDE)
3" BCSC (TYPE-S 9.5B), 4" BCSC (TYPE 119.0B), 10" ABC
NCDOT SUPERPAVE (<= 6' WIDE)
3" BCSC (TYPE-S 9.5B), 4" BCSC (TYPE 119.0B), 5" BCSC (TYPE B 25.0B)
- HEAVY-DUTY PAVING
(2" BCSC TYPE-S 9.5B, 8" ABC)
- MILL/OVERLAY
(1.5" BCSC (TYPE-S 9.5B))
- LIGHT-DUTY PAVING
(2" BCSC TYPE-S 9.5B, 8" ABC)
- CONCRETE PAVING
(8" THICK 3000 PSI CONCRETE
W/ 6"x6" 1% WWF)
- CONCRETE SIDEWALK
(4" THICK 3000 PSI CONCRETE)
- PRIVATE SCM & ACCESS
EASEMENT
- HANDICAPPED ACCESSIBLE
ROUTE



NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE
IN ACCORDANCE WITH THE ACCEPTED
POLICIES OF THE CITY OF RALEIGH AND NCDOT

REFER TO SITE DATA TABLE ON SHEET C0.1, NOTES FOR DETAILED SITE INFORMATION

REFER TO TRAFFIC CONTROL NOTES ON SHEET C0.1, NOTES
FOR STRIPING & SIGNAGE

FIRE STATION ACCESS NOTE
AN ON-SITE MEETING WITH FIRE DEPARTMENT, FIRE
MARSHAL, CoR TRANSPORTATION AND NCDOT SHALL
BE REQUIRED PRIOR TO ANY CONSTRUCTION THAT
WOULD AFFECT THE OPERATION OF THE EXISTING FIRE
STATION. NO RIGHT-OF-WAY WORK THAT WOULD
AFFECT THEIR ACCESS TO AND FROM TRAILWOOD
DRIVE SHALL BEGIN UNTIL PARTIES ABOVE HAVE
APPROVED THE TEMPORARY ACCESS PLAN.

REAL ENGINEERING
6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406

**SUBDIVISION
PLAN**

TRAILWOOD
1701 TRAILWOOD DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

NO.	DATE	DESCRIPTION
2	10-27-21	PER COR PS COMMENTS
1	09-13-21	PER COR PS COMMENTS

**SHEET
C1.1**