



Administrative Approval Action

Case File / Name: SUB-0041-2021
DSLCL - Trailwood Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Trailwood Drive at 1701 Trailwood Drive.
REQUEST: Development of a 2.16 acre tract, zoned R-10 CU (zoning case #: Z-4-20) and SRPOD. A proposed multi-unit townhome development of 20 townhome lots & 1 HOA Common Open Lot.

Z-4-20 - Conditional Zoning Uses - Prohibited apartment building type

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated October 27, 2021 by Real Engineering, Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Demonstrate screening compliance and provide a detail illustration drawing for the Solid Waste enclosure per the Solid Waste Services Manual C-9 and UDO Section 7.2.5.C.
2. Revise the plant list or tree type descriptions titles shown on sheet L1.2 to show 2 headers using the main tree types listed under UDO Section 7.2.7.C (Shade, Understory & Shrubs).
3. Show revised rear patio building features and setbacks in compliance with UDO Section 1.5.4.D.1.i for applicable lots.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
5. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way. This will be necessary for the work occurring in front of the Fire Station.

Stormwater



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6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
-------------------------------------	-------------------------------------

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Label the total provided amenity area on site plan sheet C1.1 per the information shown on the site data table.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering



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4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

7. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .21 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Z-4-20.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: March 29, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 29, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 11/30/2021
Development Services Dir/Designee
Staff Coordinator: Jermon Purifoy

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

SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	■	EXISTING CURB INLET
B-B	BACK TO BACK	□	EXISTING GRATE INLET/YARD INLET
BOA	BLOW-OFF ASSEMBLY	□	EXISTING FLARED END SECTION
C&G	CURB AND GUTTER	+	EXISTING FIRE HYDRANT
CFS	CUBIC FEET PER SECOND	+	EXISTING BLOW-OFF ASSEMBLY
CI	CURB INLET	+	EXISTING GATE VALVE
CMP	CORRUGATED METAL PIPE	+	EXISTING SAN SEWER MANHOLE
CO	CLEAN-OUT	+	EXISTING CLEAN OUT
COM	COMMUNICATION	+	EXISTING POWER POLE
CONC	CONCRETE	+	EXISTING AREA LIGHT
DI	DROP INLET	+	EXISTING SIGN
DIP	DUCTILE IRON PIPE	+	NEW CURB INLET
FES	FLARED END SECTION	+	NEW GRATE INLET/YARD INLET
FH	FIRE HYDRANT	+	NEW FLARED END SECTION
FM	FORCE MAIN	+	NEW FIRE HYDRANT
FT	FEET	+	NEW GATE VALVE
FT/SEC	FEET PER SEC	+	NEW REDUCER
GV	GATE VALVE	+	NEW WATER METER
H	HOSE BIR	+	NEW TIE
HDPE	HIGH DENSITY POLYETHYLENE	+	NEW MANHOLE
LF	LINEAR FEET	+	NEW CLEAN OUT
MH	MANHOLE	+	NEW SIGN
PP	POWER POLE	+	TEMP SILT FENCE
PVC	POLYVINYL CHLORIDE	+	TEMP TREE PROTECTION FENCE
R	RIGHT-OF-WAY	+	TEMP DIVERSION DETCH
RED	REDUCER	+	DISTURBED LIMITS
RCP	REINFORCED CONCRETE PIPE	+	STREAM
RPZ	REDUCED PRESSURE ZONE	+	EXISTING GAS LINE
SS	SANITARY SEWER	+	EXISTING COMMUNICATIONS LINE
STA	STATION	+	EXISTING UNDERGROUND TELEPHONE
U/G	UNDERGROUND	+	EXISTING OVERHEAD ELECTRIC
W/R	WHEELCHUR RAMP	+	EXISTING WATER LINE
W/L	WATER LINE	+	EXISTING SANITARY SEWER
WM	WATER METER	+	EXISTING STORM DRAINAGE
YI	YARD INLET	+	NEW STORM DRAINAGE
		+	NEW WATER LINE
		+	NEW SANITARY SEWER
		+	NEW SANITARY SEWER FORCE MAIN
		+	NEW GAS MAIN
		+	HANDICAPPED ACCESSIBLE ROUTE

SHEET INDEX

C0.0	COVER
C0.1	NOTES
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN
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

Project Data Sheet



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1100 Raleigh Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchfield Satellite Office | 1030 - 1301 Litchfield Road | Raleigh, NC 27601 | 919-996-4200

GENERAL INFORMATION	
Development Name: TRAILWOOD	Proposed Use: TOWNHOUSES
Property Address(es): 1701 TRAILWOOD DRIVE	
Wake County Property Identification Number(s) (PIN) for each parcel to which these guidelines will apply:	
PIN # 0753-10-3411	PIN #
What is the project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Bank <input type="checkbox"/> Elderly Facility <input type="checkbox"/> Hospital <input type="checkbox"/> Hotel/Motel <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institution <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other	
Scope of Work: PROPOSED (4) 5-UNIT TOWNHOME BUILDINGS, TOTALING 20-UNITS WITH ASSOCIATED PARKING AND INFRASTRUCTURE IMPROVEMENTS	
FOR APARTMENTS, CONDOS, AND TOWNHOUSES 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): 9/24	
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): TOWNHOUSES
If more than one district, provide acreage of each:	Proposed Sq. Ft. of building(s) gross:
N/A	29,780 SF
Overlay District(s): SRPPO	Existing Sq. Ft. of building(s) gross: 64
Total site acreage: 2.06	Total Sq. Ft. gross (existing and proposed): 29,780 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 foot	
Proposed impervious surface: 1.04/45.248 acres/square foot	
Reuses 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 Solls: Flood Study: FEMA Map Panel #:	
Total disturbed area: 2.4/104.685 acres/square foot	

PAGE 1 OF 1

WWW.RALEIGHNC.GOV

REVISION 03.22.16

OWNER:

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

DEVELOPER:



MARLOWE BUILDERS
3700 COMPUTER DRIVE, SUITE 280
RALEIGH, NC 27609-6531

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

LANDSCAPE ARCHITECT/LIGHTING CONSULTANT:



BASS, NIXON & KENNEDY, INC.
6310-250 CHAPEL HILL ROAD
RALEIGH, NC 27607

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

ENGINEER:

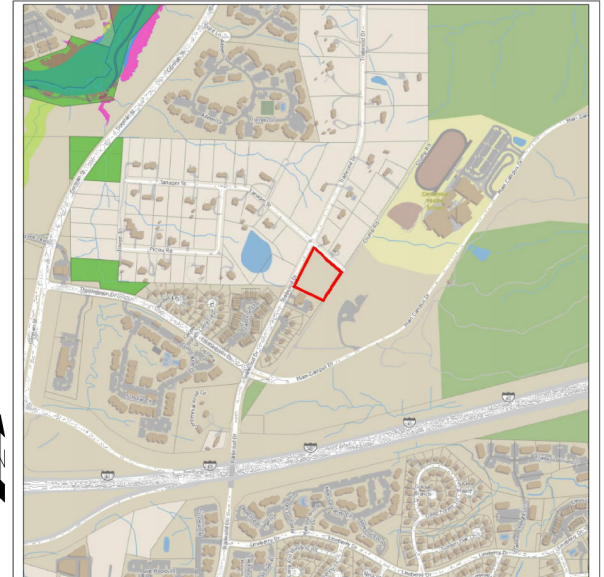


REAL ENGINEERING, INC.
PO BOX 58054
RALEIGH, NORTH CAROLINA 27658
TELEPHONE: (919) 539-7340
CERTIFICATION NUMBERS: NCBELS (C-4406)

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: 12/12/2020 & EFFECTIVE: 12/02/2021
Z-4-B 1701 TRAILWOOD DRIVE, LOCATED ON ITS WEST SIDE, ABOUT ONE MILE
NORTHEAST OF THE INTERSECTION OF 140 AND DORMAN STREETS, BEING
WAKE COUNTY PARCEL 0753103411, APPROXIMATELY 2.16 ACRES, REZONED
TO R-10-CU BY SRPPO
CONDITIONS DATED: OCTOBER 29, 2020
1. THE APARTMENT BUILDING TYPE IS PROHIBITED.
RESPONSE: TOWNHOUSES PROVIDED PER CUB UDD SEC. 2-3.1

PRIMARY STREET NOTE

PER TC-SA-16, 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 UDD SEC. 6.3.2, 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.



Digitally signed by
danny@realengineeringnc.com
Date: 2023.11.15
14:48:48 -05'00'

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



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

OB NO: 20036 DATE: 06-18-21
**EXISTING
CONDITIONS &
DEMOLITION PLAN**

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

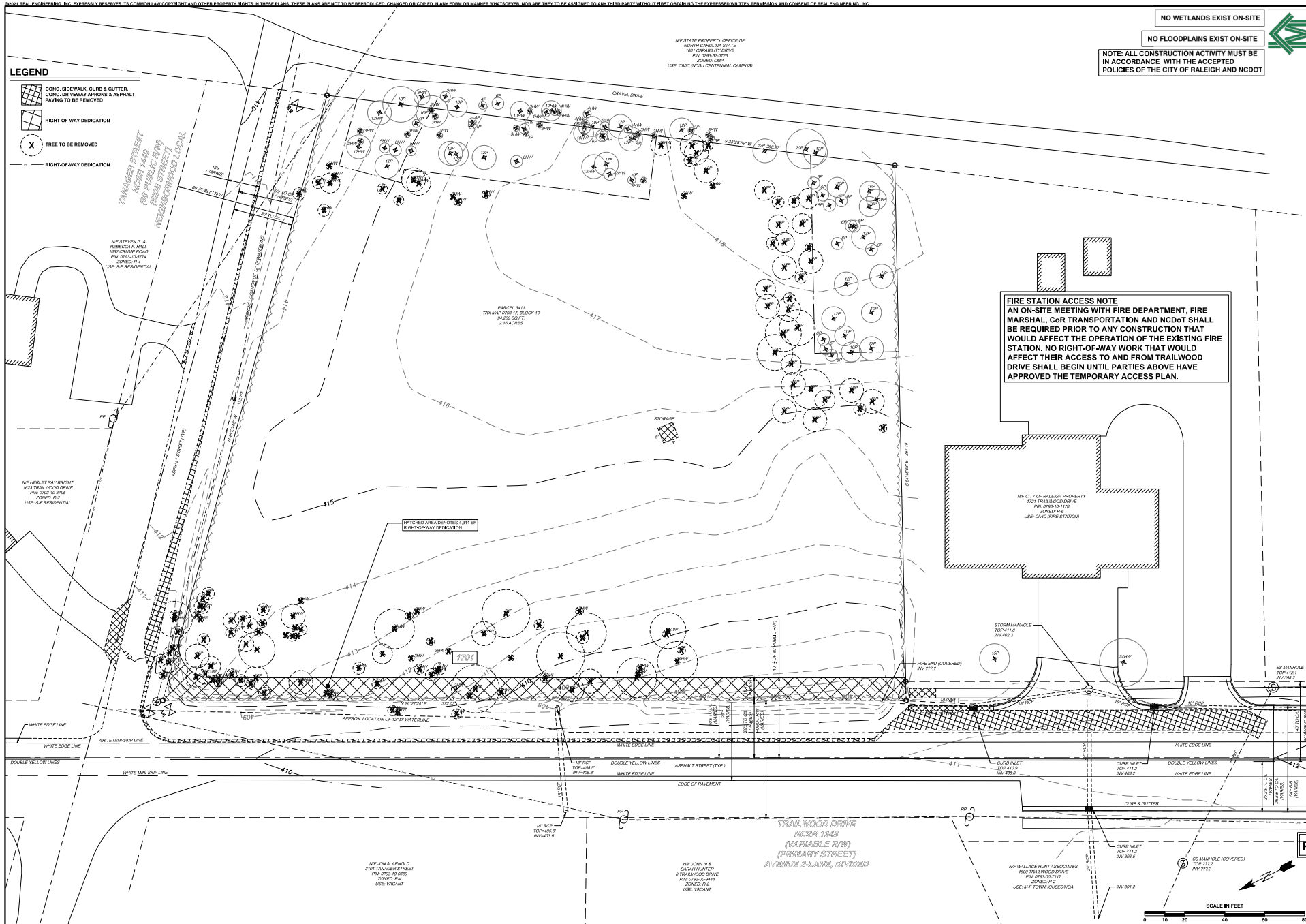
1	09-13-21	PER COR PS COMMENTS
	NO.	DATE DESCRIPTION

NOT RELEASED

CONSTRUCTION OR BID SOLICITATION

CITY OF R

SHEET
C0.2



NCDOT SUPERPAVE (≥ 8 WBE)
#2 BCSC (TYPE 9.0SB), #1 BCSC (TYPE 19.0B), 10" ABC

NCDOT SUPERPAVE (< 8 WBE)
#2 BCSC (TYPE 9.0SB), #1 BCSC (TYPE 19.0B), 5" BCSC (TYPE 8.0SB)

HEAVY-DUTY PAVING
(#2 BCSC TYPE 9.0SB, #1 BCSC TYPE 19.0B)

MELLOVERLAY
(1.5" BCSC (TYPE 9.0SB, 6" ABC)

LIGHT-DUTY PAVING
(#2 BCSC TYPE 9.0SB, #1 BCSC TYPE 19.0B)

CONCRETE PAVING
(THICK 3000 PSI CONCRETE
W/ 6"x6" (¾") WWF)

CONCRETE SIDEWALK
(THICK 3000 PSI CONCRETE)

PRIVATE SCM & ACCESS
EASEMENT

..... HANDICAPPED ACCESSIBLE

TAMMERS STREET
NORTH 1446
(RD PUBLIC R/W)
JANE STREET
(RD PUBLIC R/W)
HAWKWOOD LOCAL

30'
(R OF RD PUBLIC R/W)

USE: QIVAC (NCSU CENTENNIAL CAMPUS)

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.

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

NO: 20036 DATE: 06-18-2
SUBDIVISION

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

NO.	DATE	DESCRIPTION
		CONSTRUCTION OR BID SOLICITATION

SHEET
C1.1

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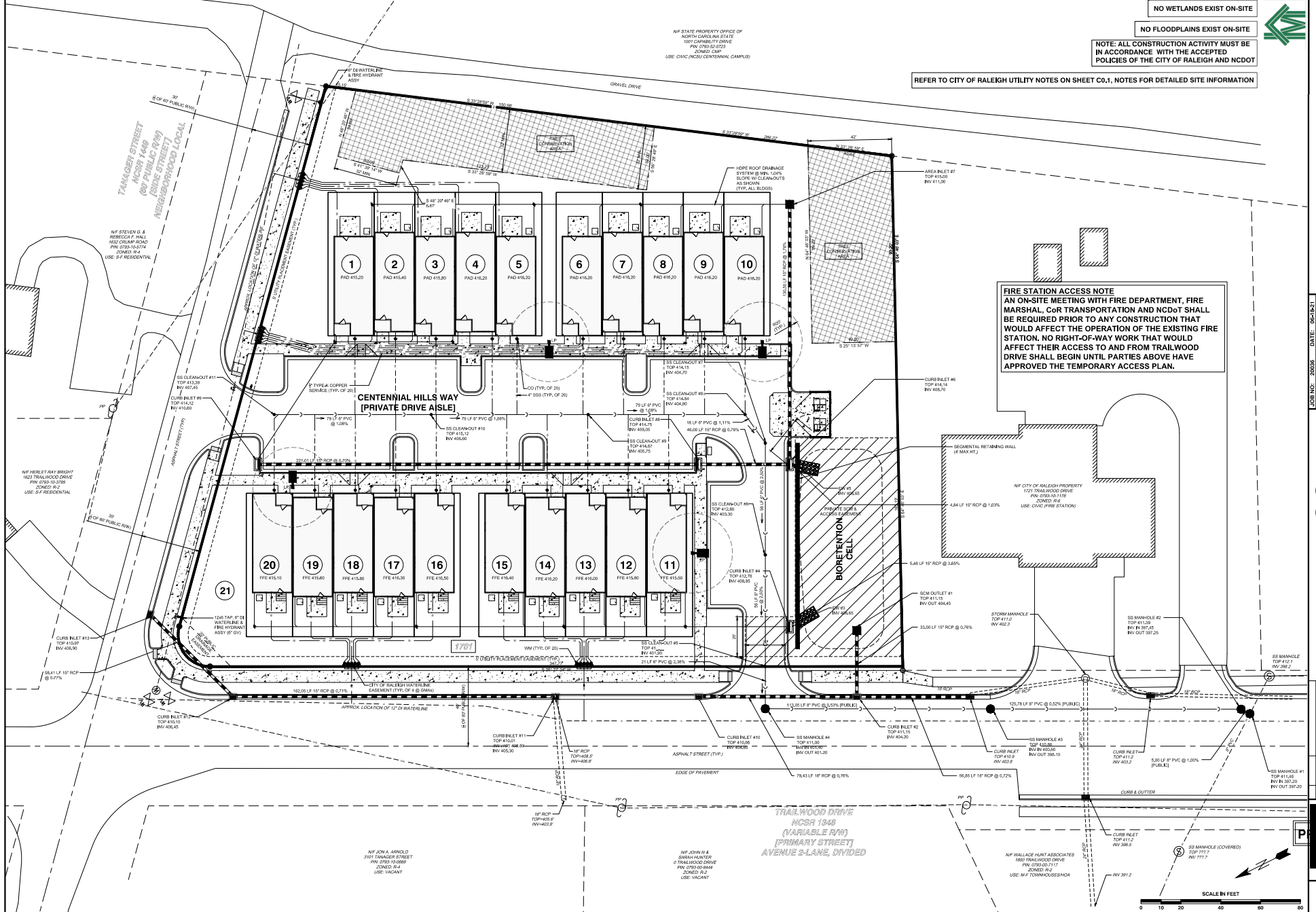
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CITY OF R
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NO: 20036 DATE: 06-18-2
SUBDIVISION

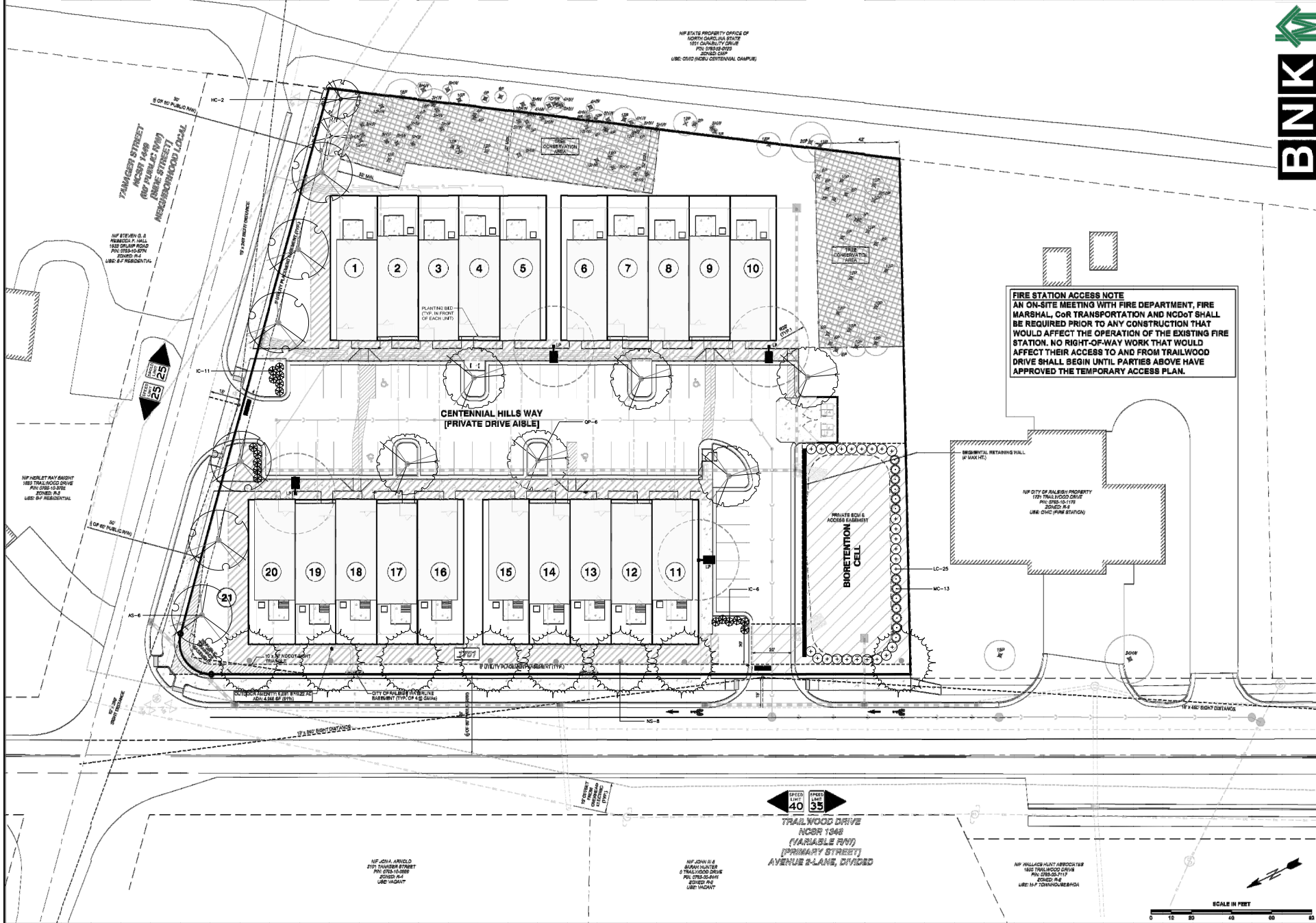
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RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-4406



SHEET
2.1



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NP STATE PROPERTY OFFICE OF
NORTH CAROLINA DRIVE
101 CHAPLAIN DRIVE
P.O. BOX 1000
JOINED AS
LINC CIVIC (NORC CENTENNIAL CHAPLAIN)

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.



BNK REAL ENGINEERING
6109 WILKINSBURG ROAD
RALEIGH, NC 27612
(919) 539-7340
NCBELS FIRM NO: C-1406

LANDSCAPE PLAN
SCALE: 1" = 20'

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

NO.	DATE	BY	DESCRIPTION
1	10-29-21	BNK	PRELIMINARY PLAN
2	10-29-21	BNK	FINAL PLAN

SHEET L1.1

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION
CITY OF RALEIGH PROJECT CASE #: SUB-0041-2021