

SHEET INDEX

COVER SHEET
SHEET 1: EXISTING CONDITIONS AND DEMO PLAN
SHEET 2: PRELIMINARY SUBDIVISION PLAN
(INCLUDES UTILITIES, DETAILS, AND STREET TREES)
SHEET 3: EXISTING TREE LOCATION AND PROTECTION

SITE DATA

FIN 1716-44-0014
SITE ADDRESS: 4909 FALLS OF NEUSE ROAD RALEIGH, NC
EXISTING ACREAGE: 0.576 ACRES (25,090 SF)
NEW NET SITE AREA AFTER ADD. R/W DEDICATION:
0.501 ACRES (21,657 SF)
ZONING: R-4 (NO OVERLAY)
EXISTING USE: RESIDENTIAL (1 LOT)
PROPOSED USE: RESIDENTIAL (2 LOTS)
EXISTING IMPERVIOUS SURFACE AREA: 2,970.1 SF 11.84%
TO BE REMOVED
EXISTING LOTS: 1
PROPOSED LOTS: 2
EXISTING DENSITY: 2
PROPOSED DENSITY: 4
PROPOSED LOT FRONTAGE - NEW LOT 1: 62.45'
PROPOSED MIN. LOT WIDTH - NEW LOT 1: 70.14'
PROPOSED MIN. LOT DEPTH - NEW LOT 1: 143.44'
LOT AREA - NEW LOT 1: 0.268 ACRES (11,660 SF)
PROPOSED LOT FRONTAGE - NEW LOT 2: 65.06'
PROPOSED MIN. LOT WIDTH - NEW LOT 2: 65.06'
PROPOSED MIN. LOT DEPTH - NEW LOT 2: 149.44'
LOT AREA - NEW LOT 2: 0.233 ACRES (10,167 SF)

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE LOTS NOT CONTAIN ANY WETLAND AREAS
SITE CONTAINS NEUSE RIVER BUFFER AREAS
LOTS TO BE SERVED WITH CITY OF RALEIGH UTILITIES

OWNER:
TUSCANY CONSTRUCTION GROUP
712 W. JOHNSON STREET
RALEIGH, NC 27603
919-571-8196



VICINITY MAP - NOT TO SCALE

PRELIMINARY SUBDIVISION PLAN

4909 FALLS OF THE NEUSE ROAD

LOT 7 CEDAR HILL BM1959 PG 268

CASE #: SUB-0042-2022
FIRST SUBMITTAL 6-3-2022

REVISED: 8/16/22
REVISED: 9/21/22
REVISED: 11/09/22

THOMPSON & ASSOCIATES, PA
1149 EXECUTIVE CIRCLE
SUITE D-2
CARY, NC 27511
(919) 465-1565
NC LISC# C-0343



ENGINEERING SURVEYING LAND PLANNING

PRELIMINARY DRAWING
FOR REVIEW ONLY

Preliminary Subdivision Application

Planning and Development

INTENTIONS: This form is used when submitting Preliminary Subdivision (LDO Section 10.2.5). Please check the appropriate review type and include the plan check documents. Please email all documents and your preliminary subdivision plans to stafford@raleighnc.gov.

DEVELOPMENT TYPE (LDO Section 7-3)	Conventional Subdivision	Conservation Development	Garage Court
NOTE: Subdivisions may require City Council approval from a Mayor, Park Overlay or Historic District, District Board or Planning Board (see case number).			
GENERAL INFORMATION			
Development name (subject to approval): 4909 FALLS OF THE NEUSE			
Property Address(es): 4909 FALLS OF THE NEUSE			
Recorded Deed (Pin): 1715-44-0014			

What is your project type?	<input type="checkbox"/> Single family	<input type="checkbox"/> Overhouse	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Attached houses
	<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential		

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form.	
Company (BUSINESS OR PERSONAL):	Owner/Developer Name and Title: TUSCANY CONSTRUCTION GROUP
Address: 712 W. JOHNSON STREET, RALEIGH, NC 27603	
Phone # 919-571-8196	Email: tuscanygroup@aol.com
APPLICANT INFORMATION	
Company: THOMPSON AND ASSOCIATES	Contact Name and Title: RANDALL L. MILLER, PE - ENGINEER
Address: 1149 EXECUTIVE CIRCLE SUITE D2 CARY, NC 27511	
Phone # 919-465-1565	Email: randall.miller@taassoc.com

DEVELOPMENT TYPE - SITE DATA TABLE	
(Indicate in an appropriate column)	
ZONING INFORMATION	
Gross site acreage: 0.58 AC (after R/W dedication) (0.576 AC "CURRENT" PRIOR TO NEW R/W DEED)	
Zoning district: if more than one, provide acreage of each: R-4	
Overlay district NONE	Is this a flood hazard? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # 2:	Board of Adjustment (BOA) Case # 4:

STORMWATER INFORMATION	
Existing Impervious Surface: 2,970.1 SF	Proposed Impervious Surface: 11,660 SF
Address: 4909 Falls of the Neuse Road	Acres: 0.268
Is this a flood hazard area? <input checked="" 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: None	If yes, please provide the following: None
Final Study: 11/09/22	Final Study: 11/09/22
FEMA Map Panel #: 170170021 DATED 08/2003	FEMA Map Panel #: 170170021 DATED 08/2003

NUMBER OF LOTS AND DENSITY	
Total # of lots: 2	Total # of lots: 2
Total # of detached lots: 2	Total # of detached lots: 2
Total # of open space and/or common areas: 0.312 AC	Total # of open space and/or common areas: 0.312 AC
Total # of requested lots: 2	Total # of requested lots: 2

SIGNATURE BLOCK	
The undersigned certifies that the property owner(s) is/are of the opinion and that the proposed project meets the requirements of the City of Raleigh's Comprehensive Zoning Ordinance and that the proposed project meets the requirements of the City of Raleigh's Comprehensive Zoning Ordinance.	
I, RANDALL L. MILLER, will serve as the agent representing the applicant, and will receive and respond to administrative comments, required plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I have read, understood, and affirm that this project is conforming to all applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the final review and approval by the City of Raleigh, which shall expire after 180 days of receipt.	
Signature: <i>Randall L. Miller</i>	Date: 11/09/22
Printed Name: RANDALL L. MILLER - THOMPSON AND ASSOCIATES	Date:
Signature:	Date:
Printed Name:	



Administrative Approval Action

Case File / Name: SUB-0042-2022
DSLCL - 4909 Falls of Neuse Subd

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

LOCATION: This .501 acre site zoned R-4 is located on the southwest corner of the intersection of Falls of Neuse and Cedarhurst Drive at 4909 Falls of Neuse Road.

REQUEST: A two lot residential (Conventional) subdivision

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SUR-0805-2022: DSENG - Surety/Infrastructure

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 November 9, 2022 by Thompson and Associates.

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:

☒ **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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering



Administrative Approval Action

Case File / Name: SUB-0042-2022
DSLCL - 4909 Falls of Neuse Subd

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

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A 20' slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. 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.
5. A fee-in-lieu for 1' of sidewalk along Falls of Neuse Road is paid to the City of Raleigh (UDO 8.1.1)
6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

7. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

9. A public infrastructure surety for (3) street trees 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.



Administrative Approval Action

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DSLCL - 4909 Falls of Neuse Subd

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☒ **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.

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

Public Utilities

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

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (3) street trees along Cedarhurst Dr. and protect (29) existing street trees in right-of-way along Fall of Neuse Rd.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: December 21, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: December 21, 2027
Record entire subdivision.



Administrative Approval Action

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DSLCL - 4909 Falls of Neuse Subd

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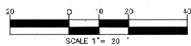
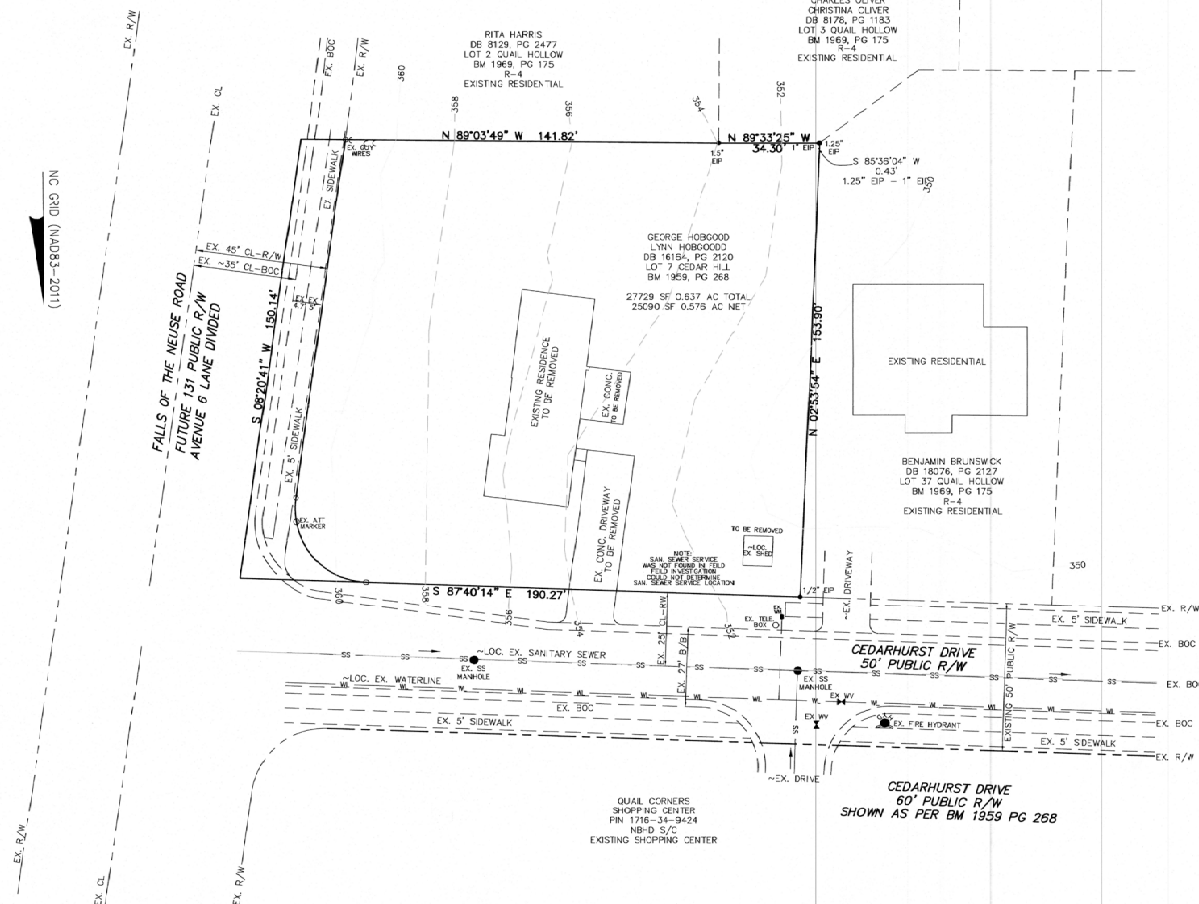
I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 12/21/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

•EIP = EXISTING IRON PIPE
 •ERB = EXISTING REBAR
 •EIS = EXISTING IRON STAKE
 OIPS = IRON PIPE SET
 EX. WATER VALVE
 EX. WATER METER
 EX. SANITARY SEWER MANHOLE
 EX. FIRE HYDRANT
 EX. GUY WIRE

WAKE COUNTY BM 1959 PG 268
WAKE COUNTY DB 16164 PG 212C
TCPO FROM WAKE COUNTY GS
FEMA FIRM 3720171600J (05/32/06)
BOUNDARY FROM FIELD SURVEY
COMPLETED BY THIS OFFICE

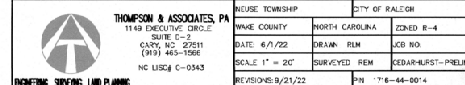
PIN 1716-44-0014
SITE ADDRESS: 4909 FALLS OF NEUSE ROAD RALEIGH, NC
EXISTING NET ACREAGE: 0.576 ACRES (25,090 SF)
NET AREA OUTSIDE OF STREET RIGHT OF WAYS
ZONES R-4
EXISTING USE: RESIDENTIAL
EXISTING IMPERVIOUS SURFACE AREA: 2,970.1 SF 11.84%
TO BE REMOVED
SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAIN.
SITE DOES NOT CONTAIN ANY HAZARDOUS AREAS
SITE CONTAINS NEUSE RIVER BUYER AREAS
SITE HAS ACCESS TO EXISTING CITY OF RALEIGH UTILITIES



PRELIMINARY DRAWING
FOR REVIEW ONLY

OWNER:
TUSCANY CONSTRUCTION GROUP
712 W. JOHNSON STREET
RALEIGH, NC 27603
919-571-9196

EXISTING CONDITION AND DEMO PLAN
4909 FALLS OF THE NEUSE ROAD
LOT 7 CEDAR HILL BM1959 PG 268



SITE DATA

PIN 1715-44-0014
 SITE ADDRESS: 4909 FALLS OF NEUSE ROAD, RALEIGH, NC
 EXISTING ACREAGE: 0.576 ACRES (25,090 SF)
 NEW NET SITE AREA AFTER ADD. R/W DEDICATION:
 0.551 ACRES (21,527 SF)
 ZONED R-4 (TWO OVERLAYS)
 EXISTING USE: RESIDENTIAL (1 LOT)
 PROPOSED USE: RESIDENTIAL (2 LOTS)
 EXISTING IMPERVIOUS SURFACE AREA: 2,970.1 SF 11.84%
 TO BE REMOVED

CASTING LOTS: 1
 PROPOSED LOTS: 2
 EXISTING DENSITY: 4
 PROPOSED DENSITY: 4
 PROPOSED LOT FRONTAGE - NEW LOT 1: 82.45'
 PROPOSED MIN. LOT WIDTH - NEW LOT 1: 75.16'
 PROPOSED MIN. LOT DEPTH - NEW LOT 1: 149.84'
 LOT AREA - NEW LOT 1: 0.268 ACRES (11,660 SF)
 PROPOSED LOT FRONTAGE - NEW LOT 2: 65.06'
 PROPOSED MIN. LOT WIDTH - NEW LOT 2: 65.06'
 PROPOSED MIN. LOT DEPTH - NEW LOT 2: 143.44'
 LOT AREA - NEW LOT 2: 0.233 ACRES (10,157 SF)

SITE IS NOT WITHIN FEMA 100 YEAR FLOOD PLAN.
 SITE DOES NOT CONTAIN ANY WETLAND AREAS.
 SITE CONTAINS NEUSE RIVER BUTTER AREAS.
 LOTS TO BE SERVED WITH CITY OF RALEIGH UTILITIES

LEGEND

- EX = EXISTING IRON PIPE
- EX = EXISTING SUMP
- EX = EXISTING IRON STAKE
- EX = IRON PIPE SET
- EX WATER VALVE
- EX WATER METER
- EX SANITARY SEWER MANHOLE
- EX EXISTING HYDRANT
- EX GUY WIRE
- PROPOSED WATER METER
- PROPOSED CLEANOUT

REFERENCES

NH&C COUNTY BM 1568 PG 268
 NH&C COUNTY OF NC BM 1564 PG 230
 10% FROM NH&C COUNTY GIS
 FROM FIRM SP70200001 (01/02/04)
 BOUNDARY FROM FIELD SURVEY
 COMPILED BY THIS OFFICE

UTILITY NOTE AND QUANTITIES

EX. WATER SERVICE TO BE EXTENDED TO SERVE LOT
 AND EX. WATER METER REMOVED
 1 NEW 1/2" WATER SERVICE LOT 2
 2 NEW 5/8" WATER METERS
 2 NEW 4" PVC SANITARY SEWER SERVICES

ALL NEW UTILITIES TO BE UNDERGROUND

REPLACING THE IMPROVEMENTS
 175 LF NEW 6" CONC. SIDEWALK

STREET TREE PLANTING

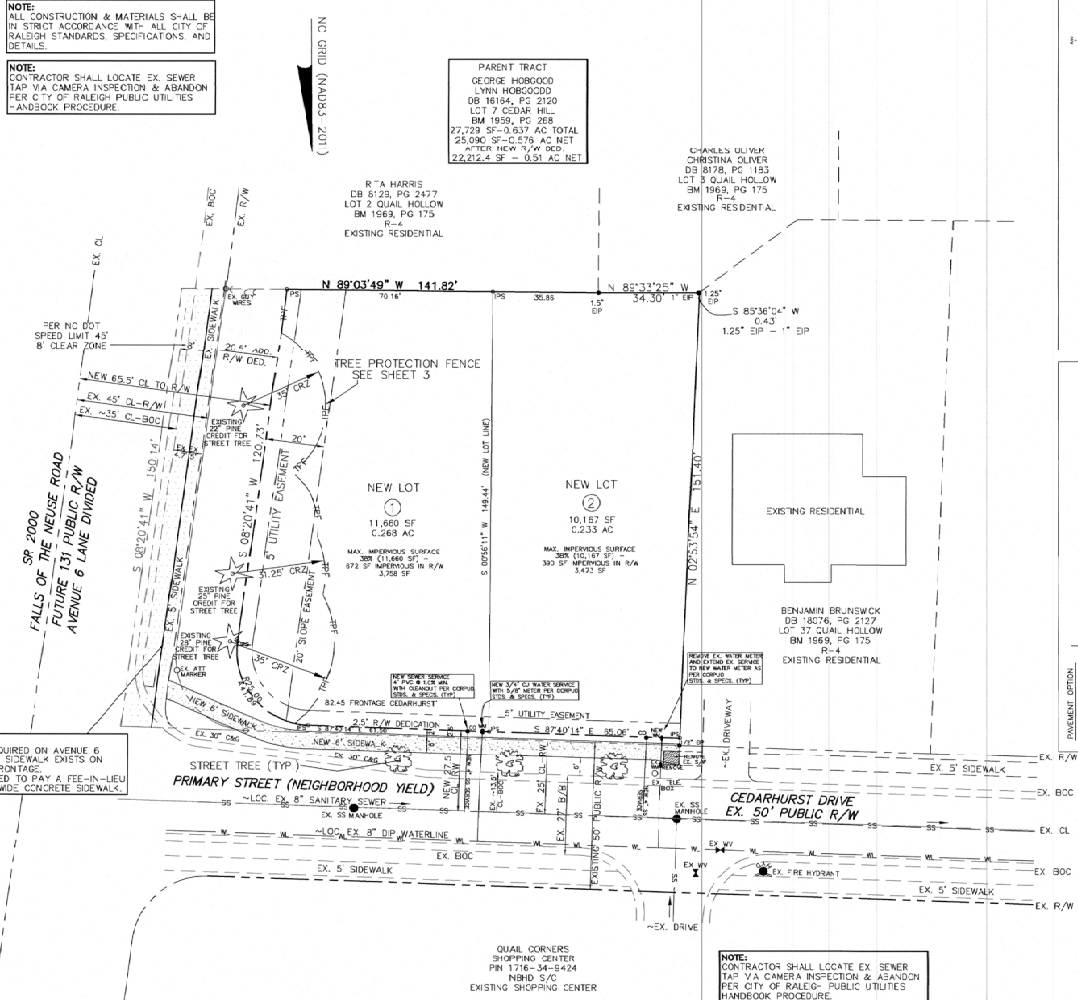
FALLS OF NEUSE ROAD FRONTAGE: 150 LF
 REQUIRED: 1 TREE/40 LF = 150/40 = 3.75 TREES
 PROVIDED: 3 TREES (existing 28', 25' and 22' pines)

PLANT LEGEND: FALLS OF NEUSE ROAD - EXISTING

SYMBOL	#	COMMON	SCIENTIFIC	DBH	HT.	NOTE
	3	EXISTING NATIVE PINE	31"-35"	25'	EXISTING	

NOTE:
 ALL CONSTRUCTION & MATERIALS SHALL BE
 IN STRICT ACCORDANCE WITH ALL CITY OF
 RALEIGH STANDARDS, SPECIFICATIONS AND
 DETAILS.

NOTE:
 CONTRACTOR SHALL LOCATE EX. SEWER
 TAP VIA CAMERA INSPECTION & ABANDON
 PER CITY OF RALEIGH PUBLIC UTILITIES
 HANDBOOK PROCEDURE



STREET TREE PLANTING:

CEADARHURST DRIVE FRONTAGE: 147.75 LF
 REQUIRED: 1 TREE/40 LF = 147.75/40 = 3.7 TREES
 PROVIDED: 3 TREES

PLANT LEGEND: CEDARHURST DRIVE

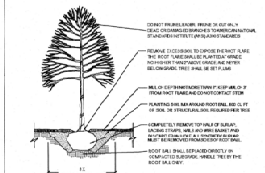
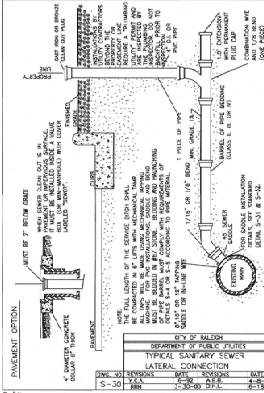
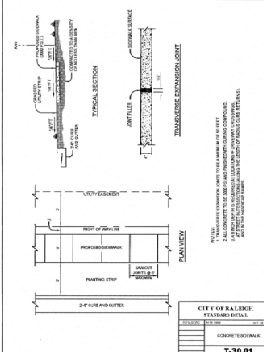
SYMBOL	#	COMMON	SCIENTIFIC	DBH	HT.	NOTE
	3	SOUTHERN SUGAR MAPLE	ACER FLORIDANUM	2"	10'	B & B

PARENT TRACT
 GEORGE HOBGOOD
 LYNN HOBGOOD
 DB 16184, PG 2120
 LOT 7 CEDAR HILL
 BM 1569, PG 268
 27,723 SF=0.637 AC TOTAL
 25,090 SF=C-279 AC NET
 AFTER NEW 7/8" W/O
 22,212.4 SF = 0.51 AC NET

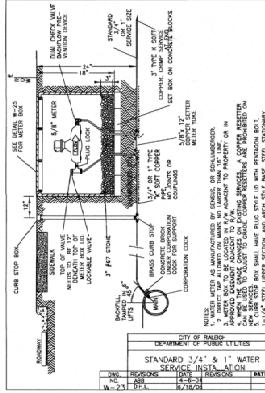
CHARLES OLIVER
 CHRISTINA OLIVER
 DB 18178, PG 1153
 LOT 3 OJAIL HOLLOW
 BM 1569, PG 175
 R-4
 EXISTING RESIDENTIAL

BENJAMIN BRUNSWICK
 DB 18076, PG 2127
 LOT 37 OJAIL HOLLOW
 BM 1569, PG 175
 R-4
 EXISTING RESIDENTIAL

NOTE:
 CONTRACTOR SHALL LOCATE EX. SEWER
 TAP VIA CAMERA INSPECTION & ABANDON
 PER CITY OF RALEIGH PUBLIC UTILITIES
 HANDBOOK PROCEDURE



NOTES:
 1. TREEWATER: MEET THE TREE QUALITY STANDARDS
 WITH THE TREEWATER
 2. CONTRACTOR RESPONSIBLE FOR
 PROTECTING EXISTING UTILITIES
 3. EXISTING UTILITIES TO REMAIN
 4. A TREE IMPACT REPORT IS REQUIRED
 5. EXISTING UTILITIES TO REMAIN
 6. EXISTING UTILITIES TO REMAIN
 7. EXISTING UTILITIES TO REMAIN



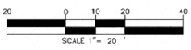
PRELIMINARY SUBDIVISION PLAN
 4909 FALLS OF THE NEUSE ROAD
 LOT 7 CEDAR HILL BM1559 PG 268


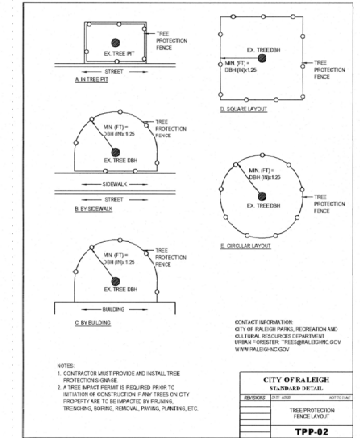
THOMPSON & ASSOCIATES, PA
 149 EXECUTIVE CIRCLE
 SUITE 202
 DATE: 6/1/22 DRAWN: RLM JOB NO:
 (919) 465-1965
 SCALE: 1" = 20' SURVEYED: RCM CEDARHURST-PRELU
 REVISIONS: 8/21/22 JAL/EL PIN 1715-44-0014

OWNER:
 TUSCANY CONSTRUCTION GROUP
 712 W. JOHNSON STREET
 RALEIGH, NC 27603
 919-571-9195

OWNER: TOWNSHIP
 WAKE COUNTY NORTH CAROLINA ZONED R-4
 DATE: 6/1/22 DRAWN: RLM JOB NO:
 (919) 465-1965
 SCALE: 1" = 20' SURVEYED: RCM CEDARHURST-PRELU
 REVISIONS: 8/21/22 JAL/EL PIN 1715-44-0014

PRELIMINARY DRAWING
 FOR REVIEW ONLY






PRELIMINARY DRAWING
FOR REVIEW ONLY

SHEET 3

TREE LOCATION/PROTECTION PLAN

4909 FALLS OF THE NEUSE RIVER
LOT 7 CEDAR HILL BM1959 PG 268

	THOMPSON & ASSOCIATES, PA 1100 KINGSFORD DRIVE SUITE C-2 CARY, NC 27511 (919) 455-1562 FAX (919) 455-1562 NC USGC C-3343		MUNICIPALITY OF WAKEFIELD CITY OF WAKEFIELD
	NAME COUNTY	NORTH CAROLINA	ZONED R-4
	DATE: 5/15/22	DRAWN BY	JOB NO.
	SCALE: 1" = 20'	SURVEYED FROM	CEDARHILLS-PRC-IM
	REVISIONS: 11/11/22		PH: 1716-444-5014

BOULDERING SURVEYING LAND PLANNING