Office Use Only: Case #:

Continue to the next page>

#### **Preliminary Subdivision Plan Application**



Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form is used when submitting a Preliminary Subdivision (<u>UDO Section 10.2.5.</u>) Please check the appropriate review type and include the plan checklist document.

Please email your completed application to <a href="mailto:DS.intake@raleighnc.gov">DS.intake@raleighnc.gov</a>.

Planner (print):

Pre-application Conference Date: Planner (signature):					
	DEVEL	OPMENT TYPE (UDO See	ction 2.1.2)		
Conven	Conventional Subdivision Compact Development Conservation Development Cottage Cour				
NOTE: Subdivi	isions may require City Coun	icil approval if in a Metro Pa	ark Overlay or Historic Over	rlay District	
GENERAL INFORMATION					
Scoping/sketch plan case number(s):					
Development r	name (subject to approval):				
Property Addre	ess(es):				
Recorded Deed PIN(s):					
What is your	Single family	Townhouse		Attached houses	
project type?	Apartment	Non-residential	Other:		
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION					
NOTE: Please attach purchase agreement when submitting this form					
Company:	Company: Owner/Developer Name and Title:				
Address:					
Phone #:	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 INF	ORMATION			
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:	Proposed Impervious Surface:			
Acres: Square Feet:	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 LOT	S AND DENSITY			
Total # of townhouse lots: Detached	Attached			
	Allacried			
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				
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.				
I hereby designate to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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:	Date:			
Printed Name: Walter D. Heath IV				

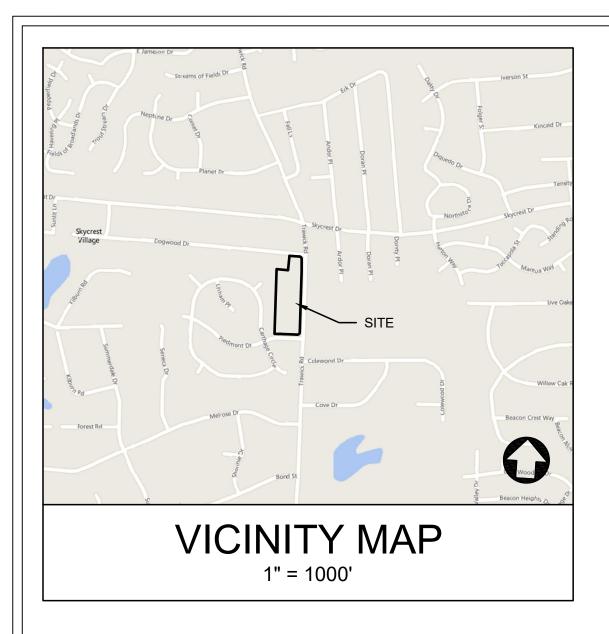
Please email your completed application to <a href="mailto:DS.intake@raleighnc.gov">DS.intake@raleighnc.gov</a>.

Signature:

Printed Name:

Page 2 of 2 REVISION 08.01.19

Date:



# PRELIMINARY SUBDIVSION PLANS FOR



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 2767
PHONE: 919.610.1051
FIRM NO LICENSE NUMBER C-422

# TOWNES AT TRAWICK

SUB-0053-2020

2025, 2105, & 2109 TRAWICK RD RALEIGH, NC 27604

PINS: 1724-59-1457, 1724-59-2831, AND 1724-59-2839

raleighnc.gov

	This form is used when su	ubmitting a Preliminary Sub	odivision (UDO Section 1	0.2.5.)
		riate review type and includ		
	Please email your	completed application to D	S.intake@raleighnc.gov.	
Office Use Only:	Case #:	Planner (prin	t):	
Pre-application Co	onference Date:	Planner (sign	nature):	
	DEVE!	ORMENT TYPE (UDO Co.	-4: 0.4.0\	
		pact Development Co		t Cottage Cour
		cil approval if in a Metro Pa	· ·	
TTO TE. Cabatylolo	no may roquiro only coun	GENERAL INFORMATION		onay Biothot
Scoping/sketch pl	an case number(s): Trans	N. 545004		
	Irans	S No. 545081		
	e (subject to approval):			
	es): 2025, 2105, and 2		50,000	
Recorded Deed P	iin(s):1724-59-1457, 1	724-59-2831, and 1724	-59-2839	
What is your	Single family	✓ Townhouse		Attached houses
project type?	Apartment	☐ Non-residential	Other:	
	CURRENT PRO	PERTY OWNER/DEVELOR	PER INFORMATION	
		n purchase agreement wh		1
Company: AD3 D	evelopment, LLC	Owner/Developer Name	and Title:Walter Heath	
Address: 8801 Fa	ast Park Drive, Ste 301	1, Raleigh, NC 27617		
Phone #: 919.69	6.4976	Email: walter@aboded	lb.com	
		APPLICANT INFORMATI	ON	
Company: AD3 [	evelopment, LLC	Contact Name and Title:	Walter Heath	
		Address: 8801 Fast Pa		eigh, NC 27617
Phone #: 919.69	3 4976	Email: walter@aboded	lb.com	

	o all developments) INFORMATION
Gross site acreage: 4.61	
Zoning districts (if more than one, provide acreage of e	each):
R-10-CU (4.13 AC), R-6 (0.48 AC)	,
Overlay district: N/A	Inside City limits?  Yes No
Conditional Use District (CUD) Case # Z- 26-18	Board of Adjustment (BOA) Case # A-
STORMWAT	ER INFORMATION
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.09 Square Feet: 3.920	Acres: 2.25 Square Feet: 98,191
Neuse River Buffer Yes   ✓ No	Wetlands Yes No
Is this a flood hazard area? Yes 🗸 No	<del>-</del>
If yes, please provide the following:	
Alluvial soils: Yes	
Flood study: No	
FEMA Map Panel #:3720172400J	LOTS AND DENSITY
Total # of townhouse lots: Detached 41	Attached
Total # of single-family lots:0	Attached
Proposed density for each region district (LIDO 1.5.2.5	
Proposed density for each zoning district (UDO 1.5.2.F	R-10-CU: 9.95 units/acre, R-6: 0 units/acre
Total # of open space and/or common area lots:3	
Total # of requested lots:44	
	URE BLOCK
In filing this plan as the property owner(s), I/we do here	eby agree and firmly bind ourselves, my/our heirs, ntly and severally to construct all improvements and make
all dedications as shown on this proposed developmer	
hereby designate Jon D. Frazier, PE	to serve as my agent regarding
this application, to receive and response to administrative represent me in any public meeting regarding this appl	tive comments, to resubmit plans on my behalf, and to
represent the in any public meeting regarding this appli	ilication.
/we have read, acknowledge, and affirm that this proje	ect is conforming to all application requirements applicable
with the proposed development use. I acknowledge the	
submittal policy, which states applications will expire a	
Signature:	Date:07/20/21
Printed Name: Walter D. Heath IV	
0:	Date:
Signature:	
Signature: Printed Name:	
Printed Name:	cation to DS.intake@raleighnc.gov.

#### Z-26-18 ZONING CONDITIONS

- 1. NO STRUCTURE SHALL EXCEED A BUILDING HEIGHT OF THIRTY-EIGHT FEET (38').
  TO BE ADDRESSED AT BUILDING PERMIT.
- 2. VINYL SHALL BE PROHIBITED EXCEPT FOR SOFFITS AND ARCHITECTURAL ACCENTS, BUT IN NO CASE SHALL VINYL BE MORE THAN 20% OF ANY FAÇADE. TO BE ADDRESSED AT BUILDING PERMIT.
- 3. APARTMENT BUILDING TYPE SHALL BE PROHIBITED ON THE SUBJECT PROPERTY. ONLY TOWNHOUSES PROPOSED.
- 4. IN ADDITION TO THE MINIMUM REQUIRED OUTDOOR AMENITY AREA, NO SITE PLAN FOR NEW DEVELOPMENT ON THE SUBJECT PROPERTY SHALL BE APPROVED WITHOUT PROVISION FOR AT LEAST 1,000 FT2 OF ADDITIONAL OUTDOOR AMENITY AREA. SUCH ADDITIONAL AREA MAY BE INTEGRATED WITH OR SEPARATE FROM ANY REQUIRED OUTDOOR AMENITY AREA AND MUST INCLUDE AT LEAST ONE OF THE FOLLOWING: PLAYGROUND, OUTDOOR PLAY EQUIPMENT, A PLAY COURT, A PLAY FIELD, OR A POOL. ADDITIONAL 1,734 SF OF AMENITY AREA PROPOSED.
- 5. THE EXISTING VEGETATION WITHIN THE AREA BETWEEN THE WESTERN PROPERTY LINE SHARED WITH LOTS 120-122 (INCLUSIVE) AND 124-129 (INCLUSIVE) AS DEPICTED IN THAT CERTAIN PLAT RECORDED IN BOOK OF MAPS 1987 AT PAGE 899 RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS AND TWENTY FEET (20') THEREFROM AND BETWEEN THE NORTHERN PROPERTY LINE SHARED WITH LOTS 61, 62, AND 64 AS DEPICTED IN THAT CERTAIN PLAT RECORDED IN BOOK OF MAPS 1953 AT PAGE 17 IN THE WAKE COUNTY REGISTER OF DEEDS AND TEN FEET (10') THEREFROM SHALL REMAIN UNDISTURBED **EXCEPT FOR UTILITY EASEMENTS; UDO REQUIRED SITE ELEMENTS; THE** REMOVAL OF DEAD, DYING, OR HAZARDOUS VEGETATION; AND THE REMOVAL OF UNDERSTORY BRUSH AND TREES LESS THAN 3 INCHES DBH, PROVIDE: HOWEVER, THAT THIS AREA SHALL BE SUPPLEMENTED WITH ADDITIONAL LANDSCAPING TO MEET OR EXCEED THE TYPE A2 TRANSITIONAL PROTECTIVE YARD STANDARDS WHERE IT OTHERWISE DOES NOT. 32-FOOT UNDISTURBED, TREE CONSERVATION AREA PROPOSED ALONG WESTERN BOUNDARY AND 10-FOOT UNDISTURBED AREA PROPOSED ALONG NORTHER PROPERTY
- 6. IN ACCORDANCE WITH UDO §§ 8.3.1.E & 10.2.4.E.2.C, THE SITE SHALL NOT TAKE ACCESS FROM PIEDMONT DRIVE FOR VEHICULAR ACCESS. NO VEHICULAR ACCESS PROPOSED ON PIEDMONT DRIVE.
- 7. THERE SHALL BE NO MORE THAN SIX (6) DWELLING UNITS IN ANY SINGLE GROUP OF TOWNHOUSES. TOWNHOUSE GROUPS LIMITED TO NO MORE THAN SIX.
- 8. EACH DWELLING UNIT SHALL HAVE A ROOF PITCHED AT 3:12 OR GREATER WHICH IS HORIZONTALLY AND/OR VERTICALLY DISTINCT FROM ANY ADJACENT UNIT SO AS TO AVOID THE APPEARANCE OF A SINGLE MASS. TO BE ADDRESSED AT BUILDER PERMIT.
- 9. THE FRONT FAÇADE OF ANY TOWNHOUSE UNIT SHALL BE OFFSET BY AT LEAST ONE FOOT (1') FROM THE FRONT FAÇADE OF ANY TOWNHOUSE UNIT WITH WHICH IT SHARES A PARTY WALL. TO BE ADDRESSED AT BUILDING PERMIT.
- 10. NO BUILDING FAÇADE SHALL BE CLOSER THAN TWENTY FIVE FEET (25') FROM THE PROPERTY LINE SHARED WITH LOTS 120-122 (INCLUSIVE) AND 124-129 (INCLUSIVE) AS DEPICTED IN THAT CERTAIN PLAT RECORDED IN BOOK OF MAPS 1987 AT PAGE 899 RECORDED IN THE WAKE COUNTY REGISTER OF DEEDS; NOR FIFTY FEET (50') FROM THE NORTHERN PROPERTY LINE SHARED WITH LOTS 61, 62, AND 64 AS DEPICTED IN THAT CERTAIN PLAT RECORDED IN BOOK OF MAPS 1953 AT PAGE 17 IN THE WAKE COUNTY REGISTER OF DEEDS. NO BUILDING FACADES ARE WITHIN 25' OF THE WESTERN PROPERTY BOUNDARY OR 50' OF THE NORTHERN PROPERTY BOUNDARY.

#### **NOTES**

- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- 2. THE SITE IS EXEMPT FROM BLOCK PERIMETER PER UDO SECTIONS 8.3.2.A.1.b.ii, .iii, AND .ix.
- 3. MAXIMUM IMPERVIOUS SURFACE PER LOT SHALL BE 1,250 SF.
- 4. PER TC-5A-18, THE PRIMARY STREET SHALL BE TRAWICK RD.

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	SUBDIVISION PLAN
C-4	UTILITY PLAN
C-5	GRADING & STORMWATER PLAN
C-6	LANDSCAPING PLAN
C-7	TREE CONSERVATION PLAN
C-8	LIGHTING PLAN

### **DEVELOPER:**

AD3 DEVELOPMENT, LLC CONTACT: WALTER HEATH 8801 FAST PARK DR, STE 301 RALEIGH, NC 27617 919.696.4976 WALTER@ABODEDB.COM

## ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/14/2021	FLM
2	COR COMMENTS	7/20/2021	FLM
3	COR COMMENTS	10/14/2021	FLM
4	COR COMMENTS	12/6/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

PRELIMINARY SUBDIVISION
PLANS

IF IT IS NOT 1 INCH ON THIS

SUB-0053-2020 TOWNES AT TRAWICK

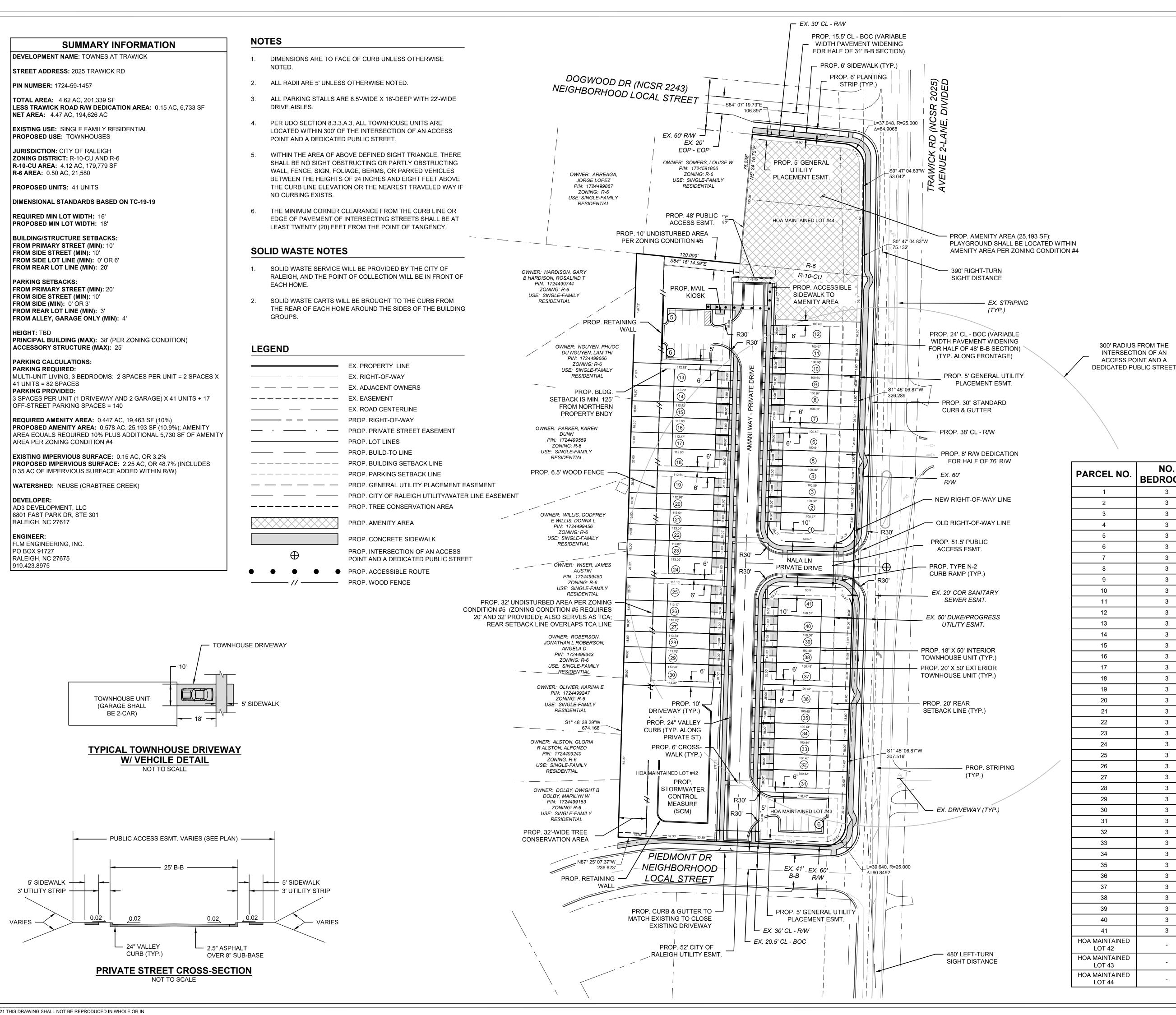
2025, 2105, & 2019 TRAWICK RD RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	07-10-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

COVER

**C-1**SHEET 1 OF 8





POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

	REVISION HISTORY		
REV #	DESCRIPTION	DATE	BY
1	COR COMMENTS	1/14/2021	FLM
2	COR COMMENTS	7/20/2021	FLM
3	COR COMMENTS	10/14/2021	FLM
4	COR COMMENTS	12/6/2021	FLM

ORIGINAL PLAN SIZE: 24" X 36"

AREA

(AC)

0.07

0.04

0.04

0.04

0.04

0.06

0.06

0.04

0.04

0.04

0.04

0.06

0.07

0.05

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0.04

0.04

0.04

0.06

0.06

0.04

0.04

0.04

0.07

0.46

0.14

0.93

AREA

3100

1810

1811

1811

1811

2616

2656

1811

1812

1812

1812

2618

2932

2031

2031

2031

2032

2936

2937

2034

2034

2035

2035

2941

2942

2037

2038

2038

2039

2946

2611

1808

1808

1808

1808

2612

2612

1809

1809

3150

20068

5938

40702

BEDROOMS (SQ. FT.)

3

3

3

3

3

3

3

3

3

3

3

**PRELIMINARY PLANS** DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 50 FEET SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS SUB-0053-2020

TOWNES AT TRAWICK 2025, 2105, & 2019 TRAWICK RD RALEIGH, NC 27604

AD3 DEVELOPMENT, LLC

DATE:	07-10-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	19002

SUBDIVISION PLAN

SHEET 3 OF 8