

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 ([UDO Section 10.2.5.](#))
Please check the appropriate review type and include the plan checklist document.

Please email your completed application to DS.intake@raleighnc.gov.

Office Use Only: Case #: _____	Planner (print): _____
Pre-application Conference Date: _____	Planner (signature): _____

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:

Continue to the next page>

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

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

Signature:

Date:

Printed Name:

Please email your completed application to DS.intake@raleighnc.gov.

SUMMARY INFORMATION

DEVELOPMENT NAME: TOWNES AT TRAWICK

STREET ADDRESS: 2025 TRAWICK RD

PIN NUMBER: 1724-59-1457

TOTAL AREA: 4.62 AC, 201,339 SF
LESS TRAWICK ROAD R/W DEDICATION AREA: 0.15 AC, 6,733 SF
NET AREA: 4.47 AC, 194,626 AC

EXISTING USE: SINGLE FAMILY RESIDENTIAL
PROPOSED USE: TOWNHOUSES

JURISDICTION: CITY OF RALEIGH
ZONING DISTRICT: R-10-CU AND R-6
R-10-CU AREA: 4.12 AC, 179,779 SF
R-6 AREA: 0.50 AC, 21,580

PROPOSED UNITS: 41 UNITS

DIMENSIONAL STANDARDS BASED ON TC-19-19

REQUIRED MIN LOT WIDTH: 16'
PROPOSED MIN LOT WIDTH: 18'

BUILDING/STRUCTURE SETBACKS:
FROM PRIMARY STREET (MIN): 10'
FROM SIDE STREET (MIN): 10'
FROM SIDE LOT LINE (MIN): 0' OR 6'
FROM REAR LOT LINE (MIN): 20'

PARKING SETBACKS:
FROM PRIMARY STREET (MIN): 20'
FROM SIDE STREET (MIN): 10'
FROM SIDE (MIN): 0' OR 3'
FROM REAR LOT LINE (MIN): 3'
FROM ALLEY, GARAGE ONLY (MIN): 4'

HEIGHT: TBD
PRINCIPAL BUILDING (MAX): 38' (PER ZONING CONDITION)
ACCESSORY STRUCTURE (MAX): 25'

PARKING CALCULATIONS:
PARKING REQUIRED:
MULTI-UNIT LIVING, 3 BEDROOMS: 2 SPACES PER UNIT = 2 SPACES X 41 UNITS = 82 SPACES
PARKING PROVIDED:
3 SPACES PER UNIT (1 DRIVEWAY AND 2 GARAGE) X 41 UNITS + 17 OFF-STREET PARKING SPACES = 140

REQUIRED AMENITY AREA: 0.447 AC, 19,463 SF (10%)
PROPOSED AMENITY AREA: 0.578 AC, 25,193 SF (10.9%); AMENITY AREA EQUALS REQUIRED 10% PLUS ADDITIONAL 5,730 SF OF AMENITY AREA PER ZONING CONDITION #4

EXISTING IMPERVIOUS SURFACE: 0.15 AC, OR 3.2%
PROPOSED IMPERVIOUS SURFACE: 2.25 AC, OR 48.7% (INCLUDES 0.35 AC OF IMPERVIOUS SURFACE ADDED WITHIN R/W)

WATERSHED: NEUSE (CRABTREE CREEK)

DEVELOPER:
AD3 DEVELOPMENT, LLC
8801 FAST PARK DR, STE 301
RALEIGH, NC 27617

ENGINEER:
FLM ENGINEERING, INC.
PO BOX 91727
RALEIGH, NC 27675
919.423.8975

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
3. ALL PARKING STALLS ARE 8.5'-WIDE X 18'-DEEP WITH 22'-WIDE DRIVE ALLEYS.
4. PER UDO SECTION 8.3.3 A.3, ALL TOWNHOUSE UNITS ARE LOCATED WITHIN 300' OF THE INTERSECTION OF AN ACCESS POINT AND A DEDICATED PUBLIC STREET.
5. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
6. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

1. SOLID WASTE SERVICE WILL BE PROVIDED BY THE CITY OF RALEIGH, AND THE POINT OF COLLECTION WILL BE IN FRONT OF EACH HOME.
2. SOLID WASTE CARTS WILL BE BROUGHT TO THE CURB FROM THE REAR OF EACH HOME AROUND THE SIDES OF THE BUILDING GROUPS.

A diagram of a 5-pointed star with a circle containing a cross above the center point.

Diagram illustrating the layout of a townhouse unit. The unit is labeled "TOWNHOUSE UNIT (GARAGE SHALL BE 2-CAR)". The unit is shown with a 10' height and a 18' width. A 5' sidewalk is shown adjacent to the unit. A "TOWNHOUSE DRIVEWAY" is indicated by an arrow pointing to the unit's entrance.

PUBLIC ACCESS ESMT. VARIES (SEE PLAN)

5' SIDEWALK
3' UTILITY STRIP

0.02

25' B-B

0.02

0.02

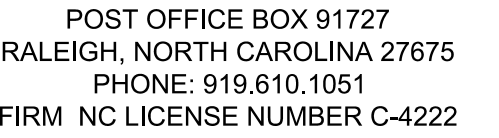
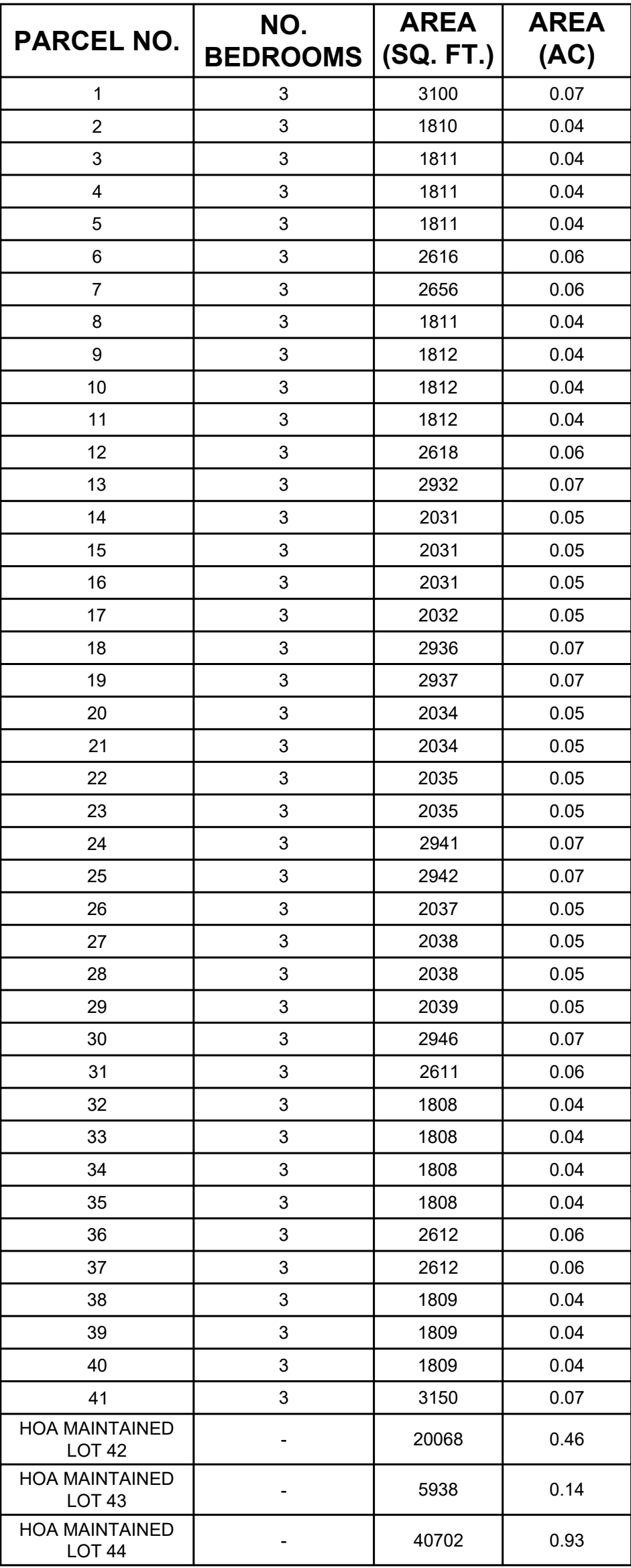
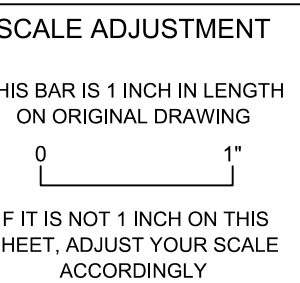
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5' SIDEWALK
3' UTILITY STRIP

VARIES

24" VALLEY CURB (TYP.)

2.5" ASPHALT OVER 8" SUB-BASE

[illegible]

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

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

C-3

SHEET 3 OF 8