

# 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](mailto:SiteReview@raleighnc.gov).

| DEVELOPMENT TYPE (UDO Section 2.1.2)   |   |  |   |
|--|---|--|---|
| <input checked="" type="checkbox"/> Conventional Subdivision   | <input type="checkbox"/> Compact Development  | <input type="checkbox"/> Conservation Development                              | <input type="checkbox"/> 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): Suncrest Village Phase 4   |   |  |   |
| Property Address(es): 6461 Grassy Knoll, Raleigh, NC 27616   |   |  |   |
| Recorded Deed PIN(s): 1747035993   |   |  |   |
| What is your project type?   | <input checked="" type="checkbox"/> Single family<br><input type="checkbox"/> Apartment | <input type="checkbox"/> Townhouse<br><input type="checkbox"/> Non-residential | <input type="checkbox"/> Attached houses<br><input type="checkbox"/> Other: _____ |


| CURRENT PROPERTY OWNER/DEVELOPER INFORMATION                            |  |
|---|--|
| <b>NOTE: Please attach purchase agreement when submitting this form</b> |  |
| Company: Mitchell Mill Investments, LLC                                 | Owner/Developer Name and Title: Allen Duncil |
| Address: 2918 Suncrest Village Lane, Raleigh, NC 27616                  |  |
| Phone #: 919.422.6183   | Email: aduncil@gmail.com                     |
| APPLICANT INFORMATION   |  |
| Company: Mitchell Mill Investments, LLC                                 | Contact Name and Title: Allen Duncil         |
| Address: 2918 Suncrest Village Lane, Raleigh, NC 27616                  |  |
| Phone #: 919.422.6183   | Email: aduncil@gmail.com                     |

Continue to page 2 >>



| DEVELOPMENT TYPE + SITE DATE TABLE<br>(Applicable to all developments)        |   |
|---|---|
| ZONING INFORMATION  |   |
| Gross site acreage: 0.3041 AC   |   |
| Zoning districts (if more than one, provide acreage of each): City of Raleigh |   |
| Overlay district: NA  | Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Conditional Use District (CUD) Case # Z- 020-96                               | Board of Adjustment (BOA) Case # A- 0013-2022   |

| STORMWATER INFORMATION   |   |
|--|---|
| Existing Impervious Surface:<br>Acres: <sup>0</sup> _____ Square Feet: <sup>0</sup> _____        | Proposed Impervious Surface:<br>Acres: <sup>0</sup> _____ Square Feet: <sup>0</sup> _____ |
| Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No           | Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No              |
| Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |   |
| If yes, please provide the following:  |   |
| Alluvial soils: _____  |   |
| Flood study: <u>NA</u>   |   |
| FEMA Map Panel #: 3720174700K  |   |
| NUMBER OF LOTS AND DENSITY   |   |
| Total # of townhouse lots:   | Detached <sup>0</sup> Attached <sup>0</sup>   |
| Total # of single-family lots: 2   |   |
| Proposed density for each zoning district (UDO 1.5.2.F): <b>0</b>                                |   |
| Total # of open space and/or common area lots: 0   |   |
| Total # of requested lots: 2   |   |

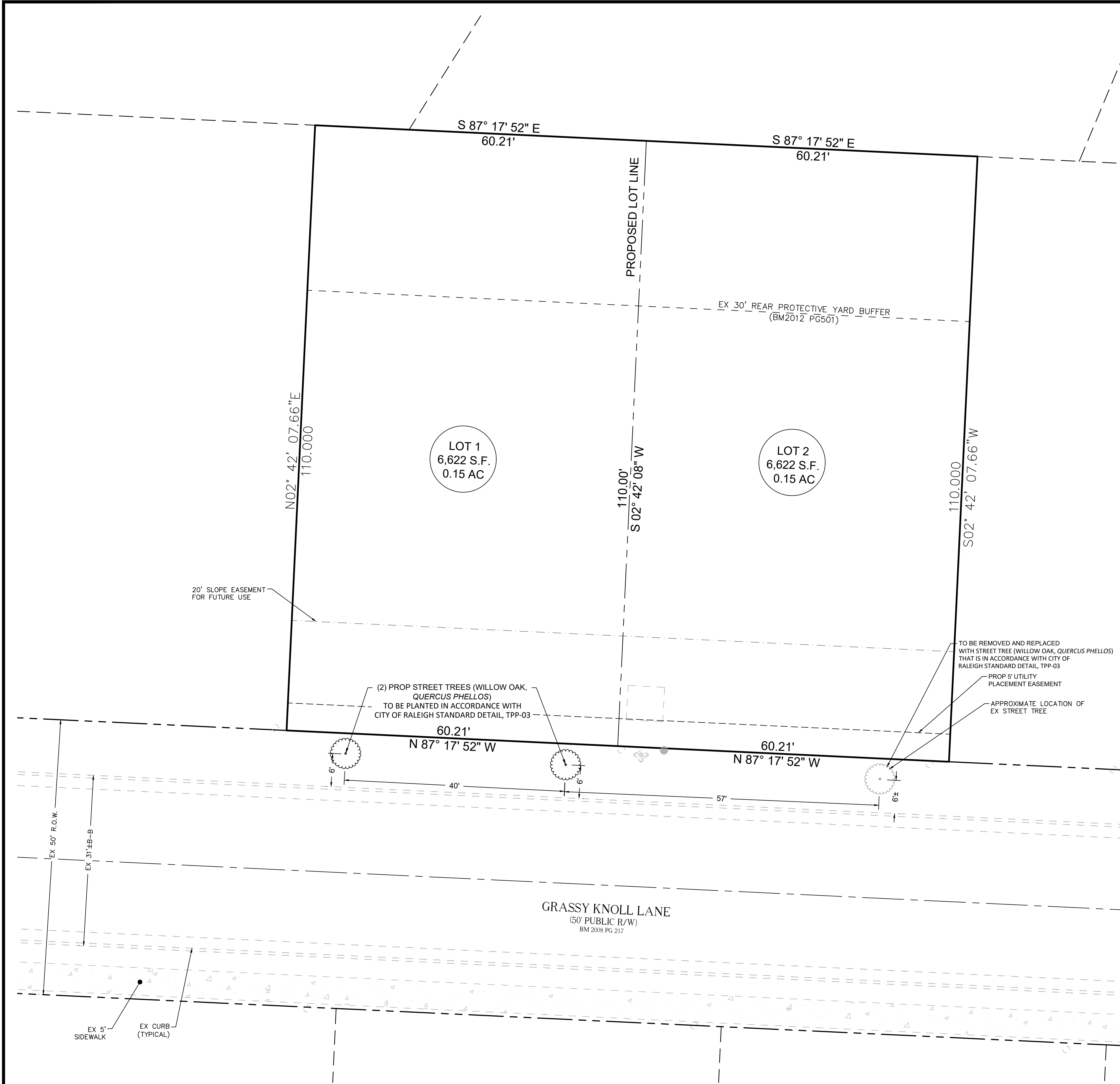
| SIGNATURE BLOCK   |                  |
|---|------------------|
| <p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, <u>Jon Callahan</u> 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: 08/09/2022 |
| Printed Name: Jon Callahan  |                  |
| Signature:  | Date:            |
| Printed Name:   |                  |

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).









GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. DESIGN ALTERNATE TO BE FILLED FOR: RIGHT OF WAY, SIDEWALK FEE-IN-LIEU, AND STREET TREE LOCATION
4. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL TPP-03

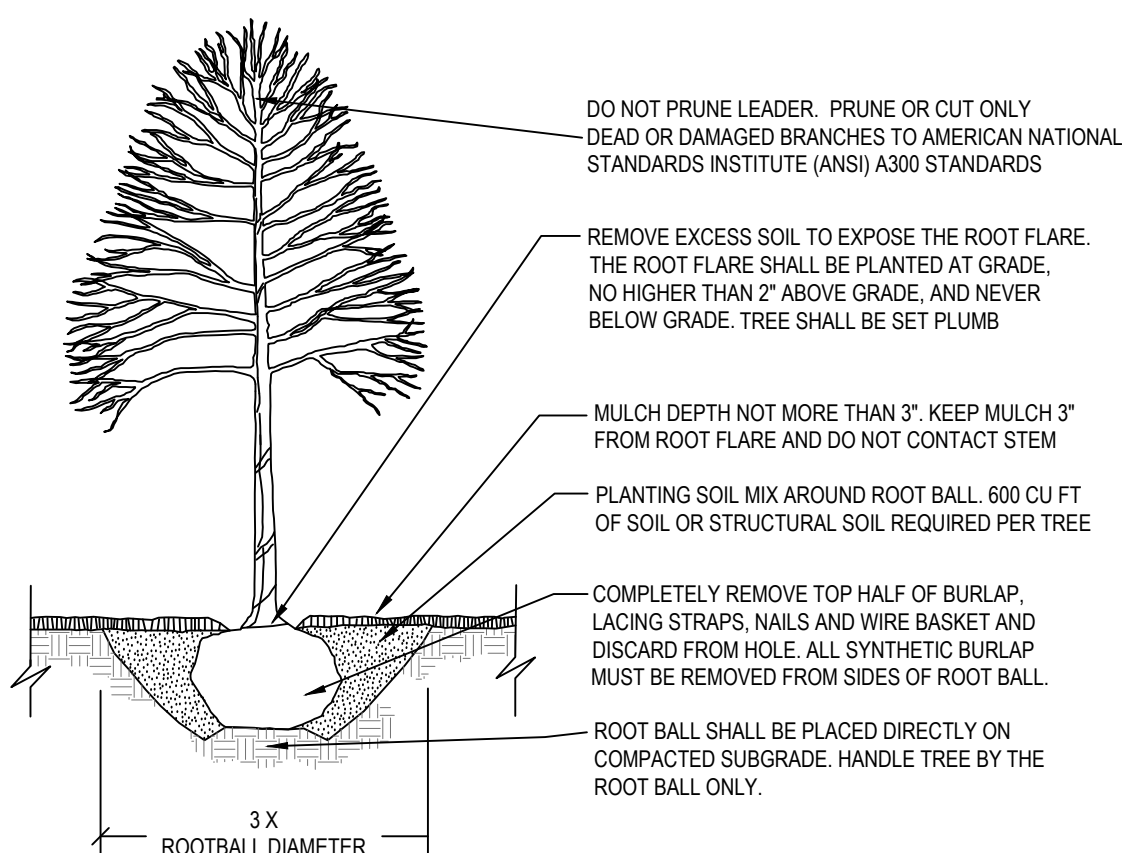
CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT (919) 996-2409 TO SET UP THE MEETING.
5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
7. THE CONTRACTOR SHALL REPAIR ANY DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
8. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
9. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

TRANSPORTATION NOTES:

1. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR INTERSECTIONS. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. HANDICAPPED RAMPS TO BE CONSTRUCTED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH ENGINEERING STANDARD DETAIL T-20.01.2.
3. SIGHT TRIANGLES TO BE LOCATED AT ALL INTERSECTIONS IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS. AREAS WHERE SIGHT TRIANGLE ARE LOCATED OUTSIDE THE RIGHT-OF-WAY SHALL BE RECORDED AS SIGHT EASEMENTS. FINAL LAYOUT OF SIGHT TRIANGLES TO BE APPROVED WITH CONSTRUCTION DRAWINGS.
4. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF 2 FEET AND 8 FEET ABOVE THE CURB LINE ELEVATION, OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
5. ALL STREET SECTIONS SHALL MEET OR EXCEED SPECIFICATIONS DETAILED IN CITY OF RALEIGH ENGINEERING STANDARDS T-10.10, T-10.12, AND T-10.14 AS NOTED.
6. ALL STREETS AND RIGHT-OF-WAYS WITHIN AND ADJACENT TO THE PROJECT ARE CONSISTENT WITH THE RALEIGH COMPREHENSIVE PLAN WITH REGARD TO PROPOSED ROADWAY LOCATIONS AND RIGHT-OF-WAY REQUIREMENTS.
7. UNLESS OTHERWISE SHOWN, TURNOUT RADII TO BE MINIMUM OF 35' AT ALL PUBLIC STREET INTERSECTIONS AND DRIVEWAY TURNOUTS TO BE A MINIMUM OF 28'.

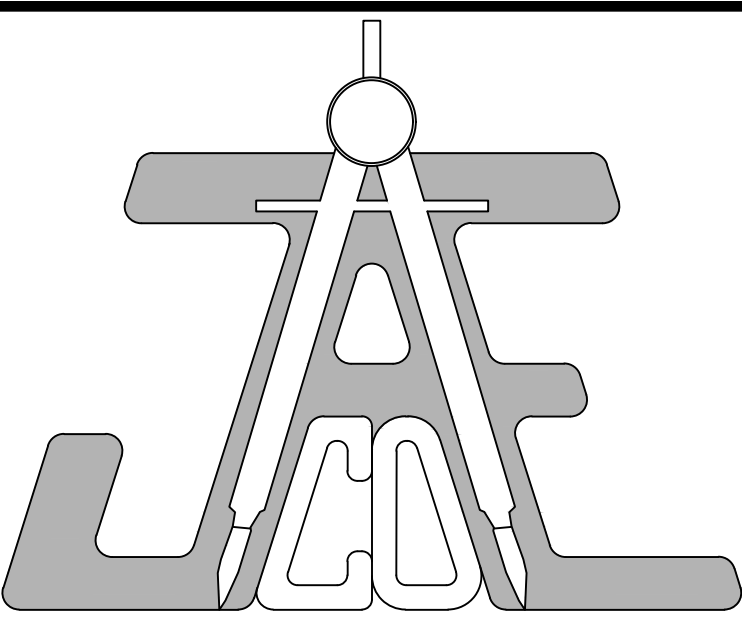
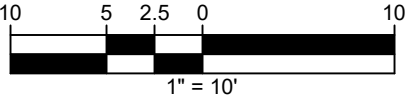
| STREET PLANTINGS                              |                 |
|---|-----------------|
| GRASSY KNOLL LN. - PROP NEIGHBORHOOD LOCAL    |                 |
| RIGHT-OF-WAY FRONTAGE LENGTH                  | 120.4'          |
| STREET TREES REQUIRED (40' ON CENTER AVERAGE) | 120.4/40 = 3.01 |
| STREET TREES PROVIDED                         | 3               |



- NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  8. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

FEE-IN-LIEU TO BE PROVIDED FOR 6' SIDEWALK WIDTH PER UDO 3.2.2B NEIGHBORHOOD LOCAL (T-10.11)

SOLID WASTE INSPECTIONS STATEMENT: DEVELOPER IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. WILL USE 96 GALLON CONTAINERS STORED IN GARAGE TO BE ROLLED TO CURB FOR PICK UP ON DESIGNATED DAYS.



**JAECO**  
Consulting Engineers and Land Surveyors

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27616

Capital Hill Investments LLC  
3601 Woods Myrtle Ct.  
Wilson, NC 27896  
PHONE 919.422.6183  
EMAIL aduncil@gmail.com

Call  before you dig.

LEGEND

|                       |                |
|-----------------------|----------------|
| EX PROPERTY LINE      | _____          |
| PROP LOT LINE         | _____          |
| PROP SETBACK          | _____          |
| EX CURB               | =====          |
| EX WATER              | ----- W -----  |
| EX SANITARY SEWER     | ----- SS ----- |
| PROP UTILITY EASEMENT | _____          |
| EX TOPOGRAPHY         | _____          |
| EX CONTOUR ELEVATION  | 264            |
| EX WATER METER        | □              |
| EX SANITARY CLEAN OUT | ○              |
| EX SANITARY MANHOLE   | ⊙              |
| EX WATER VALVE        | ⊗              |
| EX FIRE HYDRANT       | ⊕              |
| EX SIDEWALK           | -----          |

SUBDIVISION, SITE & STREET TREE PLAN

| Revisions |                   |          |
|-----------|-------------------|----------|
| Number    | Description       | Date     |
| 1         | Per City Comments | 10/04/22 |
|           |                   |          |
|           |                   |          |
|           |                   |          |
|           |                   |          |

JAECO #: 687-03  
DRAWING SCALE: 1"=10'  
DRAWN BY: CC  
CHECKED BY: TT  
DATE ISSUED: 8/8/22

C-2