

# 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)			
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): <b>Scope-0121-2020</b>			
Development name (subject to approval): Fenwick-Peach Connector			
Property Address(es): 2800 S. Saunders Street, Raleigh, NC 27603 509 Fenwick Drive, Raleigh, NC 27603			
Recorded Deed PIN(s): 1702359305 and 1702450532			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input checked="" type="checkbox"/> Other: Proposed Road Connector

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: Oppidan Investment Company	Owner/Developer Name and Title: Noah Wagner
Address: 400 Water Street, Suite 200, Excelsior, Minnesota 55331	
Phone #: 262-312-0216	Email: Noah.Wagner@oppidan.com
APPLICANT INFORMATION	
Company: BGE, Inc.	Contact Name and Title: Charles Townsend, PE, Project Manager
	Address: 5440 Wade Park Boulevard Unit 102, Raleigh, North Carolina 27607
Phone #: 919-276-0111	Email: ctownsend@bgeinc.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 2.76 ac	
Zoning districts (if more than one, provide acreage of each): CX-3-PL (0.98 Acres) and R-10 (1.76 Acres)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case #	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.01 Square Feet: 336	Proposed Impervious Surface: Acres: 0.42 Square Feet: 18,349
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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: N/A	
Flood study: N/A	
FEMA Map Panel #: 3720170200J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached 0 Attached 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>I hereby designate <u>Charles Townsend, PE</u> 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.</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 six consecutive months of inactivity.</p>	
Signature: 	Date: 8/12/21
Printed Name: <u>Noah Wagner</u>	
Signature:	Date:
Printed Name:	

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



# PRELIMINARY SUBDIVISION PLANS FOR FENWICK - PEACH CONNECTOR

2800 S. SAUNDERS ST/ 509 FENWICK DR  
RALEIGH, NORTH CAROLINA 27603



SITE LOCATION MAP  
SCALE: 1" = 500'

SITE DATA	
SITE GROSS ACREAGE	119,354 SF / 2.74 AC
EXISTING IMPERVIOUS:	337 SF / 0.01 AC
PROPOSED IMPERVIOUS	4,841 SF / 0.11 AC
LOT 1	0 SF / 0 AC
LOT 2	12,632 SF / 0.29 AC
PROPOSED ROAD	
TOTAL PROPOSED IMPERVIOUS	18,349 SF / 0.42 AC
SITE NET ACREAGE	
LOT 1	87,993 SF / 2.02 AC
LOT 2	18,808 SF / 0.43 AC
PROPOSED ROAD	12,632 SF / 0.29 AC
R/W DEDICATION:	13,508 SF / 0.31 AC
TOTAL SITE NET ACREAGE	105,851 SF / 2.43 AC

## TREE CONSERVATION AND STORMWATER NOTES

- TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
- PROPOSED ROAD IS 0.29 ACRES
- STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A. & 10.3.4.E

## CONSULTANT INFORMATION

DEVELOPER:	ENGINEER:	SURVEYOR:
OPPIDAN INVESTMENT COMPANY 400 WATER STREET, SUITE 200 EXCELSIOR, MN 55331 (262) 312-0216	BGE, INC 5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607 (919) 275-2684	JOHNSON, MIMIRAN & THOMPSON, INC. 9201 ARBORETUM PARKWAY, SUITE 310 RICHMOND, VA 23236 (804) 655-4818
CONTACT: NOAH WAGNER	CONTACT: CHARLES D. TOWNSEND P.E.	CONTACT: MIKE ZMUDA, L.S., P.E.

## Preliminary Subdivision Application Planning and Development

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STORMWATER INFORMATION	
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Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: NA Flood study: NA FEMA Map Panel #: 372517020J	

NUMBER OF LOTS AND DENSITY	
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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 six consecutive months of inactivity.	
Signature: <u>Charles Townsend</u>	Date: <u>8/12/20</u>
Printed Name: <u>Charles Townsend</u>	Date:
Signature:	Date:
Printed Name:	

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

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SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C1-0	EXISTING CONDITIONS (PAGE 1 OF 2)
C1-1	EXISTING CONDITIONS (PAGE 2 OF 2)
C1-2	DEMOLITION PLAN
C2-0	SUBDIVISION PLAN
C2-1	SUBDIVISION DETAILS
C3-0	GRADING PLAN
C5-0	UTILITY PLAN
L1-0	LANDSCAPE PLAN
L1-1	TCA PLAN

## FIRE DEPARTMENT NOTES

- FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFD 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFD, SECTION 507.3.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN SPR REVIEW PLANS.

## PERMITS REQUIRED

- 401/404 PERMITS FOR WETLANDS IMPACT
- NC DOT UTILITY ENCROACHMENT
- NC DOT DRIVEWAY PERMIT

## ATTENTION CONTRACTORS

The *Construction Contractor* responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at (919) 996-2409, and the **Public Utilities Department** at (919) 996-4540 at least twenty-four hours prior to beginning any of their construction.

**Failure** to notify both City Departments in advance of beginning construction, will result in the issuance of *monetary fines*, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

**Failure** to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.



Know what's below.  
Call before you dig.

DESIGNED BY:	CT/KH
DRAWN BY:	CT/KH
REVIEWED BY:	CT
DATE	
REV	
DESCRIPTION	

<b>BGE</b> 5440 WADE PARK BLVD, SUITE 102 RALEIGH NC 27607 WWW.BGEINC.COM NC LICENSE #C-4397
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<b>OPPIDAN INVESTMENT COMPANY</b> 400 WATER STREET, SUITE 200 EXCELSIOR, MINNESOTA 55331
--

<b>FENWICK - PEACH CONNECTOR</b> 2800 S. SAUNDERS ST./509 FENWICK DR RALEIGH / NORTH CAROLINA 27603
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<b>COVER SHEET</b>
<b>CONSTRUCTION</b>
FILE NUMBER: 7646-01
DATE: 08/13/2021
C0-0



