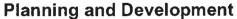
Preliminary Subdivision Application







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.

		DEVELOPMENT T	YPE (UDO Sec	otion 2 1.2)	
Conventional Subdivision Comp		Compact Develop	oment Co	onservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District					
		GENERAL	INFORMATIO	N	
Scoping/sketcl	h plan case number	(s): Scope-012	21-2020		
Development r	name (subject to ap	oroval): Fenwick-Peach	Connector		
Property Addre		Saunders Street, F wick Drive, Raleigh	-		
Recorded Dee	d PIN(s): 1702359	305 and 17024505	32		
What is your project type?	Single Apart		ownhouse on-residential	Other: Proposed Road C	Attached houses
	CURRE	NT PROPERTY OWN	NER/DEVELOF	PER INFORMATION	
	NOTE: Plea	se attach purchase a	igreement wh	en submitting this form	
Company: Oppidan Investment Company		pany Owner/De	Owner/Developer Name and Title: Noah Wagner		
Address: 400 V	Vater Street, Suite 20	0, Excelsior, Minnesota	55331		
Phone #: 262-312-0216		Email: Noa	Email: Noah.Wagner@oppidan.com		
		APPLICAN'	TINFORMATIO	ON	
Company:	BGE, Inc.	Contact Na	ame and Title:	Charles Townsend, PE, Proje	ct Manager
		Address: 5	440 Wade Park	Boulevard Unit 102, Raleigh, I	North Carolina 27607
Phone #: 919-276-0111		Email: ctov	Email: ctownsend@bgeinc.com		

Continue to page 2 >>

	E + SITE DATE TABLE II developments)		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	FORMATION		
Gross site acreage: 2.76 ac			
Zoning districts (if more than one, provide acreage of each	ch): CY_3_PL (0.08 Acres) and R_10 (1.76 Acres)		
Zonning districts (in more than one, provide dereage or each	CX-3-FL (0.96 Acres) and K-10 (1.76 Acres)		
Overlay district: N/A	Inside City limits? ✓ Yes No		
Conditional Use District (CUD) Case #	Board of Adjustment (BOA) Case # A-		
	RINFORMATION		
Existing Impervious Surface:	Proposed Impervious Surface: Acres: 0.42 Square Feet: 18,349		
Acres: 0.01 Square Feet: 336			
Neuse River Buffer ✓ Yes No Is this a flood hazard area? Yes ✓ No	Wetlands		
Is this a flood hazard area?			
Alluvial soils: N/A			
Flood study: N/A			
FEMA Map Panel #: 3720170200J			
NUMBER OF LO	TS 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			
SIGNATUF	RE BLOCK		
I hereby designate	to serve as my agent		
regarding this application, to receive and response to ac			
and to represent me in any public meeting regarding this	s application.		
La Company that this pro-			
with the proposed development use. I acknowledge that	t is conforming to all application requirements applicable this application is subject to the filing calendar and		
submittal policy, which states applications will expire after			
MII			
Printed Name: Noa h Wagner	Date: 8/17/21		
Printed Name: Noch Wagner			
Signature:	Date:		
Printed Name:			

Please email your completed application to SiteReview@raleighnc.gov.

PRELIMINARY SUBDIVISION PLANS FOR

FENWICK - PEACH CONNECTOR

2800 S. SAUNDERS ST/ 509 FENWICK DR

RALEIGH, NORTH CAROLINA 27603



SITE LOCATION MAP

SITE GROSS ACREAGE 119,354 SF / 2.74 AC EXISTING IMPERVIOUS: 337 SF / 0.01 AC PROPOSED IMPERVIOUS 4,841 SF / 0.11 AC PROPOSED ROAD 12,632 SF / 0.29 AC TOTAL PROPOSED IMPERVIOUS 18,349 SF / 0.42 AC

TREE CONSERVATION AND STORMWATER NOTES

STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A. & 10.3.4.E

TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.

PROPOSED ROAD IS 0.29 ACRES

87,993 SF / 2.02 AC

18,808 SF / 0.43 AC

12,632 SF / 0.29 AC

13,508 SF / 0.31 AC

105,851 SF / 2.43 AC

SITE NET ACREAGE

LOT 2

PROPOSED ROAD

R/W DEDICATION:

TOTAL SITE NET ACREAGE

			DEVELOPMENT	T TYPE + SITE DATE TABLE
liminary Subdivi	sion Application			e to all developments)
ning and Development		Raleigh	ZONIN	NG INFORMATION
and Development Customer Service Cer	nter • One Exchange Plaza, Suite 400 Raleigh, NC 27601 919-996-2500		Gross site acreage: 2.74 Acres	
			Zoning districts (if more than one, provide acreage	of each): CX-3-PL (0.98 Acres) and R-10 (1.76 Acres)
UCTIONS: This form is used whe	en submitting a Preliminary Subdivision (UDO Section 10.2	.5). Please check the		
riate review type and include the	plan checklist document. Please email all documents and	your preliminary	Overlay district: N/A	Inside City limits? Yes No
sion plans to SiteReview@raleigh	nnc.gov.		Conditional Use District (CUD) Case #	Board of Adjustment (BOA) Case # A-
DE	EVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development Conservation Development	Cottage Court	STORMW	VATER INFORMATION
: Subdivisions may require City C	Council approval if in a Metro Park Overlay or Historic Over	rlay District	Existing Impervious Surface:	Proposed Impervious Surface:
	GENERAL INFORMATION		Acres: 0.01 Square Feet: 336	Acres: 0.42 Square Feet: 18,349 Wetlands Yes V No
ng/sketch plan case number(s):	Commence of the Commence of th		Neuse River Buffer Yes No	I STORAGE POWER AND ADDRESS OF THE STORAGE POWER ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER AND ADDRESS OF THE STORAGE POWER ADDRESS OF THE S
ng/sketch plan case number(s):	Scope-0121-2020		Is this a flood hazard area? Yes Volume No. If yes, please provide the following:	•
opment name (subject to approva	al): Fenwick-Peach Connector		Alluvial soils: N/A	
rty Address(es): 2800 S. Sau	nders Street, Raleigh, NC 27603		Flood study: NA	
509 Fenwick	Drive, Raleigh, NC 27603		FEMA Map Panel #: 3720170200J	OF LOTS AND DENSITY
ded Deed PIN(s): 1702359305	and 1702450532		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):
is your Single fam	1 7 To 10 To	Attached houses	, representation of the control of t	
t type? Apartment	Non-residential ✓ Other: Proposed Rad	d Connector	Total # of open space and/or common area lots:0	
CUIDDENT	PROPERTY OWNER/DEVELOPER INFORMATION		Total # of requested lots: 2	
	ttach purchase agreement when submitting this form		0.00	LATURE DU CON
any: Oppidan Investment Company	March Company		SIGN	IATURE BLOCK
ss: 400 Water Street, Suite 200, Ex				
e #: 262-312-0216	Email: Noah.Wagner@oppidan.com		I hereby designate Charles Townsend, PE	to serve as my agent e to administrative comments, to resubmit plans on my behalf,
	APPLICANT INFORMATION		and to represent me in any public meeting regardi	
eany: BGE, Inc.	Contact Name and Title: Charles Townsend, PE, Pro	ject Manager	It has been and affirm that this	are least in conforming to all application requirements applicable
	Address: 5440 Wade Park Boulevard Unit 102, Raleigh	, North Carolina 27607	I/we have read, acknowledge, and affirm that this project is conforming to all application requirements with the proposed development use. I acknowledge that this application is subject to the filing calendary	
e #: 919-276-0111	Email: ctownsend@bgeinc.com		submittal policy, which states applications will exp	ire after six consecutive months of inactivity.
			4 2	
ue to page 2 >>			Signature: 11 Llow	Date: 8/12/21
to page 2			Printed Name: Noch Wagner	0,,
			Signature:	Date:
			Printed Name:	
			and the second s	
			Please email your completed	d application to SiteReview@raleighnc.gov.
of 2		REVISION 07.07.20	Page 2 of 2	REVISION 07.07.2
		raleighnc.gov		raleighnc.g

SHEET NUMBER	R 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	SUBDVISION 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 (NCFC 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, 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.

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS

IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON

- NEEDED DURING CONSTRUCTION. ALL SURVEY INFORMATION PROVIDED BY JOHNSON, MIRMIRAN & THOMPSON, INC., RICHMOD, VIRGINIA OFFICE IN DIGITAL FORMAT IN JUNE 2021, AND SUPPLEMENTAL
- INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY, 2021. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET
- AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM
- CORNER CLEARANCE. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC
- WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND

ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND

- ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919,996,2409 TO SET UP THE MEETING.

THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL

- IMPACT TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN

PERMITS REQUIRED

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

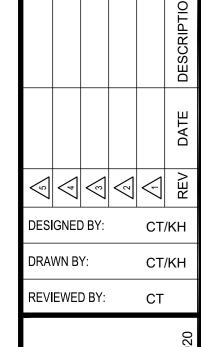
ATTENTION CONTRACTORS

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*.





CONSTRUCTION FILE NUMBER:

DATE: 08/13/202

OPPIDAN INVESTMENT COMPANY 400 WATER STREET, SUITE 200 EXCELSIOR, MN 55331 (262) 312-0216

DEVELOPER:

CONTACT: NOAH WAGNER

CONSULTANT INFORMATION

5440 WADE PARK BLVD, SUITE 102 RALEIGH, NC 27607

ENGINEER:

CONTACT: CHARLES D. TOWNSEND P.E.

(804) 655-4818 CONTACT: MIKE ZMUDA, L.S., P.E.

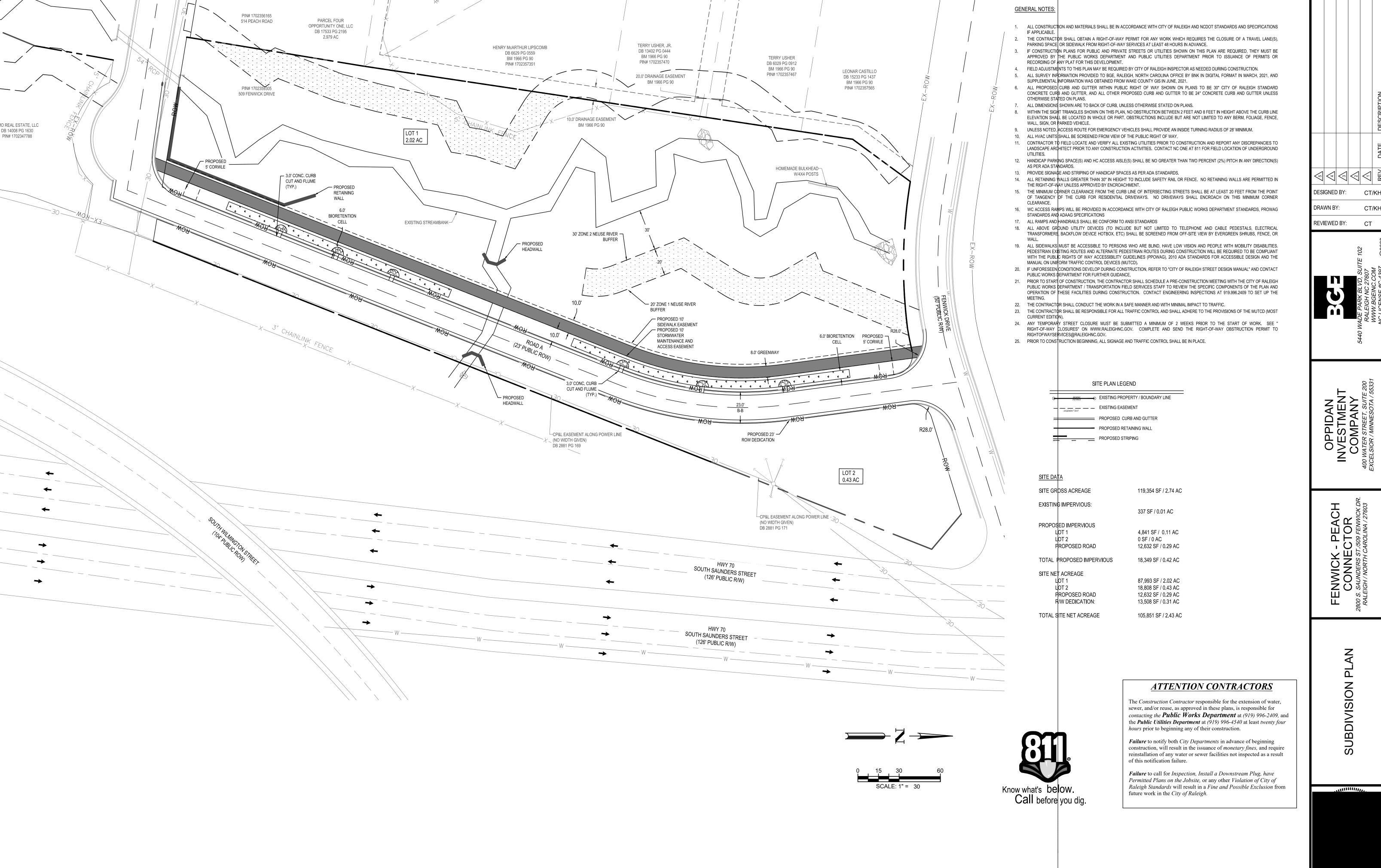
JOHNSON, MIMIRAN & THOMPSON, INC.

9201 ARBORETUM PARKWAY, SUITE 310

SURVEYOR:

RICHMOND, VA 23236

PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.



FILE NUMBER: 7646-01 DATE: 08/13/202⁻

CT/KH

C2-0