

# 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): Turners Alley Subdivision			
Property Address(es): 718 Chamberlain St. - 2309 Turners Alley - 2303 Turners Alley			
Recorded Deed PIN(s): 0794.16-94-3254 - 0794.16-94-4268 - 0794.16-94-5248			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Legacy Custom Homes, Inc.	Owner/Developer Name and Title: Ward Russell, President
Address: 3304 Six Forks Road, Suite 100, Raleigh NC 27609	
Phone #: (919) 781-3800	Email: ward@legacycustomhomes.com
APPLICANT INFORMATION	
Company: John A. Edwards & Company	Contact Name and Title: Johnny Edwards
Address: 333 Wade Ave., Raleigh NC 27605	
Phone #: (919) 828-4428	Email: johnny@jaeco.com

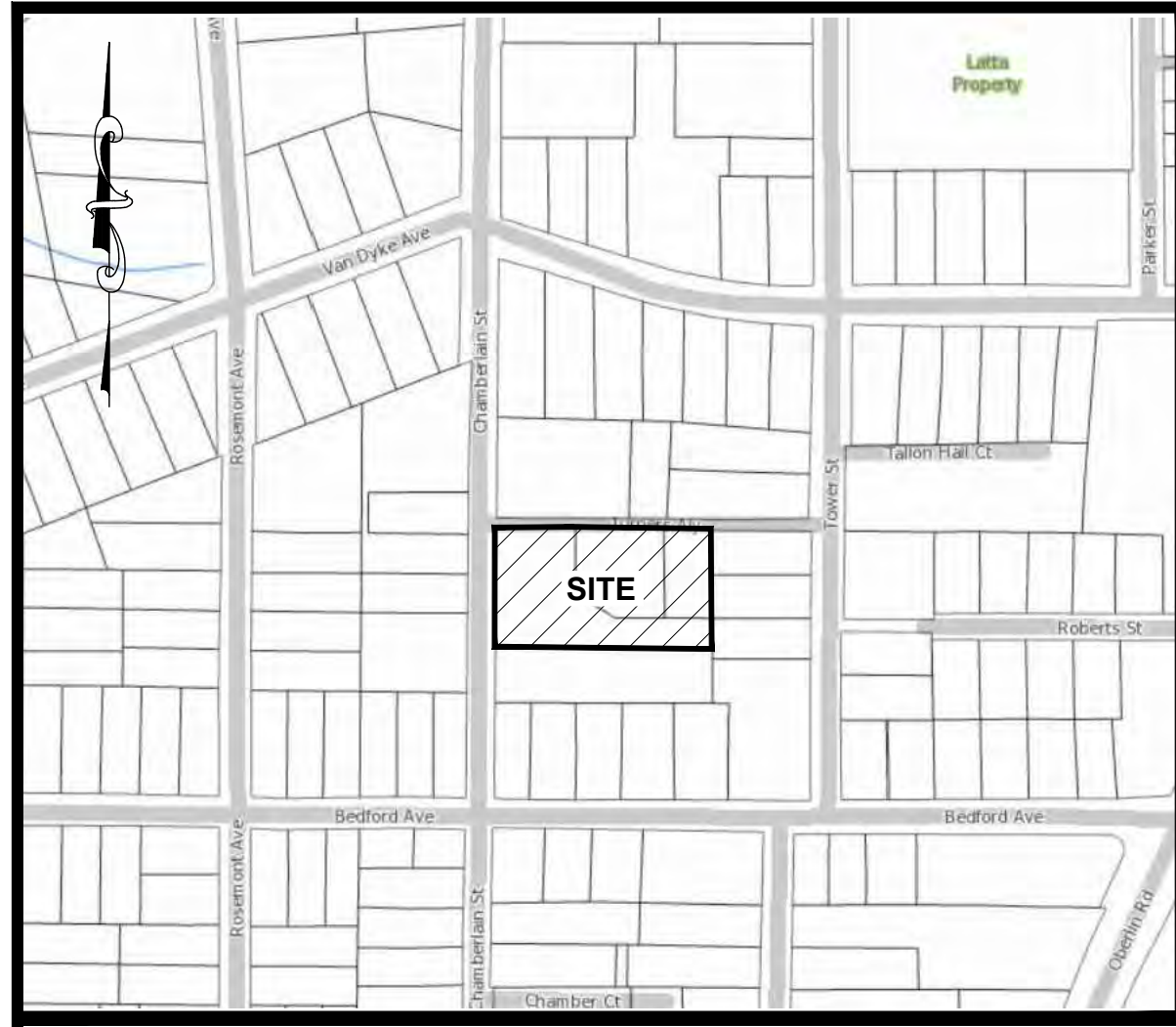
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.9395 Acres	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: NCOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.05</u> Square Feet: <u>2,000</u>	Proposed Impervious Surface: Acres: <u>0.611</u> Square Feet: <u>26,601</u>
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: _____ FEMA Map Panel #: 3720079400J	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached      Attached
Total # of single-family lots: 4	
Proposed density for each zoning district (UDO 1.5.2.F): 4.4 DU / AC	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 4	

SIGNATURE BLOCK	
<p>I hereby designate <u>JOHNNY EDWARDS</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: <u>8-18-21</u>
Printed Name: WARD RUSSELL	
Signature:	Date:
Printed Name:	

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



VICINITY MAP  
(NOT TO SCALE)

# TURNERS ALLEY SUBDIVISION

## PRELIMINARY SUBDIVISION

### SUB-0061-2021

## RALEIGH, NORTH CAROLINA

AUGUST, 2021  
REVISED OCTOBER, 2021

#### SITE DATA

OWNERS: NINEONENINE LLC  
PO BOX 10330  
RALEIGH, NC 27605

WILLIAM ALPHIN & KAY JORDAN  
915 TOWER STREET  
RALEIGH, NC 27607

ADDRESS: 718 CHAMBERLAIN STREET  
RALEIGH, NC 27607

2303 TURNERS ALLEY  
RALEIGH, NC 27607

2309 TURNERS ALLEY  
RALEIGH, NC 27607

ZONING: R-10 NCOD

LOT AREA: 36,883 S.F. (0.847 AC.)

DENSITY: 4.7 DU / AC

CURRENT LAND USE: VACANT

REFERENCE: BM 2021, PG 1475  
WAKE COUNTY REGISTRY

#### OBERLIN VILLAGE NEIGHBORHOOD - NCOD REQUIREMENTS

- MINIMUM LOT SIZE: 5,000 SQUARE FEET.
- MAXIMUM LOT SIZE: 12,500 SQUARE FEET.
- MINIMUM LOT WIDTH: 50 FEET.
- FRONT YARD SETBACK: WITHIN 10% OF THE MEDIAN FRONT YARD SETBACK ESTABLISHED BY BUILDINGS ON THE SAME SIDE OF THE BLOCK FACE OF THE PROPOSED BUILDING.
- BUILDING ENTRANCE: ALL BUILDINGS SHALL HAVE A MINIMUM OF 1 ENTRANCE FACING THE PUBLIC STREET.
- MAXIMUM BUILDING HEIGHT: 28.7 FEET AND 2 STORIES.

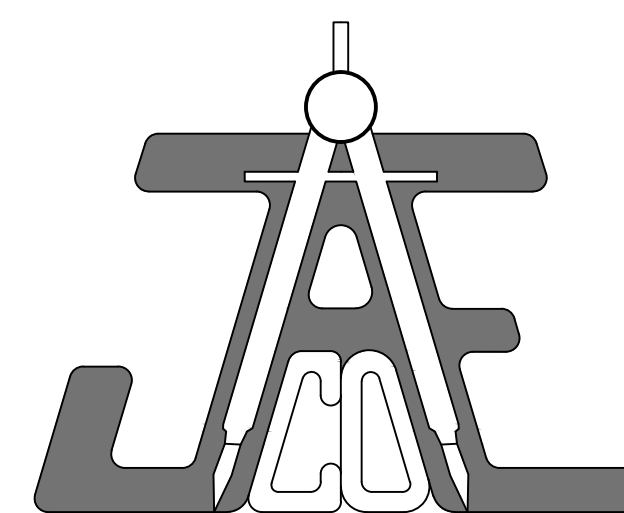
SOLID WASTE COMPLIANCE STATEMENT  
DEVELOPERS HAVE REVIEWED AND ARE IN  
COMPLIANCE WITH THE REQUIREMENTS SET  
FORTH IN THE SOLID WASTE DESIGN MANUAL.  
PRIVATE SERVICE TO BE PROVIDED.

#### DEVELOPER:

**LEGACY CUSTOM HOMES, INC**  
Ward Russell  
3304 Six Forks Road, Suite 100  
Raleigh, N.C. 27609  
919-781-3800  
ward@legacycustomhomes.com

#### CIVIL ENGINEER:

**JAECO**  
**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
NC License F-0289  
333 Wade Ave., Raleigh, NC 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com



#### INDEX

CE-1	COVER SHEET
CE-2	RECORDED MAP
CE-3	EXISTING CONDITIONS
CE-4	SUBDIVISION PLAN
CE-5	UTILITY / STORMWATER MANAGEMENT PLAN
CE-6	SIGHT DISTANCE / LANDSCAPE PLAN
CE-7	SITE & UTILITY DETAILS

ALL CONSTRUCTION SHALL BE IN  
ACCORDANCE WITH CITY OF RALEIGH  
AND / OR NCDOT STANDARDS AND  
SPECIFICATIONS.

HORIZONTAL DATUM: NAD83  
VERTICAL DATUM: NAVD88

#### Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center - One Exchange Place, Suite 402 | Raleigh, NC 27601 | 919-999-2000



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revised 07.07.20

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Board of Adjustment (BOA) Case # A:	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05	Proposed Impervious Surface: Acres: 0.811
Square Feet: 2,000	Square Feet: 28,501
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Printed Name: WARD RUSSELL	Date:
Signature:	Date:
Printed Name:	

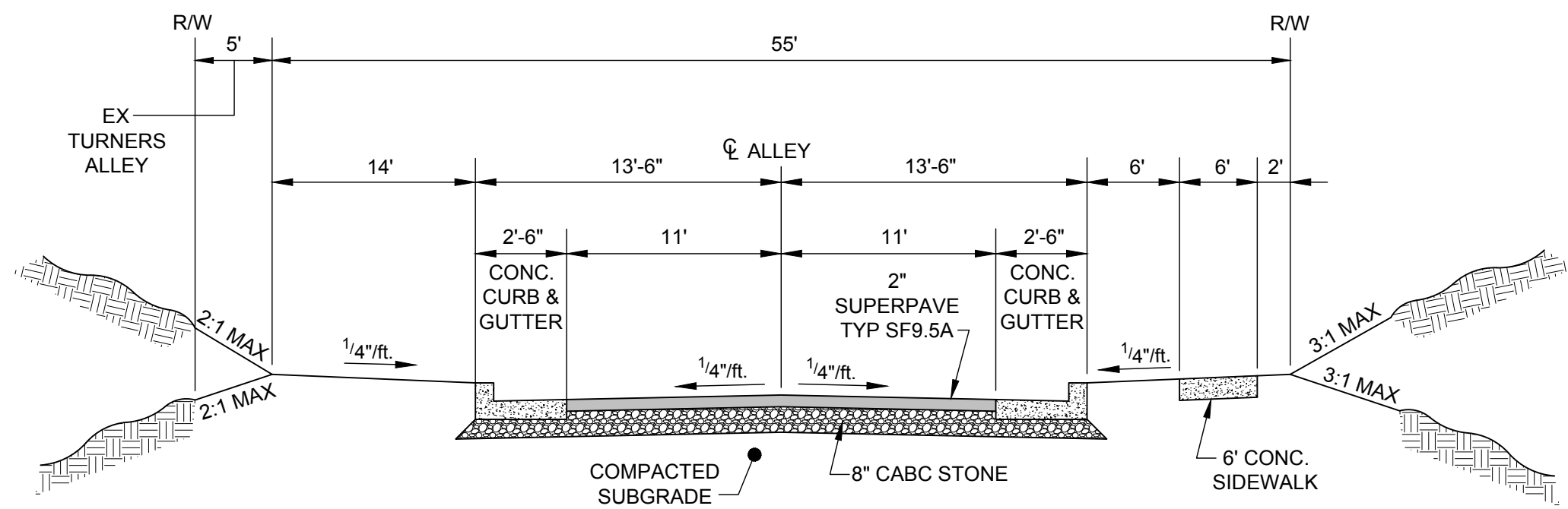
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TURNERS ALLEY  
TYPICAL STREET SECTION (NTS)  
27' B-B

**SUBDIVISION SITE DATA**

- LOT 1 - 6,039 S.F. (0.1386 AC.)
- LOT 2 - 5,489 S.F. (0.1260 AC.)
- LOT 3 - 6,027 S.F. (0.1384 AC.)
- LOT 4 - 6,539 S.F. (0.1501 AC.)

AREA IN R/W - 16,827 S.F. (0.3863 AC.)

TOTAL AREA - 40,921 S.F. (0.9394 AC.)

**BUILDING SETBACKS**

- FRONT SETBACK: 10'
- REAR SETBACK: 20'
- SIDE SETBACK: 5'

**BOUNDARY CURVE TABLE**

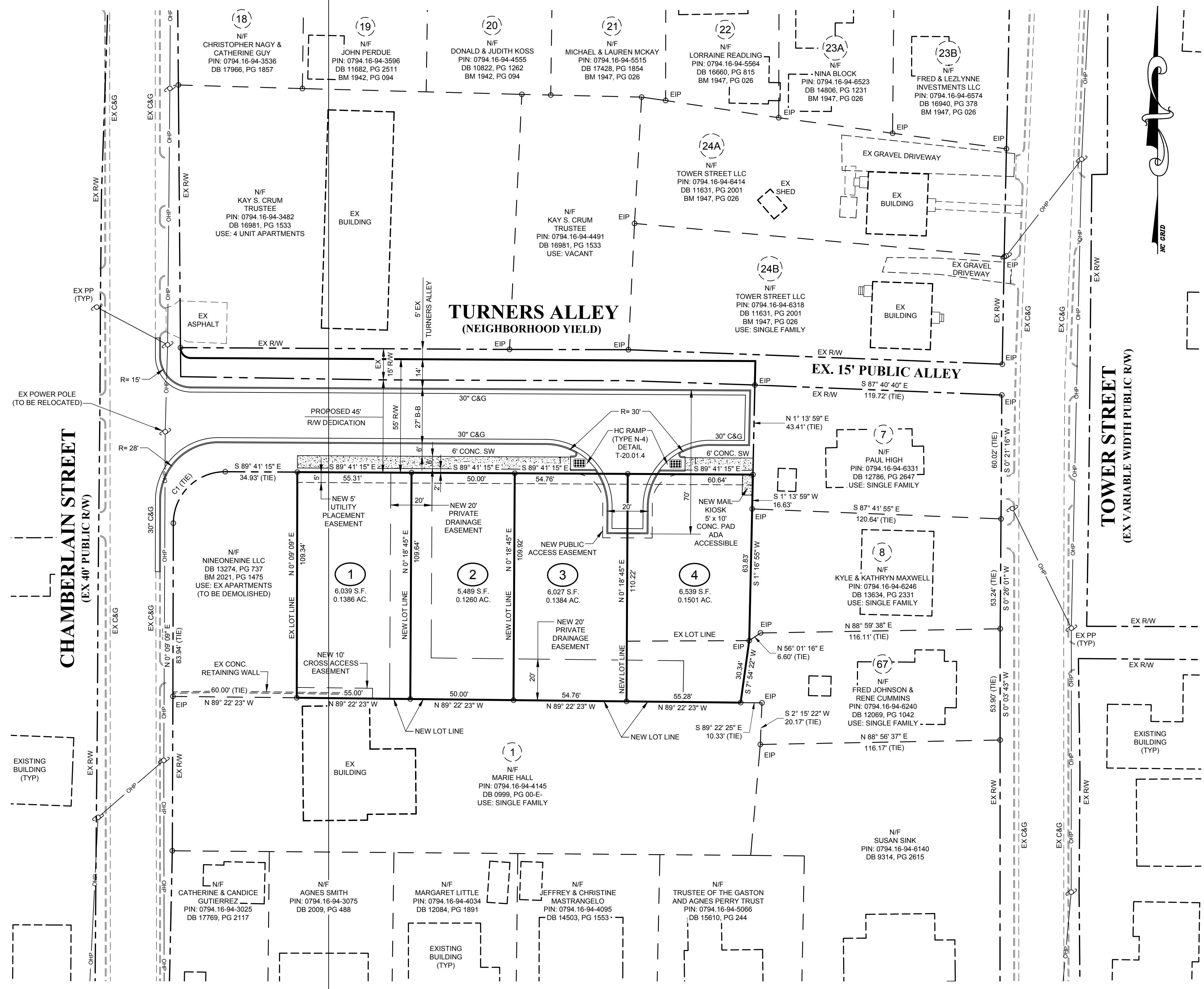
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.34'	25.00'	090°09'36"	35.40'	N45°13'57.16"E

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

**JAECO**  
Consulting Engineers  
and Land Surveyors

NC License F-0289  
333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com



**TURNERS ALLEY  
SUBDIVISION**

Client: LEGACY CUSTOM HOMES, INC

**LEGEND**

- |       |                            |                          |                                    |
|-------|----------------------------|--------------------------|------------------------------------|
| AC    | ADVERSE ACREAGE            | HW                       | HEADWALL                           |
| BM    | BOOK OF MAPS               | INV.                     | INVERT                             |
| BO    | BLOWOFF                    | IPS                      | IRON PIPE SET                      |
| BW    | BOTTOM OF WALL             | JB                       | JUNCTION BOX                       |
| C&G   | CURB AND GUTTER            | MH                       | MANHOLE                            |
| CB    | CATCH BASIN                | MIN                      | MINIMUM                            |
| CC    | CORRUGATED METAL PIPE      | NF                       | NOW OR FORMERLY                    |
| CO    | SEWER CLEANOUT             | PG                       | PAGE                               |
| CONC. | CONCRETE                   | RCP                      | REINFORCED CONCRETE PIPE           |
| DB    | DEED BOOK                  | RPA                      | REDUCED PRESSURE DETECTOR ASSEMBLY |
| DCA   | DUCTILE IRON PIPE          | RPZ                      | REDUCED PRESSURE ZONE              |
| D.I.  | DROP INLET                 | RW                       | RIGHT-OF-WAY                       |
| EIP   | ELEVATION                  | S.F.                     | SQUARE FEET                        |
| EOP   | EDGE OF PAVEMENT           | SS                       | SANITARY SEWER                     |
| ESMT. | EASEMENT                   | SW                       | SIDEWALK                           |
| EX    | EXISTING                   | TC                       | TOP OF CURB                        |
| FDC   | FIRE DEPARTMENT CONNECTION | TCA                      | TREE CONSERVATION AREA             |
| FES   | FLARED END SECTION         | TCP                      | TERRA COTTA PIPE                   |
| FFE   | FINISHED FLOOR ELEVATION   | TSP                      | TRAFFIC SIGNAL                     |
| FW    | FIRE HYDRANT               | TW                       | TYPICAL                            |
| FL    | FIRE LINE                  | WL                       | WATER LINE                         |
| FO    | FIBER OPTIC                | WM                       | WATER METER                        |
| HB    | HANDICAP BOTTOM            | WS                       | WATER SERVICE                      |
| HC    | HANDICAP TOP               | WV                       | WATER VALVE                        |
| HT    | HANDICAP TOP               | WY                       | YARD INLET                         |
|       |                            | EX. POWER POLE           |                                    |
|       |                            | NEW WATER VALVE          |                                    |
|       |                            | NEW FIRE HYDRANT         |                                    |
|       |                            | NEW WATER METER          |                                    |
|       |                            | NEW SEWER MANHOLE        |                                    |
|       |                            | NEW SEWER CLEANOUT       |                                    |
|       |                            | NEW STORM CATCH BASIN    |                                    |
|       |                            | NEW STORM DRAIN INLET    |                                    |
|       |                            | NEW FLARED END SECTION   |                                    |
|       |                            | NEW UNFLARED END SECTION |                                    |
|       |                            | PROPERTY LINE            |                                    |
|       |                            | RIGHT-OF-WAY LINE        |                                    |
|       |                            | LOT LINE                 |                                    |
|       |                            | EASEMENT LINE            |                                    |
|       |                            | EXISTING WATER LINE      |                                    |
|       |                            | EXISTING SANITARY SEWER  |                                    |
|       |                            | EXISTING STORM DRAINAGE  |                                    |
|       |                            | NEW WATER LINE           |                                    |
|       |                            | NEW SANITARY SEWER       |                                    |
|       |                            | NEW STORM DRAINAGE       |                                    |
|       |                            | EXISTING CONTOUR LINE    |                                    |
|       |                            | NEW CONTOUR LINE         |                                    |
|       |                            | FEMA 100 YR. FLOOD PLAIN |                                    |
|       |                            | FLOODWAY                 |                                    |
|       |                            | NEUSE RIVER BUFFER       |                                    |
|       |                            | CENTRLINE OF CREEK       |                                    |
|       |                            | EXISTING OVERHEAD POWER  |                                    |

**SUBDIVISION PLAN**

Revisions

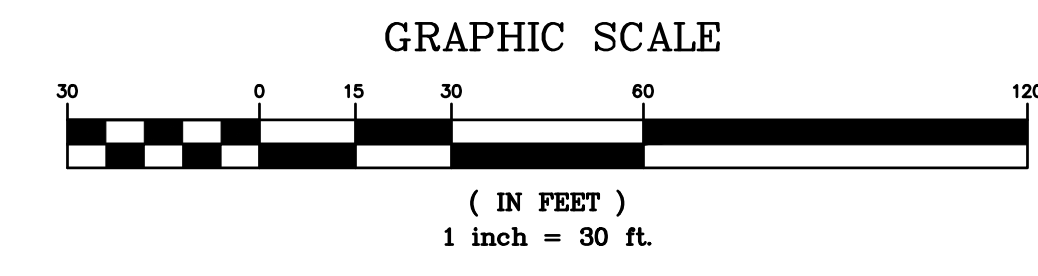
Number	Description	Date
1	CITY REVIEW COMMENTS	10/04/21

Drawing Scale: 1" = 30'

Drawn By: BF

Checked By: JAE, JR.

Date Issued: 08/19/21



CE-3