

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.

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): Turners Alley Subdivision - Phase 2			
Property Address(es): 809 Tower Street & 811 Tower Street			
Recorded Deed PIN(s): 0794-94-6318 & 0794-94-6414			
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: 0.4664 Acres

Zoning districts (if more than one, provide acreage of each): R-10

Overlay district: NCOD (OBERLIN)

Inside City limits? Yes No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.05 Square Feet: 2,296

Proposed Impervious Surface:

Acres: 0.33 Square Feet: 14,428

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 #: 3720079400J

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached

Total # of single-family lots: 3

Proposed density for each zoning district (UDO 1.5.2.F): **6.6 DU / AC**

Total # of open space and/or common area lots: 0

Total # of requested lots: 3

SIGNATURE BLOCK

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.

I, JOHNNY EDWARDS 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.

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: 9-26-22

Printed Name: WARD RUSSELL

Signature: _____ Date: _____

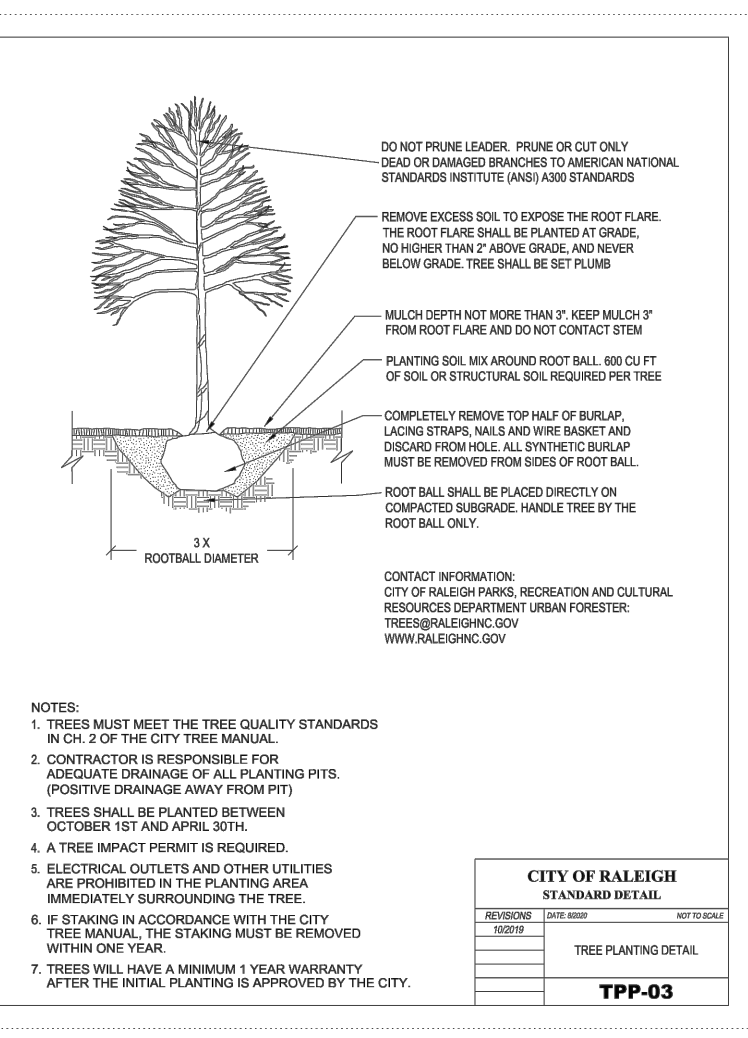
Printed Name: _____

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

X:\Projects\Legacy Custom Homes (365)\20 Preliminary\Turners Alley Preliminary Subdivision - Phase 2\1 - Preliminary\Turners Alley Preliminary Subdivision PH-2 - Civil Base.dwg, 9/23/2022 7:44:44 AM

LEGEND

- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- EIP EXISTING IRON PIPE
- IPS IRON PIPE SET
- C&G CURB & GUTTER
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- OHP OVERHEAD POWERLINE
- XXX DENOTES PROPERTY ADDRESS
- EXISTING PUBLIC ACCESS EASEMENT
- NEW CONCRETE SIDEWALK
- NEW R/W DEDICATION



TURNERS ALLEY STREETSCAPE - 61.8 LF

TREES REQUIRED: 1 SHADE TREES (40' OC)
TREES PROVIDED: 1 SHADE TREES

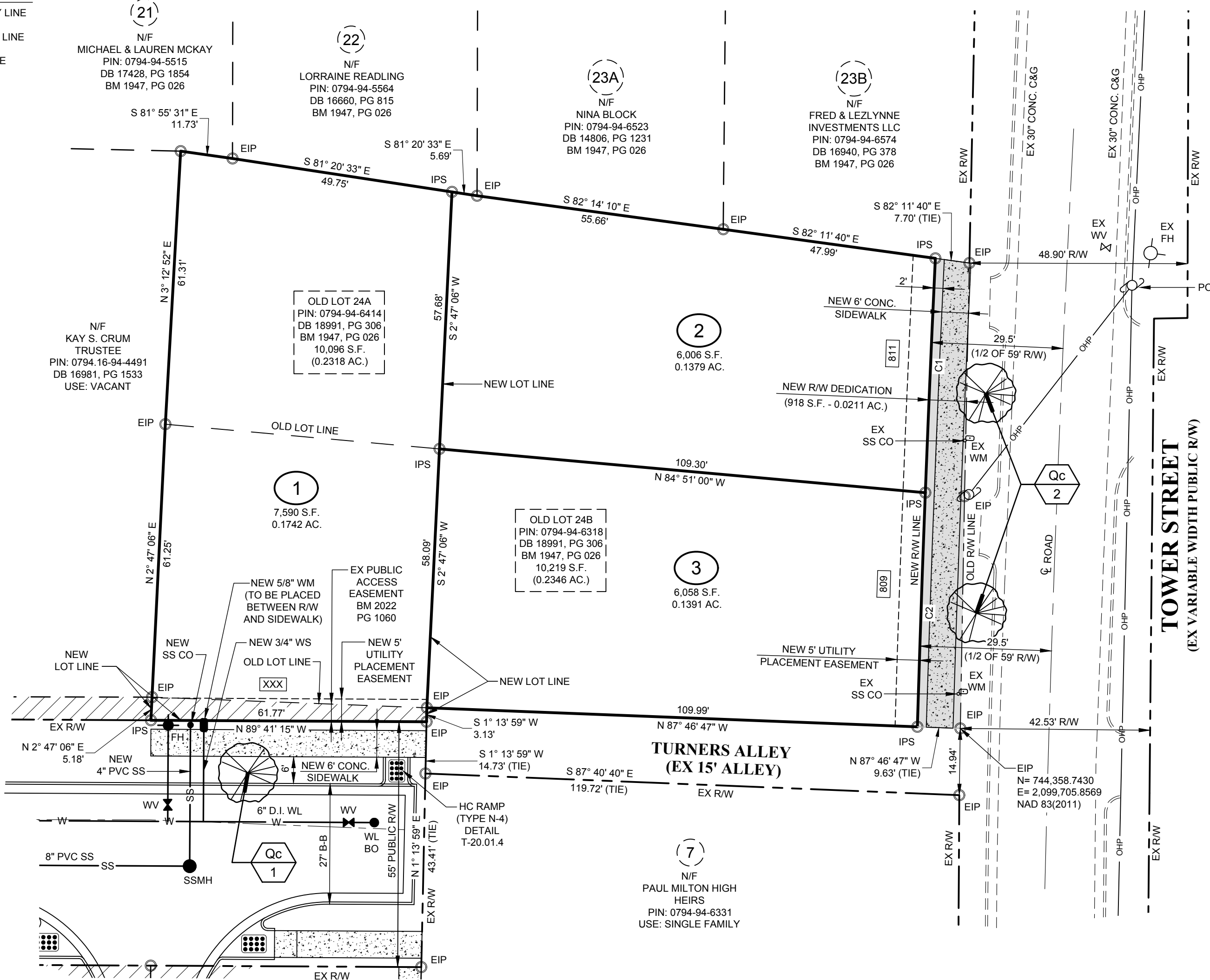
TOWER STREET STREETSCAPE - 105.1 LF

TREES REQUIRED: 2 SHADE TREES (40' OC)
TREES PROVIDED: 2 SHADE TREES

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	MATURE HT.	MATURE SP.	ROOT
TREES								
Qc	3	Quercus coccinea	Scarlet Oak	3"	10'	40-70'	40-50'	BB



TURNERS ALLEY (EX 55' PUBLIC R/W)
BM 2022, PG 1060

NOTE:
F-I-L PAID FOR PUBLIC STREET IMPROVEMENTS WITH TURNERS ALLEY SUBDIVISION PHASE 1 SUB-0061-2021

TURNERS ALLEY (EX 15' ALLEY)

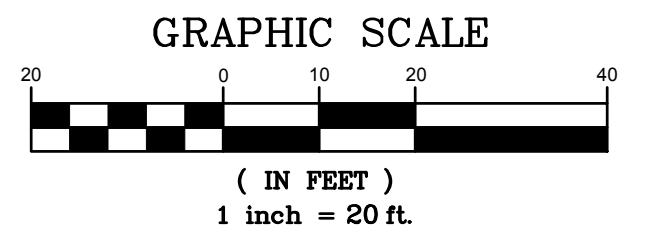
TOWER STREET (EX VARIABLE WIDTH PUBLIC R/W)

MAXIMUM ALLOWED IMPERVIOUS - 65%

LOT 1 = 5,498 S.F. (EFFECTIVE AREA TO CURB LINE = 8,458 S.F.)
LOT 2 = 4,450 S.F. (EFFECTIVE AREA TO CURB LINE = 6,846 S.F.)
LOT 3 = 4,480 S.F. (EFFECTIVE AREA TO CURB LINE = 6,892 S.F.)

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.58'	5844.24'	000°30'56"	52.58'	S02°27'23.04"W
C2	52.51'	5844.24'	000°30'53"	52.51'	S01°56'28.57"W



SITE DATA

OWNER: LEGACY CUSTOM HOMES, INC.
3304 SIX FORKS ROAD
STE 100
RALEIGH, NC 27609

OLD LOT 24A
ADDRESS: 811 TOWER STREET
RALEIGH, NC 27607
PIN: 0794-94-6414
ZONING: R-10 NCD (OBERLIN)
LOT AREA: 10,096 S.F. (0.2318 AC.)
CURRENT LAND USE: SINGLE FAMILY
REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

OLD LOT 24B
ADDRESS: 809 TOWER STREET
RALEIGH, NC 27607
PIN: 0794-94-6318
ZONING: R-10 NCD (OBERLIN)
LOT AREA: 10,219 S.F. (0.2346 AC.)
CURRENT LAND USE: SINGLE FAMILY
REFERENCE: DB 18991, PG 306
BM 1947, PG 026
WAKE COUNTY REGISTRY

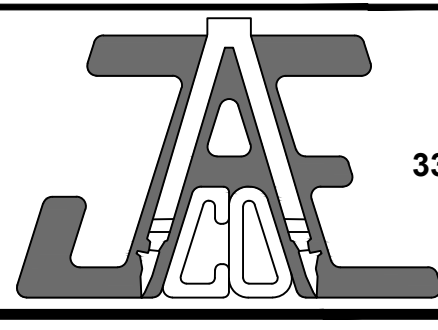
TOTAL LOT AREA

OLD AREA:
OLD LOT 24A 10,096 S.F. (0.2318 AC.)
OLD LOT 24B 10,219 S.F. (0.2346 AC.)
TOTAL 20,315 S.F. (0.4664 AC.)

NEW AREA:
NEW LOT 1 7,590 S.F. (0.1742 AC.)
NEW LOT 2 6,006 S.F. (0.1379 AC.)
NEW LOT 3 6,058 S.F. (0.1391 AC.)
TOTAL 19,654 S.F. (0.4512 AC.)

R/W DEDICATION (TOWER STREET) 918 S.F. (0.0211 AC.)

DATE	REVISION	BY



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

SCALE: 1" = 20'	DATE: 09-23-22
FLD. BK. & PAGE	DRAWN BY: BF
FILE NO.	CHECKED BY: JAE, JR.

SURVEY FOR:
TURNERS ALLEY SUBDIVISION - PHASE 2
RALEIGH WAKE COUNTY NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN

SHEET
3
OF
3