

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.


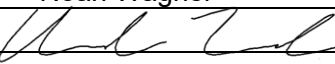
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): Birch and Branch Subdivision			
Property Address(es): 3499 Middle Branch Rd			
Recorded Deed PIN(s): 1723542038			
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: Lot Subdivision

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Oppidan Investment Co.	Owner/Developer Name and Title: Noah Wagner, Developer
Address: 400 Water Street, Suite 200, Excelsior, MN 55331	
Phone #: 262.312.0216	Email: noah.wagner@oppidan.com
APPLICANT INFORMATION	
Company: VHB	Contact Name and Title: Charles Townsend, PE, Project Manager
	Address: 940 Main Campus Drive, Suite 500, Raleigh, NC 27696
Phone #: 919.741.5567	Email: ctownsend@vhb.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 9.909	
Zoning districts (if more than one, provide acreage of each): CX-3	
Overlay district: SHOD-1	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: 0.719 Square Feet: 31,333	Proposed Impervious Surface: Acres: 0.719 Square Feet: 31,333
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 #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
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>Charles Townsend, PE</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: 9/12/22
Printed Name: Noah Wagner	
Signature: 	Date: 9/12/22
Printed Name: Charles Townsend	

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

Subdivision Plan

Issued for	Preliminary Subdivision Review
Date Issued	October 14, 2022
Latest Issue	October 14, 2022

Birch and Branch Subdivision

3499 Middle Branch Road
Raleigh, NC



Sheet Index

No.	Drawing Title	Latest Issue
C2.00	Subdivision, Grading, Utility and Landscape Plan	10/14/2022
C7.01	Site Details	10/14/2022
C8.00	Tree Conservation Area Plan	10/14/2022

Site Data

DEVELOPMENT NAME:	OPPIDAN AFFORDABLE HOUSING
STREET ADDRESS:	3499 MIDDLE BRANCH ROAD RALEIGH, NC 27610
PIN:	1723542038
TOTAL ACREAGE:	9.909 AC (431,645 SF)
ZONING DISTRICT:	CX-3
OVERLAY DISTRICT:	SHOD-1
R/W DEDICATION:	0.366 AC (15,941.09 SF)
PROPOSED LOT 1:	2.186 AC (95,211.09 SF)
PROPOSED LOT 2:	7.357 AC (320,482.86 SF)
TOTAL:	9.543 AC (415,693.95 SF)
JURISDICTION:	CITY OF RALEIGH
PROPOSED USE:	
LOT 1	COMMERCIAL
LOT 2	RESIDENTIAL
IMPERVIOUS AREA:	
LOT 1	0.716 AC (31,181.35 SF)
LOT 2	0.003 AC (151.73 SF)
TOTAL:	0.719 AC (31,333.08 SF)

Reference Drawings

No.	Drawing Title	Latest Issue
	Existing Conditions Survey	6/10/2022

GRADING AND UTILITY NOTES

1. THE PROPOSED SUBDIVISION IS FOR RECORDATION OF A NEW PROPERTY LINE ONLY. NO NEW GRADING OR UTILITY INFRASTRUCTURE IS PROPOSED AT THIS TIME.

STORMWATER NOTES

1. NO NEW IMPERVIOUS IS PROPOSED WITH THE PROPOSED SUBDIVISION OF THE EXISTING PARCEL. THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED PER UDO SEC. 10.3.4.E.

TREE CONSERVATION NOTES

1. TREE CONSERVATION PLAN IS REQUIRED PER UDO SEC. 9.1.2.
2. STORMWATER MANAGEMENT IS REQUIRED PER UDO SEC. 9.2.2 A. & 10.3.4.E.

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. 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.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON 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.
4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
5. ALL SURVEY INFORMATION PROVIDED BY JOHNSON, MIRMAN & THOMPSON, INC., RICHMOND, VIRGINIA OFFICE IN DIGITAL FORMAT IN JUNE 2021, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JULY 2021.
6. 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.
7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
8. 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.
9. UNLESS NOTICED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY.
11. 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.
12. HANDICAP PARKING SPACES AND HC ACCESS AISLES SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
13. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
14. 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 ENCROACHMENT.
15. 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 DRIVEWAY SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
16. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
17. ALL RAMPS AND HANDRAILS SHALL CONFORM TO ANSI STANDARDS.
18. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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 (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
20. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
21. 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.
22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TOP TRAFFIC.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TOP THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
24. 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.
25. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

RIGHT-OF-WAY OBSTRUCTION NOTES:

1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICE.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT RALEIGHNC.GOV. KEYWORD "RIGHT-OF-WAY SERVICES".
3. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENT OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL, SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2000

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<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
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Continue to page 2 >>



DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)			
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If yes, please provide the following:			
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Flood study:			
FEMA Map Panel #:			
NUMBER OF LOTS AND DENSITY			
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Signature: Noah Wagner		Date: 9/12/22	
Printed Name: Noah Wagner		Date: 9/12/22	
Signature: Charles Townsend		Date: 9/12/22	
Printed Name: Charles Townsend		Date: 9/12/22	

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

vhb.com



VHB Engineering NC, P.C.
940 Main Campus Drive
Suite 500
Raleigh, NC 27606
919.829.0328
Corp. # C-3705

Owner

Middle Branch Assoc
Limited Partnership
33 S Service Road
Jericho, NY 11753-1036

Applicant

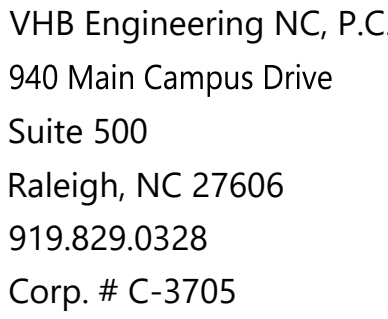
Oppidan Investment Company
400 Water Street Suite 200
Excelsior, MV 55331
Contact: Noah Wagner
Telephone: 262.312.0216
Email: noah.wagner@oppidan.com

Engineer

VHB Engineering NC, P.C.
940 Main Campus Drive Suite
500
Raleigh, NC 27606
Contact: Charles Townsend, PE
Telephone: 919.741.5567
Email: ctownsend@vhb.com

TCA Consultant

Prospect Landscape Architecture, PLLC
Contact:
Jennifer Wagner, PLA, LEED AP, ASLA
Telephone: 919.607.0025
Email: jenwagnerlandscape@gmail.com

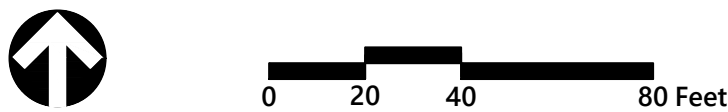


Site Data

- | | |
|-------------------|--|
| DEVELOPMENT NAME: | OPPIDAN AFFORDABLE HOUSING |
| STREET ADDRESS: | 3499 MIDDLE BRANCH ROAD
RALEIGH, NC 27610 |
| PIN: | 1723542038 |
| TOTAL ACREAGE: | 9.909 AC (431.645 SF) |
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| PROPOSED USE: | |
| LOT 1 | COMMERCIAL |
| LOT 2 | RESIDENTIAL |
| IMPERVIOUS AREA: | |
| LOT 1 | 0.716 AC (31,181.35 SF) |
| LOT 2 | 0.003 AC (151.73 SF) |
| TOTAL: | 0.719 AC (31,333.08 SF) |

Legend

RIGHT-OF-WAY DEDICATION



Birch and Branch Subdivision

3499 Middle Branch Road
Raleigh, NC

No.	Revision	Date	Apprvd.

Designed by	Checked by
Issued for	Date
Review	October 14, 2022

Drawing Title

Subdivision, Grading, Utility, and Landscape Plan

Drawing Number

C2.00

Sheet 2 of 4

Project Number
39453.00