

# Preliminary Subdivision Application

## Site Review

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 OPTIONS (UDO Chapter 2)				
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
GENERAL INFORMATION				
Scoping/sketch plan case number(s): SCOPE-0095-2022				
Development name (subject to approval): North Hill Estates Lot 17 Subdivision				
Property Address(es): 801 Northbrook Drive				
Recorded Deed PIN(s): 1706-22-1024				
<b>Building type(s):</b>	<input checked="" type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
<b>Current Property Owner(s) Names:</b> Doug Greene	
Company: Tobacco Road Custom Builders, LLC	Title: Managing Partner
Address: 6612 Six Forks Road, Suite 104 Raleigh, NC 27615	
Phone #: 919-810-8114	Email: <a href="mailto:doug@tobaccoroadcustombuilders.com">doug@tobaccoroadcustombuilders.com</a>
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b>	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Jones & Cnossen Engineering	Address: PO Box 1062 Apex, NC 27502
Phone #: 919-387-1174	Email: <a href="mailto:peter@jonescnossen.com">peter@jonescnossen.com</a>
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b> Doug Greene	
Company: Tobacco Road Custom Builders, LLC	Title: Managing Partner
Address: 6612 Six Forks Road, Suite 104 Raleigh, NC 27615	
Phone #: 919-810-8114	Email: <a href="mailto:doug@tobaccoroadcustombuilders.com">doug@tobaccoroadcustombuilders.com</a>

**DEVELOPMENT TYPE + SITE DATA TABLE – ZONING INFORMATION**

Gross site acreage: 0.55

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

R-4

Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-

**STORMWATER INFORMATION**

Imperious Area on Parcel(s): Existing (sf) <u>4,597</u> Proposed total (sf) <u>8,676</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>46</u> Proposed total (sf) <u>1,221</u>
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**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots: 2	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 2	Total # Dwelling Units: 2	
Proposed density for each zoning district (UDO 1.5.2.F):		

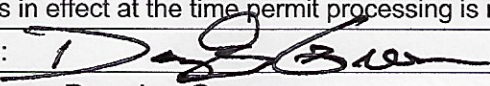
**SIGNATURE BLOCK**

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: 	Date: 11-3-2022
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Printed Name: Douglas Greene

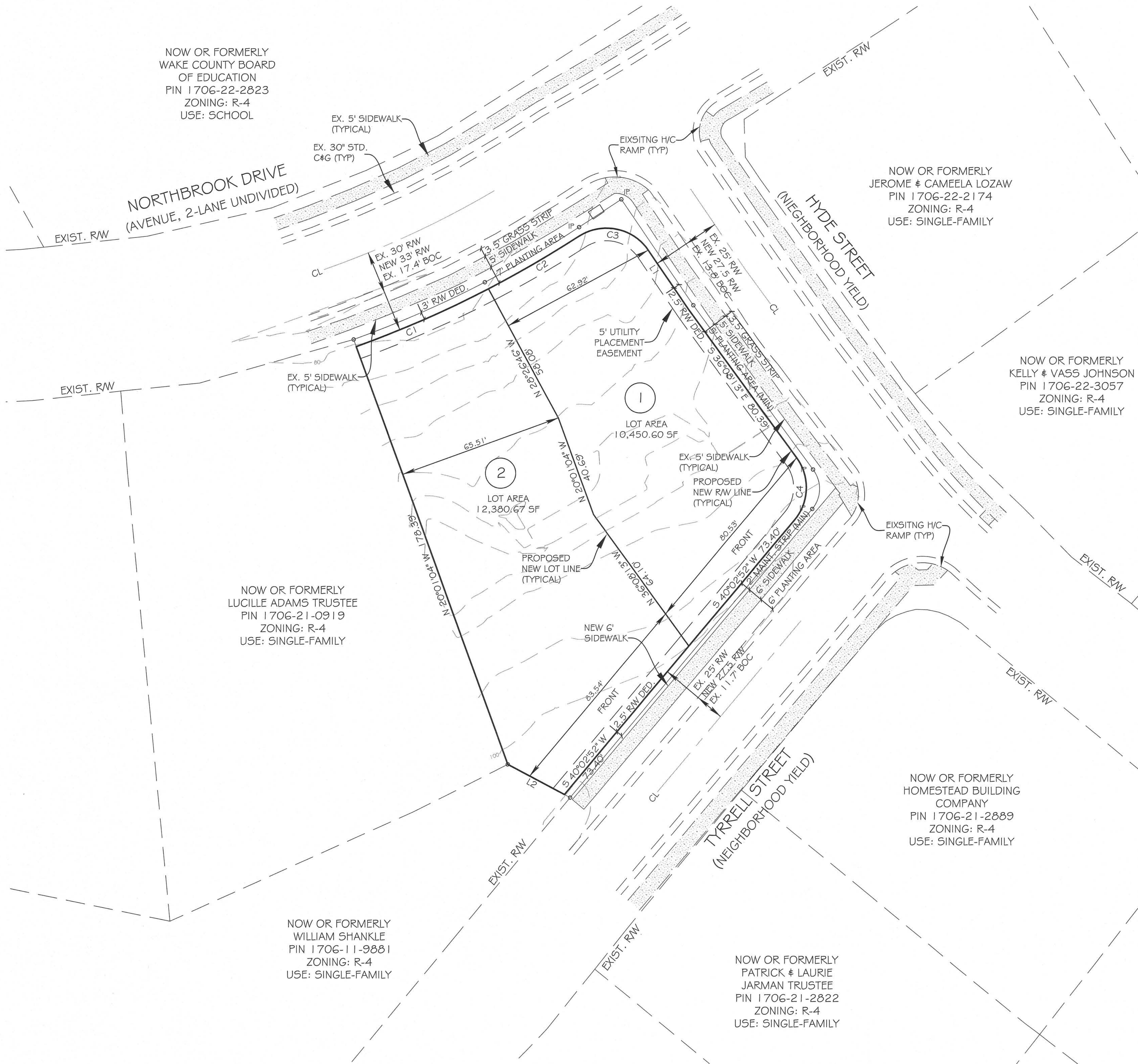
Signature:	Date:
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Printed Name:









- NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  2. BOUNDARY AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY SULLIVAN SURVEYING.
  3. TOPOGRAPHIC INFORMATION FOR THE EXISTING PARCEL WAS TAKEN FROM A DIGITAL FILE PROVIDED BY SULLIVAN SURVEYING. ALL ELEVATIONS ARE ASSUMED USING THE TOP OF MANHOLE AT THE INTERSECTION OF HYDE STREET AND TYRELL ROAD AT 99.09 FEET.
  4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 37201 70600K DATED JULY 19, 2022.
  5. THERE ARE NO APPARENT ENVIRONMENTAL FEATURES ON THIS SITE.
  6. THE EXISTING PARCELS COMBINED TOTAL LESS THAN 2 ACRES SO TREE CONSERVATION AREA IS NOT REQUIRED PER UDO SECTION 9.1.2.
  7. NORTHBROOK DRIVE IS AN EXISTING AVENUE, 2-LANE UNDIVIDED STREET SECTION THAT REQUIRES 3' OF ADDITIONAL RW DEDICATION.
  8. HYDE STREET AND TYRELL ROAD ARE EXISTING NEIGHBORHOOD YIELD STREET SECTIONS THAT REQUIRE 2.5' OF ADDITIONAL RW DEDICATION.
  9. THE DEVELOPER PROPOSES PAYMENT OF A FEE-IN-LIEU FOR 1' OF SIDEWALK ALONG THE NORTHBROOK DRIVE AND HYDE STREET ROAD FRONTAGE.
  10. THE STREETSCAPE DIMENSIONS ALONG NORTHBROOK DRIVE AND HYDE STREET ARE ADJUSTED TO THE EXISTING SIDEWALK LOCATION.

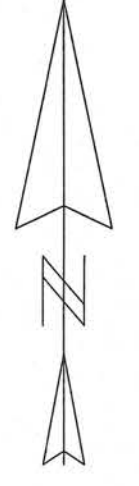
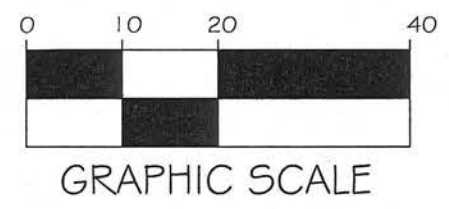
EXISTING SITE DATA	
SITE ADDRESS	801 NORTHBROOK DRIVE
PIN NUMBER	1706-22-1024
DEED BOOK	DB 01 9028, PG 468
RECORDED MAP	BK 1975, PG 315
ZONING	R-4
ACREAGE	0.55 ACRE (24,042.80 SF)
USE	SINGLE-FAMILY

OVERALL SITE DATA	
ZONING	R-4
PARCEL INFORMATION	
ACREAGE IN LOTS	0.52 ACRE (22,831.27 SF)
PROPOSED LOTS	
LOT 1	0.24 ACRE (10,450.60 SF)
LOT 2	0.28 ACRE (12,380.67 SF)
PROPOSED USE	
LOT 1	SINGLE-FAMILY
LOT 2	SINGLE-FAMILY

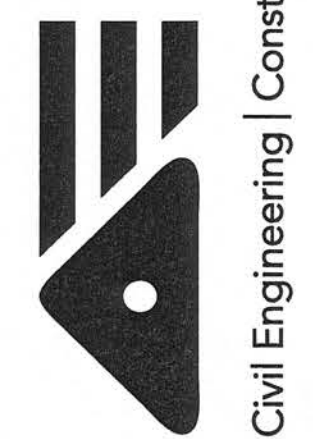
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	426.84'	57.16'	57.12'	N68°17'16"E
C2	426.84'	41.43'	41.41'	S59°40'17"W
C3	20.00'	31.07'	28.04'	S78°36'26"E
C4	20.00'	26.59'	24.68'	N01°57'22"E

LINE	BEARING	DISTANCE
L1	S34°06'20"E	28.08'
L2	N62°00'31"W	27.92'

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



**Jones & Cossen**  
ENGINEERING, PLLC



221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.jonescossen.com](http://www.jonescossen.com)

N. HILLS ESTATES LOT 17 SUB'D

PRELIMINARY SUBDIVISION PLAN

WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH

PRELIMINARY SUBDIVISION PLAN

SCALE	1"=20'	DRAWN	PDC
DATE	NOVEMBER 7, 2022		
REVISION			
SHEET	3		
PROJECT	2224		