## **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 <a href="mailto:siteReview@raleighnc.gov">SiteReview@raleighnc.gov</a>.

**DEVELOPMENT OPTIONS** (UDO Chapter 2)

Conventional Subdivision	Compact Development	Conservation Development		
Cottage Court	Flag lot	Frequent Transit Development Option		
NOTE: Subdivisions may require City C	uncil approval if in a Metro Park O	verlay or Historic Overlay District		
	GENERAL INFORMATION			
Scoping/sketch plan case number(s): S	OPE-0095-2022			
Development name (subject to approval		division		
Property Address(es): 801 Northbrook	Drive			
Recorded Deed PIN(s): 1706-22-1024				
Building type(s):  Detached Hot	se Attached House	Townhouse Apartment		
General Building Mixed Use Bu	ding Civic Building	Open Lot Tiny House		
CURRENT PROPE	TY OWNER/APPLICANT/DEVEL	OPER INFORMATION		
Current Property Owner(s) Names: Do	ıg Greene			
Company: Tobacco Road Custom Builders, LLC Title: Managing Partner				
Address: 6612 Six Forks Road, Suite	104 Raleigh, NC 27615			
hone #: 919-810-8114 Email: doug@tobaccoroadcustombuilders.com				
Applicant Name (If different from own	r. See "who can apply" in instru	ctions):		
Relationship to owner: Lessee or co	ract purchaser 🚺 Owner's autho	rized agent Easement holder		
Company: Jones & Cnossen Enginee	ip Address: PO Box 1062 Ape	x, NC 27502		
one #: 919-387-1174 Email: peter@jonescnossen.com				
NOTE: please attach purchase agreem	ent or contract, lease or easeme	nt when submitting this form.		
Developer Contact Names: Doug Gre	ne			
Company: Tobacco Road Custom Bu	ders, LLC Title: Managin	g Partner		
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Address: 6612 Six Forks Road, Suite	104 Raleigh, NC 27615			

DEVELOPM	IENT TYPE + SITE DA	TE T	ABLE – ZON	ING INFO	RMATION		
Gross site acreage: 0.55							
Zoning districts (if more than one	e, provide acreage of ea	ach):					
R-4							
Overlay district(s):	Inside City Limits? ✓ Yes ✓ No		Historic District/Landmark: N/A		N/A ✓		
Conditional Use District (CUD) Case # Z-	Board of Adjustmen BOA-	Board of Adjustment Case # BOA-		Design Alternate Case # DA-			
	STORMWATE	R INI	ORMATION				
Imperious Area on Parcel(s): Existing (sf) 4.597 Propose	ed total (sf <u>)</u> 8,676		pervious Area sting (sf) <u>46</u>	•	liance (includes right- roposed total (sf) <u>1,2</u>		
	NUMBER OF LO	)TS	AND DENSIT	Υ			
# of Detached House Lots: 2	# of Attached Ho	use l	_ots:	# of T	# 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	g district (UDO 1.5.2.F)	:					
	SIGNATU						
Pursuant to state law (N.C. Gen. S landowner, a lessee or person hol- landowner. An easement holder m easement.	ding an option or contract	t to p	ourchase or lea	ase land, o	or an authorized agent	of the	
By submitting this application, the the persons authorized by state laundersigned also acknowledges the undersigned understands that devinisrepresentations made in securiors.	w (N.C.G.S. 160D-403(a nat the information and si elopment approvals are	)) to tatem subje	make this app nents made in ect to revocation	lication, as the applica on for false	s specified in the applic ation are correct and the statements or	ation. The	
The undersigned indicates that the in this application will be maintaine and in accordance with the provisi	ed in all respects in accor	rdanc	e with the pla	ns and spe	ecifications submitted h		
The undersigned hereby acknowled placed on hold at the request of the respond to comments or provide a more, then the application review is regulations in effect at the time per	e applicant for a period of dditional information req s discontinued and a new	of six ueste w app	consecutive ned by the City olication is req	nonths or n for a period uired to pre	more, or if the applicand d of six consecutive mo oceed and the develop	t fails to onths or	
Signature:	310			Ţ,	Date: 11-3-2022		
Printed Name: Douglas Green	е						
Signature:			Date:				

Printed Name:

#### **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 **DEVELOPMENT OPTIONS (UDO Chapter 2** ✓ Conventional Subdivision | Compact Development | Conservation Development 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 General Building Mixed Use Building Civic Building CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION Current Property Owner(s) Names: Doug Greene Company: Tobacco Road Custom Builders, LLC Title: Managing Partner Address: 6612 Six Forks Road, Suite 104 Raleigh, NC 27615 Email: doug@tobaccoroadcustombuilders.com Phone #: 919-810-8114 Applicant Name (If different from owner. See "who can apply" in instructions): Relationship to owner: Lessee or contract purchaser Vowner's authorized agent Easement holder Company: Jones & Cnossen Engineerin, Address: PO Box 1062 Apex, NC 27502 Phone #: 919-387-1174 Email: peter@jonescnossen.com NOTE; please attach purchase agreement or contract, lease or easement when submitting this form. Developer Contact Names: 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: doug@tobaccoroadcustombuilders.com Page 1 of 2

raleighnc.gov

	ENT TYPE + SITE DA	TE TABLE - ZON	VING INFORMATION
Gross site acreage: 0.55		A SERVINE STATE	
Zoning districts (if more than one R-4	provide acreage of e	ach):	
Overlay district(s):	Inside City Limits?	✓ Yes ✓ No	Historic District/Landmark: N/A
Conditional Use District (CUD) Case # Z-	Board of Adjustmen BOA-	nt Case #	Design Alternate Case # DA-
	STORMWATE	RINFORMATION	<b>1</b>
Imperious Area on Parcel(s): Existing (sf) 4.597 Proposed	total (sf) 8,676	Impervious Area Existing (st) 46	a for Compliance (includes right-of-way): Proposed total (sf) 1,221
	NUMBER OF L	OTS AND DENSIT	ry control of the second of th
# of Detached House Lots: 2	# of Attached Ho	ouse Lots:	# of Townhouse Lots:
# of Tiny House Lots:	of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):	
Total # of Lots: 2	Fotal # Dwelling Units	2	
Proposed density for each zoning	district (UDO 1.5,2.F	)22	
the persons authorized by state law undersigned also acknowledges the undersigned understands that deve misrepresentations made in securing. The undersigned indicates that the in this application will be maintained and in accordance with the provision. The undersigned hereby acknowled placed on hold at the request of the respond to comments or provide ac	(N.C.G.S. 160D-403(a at the information and s lopment approvals are ag the development approperty owner(s) is as if in all respects in accounts and regulations of the loges that, pursuant to sapplicant for a period ditional information rec	a)) to make this appliatements made in subject to revocation over the control of	N.C. Gen. Stat. § 160D-403(f). tion and that the proposed project describe ans and specifications submitted herewith,
· 보호 등록의 유민과 공업에 전공에 불합합니다. 2020년 12일 전 12일 전에 변경하고 내려왔습니다.	nit processing is resun		
The state of the s	-Bas-		Date, 11-3-2022
Signature: 7			Date:
Signature: / / / / / / / Printed Name: Douglas Greene			
The state of the s			

## ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

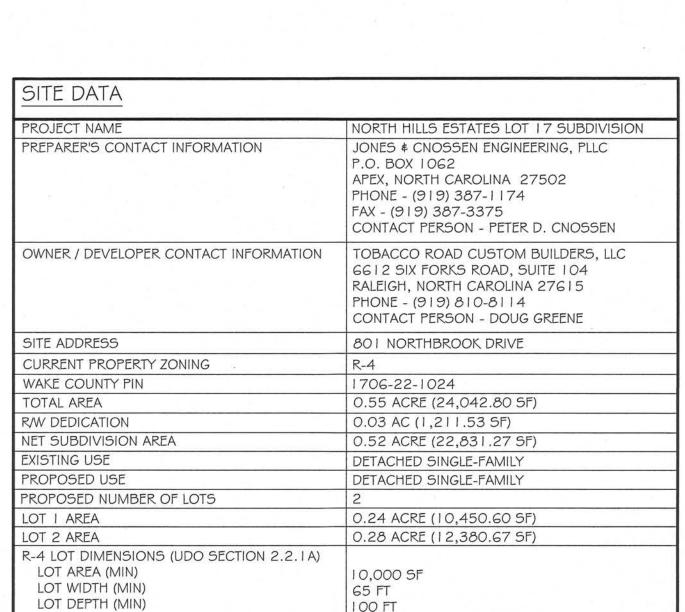
FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, 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.

# NORTH HILLS ESTATES LOT 17 SUBDIVISION

## PRELIMINARY SUBDIVISION PLAN





20 FT

10 FT

30 FT

40 FT / 3 STORIES

#### BLOCK PERIMTER EXEMPTION

CITY OF RALEIGH, TC-6-19 SECTION A2b STATES THAT THE MINIMUM SITE AREA APPLICABLE FOR BLOCK PERIMETER IN R-4 ZONING IS 13 ACRES FOR AN AVERAGE LOT SIZE OF 0.4 ACRE ON THE BLOCK. SINCE THE SUBJECT PARCEL AT 801 NORTHBROOK DRIVE (0.55 ACRE) IS LESS THAN 19 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 8.3.

### SUBDIVISION DRAWING SHEET INDEX

R-4 BUILDING SETBACKS (UDO SECTION 2.2.1E

R-4 BUILDING HEIGHT (UDO SECTION 2.2.1D)

FROM PRIMARY STREET (MIN) FROM SIDE STREET (MIN)

FROM SIDE LOT LINE (MIN)

FROM REAR LOT LINE (MIN)

PRINCIPAL BUILDING (MAX)

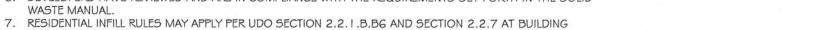
EXISTING CONDITIONS & DEMO PLAN PRELIMINARY SUBDIVISION PLAN PRELIMINARY GRADING & UTILITY PLAN PRELIMINARY STREETSCAPE PLAN R-1 RECOMBINATION RECORD MAP

#### SOLID WASTE INSPECTION NOTES

- THE DEVELOPMENT PROPOSES USE OF COR SOLID WASTE SERVICES (SWS) FOR TRASH PICKUP. ACCESS TO CURB PICKUP IS AVAILABLE VIA PUBLIC
- STREET FRONTAGE ALONG TYRRELL ROAD AS SHOWN ON SHEET 3. 2. STANDARD 96 GALLON ROLL-OUT REFUSE CARTS SHALL BE STORED IN GARAGES OR REAR OF SINGLE-FAMILY HOMES.

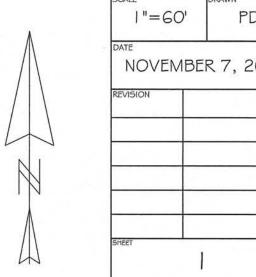
- 1. THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAN SUBMITTAL IS TO SUBDIVIDE THE EXISTING PARCEL INTO TWO (2) LOTS FOR SINGLE-FAMILY HOUSING.
- 2. THE EXISTING PARCEL IS LESS THAN 2 ACRES SO TREE CONSERVATION AREA IS NOT REQUIRED PER UDO
- 3. PER SECTION 9.2.2.A.2.b.i. SUBJECT TO 4.a OF THE PART I OA RALEIGH UDO, THESE LOTS ARE EXEMPT
- FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
- 4. NORTHBROOK DRIVE IS AN EXISTING AVENUE, 2-LANE UNDIVIDED STREET SECTION THAT REQUIRES 3' OF ADDITIONAL RW DEDICATION.
- 5. HYDE STREET AND TYRRELL ROAD ARE EXISTING NEIGHBORHOOD YIELD STREET SECTIONS THAT REQUIRE 2.5' OF ADDITIONAL RAW DEDICATION.
- G. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID
- 8. THE PRIMARY STREET DESIGNATION FOR PROPOSED NEW LOTS | \$ 2 SHALL BE TYRRELL ROAD.

1. THE EXISTING LOT 17 PARCEL IS RECORDED IN BM 1975, PG 315.





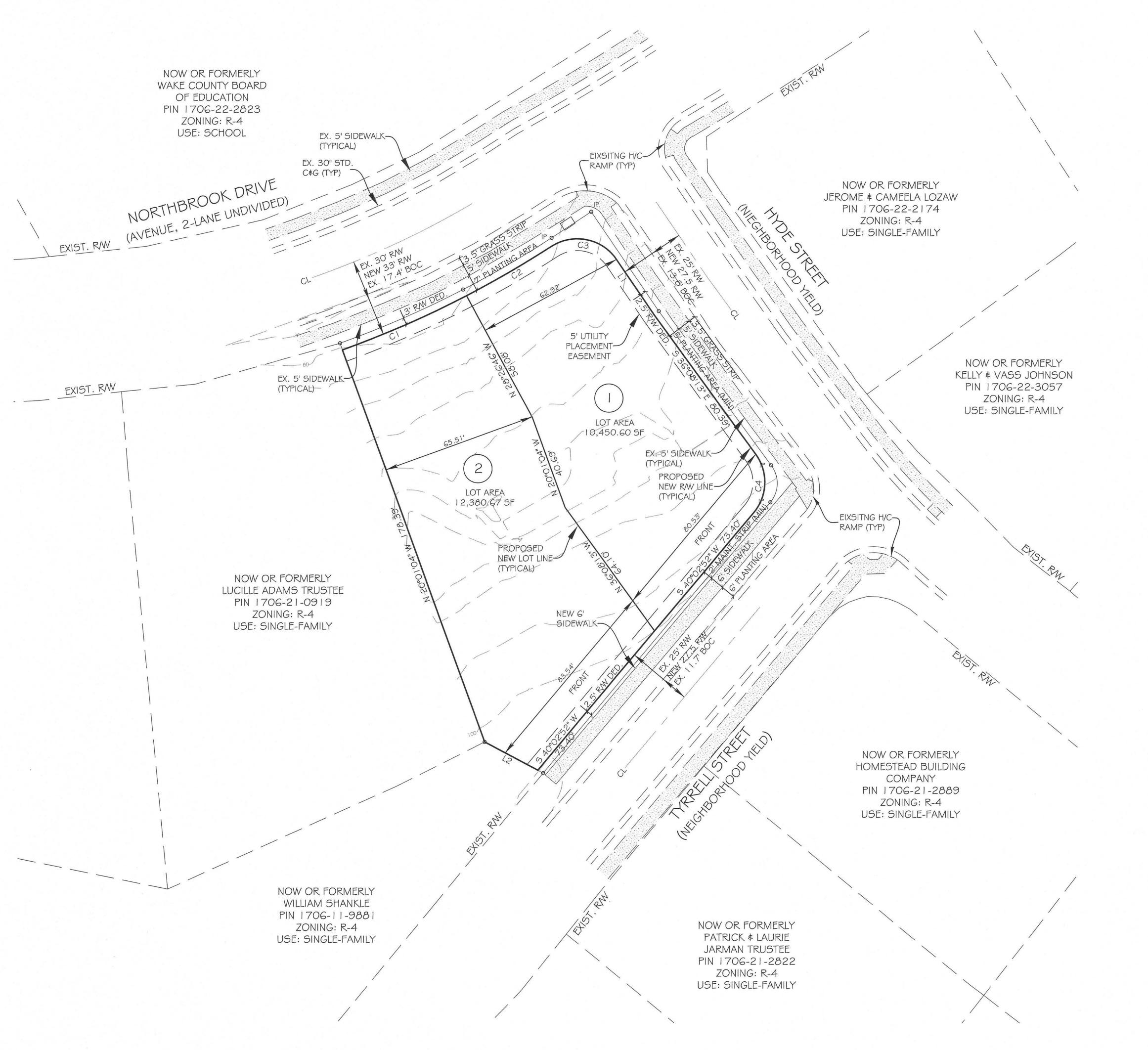




VICINITY MAP (NOT TO SCALE)

221 N. SALEM ST. SUITE 001 PO BOX 1062 APEX, NC 27502 Office: 919-387-1174 Registration: P-0151 www.jonescnossen.com

NOVEMBER 7, 2022



- 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 TYRRELL ROAD AT 99.09 FEET.
- NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 3720170600K DATED JULY 19, 2022.
   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 TYRRELL 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 SITE DATA

801 NORTHBROOK DRIVE 1706-22-1024 DB 019028, PG 468 BK 1975, PG 315 PIN NUMBER DEED BOOK RECORDED MAP ZONING 0.55 ACRE (24,042.80 SF) ACREAGE

OVERALL SITE DATA

ZONING PARCEL INFORMATION

0.52 ACRE (22,831.27 SF) ACREAGE IN LOTS PROPOSED LOTS 0.24 ACRE (10,450.60 SF) 0.28 ACRE (12,380.67 SF) LOT 1 LOT 2 PROPOSED USE

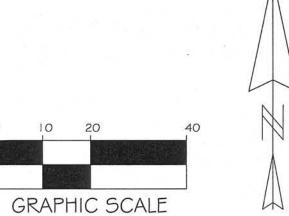
LOT 2

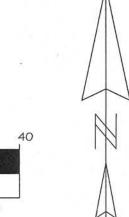
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CI	426.84'	57.16'	57.12'	N66°17'16"E
C2	426.84'	41.43'	41.41'	559°40'17"W
C3	20.00	31.07'	28.04'	578°36'26"E
C4	20.00'	26 59'	24 68'	NO1°57'22"E

SINGLE-FAMILY

LINE	BEARING	DISTANCE
LI	534°06'20"E	28.08'
L2	N62°00'31"W	27.92'

PRELIMINARY PLANS NOT FOR CONSTRUCTION





od Jones ENGIN

221 N. SALEM ST. SUITE 001 PO BOX 1062 APEX, NC 27502 Office: 919-387-1174 Registration: P-0151 www.jonescnossen.com

SUBDIVISION

RELIMINARY

1"=20 PDC

NOVEMBER 7, 2022

2224