

# 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 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):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
<b>Building type(s):</b>	<input 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>	
Company:	Title:
Address:	
Phone #:	Email:
<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 type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
<b>NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.</b>	
<b>Developer Contact Names:</b>	
Company:	Title:
Address:	
Phone #:	Email:

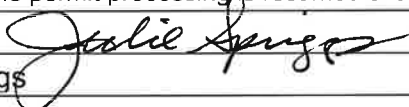
DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: 4.19			
Zoning districts (if more than one, provide acreage of each): R-6-CU			
Overlay district(s): None	Inside City Limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>	
Conditional Use District (CUD) Case # Z- 55-21	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

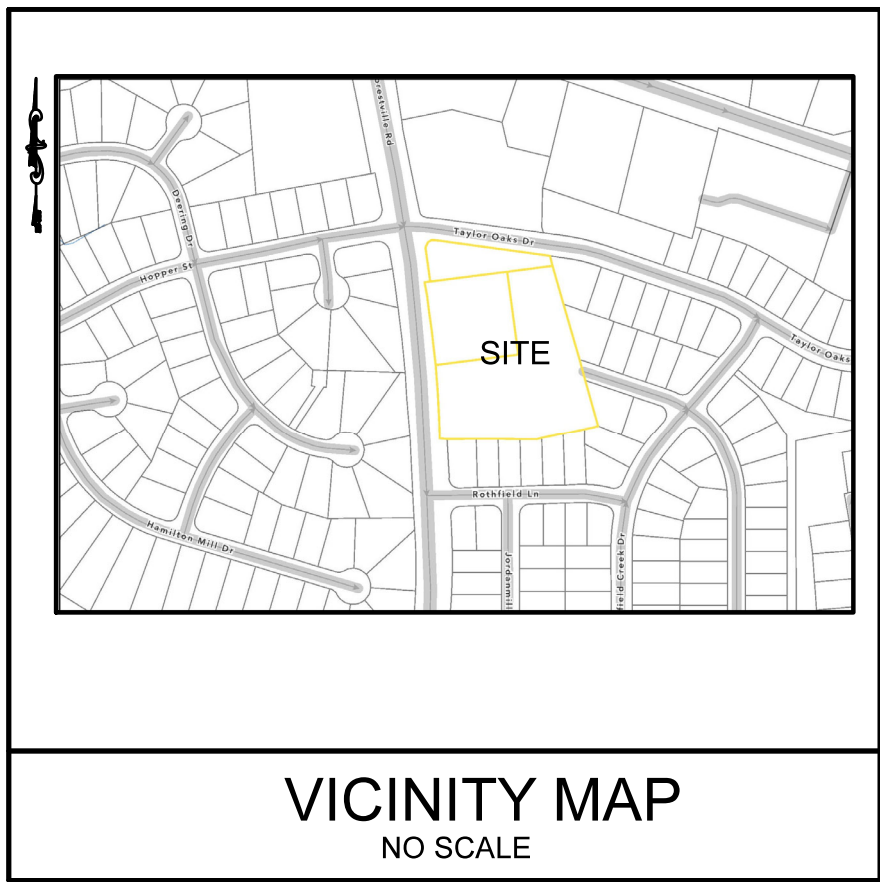
STORMWATER INFORMATION	
Imperious Area on Parcel(s): Existing (sf) <u>0</u> Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>0</u> Proposed total (sf) _____

NUMBER OF LOTS AND DENSITY		
# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 25
# of Tiny House Lots:	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 28	Total # Dwelling Units: 25	
Proposed density for each zoning district (UDO 1.5.2.F): 7,300 sf /unit		

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <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>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.</p>	
Signature: 	Date: 2022/11/16
Printed Name: Julie Spriggs	
Signature:	Date:
Printed Name:	





# Preliminary Subdivision Plans

## SUB - XXXX - 2022

### Raleigh, Wake County, North Carolina

# The Townes at Taylor Oaks

## 3535 & 3537 Forestville Rd & 4002 Taylor Oaks Dr

October 2022

SHEET	DESCRIPTION
	Cover Sheet
C1	Existing Conditions and Demolition Plan
C2	Site Plan
C3	Grading and Stormwater Plan
C4	Utility Plan
C5	Landscaping Plan
C6	Tree Conservation Plan

Z-55-21 Conditions of Approval
Ordinance (2021) 314 ZC 832 Adopted 12/7/2021
Conditions dated 9/2/2021
1. A maximum of 25 dwelling units shall be permitted on the property.
2. Apartment building types shall be prohibited on the property.

**Preliminary Subdivision Application**  
Site Review  
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | (919) 998-5290

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**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

NOTE: Subdivisions may require City Council approval if in a Major Park Overlay or Historic Overlay District

**GENERAL INFORMATION**

Scoping/sketch plan case number(s): SUB-XXXX-2022

Development name (subject to approval): The Townes at Taylor Oaks

Property Address(es): 3535 and 3537 Forestville Rd and 4002 Taylor Oaks Dr

Recorded Deed PIN(s): 1747563679, 1747565734, 1747564006

**BUILDING TYPE(S):**

<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input checked="" 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**

Current Property Owner(s) Name: Murock and Gannon Construction Inc

Company: Murock and Gannon Construction Inc Title:

Address: PO Box 61370 Raleigh, NC 27661-1370

Phone #: 919-649-5549 Email: [stephengannon2003@yahoo.com](mailto:stephengannon2003@yahoo.com)

**Applicant Name (if different from owner. See "who can apply" in instructions):**

Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder

Company: caaENGINEERS, Inc Address: 4932 B Windy Hill Dr Raleigh, NC 27609

Phone #: 919-744-6336 Email: [jspiggs@caaengineers.com](mailto:jspiggs@caaengineers.com)

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

**Developer Contact Names:** Stephen Gannon

Company: Murock and Gannon Construction Inc Title: Developer

Address: PO Box 61370 Raleigh, NC 27661-1370

Phone #: 919-649-5549 Email: [stephengannon2003@yahoo.com](mailto:stephengannon2003@yahoo.com)

**DEVELOPMENT TYPE • SITE DATA TABLE • ZONING INFORMATION**

Gross site acreage: 4.19

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

Overlay district(s) Name: Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A ☒

Conditional Use District (CUD): Board of Adjustment Case # Design Alternate Case #  
Case # Z: 55-21 BOA: DA:

**STORMWATER INFORMATION**

Impervious Area on Parcel(s): Impervious Area for Compliance (includes right-of-way):  
Existing (sf) \_\_\_\_\_ Proposed total (sf) \_\_\_\_\_ Existing (sf) \_\_\_\_\_ Proposed total (sf) \_\_\_\_\_

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots: 25
# of Tiny House Lots:	# of Open Lots: 3	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 28	Total # Dwelling Units: 25	

Proposed density for each zoning district (UDO 1.5.2 F):

**SIGNATURE BLOCK**

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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.

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: Julie Spriggs

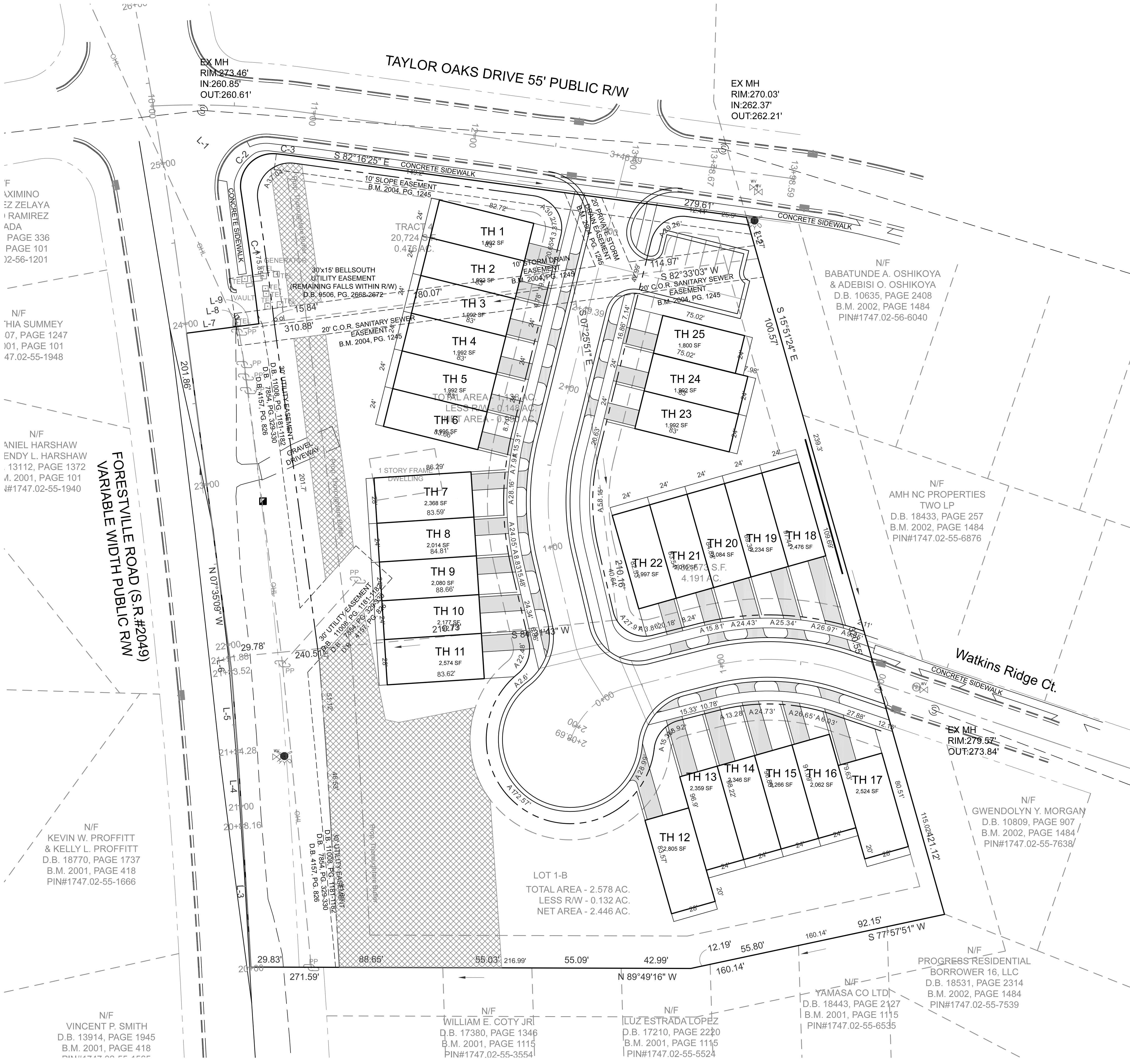
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_



4932 B Windy Hill Drive, Raleigh, North Carolina 27609  
(919) 625-6755  
NC Firm # C-2151



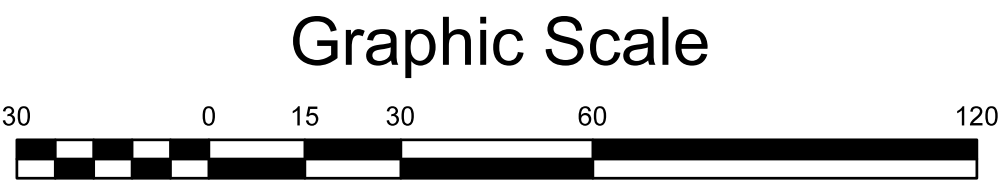


SITE NOTES

- PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "TOPOGRAPHIC SURVEY FOR TRACT 4, WAKE CROSS ROADS COMMON, ROGERS LAND & OTHERS & LOT 1-B, ERNEST & NOLA LEE PROPERTY" DATED FEBRUARY 9, 2022.
- NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 3720174700K, DATED JULY 19, 2022.
- ALL EXISTING ELEVATIONS, FEATURES, AND UTILITIES TO BE FIELD VERIFIED.

PROJECT INFORMATION	
PROJECT:	The Townes at Taylor Oaks
OWNER/ DEVELOPER:	Murdock and Gannon Construction, Inc. PO Box 61370 Raleigh, NC 27661-1370 (919) 649-5549
PHONE:	
CONTACT:	Stephen Gannon
EMAIL:	stephengannon2003@yahoo.com
ENGINEER:	caaENGINEERS, INC. 4932 B Windy Hill Drive Raleigh, NC 27609 (919) 427-5227
PHONE:	
CONTACT:	Mac McIntyre
EMAIL:	MACMCINTYREPE@GMAIL.COM
SURVEYOR:	Cawthorne, Moss & Panciera 333 S. White Street PO Box 1253 Wake Forest, NC 27588 (919) 556-3148
PHONE:	
PROJECT ADDRESS:	3535 and 3537 Forestville Rd. and 4002 Taylor Oaks Dr
PINS:	1747563879; 1747555734; 1747564006
ZONING:	R-6-CU
EXIST USE:	Single Family Residential/ Vacant
OVERLAY:	None
FLOOD ZONE:	NO FEMA FLOOD HAZARDS AREAS PER FEMA FIRM Dated July 19, 2022 3720174700K
IMPERVIOUS:	EXISTING: 0 ACRES PROPOSED: ACRES

Sec. 2.2.3 Townhouse		
	R-6 Required	R-6 Proposed
<b>A. Site Dimensions</b>		
A1 Net site/area unit (min)	4,500 sf	7,300 sf
A2 Width (min)	50'	389'
A3 Outdoor amenity are (min)	10%	
<b>B. Lot Dimensions</b>		
B1 Area (min)	n/a	n/a
B2 Width (min)	16'	24'
<b>C. Principal Building/ Structure Setbacks</b>		
C1 From primary street (min)	10'	10'
C2 From side street (min)	10'	10'
C3 From side site boundary line (min)	10'	10'
C4 From rear site boundary line (min)	20'	20'
C5 From alley (min)	4' or 20' min	n/a
C6 Internal building separation (min)	10'	10'
C7 Residential infill rules may apply	yes	
<b>D. Parking Setbacks</b>		
D1 From primary street (min)	20'	20'
D2 From side street (min)	10'	10'
D3 From side lot line (min)	0'	0'
D4 From rear lot line (min)	3'	3'
D5 From alley, garage only (min)	4'	n/a
D6 Residential infill rules may apply	yes	



caaENGINEERS, Inc.  
PROFESSIONAL ENGINEERS  
4932 B Windy Hill Drive, Raleigh, North Carolina 27609  
(919) 427-5227  
NC Firm # C-2151

JES	10/26/2022	Preliminary Site Plan	By	Comment
2	Date	Comment	By	Comment
3	Date	Comment	By	Comment
4	Date	Comment	By	Comment
5	Date	Comment	By	Comment
6	Date	Comment	By	Comment
7	Date	Comment	By	Comment
8	Date	Comment	By	Comment
NO.	DATE	REVISION DESCRIPTION	BY	

Site Plan  
The Townes at Taylor Oaks  
Murdock and Gannon Construction, Inc.  
Raleigh, Wake County, North Carolina

Job No. 4207  
Dwg No.  
C2.1