

# 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](mailto:SiteReview@raleighnc.gov).

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="radio"/> Conventional Subdivision	<input type="radio"/> Compact Development	<input type="radio"/> Conservation Development	<input type="radio"/> 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):			
Property Address(es):			
Recorded Deed PIN(s):			
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 Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
	Address:
Phone #:	Email:

Continue to page 2 >>

**DEVELOPMENT TYPE + SITE DATE TABLE**

(Applicable to all developments)

**ZONING INFORMATION**

Gross site acreage: 1.639

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

Overlay district: n/a

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z- 020-16-ORD

Board of Adjustment (BOA) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface:

Acres: 0.14 Square Feet: 5,960

Proposed Impervious Surface:

Acres: 1.03 Square Feet: 44,951

Neuse River Buffer ☐ Yes ☒ NoWetlands ☐ Yes ☒ NoIs this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following:

Alluvial soils: \_\_\_\_\_

Flood study: \_\_\_\_\_

FEMA Map Panel #: 0796 - map # 3720079600K

**NUMBER OF LOTS AND DENSITY**

Total # of townhouse lots: Detached Attached 17

Total # of single-family lots:

Proposed density for each zoning district (UDO 1.5.2.F): 10.37 du/ acres

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

Total # of requested lots: 17

**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, William Daniel 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: William G. DanielDate: 12/2/2022

Printed Name: William Daniel

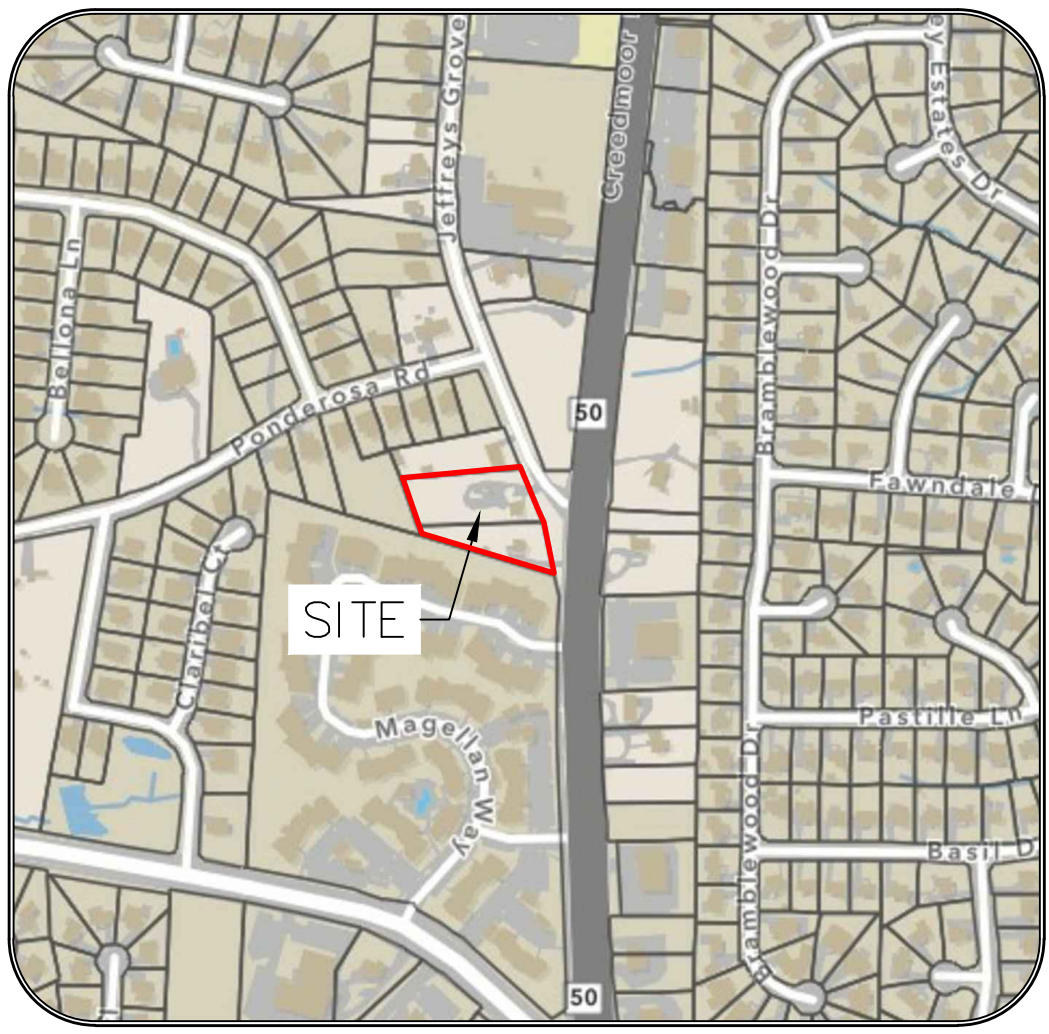
Signature:

Date:

Printed Name:

Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).





VICINITY MAP  
1" = 500'

**STANDARD UTILITY NOTES (as applicable):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
  - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 18" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete grade having 6" min. clearance (per CORPUD details W-41 & S-49).
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
  - Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
  - Developer shall provide 30 days advance written notice to owner for any work required within an existing City of Raleigh Utility Easement traversing private property.
  - Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
  - 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
  - It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning, tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
  - Install 8" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.
  - Install 4" PVC sewer services @ 10% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
  - Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 10' above the next upstream manhole.
  - All environmental permits applicable to the project must be obtained from NCDM, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
  - NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
  - Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Stephen Calverley at (919) 996-2334 or stephen.calverley@raleighnc.gov for more information.
  - Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. A Certificate of Compliance shall also be obtained for each device prior to issuance of a Building Permit. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

**SURVEY NOTES:**

- ALL DISTANCES ARE HORIZONTAL GROUND.
- ALL DIMENSIONS ARE IN FEET.
- AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
- BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCEING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NC0D, RALEIGH, NC.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
- ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
- HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

**Traffic Control and Pedestrian Plan (TCPED) Notes:**

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services. Please direct any questions to rightofwayservices@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NCDOT streets within Raleigh's Jurisdiction.
- A permit request with a TCPED Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPED Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
  - Manual on Uniform Traffic Control (MUTCD);
  - Public Rights-of-Way Accessibility Guidelines (PROWAG);
  - American Disability Act (ADA) requirements;
  - Raleigh Street Design Manual (RSDM).
- 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 (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

Public Improvement Quantity Table				
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3	
Number of Lot (s)	1	0	0	
Lot Number (s) by Phase	2	0	0	
Number of Units	17	0	0	
Livable Buildings	17	0	0	
Open Space ?	0	0	0	
Number of Open Space Lots	0	0	0	
Street Signs	0	0	0	

Infrastructure Inspection Table - City of Raleigh Public Utilities				
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3	
Public Water 6" (LF)	322	0	0	
Public Water 8" (LF)	262	0	0	
Public Sewer (LF)	347	0	0	
Water Meters Domestic	17	0	0	
Water Meters Irrigation	0	0	0	
Water Service Stubs	17	0	0	
Sewer Service Stubs - 6"	17	0	0	

Infrastructure Inspection Table - City of Raleigh Private Utilities				
Phase Number(s)	PHASE 1	PHASE 2	PHASE 3	
Private Sewer (LF)	401	0	0	

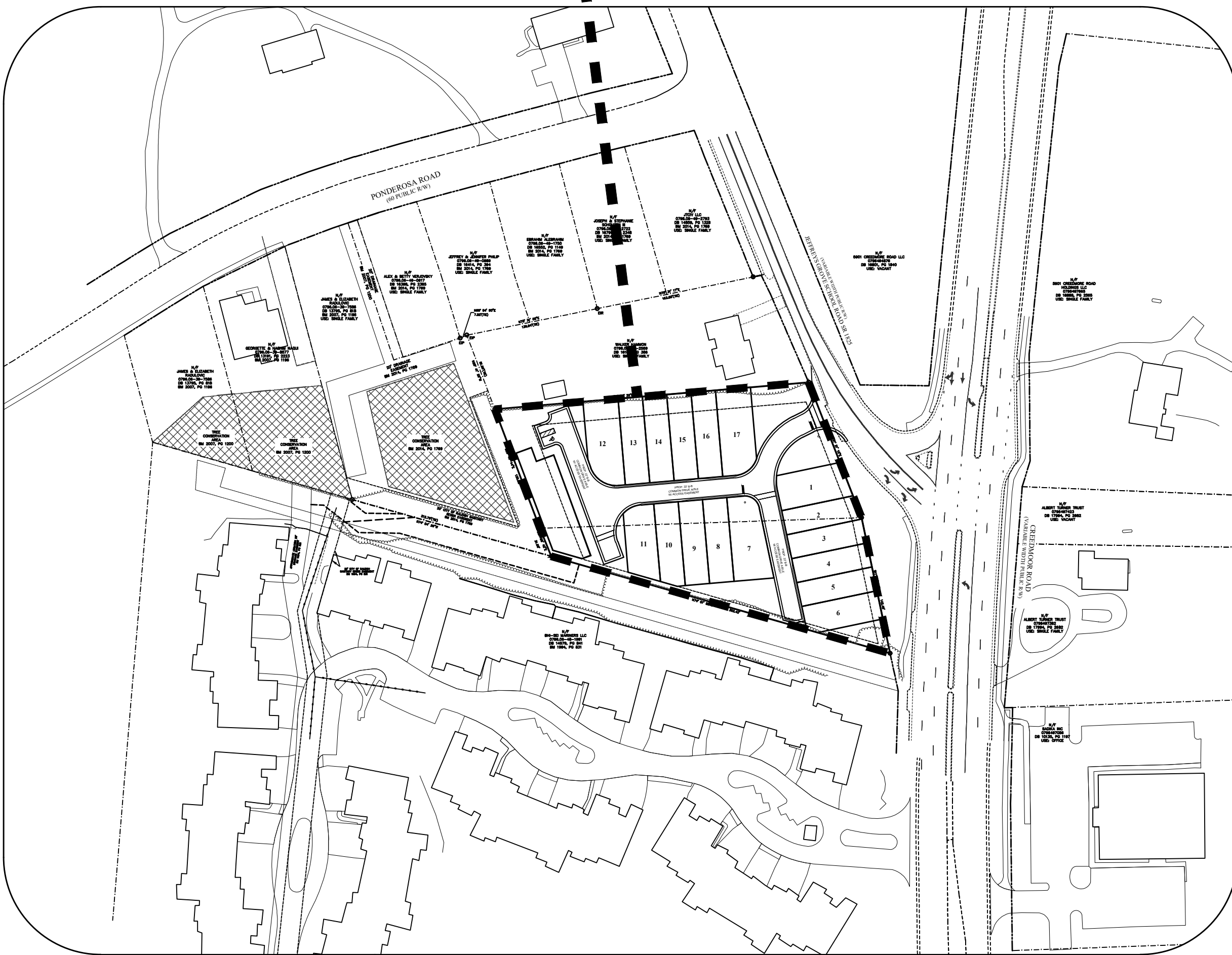
Z-20-16 - Jeffrey's Grove School Road, west side, west of Creedmoor Road, being Wake County PDNs 0796492488, 0796493377, approximately 2.13 acres rezoned to Residential-10 Conditional Use (R-10-CU).

Conditions dated: September 16, 2016

- The apartment building type shall be prohibited on the property.
- The maximum building height shall be two (2) stories and thirty-five (35) feet, measured in accordance with UDO section 1.5.7.
- A minimum building setback of thirty (30) feet shall be provided from that property to the west described as Lot 1 on a plat recorded in Book of Maps 2014, Page 1769, Wake County Registry.
- For so long as the property to the north (described in deed recorded in Book 16189, Page 386, Wake County Registry) is zoned Residential-4, a minimum building setback of twenty (20) feet shall be provided.

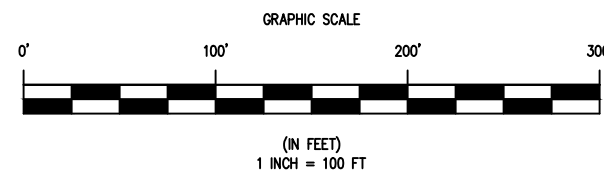
**Right-of-Way Obstruction Notes:**

- 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 Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services."
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- 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.
- 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.
- 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 (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



PROJECT AREA  
FOR DEVELOPMENT  
OF 16 TOWNHOMES

LEGEND	
PROP. SANITARY SEWER	
PROP. STORM DRAINAGE	
PROP. WATERLINE	
PROP. MANHOLE	
PROP. CATCH BASIN	
PROP. HEAD INLET	
PROP. HEAD WALL	
PROP. FLARED END SECTION	
PROP. HYDRANT ASSEMBLY	
PROP. GATE VALVE IN MANHOLE	
PROP. BLOW-OFF ASSEMBLY	
EX. MANHOLE	
EX. CATCH BASIN	
EX. WETLANDS	



SHEET NO.	DESCRIPTION
CS-1	COVER
CS-2	EXISTING CONDITIONS PLAN
CS-3	SUBDIVISION PLAN
CS-4	UTILITY PLAN
CS-5	GRADING / DRAINAGE PLAN
CS-6	EROSION CONTROL PLAN
CS-7	BIO-RETENTION DETAIL
L-1	LANDSCAPE PLAN
1 of 1	LIGHTING PLAN

**TREE CONSERVATION NOTE:**  
THIS SITE IS LESS THAN 2 ACRES IN SIZE AND THEREFORE, TREE CONSERVATION IS NOT APPLICABLE TO THE PROJECT.

Please review SCOPE-0094-2021  
-Planning

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DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> 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): <b>SCOPE-0094-2021</b>			
Development name (subject to approval): Grove Pointe			
Property Address(es): 5901 Jeffrey's Grove School Road & 5829 Creedmore Road			
Recorded Deed PIN(s): 0796492488 & 0796493377			
What is your project type?			
<input type="checkbox"/> Single family	<input checked="" type="checkbox"/> Townhouse	<input type="checkbox"/> Non-residential	<input type="checkbox"/> Other:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Attached houses		

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Jeffrey's Grove Townhomes, LLC	Owner/Developer Name and Title: Steve Simpson, Managing Member
Address: 2721 Townedge Court	Raleigh, NC 27612
Phone #: 919-422-8868	Email: <a href="mailto:steve@atlanticgroup.com">steve@atlanticgroup.com</a>
APPLICANT INFORMATION	
Company: William G. Daniel & Associates, P.A.	Contact Name and Title: William Daniel, president
	Address: 1150 SE Maynard Road Ste 260 Cary NC 27511
Phone #: 919.467.9708	Email: <a href="mailto:bdaniel@wmgda.com">bdaniel@wmgda.com</a>

DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.639	
Zoning districts (if more than one, provide acreage of each): R-10-CU	
Overlay district:n/a	
Conditional Use District (CUD) Case # Z: 020-16-ORC	
Board of Adjustment (BOA) Case # A-	
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acre: 0.14	Square Feet: 5,960
Neuse River Buffer	Acres: 1.03
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Square Feet: 44,851
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 #: 0796 - map # 372007600K	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached 17
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F): 10.37 du/acre	
Total # of open space and/or common area lots:	
Total # of requested lots: 17	
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, William Daniel, 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: <i>William G. Daniel</i>	Date: 12/2/2022
Printed Name: William Daniel	
Signature:	Date:
Printed Name:	

**Wm. G. Daniel & Assoc.**  
Engineering Planning  
Site Design  
1150 SE MAYNARD ROAD  
SUITE 260  
CARY, NC 27511  
(919) 467-9708  
C-0329

Revisions

OWNER/DEVELOPER:  
**Jeffrey's Grove Townhomes, LLC**  
2721 Townedge Court  
Raleigh, NC 27612  
919-422-8868

Project

Grove Pointe  
Jeffreys Grove School Road

Cover

Date

December 13, 2022

Scale

1" = 100'

Sheet

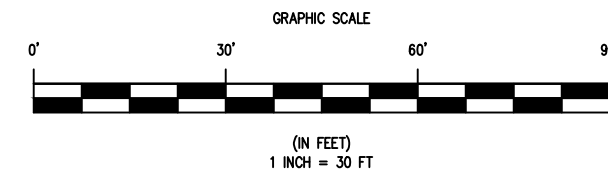
CS - 1



STRIPING & SIGNAGE NOTES  
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED.  
STOP BARS TO BE 2" WIDE THERMOPLASTIC.  
2. ALL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

PAVEMENT DESIGN NOTE:  
ALL PAVEMENT PROPOSED ON THIS PLAN IS TO BE 8" ABC AND 3" S9.5B UNLESS OTHERWISE SPECIFIED.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



NOTES:  
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.  
2. BOUNDARY AND ON-SITE CONTOURS ARE PROVIDED BY MIII, PLLC.  
3. NO WETLANDS EXIST IN SITE PLAN AREA.  
4. THIS SITE IS NOT FEMA MAPPED. (MAP # 3720079600K 07.19.22)  
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.  
6. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.  
7. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCR OACH ON THIS MINIMUM CORNER CLEARANCE.  
8. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.  
9. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.  
10. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

SURVEY NOTES:

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2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NORD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.

**Wm. G. Daniel & Assoc.**  
Engineering Planning  
Site Design  
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Revisions

OWNER/DEVELOPER:  
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2721 Townedge Court  
Raleigh, NC 27612  
919-422-8868

Project

Grove Pointe  
Jeffreys Grove School Road

Subdivision Plan

Date

December 13, 2022

Scale

1" = 30'

Sheet

CS - 3