

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.

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 located in a Historic Overlay District.					
GENERAL INFORMATION					
Scoping/sketch plan case number(s):					
Development name (subject to approval): Anita Ng's Smaller Home					
Property Address(es): 1309 Spring Forest Rd Raleigh NC 27615					
Recorded Deed PIN(s): 1717421002					
Building type(s):		<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	
Current Property Owner(s) Names: Anita C. Ng	
Company: n/a	Title:
Address: 1309 1309 Spring Forest Rd Raleigh NC 27615	
Phone #: 919-270-1888	Email: cheryl.n.omalley@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> ^{myself + daughter} Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact Names: Anita Ng (Property Owner) and Cheryl Ng OMalley	
Company: n/a	Title: daughter
Address: 4026 Traditions Ct, Southport NC 28461	
Phone #: 919-270-1888	Email: cheryl.n.omalley@gmail.com

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION			
Gross site acreage: <u>5.68</u> acres			
Zoning districts (if more than one, provide acreage of each): <u>R-4</u>			
Overlay district(s): <u>None</u>	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: <u>N/A</u> <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>6532</u> Proposed total (sf) <u>9532</u> <i>structures</i>	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____

NUMBER OF LOTS AND DENSITY			
# of Detached House Lots: <u>2</u>	# of Attached House Lots: <u>0</u>	# of Townhouse Lots: <u>0</u>	
# of Tiny House Lots: <u>0</u>	# of Open Lots: <u>0</u>	# of Other Lots (Apartment, General, Mixed Use, Civic): <u>0</u> (n/a)	
Total # of Lots: <u>2</u>	Total # Dwelling Units: <u>2</u>		
# of bedroom units (if known): 1br _____ 2br _____ 3br <u>X</u> 4br _____			
Proposed density for each zoning district (UDO 1.5.2.F): <u>2 units = (existing home plus smaller home for elderly mom)</u>			

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: <u>Anita C. Ng</u>	Date: <u>1-10-24</u>
Printed Name: <u>Anita C. Ng</u>	
Signature: _____	Date: _____
Printed Name: _____	



VICINITY MAP (NTS)

State of North Carolina, Wake County

I, Chadwick H. Goodnight, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the ratio of precision as calculated by latitudes and departures is 1/100,000, that the boundaries not surveyed are shown as broken lines plotted from information in book SEE page BEE, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this day of 2023.

SIGNATURE

Licensed Number L-5399

PRELIMINARY PLAT
NOT FOR RECORDATION

I, Chadwick H. Goodnight, Professional Land Surveyor No. L-5399, Certify to one or more of the following as indicated then [X]

- ☒ a. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
- ☐ b. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
- ☐ c. That this plat is of a survey of an existing parcel or parcels of land.
- ☐ d. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-order survey or other exception to the definition of subdivision.
- ☐ e. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Chadwick H. Goodnight, Professional Land Surveyor No. L-5399

30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE DAY OF 2023.
1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS [X] IN [] OUT OF THE CITY LIMITS.

NOTES:

- (A) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- (B.) NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- (C.) THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- (D.) THIS PROPERTY IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP 3720171700K EFFECTIVE JULY 19, 2022.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

REFERENCES:
D.B.2499, PG.325
B.O.M.1978, PG.179
B.O.M.1978, PG.179
B.O.M.1980, PG.892
ALL OTHER REFERENCES SHOWN

LEGEND

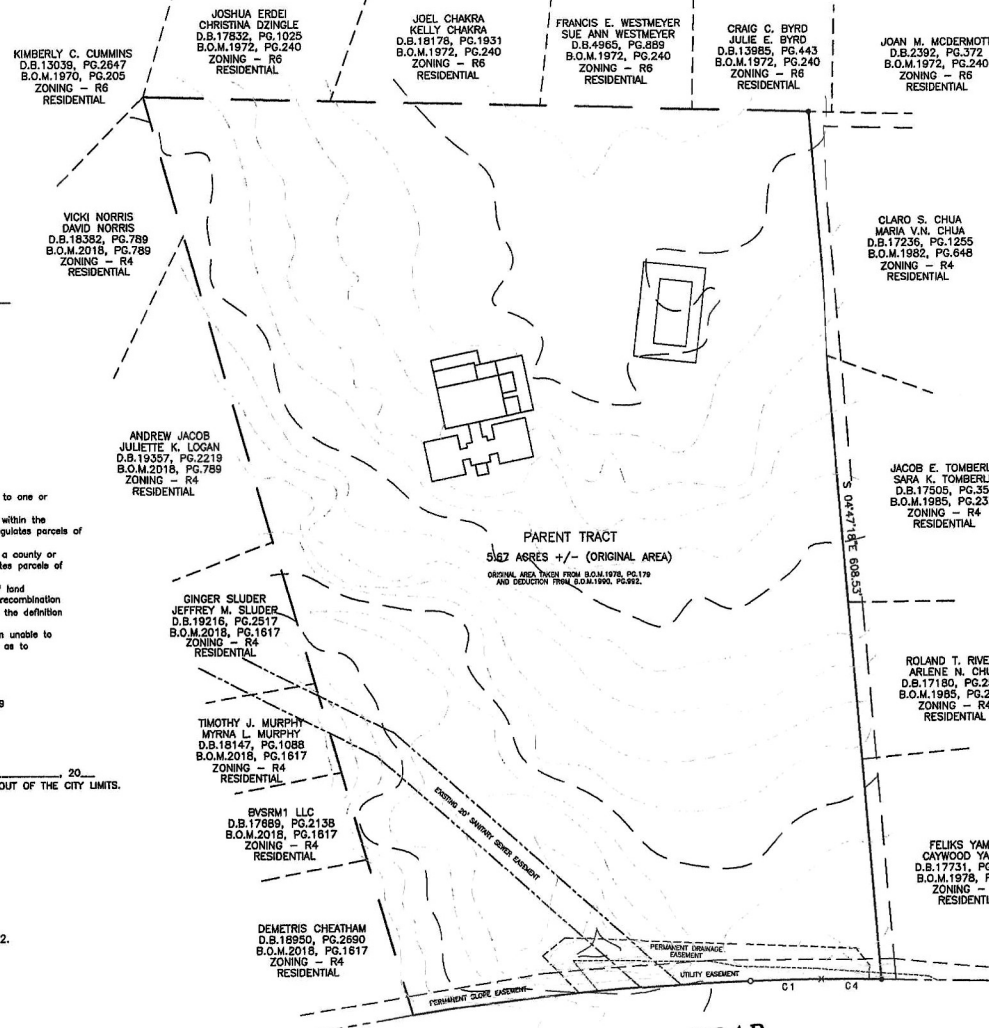
- Existing Iron Pipe (Control Point)
- Iron Stake Set (unless otherwise noted)
- Existing Concrete Monument (Control Point)
- Concrete Monument Set
- X Computed Point Only

All measurements shown are horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zoning: R-4 Plat#: 1717421002

0000 - DENOTES STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2023 PAGE



SPRING FOREST ROAD
(VARIABLE WIDTH PUBLIC R/W)

SITE DATA TABLE

1717421002
SITE AREA = 5.87 ACRES +/-
247,300 +/- SQ.FT.
ZONING - R-4
OVERLAY DISTRICT - NONE
CURRENT USE - RESIDENTIAL
SITE ADDRESS - 1309 SPRING FOREST ROAD

CERTIFICATE OF OWNERSHIP AND DEDICATION

THIS CERTIFIES AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE COUNTY REGISTER OF DEEDS OFFICE WHERE THE PROPERTY IS LOCATED AND AS SUCH HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE.

DEED BOOK 2499, PAGE 325

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

PRINT OWNERS NAME:

DATE:

STATE OF

COUNTY OF

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: 2023

PRINTED NAME: NOTARY PUBLIC

MY COMMISSION EXPIRES:

I THE UNDERSIGNED DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE DAY OF IN THE YEAR APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE

PLAT NORTH
(REF. B.O.M.1980, PG.892)

Course	Bearing	Distance
LT	N 02°51'29" W	47.78'

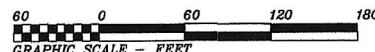
Curve	Radius	Length	Chord	Chord Bear.
C1	1954.98'	49.76'	49.76'	S 88°36'14" W
C2	175.00'	133.28'	130.08'	N 24°40'35" W
C3	125.00'	101.44'	98.67'	N 23°14'50" W
C4	999.93'	44.93'	44.93'	N 89°22'45" W

OWNER:
ANITA C. NG
1309 SPRING FOREST ROAD
RALEIGH, N.C. 27615

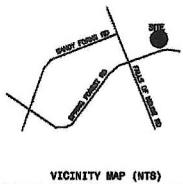
EXISTING CONDITIONS SHEET FOR:
ANITA C. NG

NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 60' NOVEMBER 1, 2023

CHADWICK H. GOODNIGHT, PLS
207 GRAY STONE LANE
HOLLY SPRINGS, N.C. 27526
(919) 680-8586



TN# XXXXXX JOB# 4760
BS-JS-XX-XX SR-XX-XX



VICINITY MAP (NTS)

State of North Carolina, Wake County

I, Chadwick H. Goodnight, certify that this map was drawn under my supervision from an actual survey made under my supervision, that the data of this map are as indicated by the notes and departures in 1/10,000th of an inch, that the boundaries not surveyed are shown as broken lines plotted from information in book 322, page 382, that this map was prepared in accordance with G.S. 47-30 as amended.

Witness my hand and seal this 10th day of 2023.

SIGNATURE

Licensed Number L-5309

PRELIMINARY PLAT
NOT FOR RECORDATION

- I, Chadwick H. Goodnight, Professional Land Surveyor No. L-5309, Certify to one or more of the following as indicated by [X]:
- That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
 - That this plat is of a survey that is located in each portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
 - That this plat is of a survey of an existing parcel or parcels of land.
 - That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
 - That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (a) through (d) above.

Chadwick H. Goodnight, Professional Land Surveyor No. L-5309

30 DAY RECORDING LIMIT

THIS PLAT IS NOT TO BE RECORDED AFTER THE 30th DAY OF 2023.
1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS [X] IN [] OUT OF THE CITY LIMITS.

NOTES:

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL ENCUMBRANCES OF RECORD AFFECTING SAME.
- NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.
- THIS PROPERTY IS IN ZONE X OF THE FEMA FLOOD INSURANCE RATE MAP 3720171700K EFFECTIVE JULY 19, 2022.

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCE AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES.

REFERENCES:
D.B. 2480, PG. 325
S.O.M. 1976, PG. 179
S.O.M. 1976, PG. 179
S.O.M. 1980, PG. 892
ALL OTHER REFERENCES SHOWN

LEGEND:

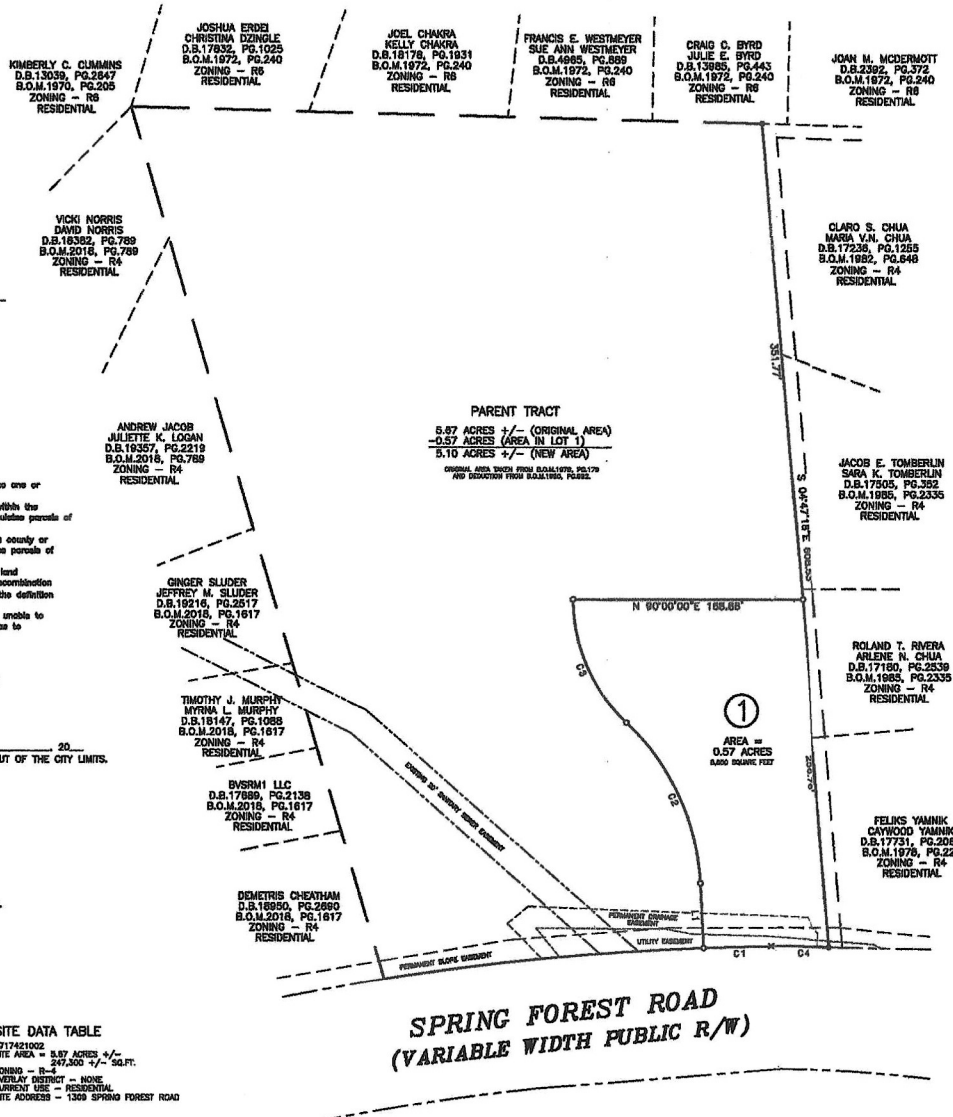
- ① Existing Iron Pipe (Control Point)
- ② Open Station Set (Survey Station Point)
- ③ Existing Concrete Monument (Control Point)
- ④ Concrete Monument Set
- ⑤ Disrupted Point Only

All measurements shown on horizontal ground measurements unless otherwise noted.
Area computed by coordinates

Zoning: R-4 Plat: 1717421002

2022 - DEDICATED STREET ADDRESS

RECORDED WAKE COUNTY BOOK 2023 PAGE



CERTIFICATE OF OWNERSHIP AND DEDICATION

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DEED BOOK 2480, PAGE 325

SIGNATURE(S) & TITLE/POSITION OF PROPERTY OWNER(S):

PRINT OWNERS NAME: DATE:

STATE OF: COUNTY OF:

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

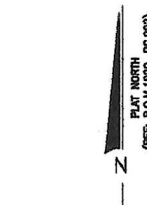
DATE: 2023

PRINTED NAME: NOTARY PUBLIC

MY COMMISSION EXPIRES:

I, THE UNDERSIGNED DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE DAY OF IN THE YEAR APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN HEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO.

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER DATE



Course	Bearing	Distance
LT	N 02°51'29" W	47.78'

Curve	Radius	Length	Chord	Chord Bear.
C1	1054.88'	48.78'	88.78'	S 89°36'12" W
C2	175.00'	133.28'	130.88'	N 24°40'59" W
C3	125.00'	101.44'	88.87'	N 23°14'50" W
C4	999.99'	44.93'	44.93'	N 89°22'45" W

OWNER:
ANITA C. NG
1309 SPRING FOREST ROAD
RALEIGH, N.C. 27615

SUBDIVISION MAP FOR:
ANITA C. NG

NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
SCALE 1" = 60' NOVEMBER 1, 2023

CHADWICK H. GOODNIGHT, FLS
337 GRAY STONE LANE
WELLY SPRINGS, N.C. 27888
(919) 688-8888

THE 100000 JOB# 4780
BS-XX-XX WS-XX-XX

(There is nothing located on this proposed subdivided lot, except grass.)



0 50 100 200 f

1 inch equals 100 feet

Disclaimer

iMaps makes every effort to provide the most current and accurate information. However, the maps are produced from aerial photography and are NOT surveys. No warranties are provided for the data therein.

Date: 10/16/20

Property Owner/Applicant: Anita C. Ng

Property Owner/Applicant Address: 1309 Spring Forest Road

Dear Resident and/or Property Owner,

We have submitted a preliminary subdivision application to the Land Development Division of the City of Raleigh Planning and Development Department. You are receiving this notice according to the requirement for public notice for preliminary subdivisions in Unified Development Ordinance Section 10.1.8 and 10.2.1.C.1 for properties within 100 feet of the subject site.

The subject site includes the following address(es) and PIN(s):

1309 Spring Forest Road - PIN 1717421002

The zoning district(s), proposed building type(s) and the number of proposed lot(s) are provided below:

Zoning - R4, Single Family Residential, 2 Lots

You may enter the site address or PIN in iMAPs, and turn on the "Development Plans" layer to obtain the preliminary subdivision case number. iMAPs is an online mapping and property information system made available to the public.

Attached is a copy of the development plan. In addition, the application and development plans can be viewed online at raleighnc.gov by entering "Current Development Activity" in the search bar then navigating to "Subdivision Cases."

The case number or address(es) can also be entered in the search bar in the [Permit and Development Portal](#) to view the status of the development plan.

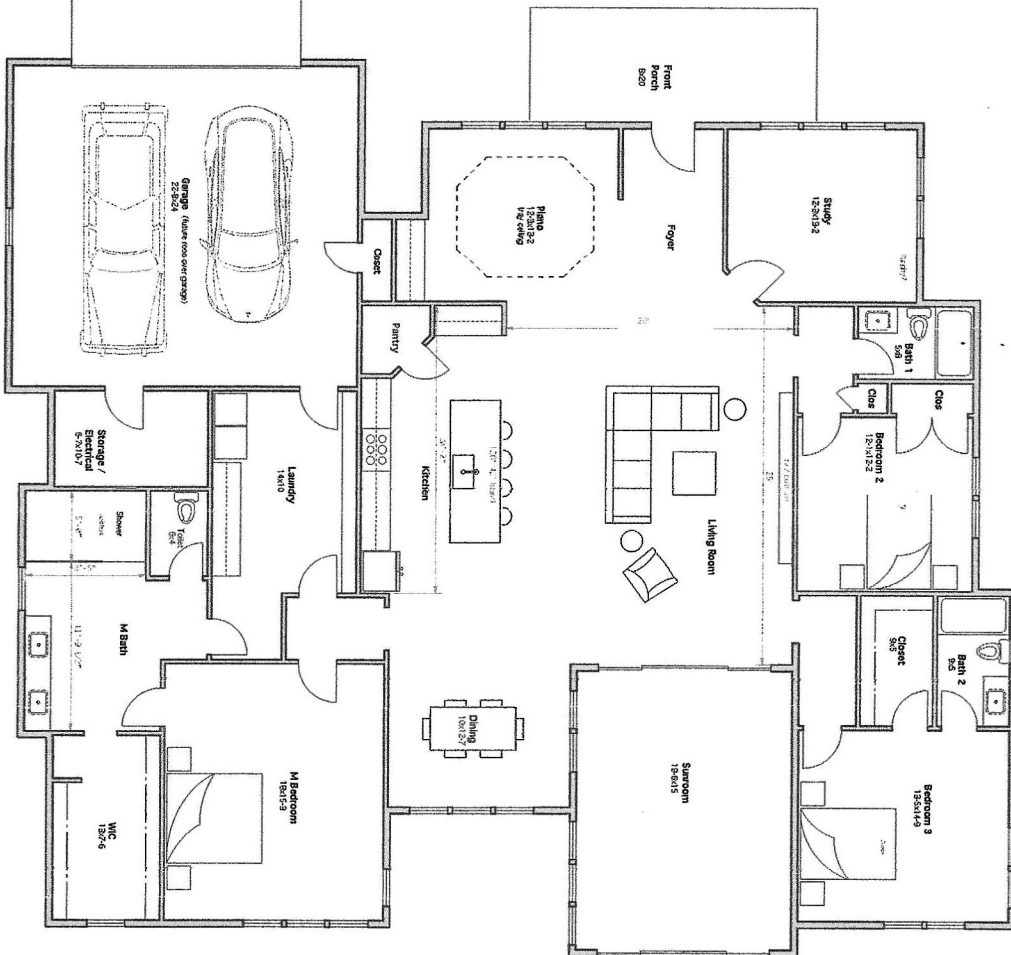
If you have any questions or comments on the proposed development, we may be reached by phone at 919-270-1888 or email at cheryl.n.omalley@gmail.com

The Land Development Division may be contact by phone at 919-996-2492 or by email at CurrentPlanning@raleighnc.gov.

Sincerely,



Property Owner/Applicant



1/4" = 1'-0"

Preliminary - Not For Construction

Ng / O'Malley
1309 Spring Forest Rd Raleigh, NC

Concept 2
Plan

Architect
Ng / O'Malley
1309 Spring Forest Rd
Raleigh, NC 27605

Sheet	Sheet
Sheet	Sheet
Sheet	Sheet
Sheet	Sheet