

# 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

*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): Evans Place Method				
Property Address(es): 4101 Reavis Rd				
Recorded Deed PIN(s): 0794-00-6882				
<b>Building type(s):</b>	<input type="checkbox"/> Detached House	<input checked="" 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> Preiss Powell Development VII, LLC	
Company: O'Hara Powell	Title: Member & Authorized Signatory
Address: 1700 Hillsborough St, Raleigh, NC 27605	
Phone #: 919 795-0918	Email: etpcontracting@yahoo.com
<b>Applicant Name (If different from owner. See "who can apply" in instructions):</b> Michael J. Kane, PE	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company: Capital Civil Engineering	Address: 209 N Salem St, Ste 220 Apex, NC 27502
Phone #: 919 249-8587	Email: mkane@capitalcivil.com

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

<b>Developer Contact Names:</b> Same as owner	
Company:	Title:
Address:	
Phone #:	Email:

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

Gross site acreage: 0.87 ac			
Zoning districts (if more than one, provide acreage of each): R-10			
Overlay district(s): SRPOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input 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>3035</u> Proposed total (sf) <u>23779</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>3035</u> Proposed total (sf) <u>23779</u>
--	---

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots: 5	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 5	Total # Dwelling Units: 10	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F): 10/0.84 = 11.90 units/ac		

**APPLICANT SIGNATURE BLOCK**


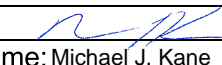
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

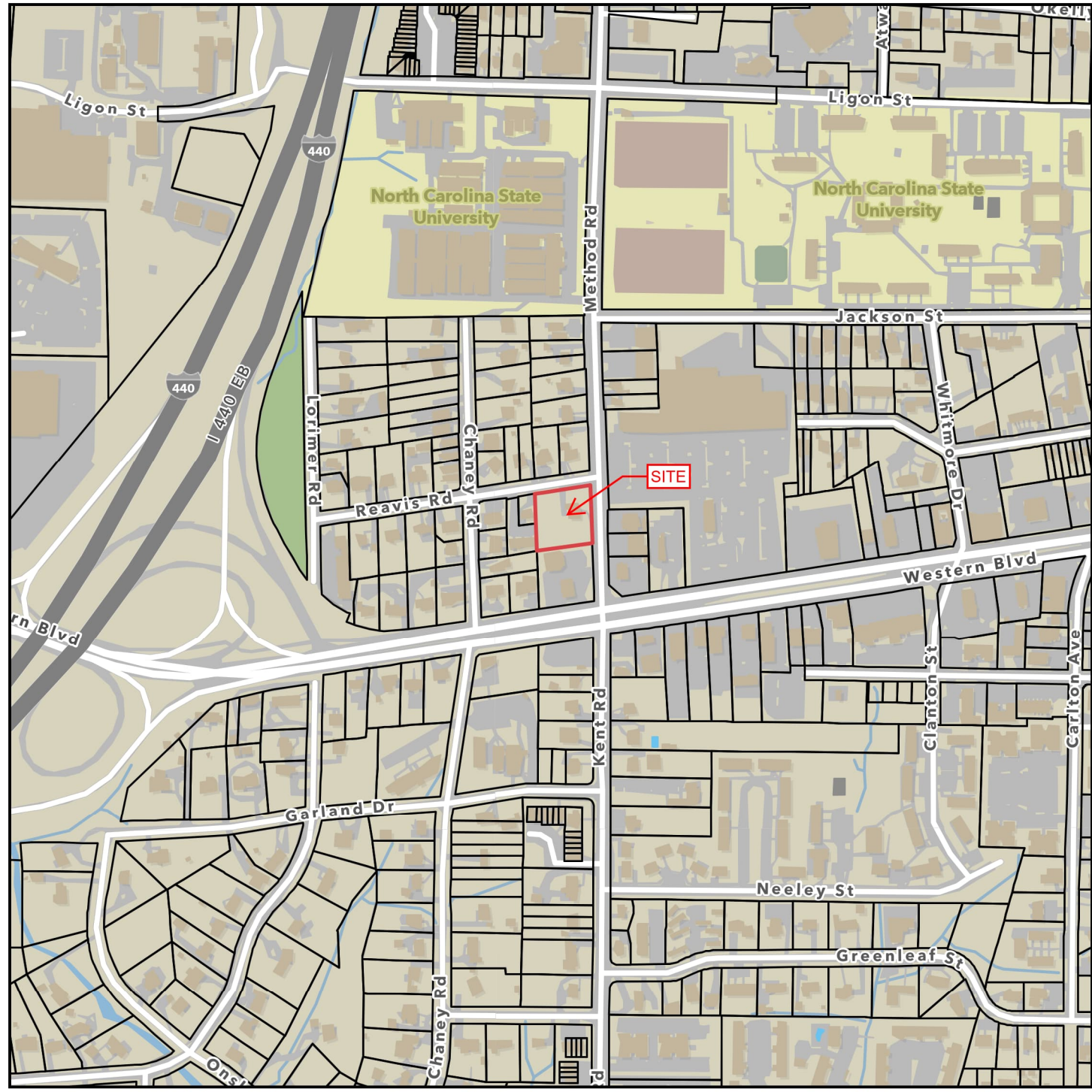
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements 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.

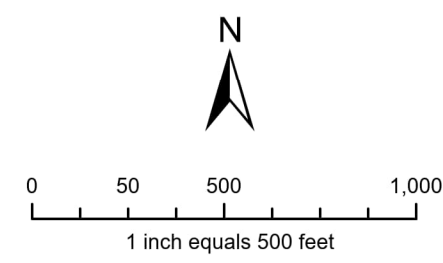
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested 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: 4/4/2024
Printed Name: O'Hara Powell	
Signature: 	Date: 4/4/2024
Printed Name: Michael J. Kane	





Vicinity Map



**Disclaimer**  
 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.

**LOT SUMMARY**

TOTAL NUMBER OF LOTS	5
NEW LOT 1	0.15 AC (6,483 SF)
NEW LOT 2	0.15 AC (6,593 SF)
NEW LOT 3	0.12 AC (5,255 SF)
NEW LOT 4	0.20 AC (8,869 SF)
NEW LOT 5	0.22 AC (9,388 SF)
R/W DEDICATION	0.03 AC (1,129 SF)

**FREQUENT TRANSIT DEVELOPMENT OPTION**  
 SETBACKS TO BE PER UDO 2.7.1, FREQUENT TRANSIT DEVELOPMENT OPTION.

**BLOCK PERIMETER**  
 R-10 REQUIREMENT - 2,500 FT

PER UDO 8.3.2.A.2.b, SITE LESS THAN MINIMUM SITE AREA APPLICABLE 3 ACRES

**SOLID WASTE SERVICES STATEMENT**  
 - DEVELOPER/OWNER HAS REVIEWED THE CITY OF RALEIGH SOLID WASTE DESIGN MANUAL AND PLANS TO COMPLY WITH ITS REQUIREMENTS.  
 - REFUSE CONTAINERS TO BE STORED ADJACENT TO EACH UNIT.  
 - REFUSE TO BE ROLLED OUT TO THE KENT ROADSIDE FOR CITY OF RALEIGH SOLID WASTE SERVICES PICK UP.

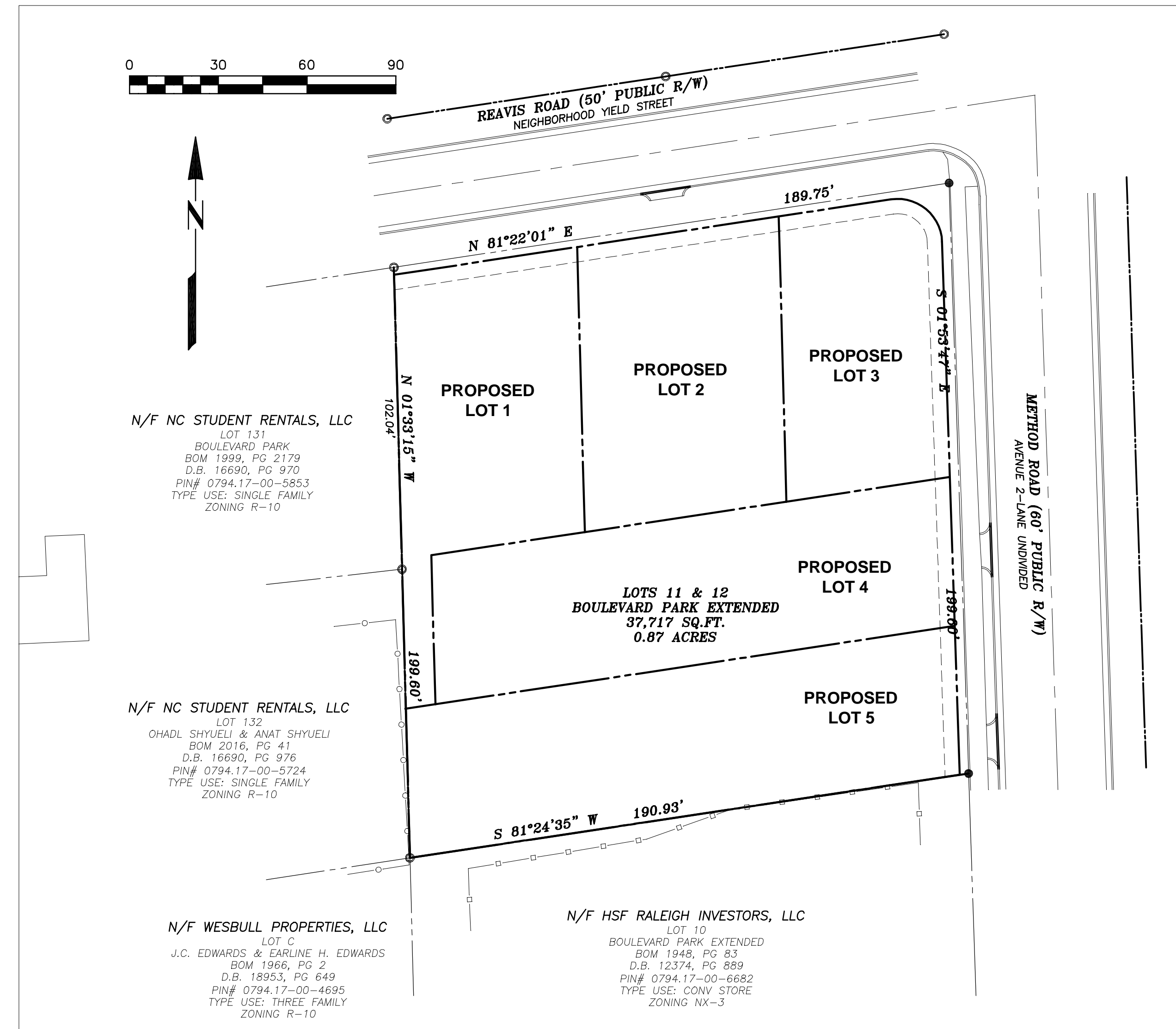
**STORMWATER EXCEPTION**  
 PER UDO SECTION 9.2.2.A.1) SITE CLAIMS STORMWATER EXCEPTION FOR DETACHED SINGLE-UNIT AND ATTACHED TWO-UNIT LIVING PART OF A SUBDIVISION 1 ACRE OR LESS IN AGGREGATE SIZE.

**PARKING**  
 NO MAXIMUM  
 NO BICYCLE SPACES REQUIRED

# EVANS PLACE METHOD

## 4101 REAVIS RD

### PRELIMINARY SUBDIVISION - SUB-\_\_\_\_\_-2024



**OVERVIEW**  
 SCALE: 1" = 30'

**DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION**

Gross site acreage: 0.87 ac	Zoning districts (if more than one, provide acreage of each):		
R-10			
Overlay district(s): SRPOD	Inside City Limits?	<input checked="" type="checkbox"/> Yes <input 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**

Impervious Area on Parcel(s):	Impervious Area for Compliance (includes right-of-way):
Existing (sf) 3035 Proposed total (sf) 23779 65% NET MAX=23,779 SF	Existing (sf) 3035 Proposed total (sf) 23779

**NUMBER OF LOTS AND DENSITY**

# of Detached House Lots:	# of Attached House Lots: 5	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 5	Total # Dwelling Units: 10	
# of bedroom units (if known): 1br 2br 3br 4br		
Proposed density for each zoning district (UDO 1.5.2.F): 10/0.84 = 11.90 units/ac		

**APPLICANT 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.

Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

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: 4/4/2024  
 Printed Name: Michael J. Kane  
 Signature: Date: 4/4/2024  
 Printed Name: Michael J. Kane

**SITE DATA**

PLAT	BM 1948 PG 83, ALL OF LOTS 11 & 12
DEED	BK 18872 PG 2720-2723
ADDRESS	4101 REAVIS ROAD
PARCEL ID NO	0794-00-6882
ZONING	R-10
ZONING CONDITIONS	NONE
OVERLAY	SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
AREA GROSS EXISTING	0.87 AC
AREA NET AFTER R/W	0.84 AC
EXISTING USE	SINGLE FAMILY
PROPOSED USE	FIVE, TWO UNIT ATTACHED HOMES
LOT AREA	4,000 SF MIN REQUIRED, 5,255 SF MIN PROPOSED
NUMBER OF LOTS	5 PROPOSED
DENSITY	11.90 UNITS/AC PROPOSED (10/0.84)
PRIMARY STREET	METHOD ROAD
EXISTING IMPERVIOUS	3,035 SF
ALLOWABLE IMPERVIOUS	65% = 23,779 SF
EXISTING BUILDING	1
PROPOSED BUILDINGS	5
100YR FLOOD PLAIN	NONE ON THIS LOT
HEIGHT ALLOWABLE	40'/3 STORIES FOR ATTACHED HOUSE

**ENGINEER**  
 CAPITAL CIVIL ENGINEERING, PLLC  
 209 N SALEM ST, STE 220  
 APEX, NC 27502  
 PH: 919 249-8587  
 MICHAEL J. KANE, PE  
 mkane@capitalcivil.com

**OWNER**  
 PREISS POWELL DEVELOPMENT VII, LLC  
 1700 HILLSBOROUGH STREET  
 RALEIGH, NC 27605  
 PH: 919 870-5080  
 etpcontracting@yahoo.com

**INDEX**

COVER	PS1
EXISTING CONDITIONS / DEMO	PS2
PRELIMINARY SUBDIVISION PLAN	PS3

**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)**

Conventional Subdivision  Compact Development  Conservation Development  
 Cottage Court  Flag lot  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): Evans Place Method  
 Property Address(es): 4101 Reavis Rd  
 Recorded Deed PIN(s): 0794-00-6882

**Building type(s):**  Detached House  Attached House  Townhouse  Apartment  
 General Building  Mixed Use Building  Civic Building  Open Lot  Tiny House

**CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION**

**Current Property Owner(s) Names:** Preiss Powell Development VII, LLC  
 Company: O'Hara Powell Title: Member & Authorized Signatory  
 Address: 1700 Hillsborough St, Raleigh, NC 27605  
 Phone #: 919 795-0918 Email: etpcontracting@yahoo.com

**Applicant Name (if different from owner. See "who can apply" in instructions):** Michael J. Kane, PE  
 Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder  
 Company: Capital Civil Engineering Address: 209 N Salem St, Ste 220 Apex, NC 27502  
 Phone #: 919 249-8587 Email: mkane@capitalcivil.com

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

**Developer Contact Names:** Same as owner  
 Company: Title:  
 Address:  
 Phone #: Email:



REVISION:  
 4/4/2024 - PRELIM SUBDIV. REVIEW 1

**EVANS PLACE METHOD**  
**SUB-\_\_\_\_\_-2024 - PRELIMINARY SUBDIVISION**  
 4101 REAVIS RD, RALEIGH, NC, 27606  
 R-10 ZONING, SRPOD OVERLAY  
**COVER SHEET**



DATE: APRIL 4, 2024  
 ISSUED FOR: REVIEW  
 SHEET NO.

**PS1**







