

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.

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): SCOPE-0147-2020			
Development name (subject to approval): Edenton Court			
Property Address(es): 12, 14, & 20 N Tarboro St.			
Recorded Deed PIN(s): 1713291276, 1713291361, 1713291462			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Sumared, Inc. - Junhong Ma	Owner/Developer Name and Title: President & Registered Agent
Address: 503 Annandale Dr; Cary, NC 27511	
Phone #:	Email:
APPLICANT INFORMATION	
Company: same	Contact Name and Title: same
	Address: same
Phone #:	Email:

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE**(Applicable to all developments)****ZONING INFORMATION**

Gross site acreage: 42,236 SF (0.97 ac)

Zoning districts (if more than one, provide acreage of each): RX-3

Overlay district: N/A

Inside City limits? ☒ Yes ☐ No

Conditional Use District (CUD) Case # Z-

Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION

Existing Impervious Surface:

Acres: 0.05 Square Feet: 2,380

Proposed Impervious Surface:

Acres: 0.69 Square Feet: 30,092

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 #: _____

NUMBER OF LOTS AND DENSITY

Total # of townhouse lots: Detached Attached 23

Total # of single-family lots: 0

Proposed density for each zoning district (UDO 1.5.2.F): 23.7 u/a

Total # of open space and/or common area lots: 1

Total # of requested lots: 24

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, Junhong Ma 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: 

Date: 6/18/2021

Printed Name: Junhong Ma

Signature: _____

Date: _____

Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

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CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Dayong Gan	Owner/Developer Name and Title: self
Address: 503 Annandale Dr; Cary, NC 27511	
Phone #:	Email:
APPLICANT INFORMATION	
Company: same	Contact Name and Title: same
Address: same	
Phone #:	Email:

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(Applicable to all developments)

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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: 

Date: 4/19/2021

Printed Name: Dayong Gan

Signature: _____

Date: _____

Printed Name: _____

Please email your completed application to SiteReview@raleighnc.gov.

EDENTON COURT

PRELIMINARY SUBDIVISION

LEVEL 2

SUB-0025-2021

12, 14, 18, & 20 N. TARBORO ST.
RALEIGH, NC 27610

APRIL 19, 2021
JULY 21, 2021
LAST REVISED: AUGUST 17, 2021

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
C-0	COVER SHEET
C-1	EXISTING CONDITIONS & DEMOLITION PLAN
C-2	SUBDIVISION PLAN
C-3	SITE PLAN
C-4	GRADING & STORMWATER MANAGEMENT PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPE PLAN

SOLID WASTE INSPECTIONS STATEMENT
SOLID WASTE TO BE COLLECTED IN
ROLLOUT CONTAINERS ROLLED
CURBSIDE FOR CITY PROVIDED PICKUP
ON DESIGNATED DAYS AT A DESIGNATED
TIME.

ABBREVIATIONS

APPLICABLE TO ENTIRE PLAN SET

AC	ACRE
APPROX	APPROXIMATE
AVG	AVERAGE
B-B	BACK-TO-BACK
BM	BOOK OF MAPS
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
C/O	CLEANOUT
CONC	CONCRETE
COR	CITY OF RALEIGH
CP	COMPUTED POINT
DB	DEED BOOK
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
D/W	DRIVEWAY
ECM	EX CONC MONUMENT
EIP	EX IRON PIPE
EIR	EX IRON ROD
ELEC	ELECTRIC
ELEV	ELEVATION
EMAG	EX MAG NAIL
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FHT	FIRE HYDRANT TEE
GIS	GEOGRAPHIC INFORMATION SYSTEM
GM	GAS METER
GP	GALVANIZED PIPE
GW	GUY ANCHOR
HB	HOT BOX
HDPE	HIGH DENSITY POLYETHYLENE
IPS	IRON PIPE SET
LF	LINEAR FEET
LP	LIGHT POLE
LOC	LOCATION
MAGS	MAG NAIL SET
MH	MANHOLE
MIN	MINIMUM
MUP	MIXED USE PATH
N/F	NOW OR FORMERLY
NCDOT	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
PG	PAGE
PP	POWER POLE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC PIPE
ROW	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY
RSDM	RALEIGH STREET DESIGN MANUAL
SF	SQUARE FEET
SP	SPACE
SS	SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
SWM	STORMWATER MANAGEMENT
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TF	ELECTRIC TRANSFORMER
TP	TELEPHONE PEDESTAL
TYP	TYPICAL
TS&V	TAP SLEEVE AND VALVE
UDO	UNIFIED DEVELOPMENT ORDINANCE
VCP	VITRIFIED CLAY PIPE
WW	WATER VALVE
WLE	WATER LINE ESMT
WM	WATER METER
YI	YARD INLET

SITE DATA

TRACT 1	OWNER:	SUMARED, INC	
	SITE ADDRESS:	20 N. TARBORO ST.; RALEIGH, NC 27610	
	WAKE COUNTY PIN#:	171305291462	
TRACT 2	REFERENCES:	DB 17370, PG 2022	
	AREA:	11,648 SF (0.2674 AC)	
	OWNER:	DAYONG GAN	
	SITE ADDRESS:	18 N. TARBORO ST.; RALEIGH, NC 27610	
TRACT 3	WAKE COUNTY PIN#:	171305291366	
	REFERENCES:	ESTATE FILE 93E-DB 15250, PG 1897	
	AREA:	11,257 SF (0.2584 AC)	
	OWNER:	SUMARED INC	
TRACT 4	SITE ADDRESS:	14 N. TARBORO ST.; RALEIGH, NC 27610	
	WAKE COUNTY PIN#:	171305291361	
	REFERENCES:	DB 15332, PG 2465	
	AREA:	12,433 SF (0.2854 AC)	
TRACT 5	OWNER:	SUMARED INC	
	SITE ADDRESS:	12 N. TARBORO ST.; RALEIGH, NC 27610	
	WAKE COUNTY PIN#:	171305291276	
	REFERENCES:	DB 15332 PG 2465	
TRACT 6	AREA:	6,898 SF (0.584 AC)	
	ZONING:	RX-3	
	EXISTING AREA (SUM OF TRACTS 1-4):	42,236 SF (0.97 AC)	
	AREA TO BE DEDICATED:	- 1,298 SF (0.03 AC)	
PROPOSED TOTAL ACREAGE:		40,938 SF (0.94 AC)	
EXISTING USE:		SINGLE FAMILY RESIDENTIAL	
PROPOSED USE:		MULTI-UNIT LIVING	
BUILDING AREA:	BUILDING #1	13,668 SF	
	BUILDING #2	11,723 SF	
	BUILDING #3	18,288 SF	
	TOTAL	43,679 SF	
REQUIRED AMENITY AREA:		10% = 0.10 * 40,938 = 4,094 SF	
AMENITY AREA PROVIDED:		5,179 SF	
PARKING:	MULTI-UNIT LIVING: 2 SP / 3-BR UNIT	REQUIRED	PROPOSED
		46 SPACES	25 GARAGE
			16 SURFACE (INC. 1 VAN ADA)
			7 TANDEM (D/W)
		48 TOTAL	
REQUIRED BICYCLE PARKING:			
SHORT-TERM		LONG-TERM	
MULTI-UNIT LIVING: 1 SP / 20 UNITS MINIMUM 4		NONE	4 SPACES
PROPOSED BICYCLE PARKING:		4 SPACES	
BUILDING HEIGHT:		MAXIMUM	PROVIDED
PRINCIPAL BUILDING:		50'	50' MAX
ACCESSORY STRUCTURE:		25'	N/A
IMPERVIOUS			
EXISTING	ON SITE	2,377 SF (0.05 AC)	
	WITHIN EFFECTIVE AREA	4,613 SF (0.11 AC)	
PROPOSED	ON SITE	30,092 SF (0.69 AC)	
	WITHIN EFFECTIVE AREA	34,697 SF (0.80 AC)	
PRINCIPAL BUILDING SETBACKS:		PRIMARY STREET:	10'
		SIDE STREET:	10'
		SIDE LOT LINE:	0' OR 6'
		REAR LOT LINE:	20'
		ALLEY:	4' OR 20'
PARKING SETBACKS:		PRIMARY STREET:	20'
		SIDE STREET:	10'
		SIDE LOT LINE:	0' OR 3'
		REAR LOT LINE:	3'
		ALLEY:	4'
PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2.b			
PROJECT IS EXEMPT FROM CROSS ACCESS REQUIREMENTS PER UDO 8.3.5.D.5.a			

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REVISION 02.19.21

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raleighnc.gov

DEVELOPMENT TYPE • SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 42,236 SF (0.97 ac)	
Zoning districts (if more than one, provide acreage of each): RX-3	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

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Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWATER INFORMATION	
Existing Impervious Surface: _____	Proposed Impervious Surface: _____
Acreage: 0.00	Square Feet: 0.00
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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 #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: _____	Detached Attached 23
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 23.7 u/a	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 34	

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.	
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I 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: _____	Date: 4/17/2021
Printed Name: Dayong Gan	
Signature: _____	Date: _____
Printed Name: _____	

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Page 2 of 2

REVISION 02.19.21

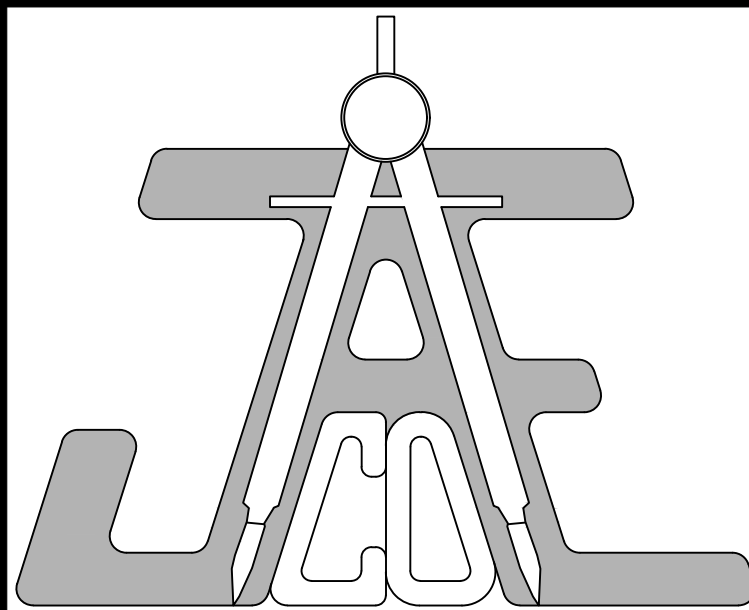
raleighnc.gov

CIVIL ENGINEER:
JAECO

Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

OWNER:
DAYONG GAN
503 ANNANDALE DR.
CARY, NC 27511

OWNER:
SUMARED, INC
503 ANNANDALE DR.
CARY, NC 27511



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www.jaeco.com

DO NOT USE FOR CONSTRUCTION

Edenton Court
12, 14, 18, & 20 N. Tarboro St.
Raleigh, NC 27610

Dayong Gan
503 Annandale Dr.
Cary, NC 27511

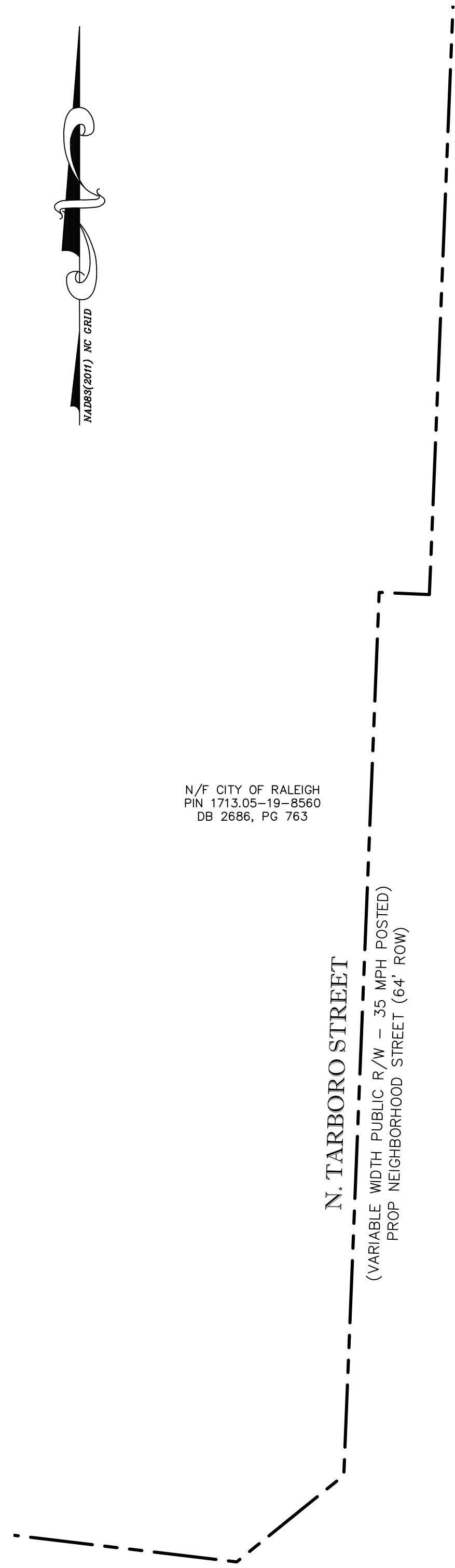
Call 811 before you dig.

LEGEND

COVER SHEET

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/23/21
2	PER CITY COMMENTS	08/17/21
JAECO #: 109-01		
DRAWING SCALE: N/A		
DRAWN BY: TT		
CHECKED BY: JRC		
DATE ISSUED: 04/19/2021		

C-0



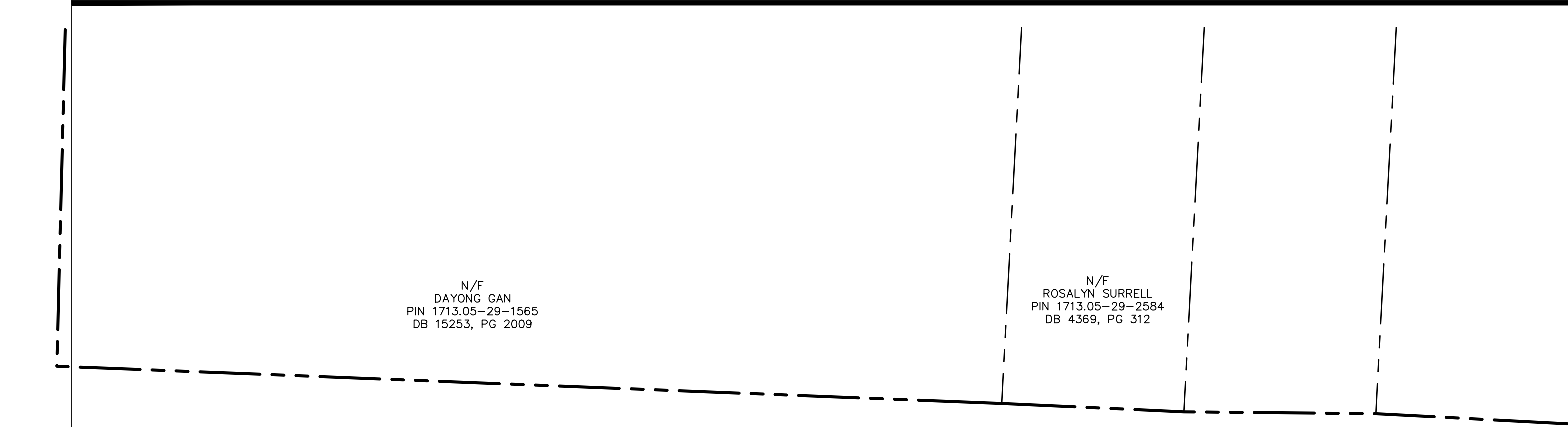
N/F CITY OF RALEIGH
PIN 1713.05-19-8560
DB 2686, PG 763

N. TARBORO STREET

(VARIABLE WIDTH PUBLIC R/W - 35 MPH POSTED)
PROP NEIGHBORHOOD STREET (64' ROW)

EX 6" SEWER
(PVC)

EX CONSTRUCTION ESMT
DB 2229, PG 374
PROP FH



N/F
DAYONG GAN
PIN 1713.05-29-1565
DB 15253, PG 2009

N/F
ROSALYN SURRELL
PIN 1713.05-29-2584
DB 4369, PG 312

BOYER STREET

(PUBLIC R/W - 25 MPH ASSUMED)
PROP NEIGHBORHOOD YIELD (55' ROW)



N/F
MOSES BRODIE
PIN 1713.05-29-3353
DB 2911, PG 372

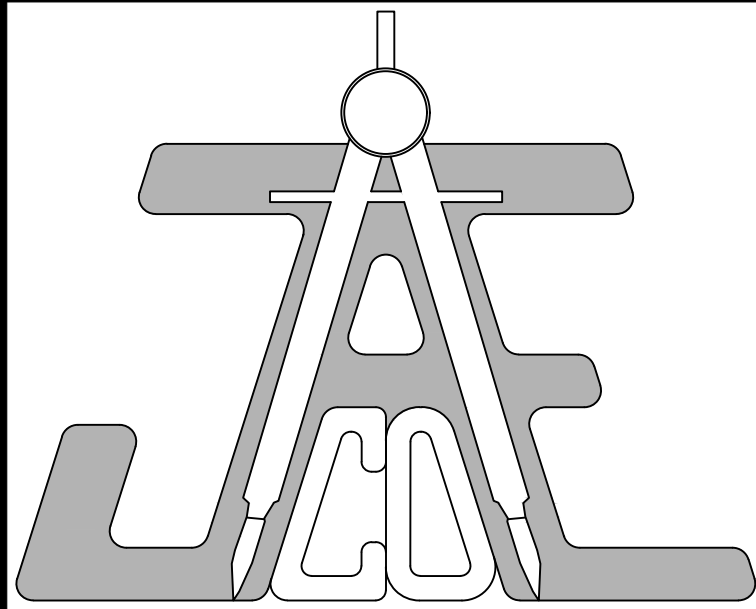
N/F
RUSSELL & GWENDOLYN LUCAS
PIN 1713.05-29-3303
DB 11167, PG 2214

E. EDENTON STREET
PRIMARY STREET
(NCDOT R/W - 35 MPH POSTED)
PROP AVENUE 4-LANE PARALLEL PARKING (72' ROW)
(PARTIAL SECTION - ONE-WAY)

N/F
CITY OF RALEIGH
PIN 1713.05-29-1117
DB 17431, PG 2403

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
3. EXISTING WATER LINE LOCATIONS ARE SHOWN PER INFORMATION RECEIVED AT 12/10/20 SKETCH PLAN MEETING WITH THE CITY OF RALEIGH (SCOPE-0147-2020) AND ARE APPROXIMATE.
4. EXISTING WATER LINE AND SEWER LINE MATERIALS ARE SHOWN PER INFORMATION RECEIVED AT 12/10/20 SKETCH PLAN MEETING WITH THE CITY OF RALEIGH (SCOPE-0147-2020).
5. CONTRACTOR SHALL COORDINATE GUY WIRE RELOCATION/REMOVAL WITH LOCAL UTILITY.



JAECO
Consulting Engineers and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
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Fax: (919) 828-4711
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Call **811** before you dig.

LEGEND

PROP PROPERTY LINE
PROP ESMT
PROP SETBACK

SUBDIVISION PLAN

Revisions		
Number	Description	Date
1	PER CITY COMMENTS	07/23/21
2	PER CITY COMMENTS	08/17/21

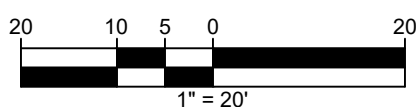
JAECO #: 109-01

DRAWING SCALE: AS SHOWN

DRAWN BY: TT

CHECKED BY: JRC

DATE ISSUED: 04/19/2021



C-2