



# 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)			
--> Conventional Subdivision	Compact Development	Conservation Development	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>N/A</b>			
Development name (subject to approval): <b>Epperly Court Subdivision</b>			
Property Address(es): <b>Epperly Court (Parcel ID: 195535)</b>			
Recorded Deed PIN(s): <b>1747257778</b>			
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
<b>NOTE: Please attach purchase agreement when submitting this form</b>	
Company: VGG HOLDINGS, LLC	Owner/Developer Name and Title: PETE GITTO, Manager
Address: 7320 BASSETT HALL COURT RALEIGH, NC 27616	
Phone #: 919-809-2860	Email: gittopm@gmail.com
APPLICANT INFORMATION	
Company: SAME AS ABOVE	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: 0.774 AC.

Zoning districts (if more than one, provide acreage of each): R-4

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: 0.045 Square Feet: 1977

Proposed Impervious Surface:

Acres: 0.116 Square Feet: 5050

Neuse River Buffer ☐ Yes ☒ No

Wetlands ☐ Yes ☒ No

Is 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

Total # of single-family lots: 2

Proposed density for each zoning district (UDO 1.5.2.F):  $= 2 \text{ du} / 0.774 \text{ ac} = 2.6 \text{ du/ac}$

Total # of open space and/or common area lots: 0


Total # of requested lots: 2

**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, Pete Gitto 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: 5/24/2021

Printed Name: VGG HOLDINGS, LLC Pete Gitto, as Manager

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

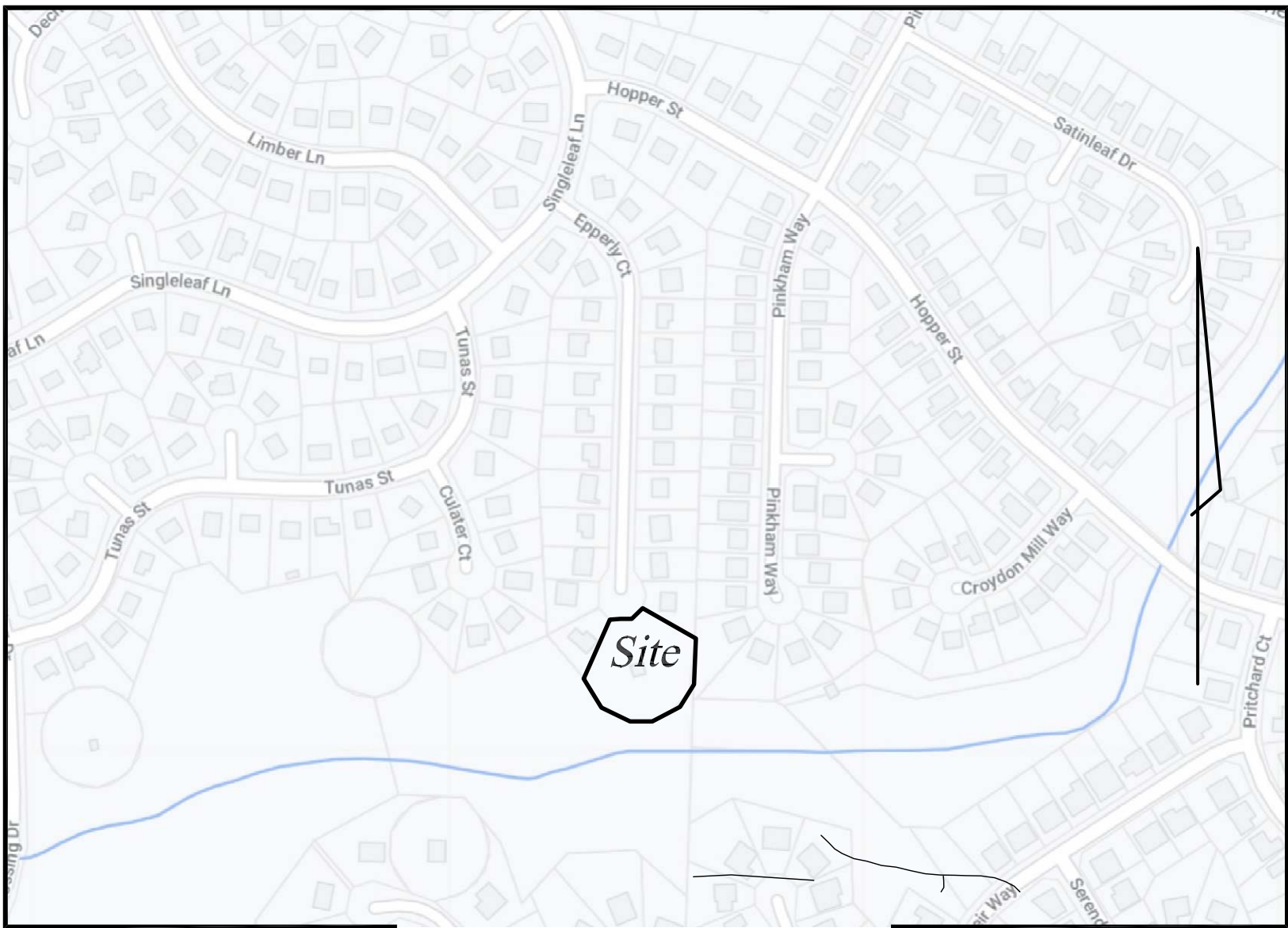
Printed Name: \_\_\_\_\_

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

EPPERLY COURT SUBDIVISION  
PRELIMINARY SUBDIVISION PLAN  
Case #: SUB-0036-2021

Infrastructure Quantities	
Phase Number	1
Number of Lots	2
Lot Numbers by Phase	2
Number of Units	2
Liveable Buildings	2
Open Space	No
Number of open space lots	0
Public Water (LF)	000
Public Sewer (LF)	000
Public Street (LF)	000
Public Sidewalk (LF)	000

WAKE CO. PIN # 1747257778  
3663 EPPERLY COURT  
BM 1992 PG 1331



VICINITY MAP  
1" = 300'

SITE DATA	
<u>SITE DATA</u>	
EXISTING ZONING	R-4
TOTAL AREA (APPROVED)	0.774 ACRES
PROPOSED DENSITY	2.6 D.U./ACRE
MAXIMUM ALLOWED DENSITY	4 D.U./ACRE
WAKE CO. PIN # 1747257778 Real Estate ID 0195535	
TOTAL NO OF PROPOSED LOTS	2 LOTS
ACREAGE IN LOTS	1.80 AC
MIN. LOT AREA	10,000 S.F.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SETUP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SETUP THE MEETING.
- THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY CONSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES A TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT OF WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2-WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT OF WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT OF WAY CONSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RWOBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT OF WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS. CIVIL PLANS PREPARED, DESIGNED AND DRAWN BY VETERAN ENGINEERING ASSOCIATES, INC.
- THE PURPOSE OF THESE PLANS IS TO SUBDIVIDE AN EXISTING LOT PREVIOUSLY USED FOR A COMMUNITY WELL SYSTEM INTO TWO NEW R-4 LOTS.
- ALL SOIL FILL MATERIAL SHALL BE SUITABLE, STABLE SOILS THAT ARE FREE OF ORGANIC MATERIAL CONTAIN NO ROCKS.
- THERE ARE EXISTING UNDERGROUND UTILITIES ON THIS SITE. CONTRACTOR SHALL CALL NC NO-CUTS AND LOCAL AUTHORITIES TO VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR WILL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES SHOWN HEREIN ARE TO BE CONSIDERED APPROXIMATE. SHOULD THE CONTRACTOR FIND THAT THERE MAY BE A CONFLICT WITH INFORMATION SHOWN IN THESE CONTRACT DOCUMENTS, THE CONTRACTOR WILL REPORT THE INFORMATION FOUND TO THE ENGINEER OF RECORD AND THEN AWAIT FURTHER DIRECTION FROM THE OWNER.
- THERE IS NO FEMA 100-YR FLOODPLAIN ON THIS SITE.
- DEVELOPER SHALL COORDINATE A PRE-CONSTRUCTION CONFERENCE PRIOR TO ANY SITE DISTURBANCES WITH ALL APPROPRIATE PERMIT-ISSUING AUTHORITIES. THE CONFERENCE MAY BE ATTENDED BY A REPRESENTATIVE FROM THE DEVELOPERS ENGINEER, CONTRACTOR, ZONING DIVISION, PUBLIC WORKS, AND THE CITY ENGINEER.
- NO STORMWATER CONTROLS ARE REQUIRED FOR THIS PROJECT IN ACCORD WITH UDO 9.2.2.A.3.A SUBJECT TO THE IMPERVIOUS SURFACE AREA LIMITATION OF 9.2.2.A.4.A FOR R-4 LOTS. THE IMPERVIOUS SURFACES FOR THE TWO NEW R-4 LOTS SHALL NOT EXCEED 38% PER LOT.

SHEET INDEX

- SHEET 1 C1 - COVER SHEET  
SHEET 2 SP1 - EXISTING CONDITIONS / SITE PLAN / UTILITIES PLAN

INITIAL SUBMITTAL 1-JUNE-2021  
2ND SUBMITTAL : 23-JULY-2021

Solid Waste Statement:

Roll out carts are proposed to service solid waste.  
Store roll out carts in garage. Carts will be pushed  
from garage to curb using the driveway.

ENGINEERING FIRM:

PLANS PREPARED BY:

ADDRESS:

PHONE:

VETERAN ENGINEERING ASSOCIATES, INC. (C-3527)

POST OFFICE BOX 1625 DURHAM N.C. 27701

(919) 201-2175

ATTN: Thomas R. Kagarise, P.E., as President (11622)

VGG HOLDINGS, LLC

7320 BASSETT HALL COURT

RALEIGH, NC 27616

(919) 809-2860

ATTN: Pete Gitto, as Manager

DEVELOPER

ADDRESS:

PHONE:

PRELIMINARY PLANS NOT  
RELEASED FOR CONSTRUCTION  
23-JULY-2021



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CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	73.17'	50.00'	66.82'	N 71°03'12" E
C-2	237.29'	100.00'	185.41'	S 69°27'11" W

ADOPTED FROM NC GRID NAD 83 (2011)

**LEGEND:**

EIP - EXISTING IRON PIPE  
EIB - EXISTING IRON BAR  
BEIP - BENT IRON PIPE  
BEIB - BENT IRON BAR  
CM - CONCRETE MONUMENT  
EPK - EXISTING PK NAIL  
SPK - SET PK NAIL  
NIP - NEW IRON PIPE SET  
R/W - RIGHT OF WAY  
CATV - CABLE TV BOX  
EB - ELECTRIC BOX  
TEL - TELEPHONE PEDESTAL  
PP - POWER POLE  
OHL - OVERHEAD LINE  
LP - LIGHT POLE  
WM - WATER METER  
WV - WATER VALVE  
CO - SEWER CLEAN-OUT  
CC - CONCRETE  
CB - CATCH BASIN  
MH - MANHOLE  
FH - FIRE HYDRANT

N/F  
NEUSE CROSSING  
HOMEOWNERS ASSOCIATION  
D.B. 8849, PG. 2534  
PIN# 1747-25-5671

*EXISTING CONDITIONS*

## EXISTING CONDITIONS

1. PIN: 1747257778
2. TRACT ACREAGE: 0.774 ACRES = 33,695 sq. ft.
3. PROPOSED USE : SINGLE FAMILY RESIDENTIAL
4. ZONING : R-4

OWNER TO DEDICATE 2-FEET OF ADDITIONAL RIGHT-OF-WAY  
ACROSS CUL-DE-SAC FRONTAGE

OWNER TO DEDICATE 15-FEET PUBLIC PEDESTRIAN EASEMENT  
CENTERED ON NEW PROPERTY LINE BETWEEN LOTS 1 & 2

MINIMUM LOT WIDTH AND MINIMUM LOT DEPTH ARE SHOWN  
TO SATISFY REQUIREMENTS OF CITY OF RALEIGH U.D.O. 1.5,2.E.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	73.17'	50.00'	66.82'	N 71°03'12" E
C-2	237.29'	100.00'	185.41'	S 69°27'11" W

ADOPTED FROM NC GRID NAD 83 (2011)

PROPOSED LOT LINE

C-2

215.0'

REMOVE THE EXISTING WELL AND ALL ASSOCIATED APPURTENANCES, ON THE SURFACE AND UNDERGROUND, IN ACCORD WITH CURRENT STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

NEW WATER AND SANITARY SEWER SERVICES TO BE INSTALLED BY THE CITY OF RALEIGH

N/F  
NEUSE CROSSING  
HOMEOWNERS ASSOCIATION  
D.B. 8849, PG. 2534  
PIN# 1747-25-5671

GRAPHIC SCALE  
0 40 80  
FEET )  
= 20 ft

*PRELIMINARY PLANS NOT  
RELEASED FOR CONSTRUCTION  
23-JULY-2021*



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**VETERAN ENGINEERING ASSOCIATES, INC**  
Civil Engineering Services  
Post Office Box 1625 Durham, N.C. 27702  
(919) 201-2175 (p) VEA Lic# - (C-3527)  
veteranengineeringassociates@yahoo.com

**VCG HOLDINGS**  
7320 Bassett Hall Court  
Raleigh, NC 27616  
919-809-2860

**EXISTING CONDITIONS – UTILITY PLAN**  
**PRELIMINARY SUBDIVISION PLAN**

**EPPERLY COURT**

PROJECT NO.	NO.	DATE	REVISION	BY
SCALE 1"=20'	1	7/23/21	PER CITY COMMENTS	
DATE 5/18/21				
DRAWN BY mj				
CHECKED BY trk				
SP1				
OF SHEET				