

# 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).

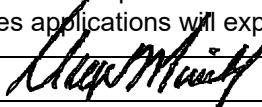
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	Single family Apartment	Townhouse Non-residential	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 >>

<b>DEVELOPMENT TYPE + SITE DATE TABLE</b> (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage:	
Zoning districts (if more than one, provide acreage of each):	
Overlay district:	Inside City limits?      Yes      No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: _____ Square Feet: _____	Proposed Impervious Surface: Acres: _____ Square Feet: _____
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 #:	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots:	Detached      Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots:	
Total # of requested lots:	

<b>SIGNATURE BLOCK</b>	
<p>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.</p> <p>I, _____ 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.</p> <p>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.</p>	
Signature: 	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

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

# PRELIMINARY SUBDIVISION

# 4001 MAYNARD PLACE

## RALEIGH, NORTH CAROLINA

## PROJECT #: SUB-0073-2021

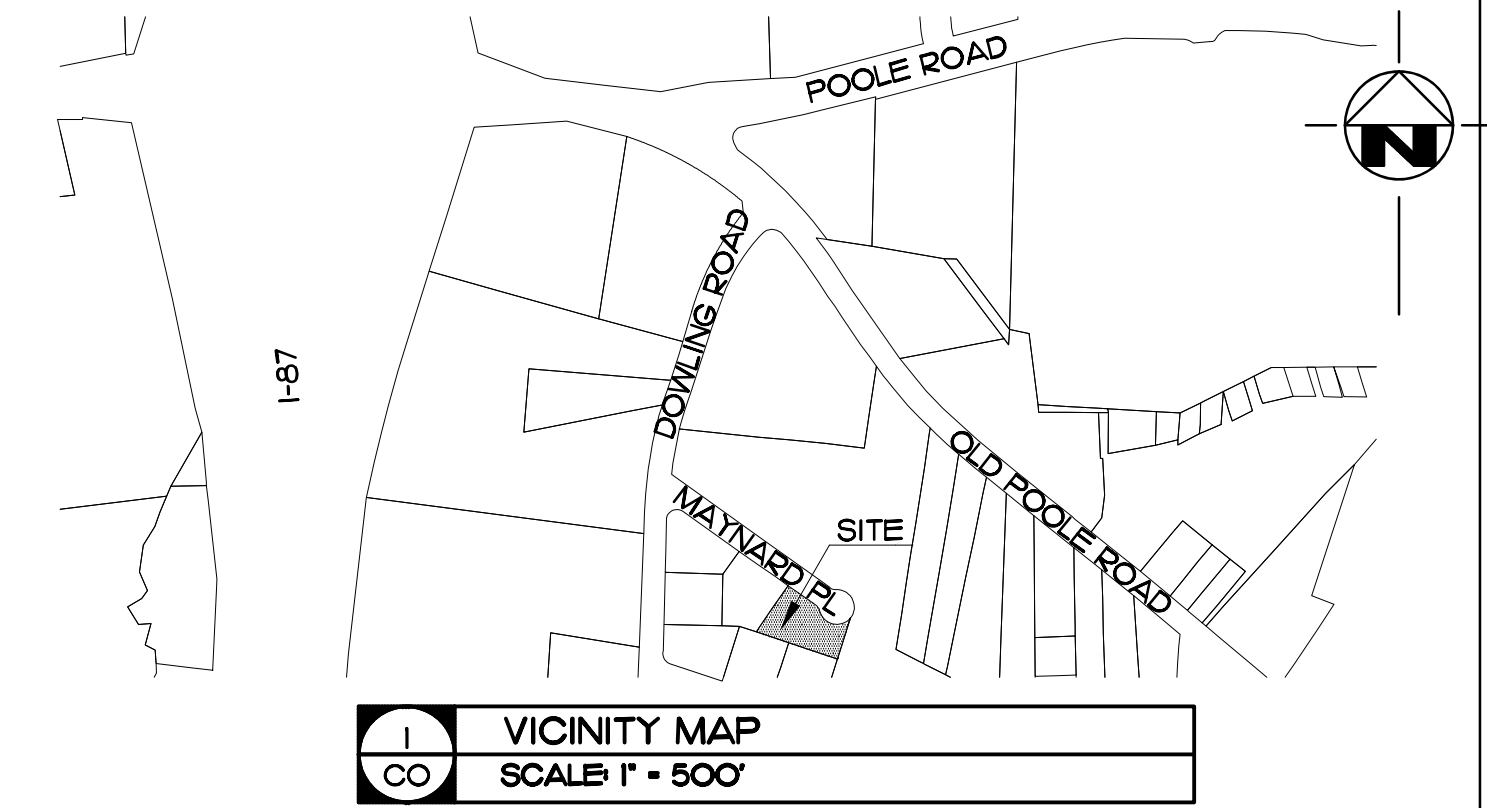
OWNER / DEVELOPER:

**Angel Garcia Camacho and Juana Margarita Zarate Martinez**  
 4017 Gregory Lane, Raleigh, NC 27610

### SITE/CIVIL

**GEORGE FINCH/BONEY & ASSOCIATES, PA**

309 NORTH BOYLAN AVENUE, RALEIGH, NC 27603-1402  
 TEL. (919) 833-1212  
 GEORGE M. FINCH, JR., RLA - LICENSE # NC 375



### SITE DATA TABLE

#### SITE INFORMATION

PIN NUMBER: 1723736218  
 OWNER: ANGEL GARCIA CAMACHO AND JUANA MARGARITA ZARATE MARTINEZ  
 ADDRESS: 4001 MAYNARD PLACE, RALEIGH, NC  
 TOTAL AREA: 22,940 SF, 0.5266 ACRES  
 RIGHT-OF-WAY DEDICATION: 761 SF  
 NET AREA: 22179 SF, 0.5091 ACRES  
 ZONING: R-6  
 ZONING OVERLAY: NONE  
 WATERSHED: NEUSE RIVER BASIN  
 WATERSHED PROTECTION AREA: NONE  
 NO FRONTAGE REQUIREMENT

#### RIGHT OF WAY IMPROVEMENTS

PROPOSED: WIDEN EXISTING STREET TO 20' AND ENLARGE CUL-DE-SAC TO MEET REQUIREMENTS FOR EMERGENCY VEHICLES.  
 REQUEST FEE IN LIEU TO INCLUDE: 6' CONCRETE SIDEWALK, 1/2 OF 27' STREET SECTION INCLUDING CURB AND GUTTER.

RIGHT OF WAY DEDICATION OF 761 SF IS PROPOSED TO ACCOMMODATE ENLARGEMENT OF CUL-DE-SAC. EXISTING 60' RIGHT OF WAY EXCEEDS REQUIRED RIGHT OF WAY WIDTH OF 55'. NO ADDITIONAL RIGHT OF WAY DEDICATION IS PROPOSED ALONG MAYNARD PLACE.

#### DEVELOPMENT INFORMATION:

EXISTING USE: VACANT  
 EXISTING FLOOR AREA: 0 SF  
 PROPOSED USE: SINGLE UNIT LIVING  
 PROPOSED DEVELOPMENT TYPE:  
 CONVENTIONAL, DETACHED HOUSE  
 TOTAL LOTS PROPOSED: 3  
 TOTAL DWELLING UNITS PROPOSED: 3

#### STORMWATER MANAGEMENT

THE PROPOSED SUBDIVISION IS LESS THAN ONE ACRE IN AGGREGATE SIZE, TO BE USED FOR SINGLE-UNIT DETACHED HOUSING, AND IS THEREFORE EXEMPT UNDER UDO SECTION 9.2.2.A.2.B.I FROM ACTIVE STORMWATER CONTROL REQUIREMENTS. IMPERVIOUS SURFACE SHALL NOT EXCEED 51% OF THE AREA OF ANY LOT.

#### MINIMUM REQUIRED LOT DIMENSIONS

WIDTH: 50'  
 DEPTH: 80'  
 AREA: 6000 SF  
 PROPOSED LOT AREA  
 LOT 1: 7398 SF, .1698 AC  
 LOT 2: 7397 SF, .1698 AC  
 LOT 3: 7382 SF, .1695 AC

RIGHT OF WAY IMPROVEMENTS WILL REQUIRE THE ADDITION OF 3834 SF OF IMPERVIOUS AREA. ONE THIRD (1278 SF) OF THE IMPERVIOUS AREA WITHIN THE RIGHT OF WAY WILL BE DEDUCTED FROM THE ALLOWABLE IMPERVIOUS AREA OF EACH OF THE THREE LOTS.

#### REQUIRED SETBACKS:

PRIMARY STREET: 10'  
 SIDE: 5'  
 REAR: 20'  
 MAX BUILDING HEIGHT ALLOWED: 40' / 3 STORIES  
 GROUND FLOOR ELEVATION: 2' IF 20' OR LESS FROM PROPERTY LINE

ALLOWABLE IMPERVIOUS AREA PER LOT:  
 LOT 1: 51% X 7398 SF = 1278 SF = 2495 SF  
 LOT 2: 51% X 7397 SF = 1278 SF = 2495 SF  
 LOT 3: 51% X 7382 SF = 1278 SF = 2487 SF

#### TREE CONSERVATION

NOT REQUIRED. SITE IS LESS THAN 2 ACRES. (UDO 9.1.2)

#### GENERAL NOTES

- BOUNDARY LINES, EXISTING UTILITIES, AND EXISTING STRUCTURES TAKEN FROM A SURVEY CONDUCTED BY GEORGE FINCH/BONEY AND ASSOCIATES, P.A. COMPLETED ON 1/4/2021.
- TOPOGRAPHIC INFORMATION PROVIDED BY WAKE COUNTY GIS
- ALL DIMENSIONS AND STAKING POINTS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
- ALL PERMITS RELATIVE TO THIS PROJECT SHALL BE OBTAINED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- NO FEMA MAPPED FLOOD BOUNDARIES EXIST ON THE PROJECT SITE.
- THERE ARE NO WETLANDS WITHIN THE PROJECT AREA.
- ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED IN CONJUNCTION WITH BUILDING PERMIT SUBMITTALS. DRIVEWAYS SHALL CONFORM TO CITY OF RALEIGH STANDARDS.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- SOLID WASTE TO BE HANDLED BY ROLL OUT CONTAINERS FOR EACH LOT.
- PROPERTY IS SUBJECT TO RESIDENTIAL INFILL RULES PER UDO SECTION 2.2.7. NO CONSTRUCTION EXISTS ON NEIGHBORING PROPERTIES TO BE USED IN DETERMINING A COMPARATIVE SAMPLE. SETBACKS ARE DETERMINED BY UNDERLYING ZONING REQUIREMENTS.
- PER UDO SEC. 8.3.2.A.2.B THE PROPERTY IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS.

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS, SPECIFICATIONS, AND DETAILS OF THE CITY OF RALEIGH AND THE NCDOT.

THESE PLANS ARE PREPARED FOR REVIEW AND PERMITTING BY THE LOCAL AUTHORITIES HAVING JURISDICTION OVER APPLICABLE PORTIONS OF THE WORK, AND AS SUCH ARE NOT RELEASED FOR CONSTRUCTION UNTIL SO NOTED.

#### INDEX OF DRAWINGS

- C0 COVER SHEET
- C1 EXISTING CONDITIONS
- C2 SITE PLAN AND LANDSCAPING PLAN
- C3 UTILITIES PLAN

REVISIONS  
 12/8/2021 1ST REVIEW COMMENTS  
 1/7/2022 2ND REVIEW COMMENTS

Finch & Associates  
 309 North Boylan Avenue  
 Raleigh, NC 27603-1402  
 T 919 | 833-1212  
 F 919 | 834-3203  
 NCBELS Lic. No. P-1845  
 NCBOLA Lic. No. C-656



PRELIMINARY SUBDIVISION PLAN  
 4001 MAYNARD PLACE  
 RALEIGH, NORTH CAROLINA

DRAWN BY MWB  
 CHECKED BY GMF  
 PROJ. NO. 21016  
 DATE 9/17/2021  
 SHEET 1 OF 4

### 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): **SCOPE-0061-2021**

Development name (subject to approval):

Property Address(es): **4001 Maynard Place, Raleigh, NC**

Recorded Deed PIN(s): 1723736218, DEED BOOK 17691, PAGE 987

What is your project type?  
 Single family  
 Apartment  
 Townhouse  
 Non-residential  
 Other: Attached houses

#### CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form

Company: N/A  
 Owner/Developer Name and Title: MARGARITA ZARATE MARTINEZ  
 Address: 4017 Gregory Lane, Raleigh, NC 27610

Phone #: 919-818-2943  
 Email:

#### APPLICANT INFORMATION

Company: George Finch-Boney and Asc.P.A.  
 Contact Name and Title: George Finch, ASLA

Address: 309 N. Boylan Ave., Raleigh, NC 27603

Phone #: 919-833-1212  
 Email: gfinch@gfba.net

Continue to page 2 >>

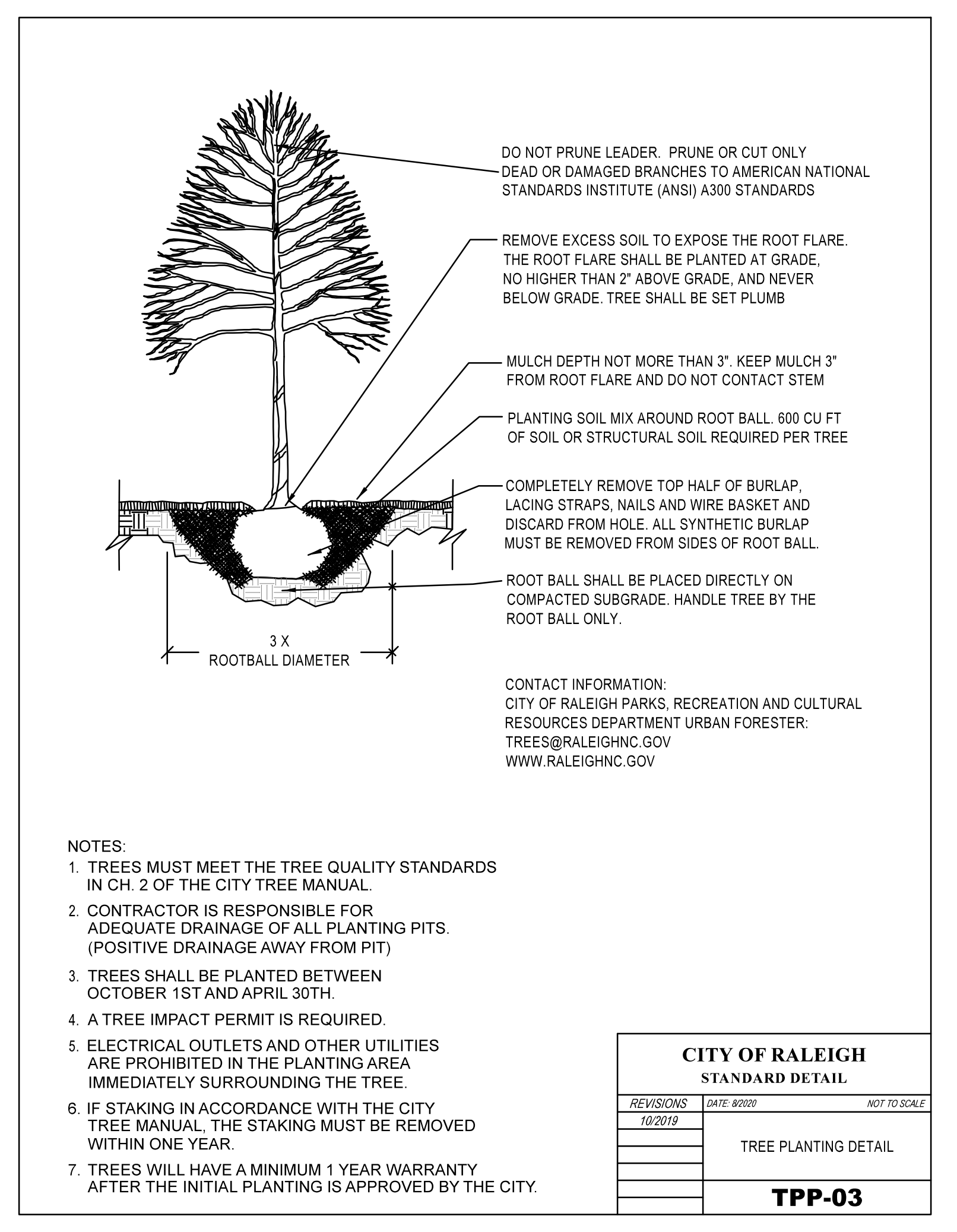
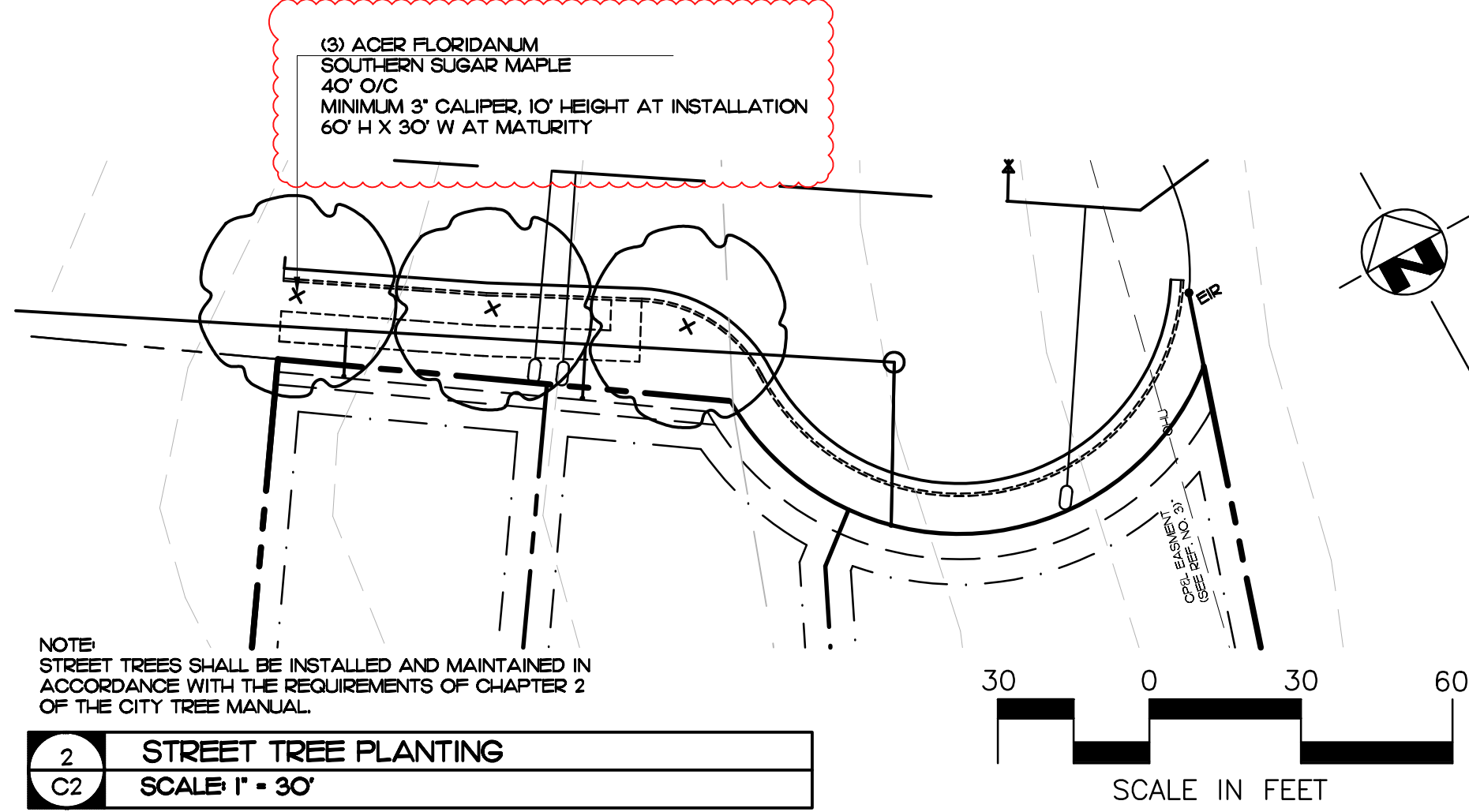
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.5266	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: (NONE)	Inside City limits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Conditional Use District (CUD) Case # Z- (NONE)	Board of Adjustment (BOA) Case # A- (NONE)

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 0.088 Square Feet: 3834
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 0 Attached 0	
Total # of single-family lots: 3	
Proposed density for each zoning district (UDO 1.5.2.F):	<del>5.7 units/acre</del>
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

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, <u>George Finch</u> 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: <u>[Signature]</u>	Date: 9/17/2021
Printed Name: George Finch	
Signature:	Date:
Printed Name:	

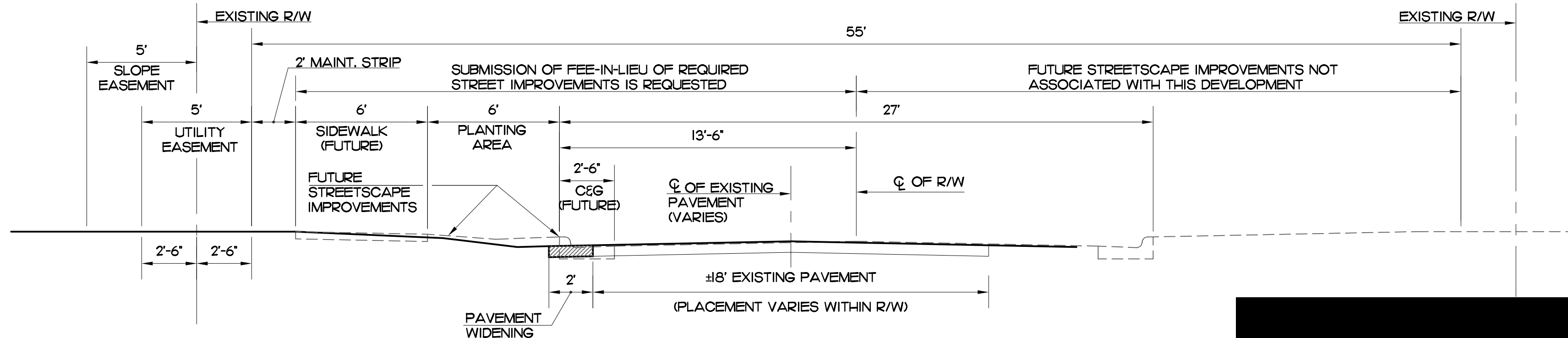
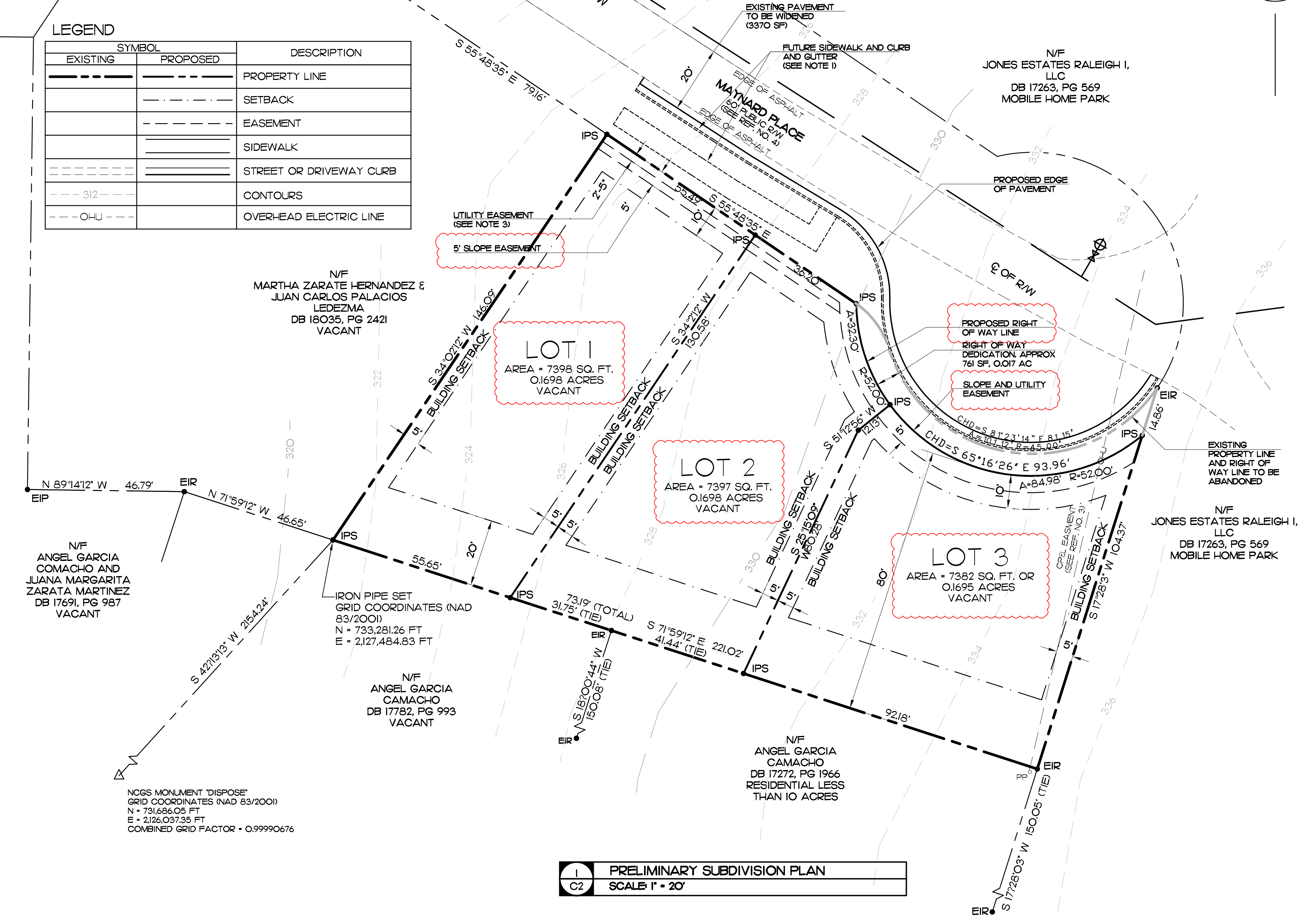
Please email your completed application to [SiteReview@raleighnc.gov](mailto:SiteReview@raleighnc.gov).



- NOTES:
1. FEE IN LIEU REQUESTED FOR FUTURE IMPROVEMENTS
  2. MINIMUM REQUIRED LOT WIDTH OF 50' IS MAINTAINED FOR THE ENTIRE REQUIRED MINIMUM LOT DEPTH OF 80'
  3. WIDTH OF UTILITY EASEMENT REDUCED TO CORRESPOND WITH EXCESS WIDTH OF EXISTING RIGHT OF WAY. 2.5' OF 5' UTILITY CORRIDOR LOCATED WITHIN RIGHT OF WAY, 2.5' LOCATED IN EASEMENT.

**LEGEND**

SYMBOL	EXISTING	PROPOSED	DESCRIPTION
---	---	---	PROPERTY LINE
---	---	---	SETBACK
---	---	---	EASEMENT
---	---	---	SIDEWALK
---	---	---	STREET OR DRIVEWAY CURB
---	---	---	CONTOURS
---	---	---	OVER-HEAD ELECTRIC LINE



PRIOR TO ANY CONSTRUCTION ACTIVITY, UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (1-800-632-4949).



REVISIONS

12/8/2021	1ST REVIEW COMMENTS
1/7/2022	2ND REVIEW COMMENTS

Finch & Associates  
1000 S. Salisbury Avenue  
Raleigh, NC 27603-1402  
T 919 | 833-1212  
F 919 | 834-3203  
NCBELS Lic. No. P-1845  
INCBOLA Lic. No. C-656



PROJECT #: SUB-0073-2021

PRELIMINARY SUBDIVISION PLAN  
4001 MAYNARD PLACE  
RALEIGH, NORTH CAROLINA

DRAWN BY MWB  
CHECKED BY GMF  
PROJ. NO. 21016  
DATE 9/17/2021  
**C2**  
SHEET 1 OF 4