

# 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).

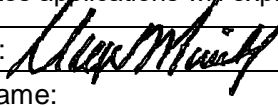
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development 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 >>

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

STORMWATER INFORMATION	
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 #:	
NUMBER OF LOTS AND DENSITY	
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:	

SIGNATURE BLOCK	
<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

# 4005 MAYNARD PLACE

## RALEIGH, NORTH CAROLINA

### PROJECT #: SUB-0074-2021

OWNER / DEVELOPER:

**Martha Zarate Hernandez & Juan Carlos Palacios Ledezma**

1400 Beichler Road, Garner, NC 27529

email:

TEL:

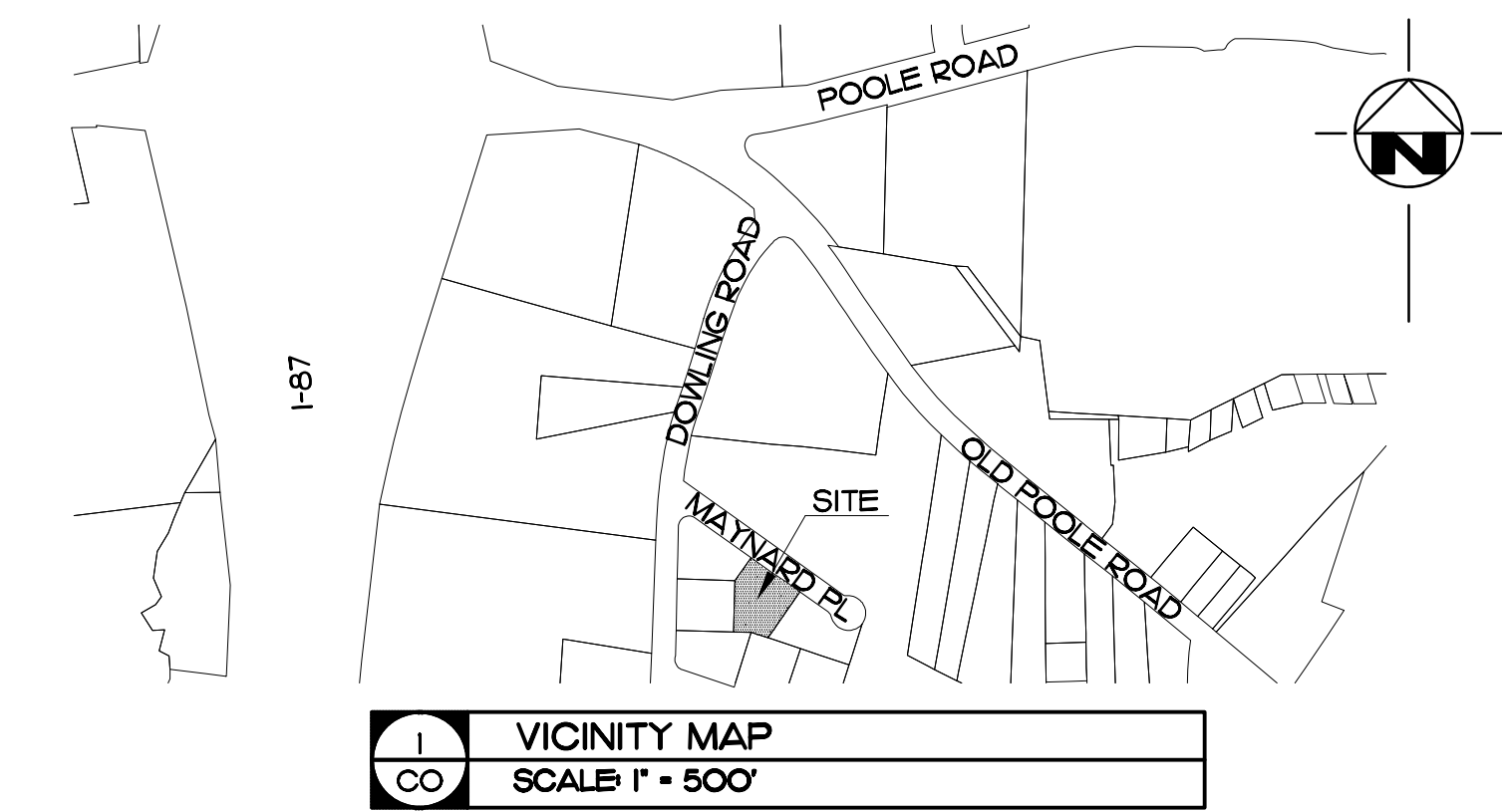
### SITE/CIVIL

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: 1723734356  
 REFERENCE: BM. 1962, P. 177  
 OWNER: MARTHA ZARATE HERNANDEZ AND JUAN CARLOS PALACIOS LEDEZMA  
 ADDRESS: 4005 MAYNARD PLACE, RALEIGH, NC  
 TOTAL AREA: 23,099 SF, 0.5303 ACRES  
 ZONING: R-6  
 ZONING OVERLAY: NONE  
 WATERSHED: NEUSE RIVER BASIN  
 WATERSHED PROTECTION AREA: NONE  
 NO FRONTAGE REQUIREMENT

#### 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

#### MINIMUM REQUIRED LOT DIMENSIONS

WIDTH: 50'  
 DEPTH: 80'  
 AREA: 6000 SF  
 PROPOSED LOT AREA  
 LOT 1: 7689 SF, 1765 AC  
 LOT 2: 7660 SF, 1758 AC  
 LOT 3: 7750 SF, 1779 AC

#### 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

### 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.

**RIGHT OF WAY IMPROVEMENTS**  
 PROPOSED: WIDEN EXISTING STREET TO 20' TO MEET WIDTH REQUIREMENTS FOR EMERGENCY VEHICLES.  
 REQUEST FEE IN LIEU TO INCLUDE: 6' CONCRETE SIDEWALK, 1/2 OF 27' STREET SECTION INCLUDING CURB AND GUTTER.

EXISTING 60' RIGHT OF WAY EXCEEDS REQUIRED RIGHT OF WAY WIDTH OF 55'. NO ADDITIONAL RIGHT OF WAY DEDICATION IS PROPOSED.

#### 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.

RIGHT OF WAY IMPROVEMENTS WILL REQUIRE THE ADDITION OF 1394 SF OF IMPERVIOUS AREA. ONE THIRD (465 SF) OF THE IMPERVIOUS AREA WITHIN THE RIGHT OF WAY WILL BE DEDUCTED FROM THE ALLOWABLE IMPERVIOUS AREA OF EACH OF THE THREE LOTS.

MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2.A.4.B & C.  
 LOT 1 IMPERVIOUS LIMIT: (7689 SF X 51%) - 465 SF IMPERVIOUS IN RIGHT-OF-WAY = 3456 SF  
 LOT 2 IMPERVIOUS LIMIT: (7660 SF X 51%) - 465 SF IMPERVIOUS IN RIGHT-OF-WAY = 3442 SF  
 LOT 3 IMPERVIOUS LIMIT: (7750 SF X 51%) - 465 SF IMPERVIOUS IN RIGHT-OF-WAY = 3488 SF

IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR TO BUILDING PERMITS

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

### INDEX OF DRAWINGS

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

NOT FOR CONSTRUCTION

REVISIONS  
 12/8/2021 1ST REVIEW COMMENTS  
 1/7/2022 2ND REVIEW COMMENTS  
 2/7/2022 3RD 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

**FINCH**  
 BONEY & ASSOCIATES  
 engineering landscape architecture urban planning

PRELIMINARY SUBDIVISION PLAN  
 4005 MAYNARD PLACE  
 RALEIGH, NORTH CAROLINA

DRAWN BY: MWB  
 CHECKED BY: GMF  
 PROJ. NO. 20035  
 DATE 9/17/2021  
 SHEET 1 OF 4

### Preliminary Subdivision Application

Planning and Development

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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-0067-2021**

Development name (subject to approval): 4005 Maynard Subdivision

Property Address(es): **4005 Maynard Place, Raleigh, NC**

Recorded Deed PIN(s): 1723734356, Deed Book 018035 Page 02421

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: Martha Zarate Hernandez and Juan Carlos Palacios Ledezma  
 Address: 1400 Beichler Road, Garner, NC 27529  
 Phone #: 919-279-7776  
 Email:

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

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.5303	
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: 0.007 Square Feet: 315
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):	<b>5.7 units/acre</b>
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

#### SIGNATURE BLOCK

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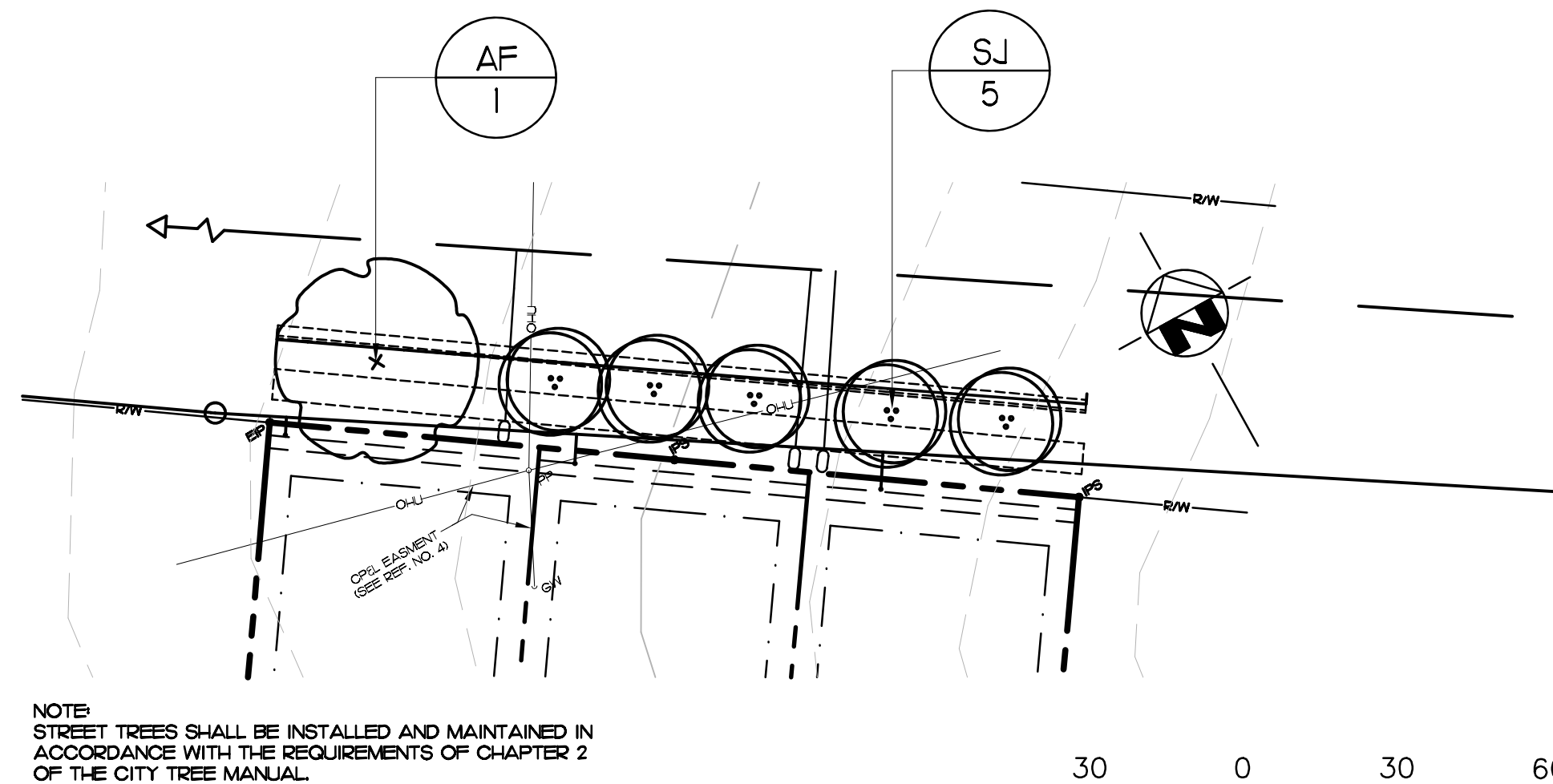
Signature: George Finch Date: 9/17/2021  
 Printed Name: George Finch  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

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



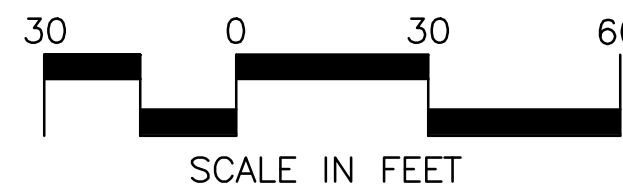
**PLANTING SCHEDULE**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	MATURE SIZE	COMMENTS
AF	1	Acer floridum	Southern Sugar Maple	3" Cal; 10' Ht min	60' H x 30' W	
SJ	5	Styrax japonica	Japanese Snowbell	1.5" Cal; 6' Ht min	25'H x 25' W	Single Stem



NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

**2 STREET TREE PLANTING**  
SCALE: 1" = 30'

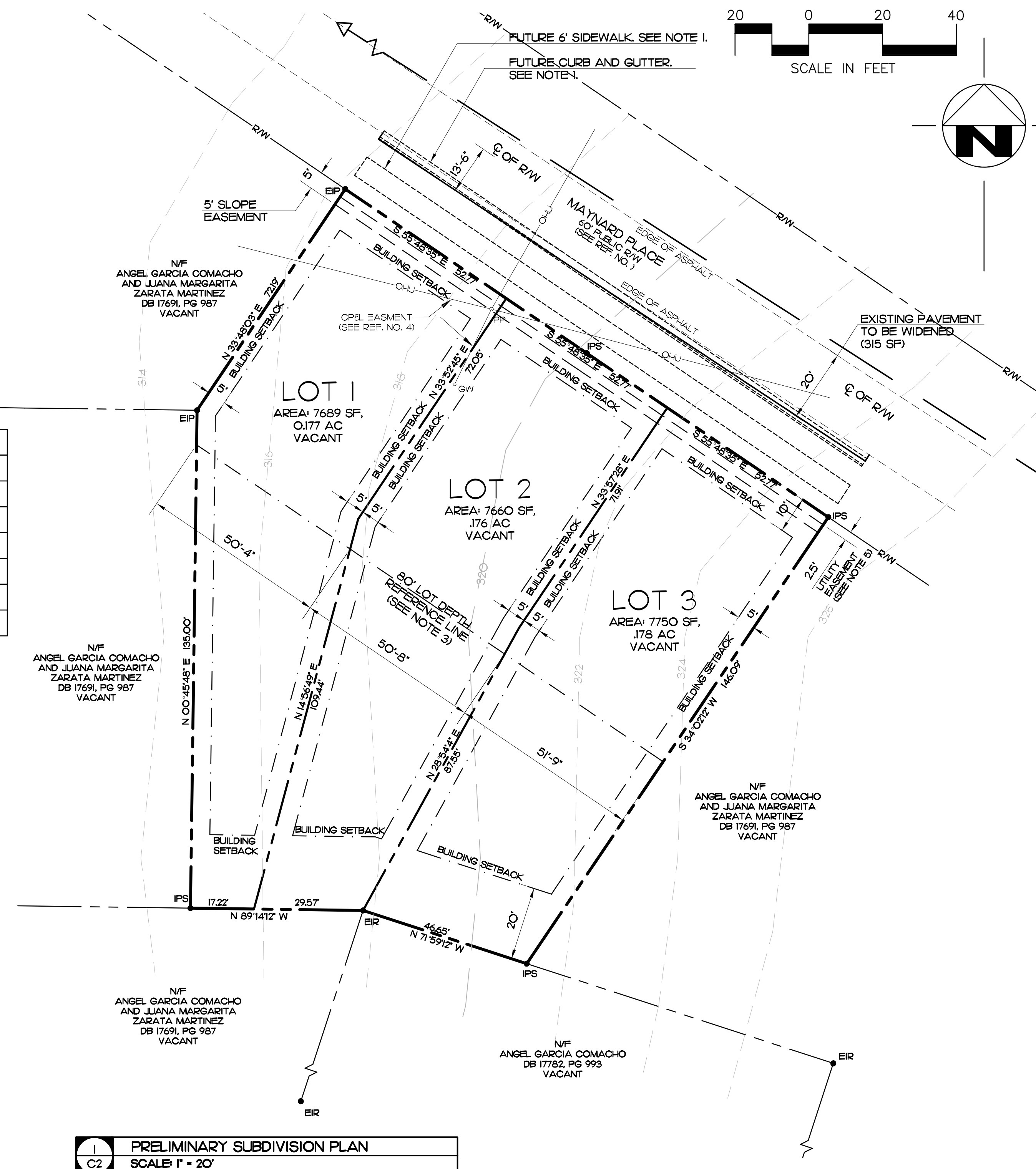


**NOTES:**

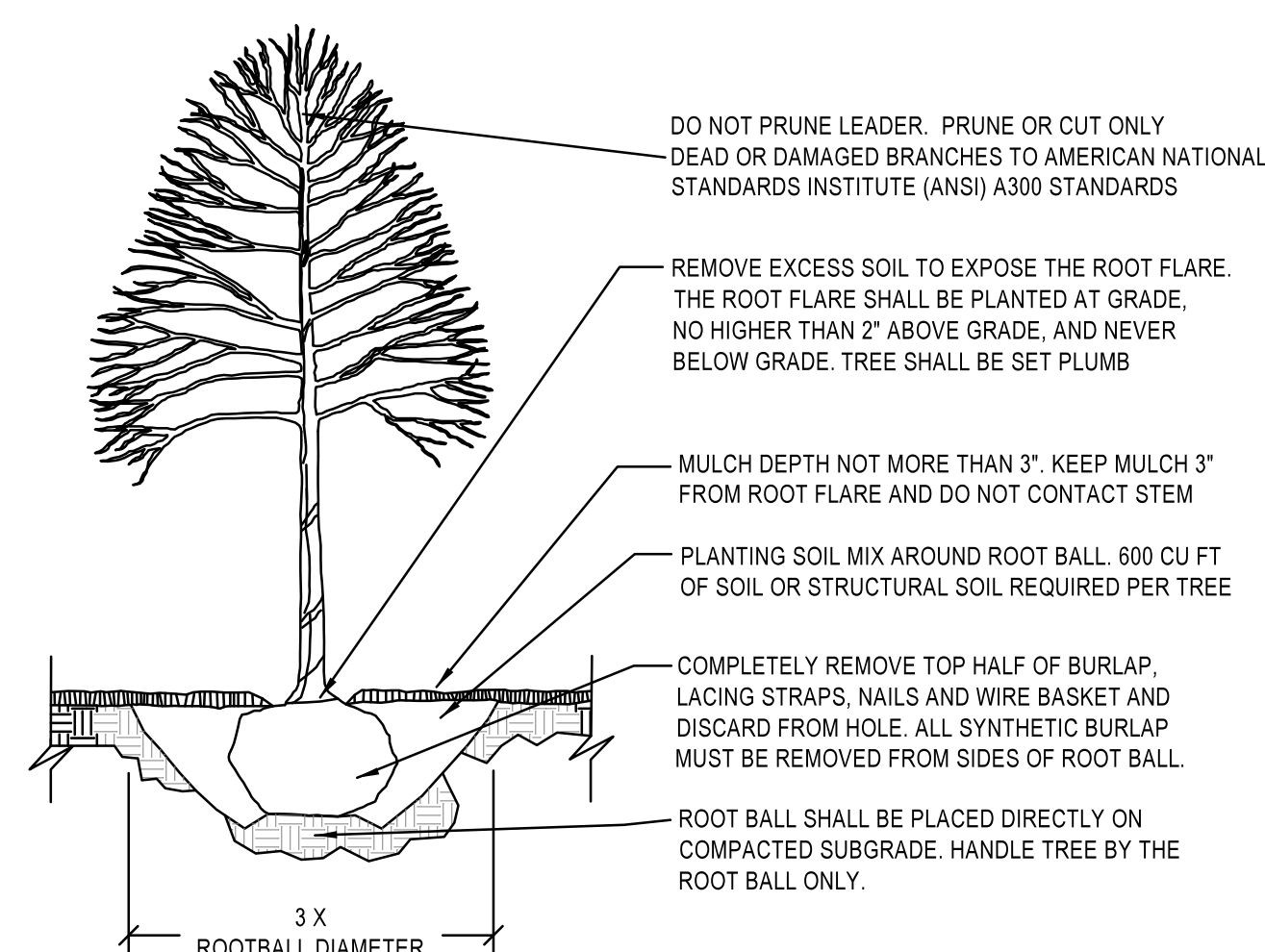
1. FEE IN LIEU REQUESTED FOR FUTURE IMPROVEMENTS PAVEMENT TO BE WIDENED AS SHOWN TO PROVIDE ADEQUATE CLEARANCE FOR EMERGENCY VEHICLES. INSTALLATION OF FUTURE CURB AND GUTTER WILL INCLUDE REMOVAL OF ASPHALT TO MATCH REQUIRED STREET CROSS SECTION DIMENSIONS.
2. NO GRADING IS PROPOSED WITH THIS SUBMITTAL.
3. MINIMUM REQUIRED LOT WIDTH OF 50' IS MAINTAINED FOR THE ENTIRE REQUIRED MINIMUM LOT DEPTH OF 80'.
4. 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.
5. IF TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION DEVELOPMENT, INCLUDING BUT NOT LIMITED TO DEMOLITION AND NEW SINGLE FAMILY HOME CONSTRUCTION, IS GREATER THAN 12,000 SF, ADDITIONAL PERMITTING WILL BE REQUIRED.
6. IF THE OVERALL LIMITS OF DISTURBANCE FOR THE SUBDIVISION IS LESS THAN 12,000 SF, A SEALED LETTER AND PLAN FROM A LICENSED NC SURVEYOR WILL BE SUBMITTED PRIOR TO ANY DEMOLITION OR BUILDING PERMIT ISSUANCE, TO CONFIRM THE OVERALL LIMITS OF DISTURBANCE.

**LEGEND**

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



**1 PRELIMINARY SUBDIVISION PLAN**  
SCALE: 1" = 20'



DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR DAMAGED BRANCHES TO AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARDS

REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE. THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH NOT MORE THAN 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

PLANTING SOIL MIX AROUND ROOT BALL. 600 CU FT OF SOIL OR STRUCTURAL SOIL REQUIRED PER TREE

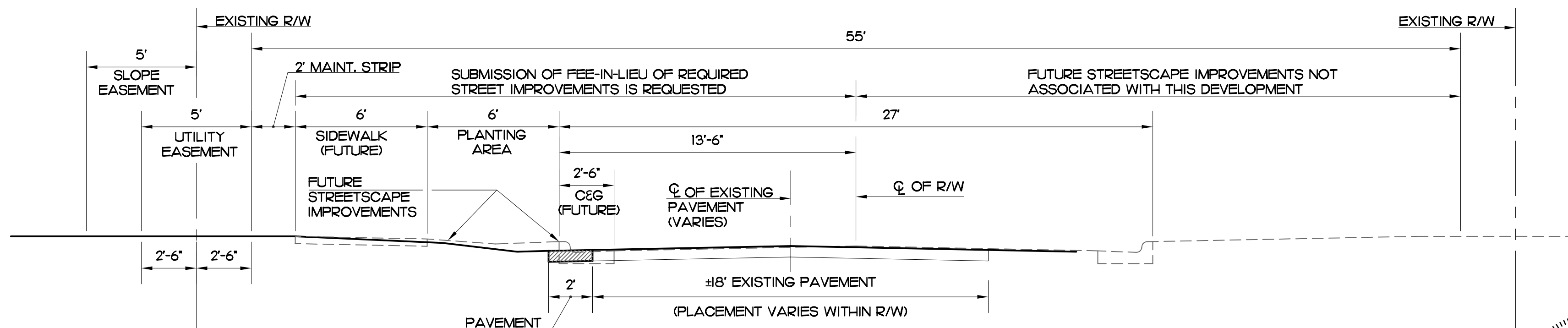
COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER.  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

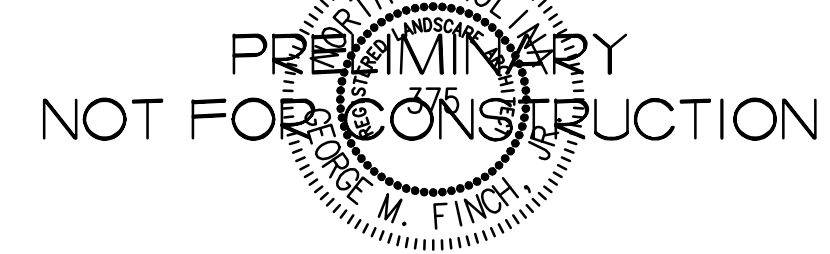
- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
10/2019		
TREE PLANTING DETAIL		
<b>TPP-03</b>		



**3 TYPICAL STREET SECTION**  
SCALE: 1/4" = 1'-0"

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
  - 2/7/2022 3RD REVIEW COMMENTS

**Finch & Associates**  
Professional Surveyors  
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  
4005 MAYNARD PLACE  
RALEIGH, NORTH CAROLINA

DRAWN BY: MWB  
CHECKED BY: GMF  
PROJ. NO. 20035  
DATE 9/17/2021  
C2 SHEET 1 OF 4