



Administrative Approval Action

Case File / Name: SUB-0082-2022
DLSC - SETH GOLD SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 0.98 acre site is located at 2005 Evergreen Avenue, north of Tryon Road, south of Sierra Drive, east of Lake Wheeler Road and southwest of Carolina Pines Park. The parcel is zoned R-4 and is located within the Special Residential Parking Overlay District (SRPOD).

REQUEST: A conventional subdivision to divide the 0.98 acre parcel into three lots (Lot 1: 13,664 SF, Lot 2: 14,447 SF, and Lot 3: 13,871 SF). The existing lot (New Lot 1) contains a detached dwelling that will remain. Lots 2 and 3 will each be developed with one detached dwelling.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-0213-2023: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated March 28, 2023 by Stewart-Proctor.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A fee-in-lieu for 6' of public sidewalk will be applied along the frontage of this development for Evergreen Ave. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)



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3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

4. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for the 10 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, erosion control plan submittal & approval will be required. (UDO 9.4.6.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Evergreen Ave.



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The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: April 26, 2026
Record at least 1/2 of the land area approved.

5-Year Sunset Date: April 26, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ *Daniel L. Stegall* _____ Date: 04/26/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin

PRELIMINARY SUBDIVISION PLAN FOR SETH GOLD

CITY OF RALEIGH, NORTH CAROLINA

OWNER: SETH GOLD
LOT 4B, MARY G. JOHNSON PROPERTY
DEED BOOK 18387, PAGE 936
BOOK OF MAPS 1964, PAGE 184

SUB-0082-2022

Preliminary Subdivision Application

City of Raleigh

INSTRUCTIONS: This form is used when applying for a Preliminary Subdivision (UDO Sec. 5.6.1). It is required that you complete this form and submit it with your application to the Planning Department.

DEVELOPMENT OFF ONE (UDO) OR MORE:

Development of one (UDO) or more
 Stage Court
 Other: _____

GENERAL INFORMATION:

Project Name: _____
Address: _____
City: _____

CURRENT PROPERTY INFORMATION (OWNER INFORMATION):

Owner Name: _____
Address: _____
City: _____

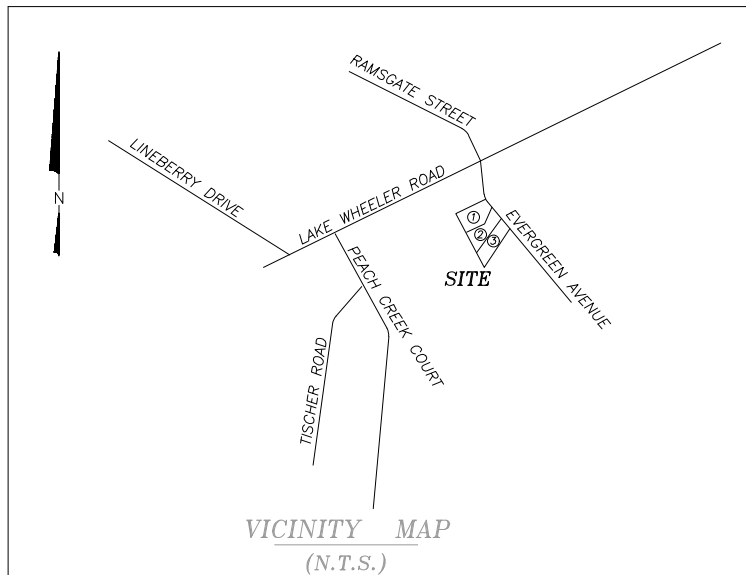
DEVELOPMENT TYPE - SITE DATA TABLE - DEVELOPMENT INFORMATION

Development Type: _____
Site Area: _____
Density: _____

STANDARD INFORMATION:

Number of Lots: _____
Minimum Lot Area: _____
Minimum Lot Width: _____

REMARKS:



SITE DATA TABLE	
CASE #	SUB-0082-2022
PIN# (LOT 13)	0792-77-0061
ZONED:	R-4
OVERLAY DISTRICT	SPECIAL RESIDENTIAL PARKING OVERLAY (SRPOD)
TOTAL GROSS AREA:	42,879 S.F. (0.984 ACS.)
TOTAL R/W DEDICATED:	897 S.F. (0.020 ACS.)
NET AREA:	41,982 S.F. (0.964 ACS.)
TOTAL LOTS PROPOSED:	3 SINGLE FAMILY
AVERAGE LOT SIZE:	0.38 ACRES
MINIMUM LOT SIZE:	0.23 ACRES
MINIMUM WIDTH:	65'
MAXIMUM DENSITY: 4 UNITS PER ACRE	
DENSITY PROPOSED: 3 LOTS / 0.964 ACS. = 3.11 UNITS/ACRE	
PROPOSED USE: RESIDENTIAL	
PROPOSED LAND USE: SINGLE FAMILY DETACHED	
LOTS ARE SUBJECT TO SRPOD REQUIREMENTS PER RALEIGH UDO SEC 5.6.1	
PROPERTY LIES WITHIN RALEIGH CITY LIMITS	
DESIGN STANDARDS (R4)	
LOT DIMENSIONS	
MINIMUM LOT AREA = 10,000 S.F.	
MINIMUM LOT WIDTH = 65'	
MINIMUM LOT WIDTH (CORNER LOT) = 60'	
MINIMUM LOT DEPTH = 100'	
MINIMUM LOT DENSITY = 4 U/A	
PRINCIPAL BUILDING SETBACKS	
MINIMUM FROM PRIMARY STREET = 20'	
MINIMUM FROM SIDE STREET = 20'	
MINIMUM FROM SIDE LOT LINE = 10'	
MINIMUM SUM OF SIDE SETBACKS = 20'	
MINIMUM FROM REAR LOT LINE = 30'	
MAXIMUM BUILDING HEIGHT = 40'	
NOTE: RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)	
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND TC-5-2020.	
NOTE: EXISTING FENCES TO REMAIN	

NOTE: SITE WILL BE EXEMPT FROM THE BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA

REFERENCE: F.E.M.A. COMMUNITY PANEL NO. 3720079200J MAY 2, 2006

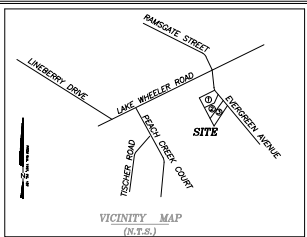
SITE ADDRESS:
2005 EVERGREEN AVENUE
RALEIGH, N.C.

TRANSACTION #
SUB-0082-2022

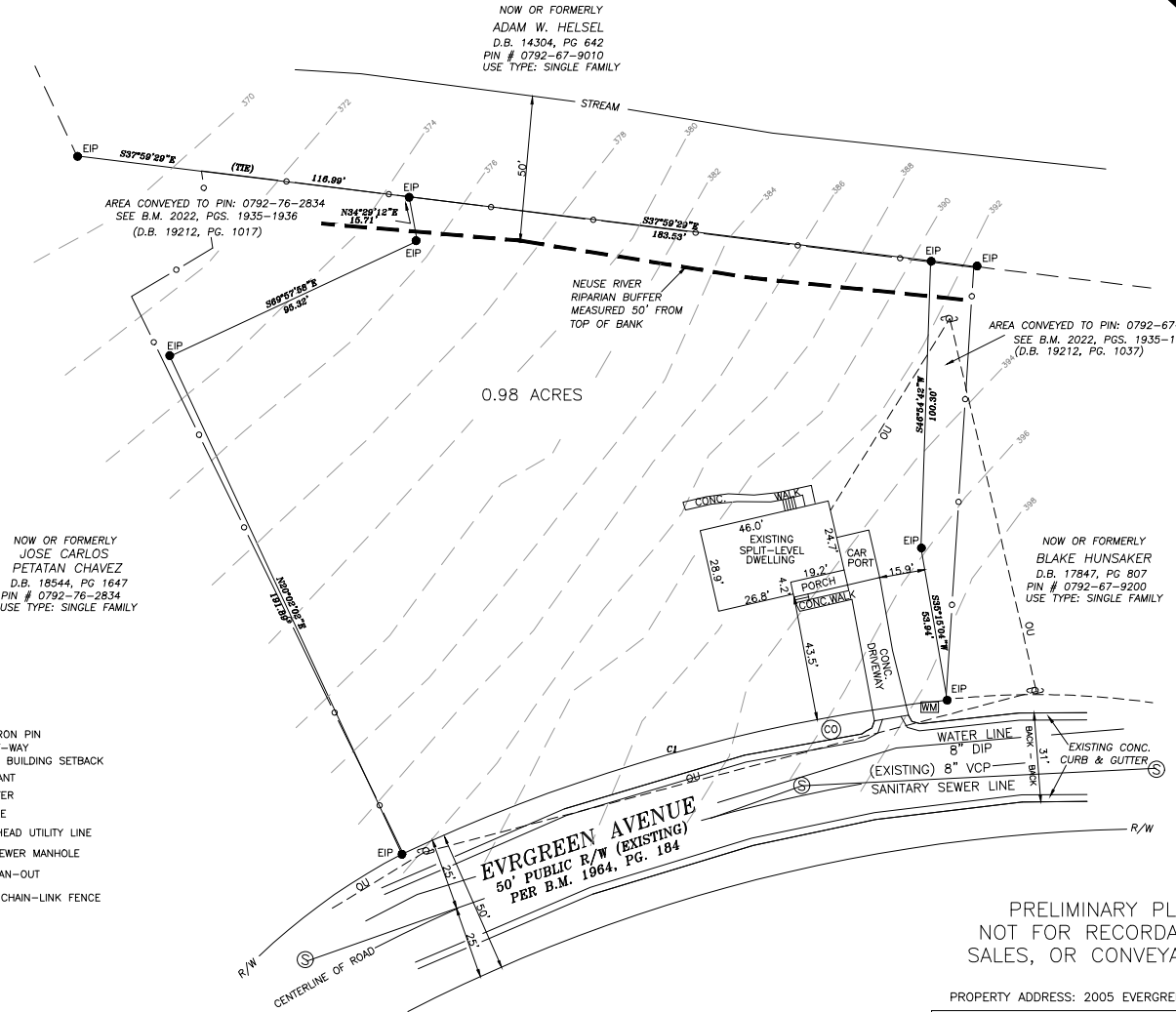
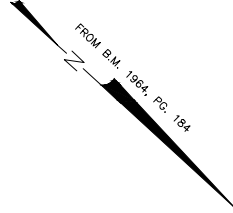
PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

INDEX TO PLANS	
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SUBDIVISION PLAN
	LANDSCAPE AND UTILITY

PROPERTY ADDRESS: 2005 EVERGREEN AVENUE		SHEET 1 OF 3	
STEWART-PROCTOR, PLLC ENGINEERING AND SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661		EXISTING CONDITIONS SETH GOLD BEING THE SUBDIVISION OF LOT 4B, BOOK OF MAPS 1964, PAGE 184 SOURCE OF TITLE: DEED BOOK 15992, PAGE 714	
DATE 12/07/2022	SURVEYED BY	JOB	SWIFT CREEK TOWNSHIP NORTH CAROLINA
SCALE 1"=30'	DRAWN BY	DWG. NO.	WAKE COUNTY OWNER
REVISIONS: 02/22/2023 PER COR COMMENTS (1st)		EVERGREEN-PRELM 305SCALE	ZONED R-4 P.I.N. 0792-77-0061
REVISIONS: 03/28/2023 PER COR COMMENTS (2nd)			



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C1	198.87	602.62	18°54'28"	S60°46'51"E	197.97



NOW OR FORMERLY
ADAM W. HELSEL
D.B. 14304, PG. 642
PIN # 0792-67-9010
USE TYPE: SINGLE FAMILY

AREA CONVEYED TO PIN: 0792-76-2834
SEE B.M. 2022, PGS. 1935-1936
(D.B. 19212, PG. 1017)

NEUSE RIVER
RIPARIAN BUFFER
MEASURED 50' FROM
TOP OF BANK

AREA CONVEYED TO PIN: 0792-67-9200
SEE B.M. 2022, PGS. 1935-1936
(D.B. 19212, PG. 1037)

NOW OR FORMERLY
JOSE CARLOS
PETATAN CHAVEZ
D.B. 18544, PG. 1647
PIN # 0792-76-2834
USE TYPE: SINGLE FAMILY

NOW OR FORMERLY
BLAKE HUNSAKER
D.B. 17847, PG. 807
PIN # 0792-67-9200
USE TYPE: SINGLE FAMILY

- LEGEND**
- EIP = EXISTING IRON PIN
 - R/W = RIGHT-OF-WAY
 - M.B.L. = MINIMUM BUILDING SETBACK
 - (FH) = FIRE HYDRANT
 - (WM) = WATER METER
 - (UP) = UTILITY POLE
 - OU — = OVERHEAD UTILITY LINE
 - (S) = SANITARY SEWER MANHOLE
 - (CO) = SEWER CLEAN-OUT
 - — ○ — = CHAIN-LINK FENCE

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MINIMUM LOT SIZE:	0.23 ACRES
MINIMUM WIDTH:	65'
MAXIMUM DENSITY:	4 UNITS PER ACRE
DENSITY PROPOSED:	3 LOTS /0.964 ACS. = 3.11 UNITS/ACRE
PROPOSED USE:	RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY DETACHED
LOTS ARE SUBJECT TO SRPOD REQUIREMENTS PER RALEIGH UDO SEC 5.6.1	
PROPERTY LIES WITHIN RALEIGH CITY LIMITS	
DESIGN STANDARDS (R4)	
LOT DIMENSIONS	
MINIMUM LOT AREA = 10,000 S.F.	
MINIMUM LOT WIDTH = 65'	
MINIMUM LOT WIDTH (CORNER LOT) = 60'	
MINIMUM LOT DEPTH = 100'	
MINIMUM LOT DENSITY = 4 U/A	
PRINCIPAL BUILDING SETBACKS	
MINIMUM FROM PRIMARY STREET = 20'	
MINIMUM FROM SIDE STREET = 20'	
MINIMUM FROM SIDE LOT LINE = 10'	
MINIMUM SUM OF SIDE SETBACKS = 20'	
MINIMUM FROM REAR LOT LINE = 30'	
MAXIMUM BUILDING HEIGHT = 40'	
NOTE: RESIDENTIAL INFILL RULES MAY APPLY (SEE SEC. 2.2.7)	
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND 16-5-2020.	
NOTE: EXISTING FENCES TO REMAIN	

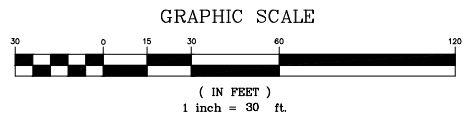
EXISTING IMPERVIOUS SURFACE AREAS
HOUSE = 1212 S.F.
PORCH/STEPS = 88 S.F.
WOOD DECK/STEPS = 42 S.F.
DRIVEWAY/WALKWAYS = 713 S.F.
WALLS = 24 S.F.
MISC. = 25 S.F.
TOTAL = 2104 S.F. (4.27%)

INDEX TO PLANS	
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SUBDIVISION PLAN LANDSCAPE AND UTILITY

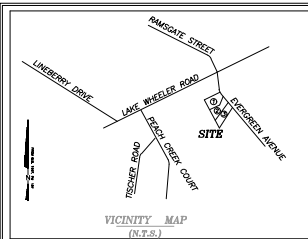
PRELIMINARY PLAT
NOT FOR RECORDATION,
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PROPERTY ADDRESS: 2005 EVERGREEN AVENUE

SHEET 2 OF 3



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DATE 12/07/2022	SURVEYED BY	JOB	SWIFT CREEK TOWNSHIP NORTH CAROLINA
SCALE 1"=30'	DRAWN BY	DWG. NO.	WAKE COUNTY OWNER
REVISIONS: 02/22/2023 PER COR COMMENTS		OVERSEEN-PRELU SCALE	ZONED R-4 P.I.N. 0792-77-0061



- LEGEND**
- EIP = EXISTING IRON PIN
 - R/W = RIGHT-OF-WAY
 - M.B.L. = MINIMUM BUILDING SETBACK
 - (FH) = FIRE HYDRANT
 - (WM) = EXISTING WATER METER
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 - (C) = EXISTING SEWER CLEAN-OUT
 - (P.C) = PROPOSED SEWER CLEAN-OUT
 - = CHAIN-LINK FENCE

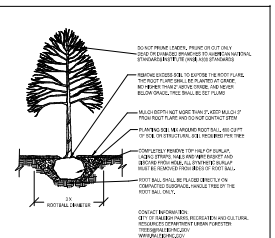
NOTE*
A FEE-IN-LIEU FOR 6' SIDEWALK IS REQUIRED FOR THE ENTIRE FRONTAGE ALONG EVERGREEN AVE. (200 LF.)

NOW OR FORMERLY
ADAM W. HELSEL
D.B. 14304, PG 642
PIN # 0792-67-9010
USE TYPE: SINGLE FAMILY

- NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK
- NOTE: DEVELOPER WILL INSTALL UNDERSTORY TREES, AS DEFINED SECTION 12.2 OF CITY OF RALEIGH U.D.O. IN THE RIGHT OF WAY
- NOTE: THE STREET TREES ARE TO BE PLANTED AS SHOWN ON PLAN, WITHIN THE RIGHT OF WAY AND SPACED 20' APART
- NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B-2007.
- NOTE: WATER METERS MUST BE LOCATED BEHIND SIDEWALK, WITHIN ROW OR WITHIN A 2'X2' CITY OF RALEIGH WATER LINE EASEMENT (PU HANDBOOK P. 38) WATER METERS AND OR SEWER CLEAN-OUTS SHALL NOT BE WITHIN A SIDEWALK OR DRIVEWAY
- NOTE: LOT 1 SHALL USE EXISTING WATER METER AND EXISTING SEWER CLEAN-OUT. LOTS 2 AND 3 SHALL HAVE NEW METERS AND CLEAN-OUTS.
- NOTE: EXISTING DWELLING ON LOT 1 SHALL REMAIN.

● = JAPANESE MAPLE
ALSO KNOWN AS
ACER PALMATUM
(1.5" CALIPER TREE AND SINGLE STEM)
TOTAL # TREES REQUIRED = 200/20 = 10

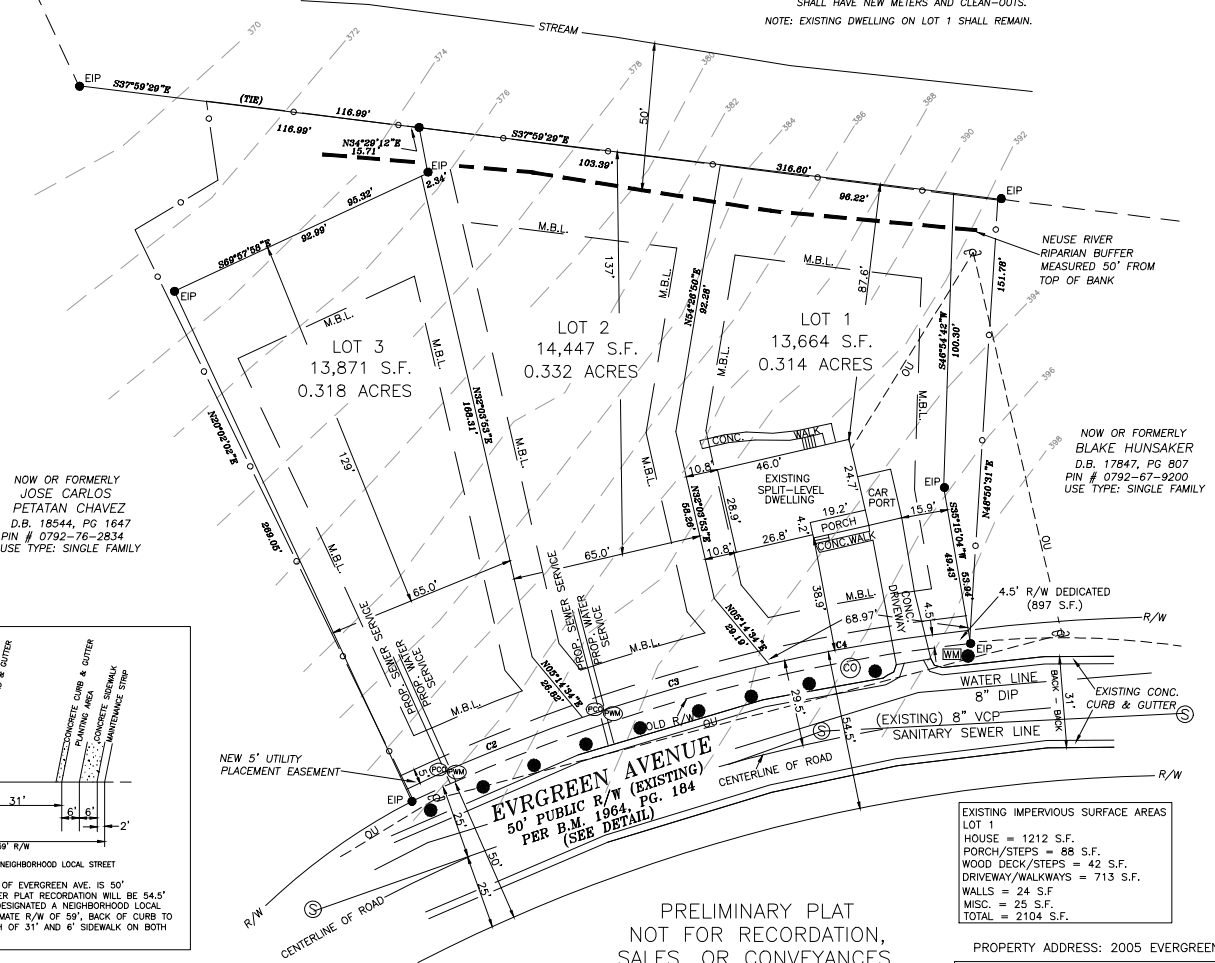
TREE PLANTING AREA (TREE LAWN) IS 6' BEHIND BACK OF CURB. TREES TO BE PLANTED 3' BEHIND BACK OF CURB.



NOTES:

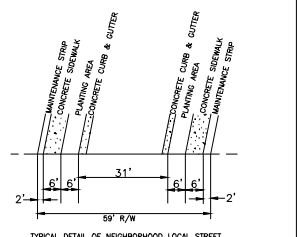
1. PREPARE ALL THE TREE SETBACKS
2. ALL TREE SETBACKS SHALL BE 6 FEET
3. ALL TREE SETBACKS SHALL BE 6 FEET
4. ALL TREE SETBACKS SHALL BE 6 FEET
5. ALL TREE SETBACKS SHALL BE 6 FEET
6. ALL TREE SETBACKS SHALL BE 6 FEET
7. ALL TREE SETBACKS SHALL BE 6 FEET
8. ALL TREE SETBACKS SHALL BE 6 FEET
9. ALL TREE SETBACKS SHALL BE 6 FEET
10. ALL TREE SETBACKS SHALL BE 6 FEET

CITY OF RALEIGH	DATE	BY
DESIGNED	02/22/2023	STW
CHECKED	03/28/2023	STW
APPROVED		



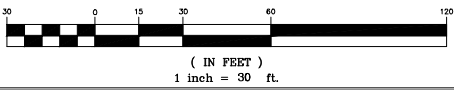
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NOTE: EXISTING R/W OF EVERGREEN AVE. IS 50' NEW R/W WIDTH AFTER PLAT RECORDECTION WILL BE 54.5' EVERGREEN AVE. IS DESIGNATED A NEIGHBORHOOD LOCAL STREET WITH AN ULTIMATE R/W OF 59', BACK OF CURB TO BACK OF CURB WIDTH OF 31' AND 6' SIDEWALK ON BOTH SIDES OF STREET.

GRAPHIC SCALE



CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C2	64.88	607.12	06°07'22"	S67°10'24"E	64.85
C3	66.19	607.12	06°14'49"	S60°59'18"E	66.16
C4	69.01	607.12	06°30'45"	S54°36'31"E	68.97

EXISTING IMPERVIOUS SURFACE AREAS
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NOTE: EXISTING FENCES TO REMAIN	

NEW LOT 1 NET AREA = 13,664 S.F./0.314 ACS. (NET)
NEW LOT 2 NET AREA = 14,447 S.F./0.332 ACS. (NET)
NEW LOT 3 NET AREA = 13,871 S.F./0.318 ACS. (NET)

MAXIMUM IMPERVIOUS SURFACE COVERAGE = 38%
- MAX. IMPERVIOUS SURFACE COVERAGE LOT 1 (13,664 S.F. X 0.38%) = 414 S.F. PROPOSED IMPERVIOUS IN R/W) = 4,778 S.F.
- MAX. IMPERVIOUS SURFACE COVERAGE LOT 2 (14,447 S.F. X 0.38%) = 396 S.F. PROPOSED IMPERVIOUS IN R/W) = 5,093 S.F.
- MAX. IMPERVIOUS SURFACE COVERAGE LOT 3 (13,871 S.F. X 0.38%) = 390 S.F. PROPOSED IMPERVIOUS IN R/W) = 4,880 S.F.

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PROPERTY ADDRESS: 2005 EVERGREEN AVENUE

SHEET 3 OF 3

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DATE 12/07/2022	SURVEYED BY	JOB	SWIFT CREEK TOWNSHIP NORTH CAROLINA
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REVISIONS: 02/22/2023 PER COR COMMENTS (1st) 03/28/2023 PER COR COMMENTS (2nd)		DWG. NO. EVERGREEN-PRELIM SCALE	ZONED R-4 P.I.N. 0792-77-0061