

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): DIVIDE LOT INTO 3 RESIDENTIAL LOTS			
Development name (subject to approval): SETH GOLD SUBDIVISION			
Property Address(es): 2005 EVERGREEN AVE RALEIGH, N.C. 27603			
Recorded Deed PIN(s): D.B. 18387, PG. 936 PIN: 0792-77-0061			
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	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: SETH GOLD
Address: 1918 EVERGREEN AVE. RALEIGH, N.C. 27603	
Phone #: 919-442-8257	Email: SETH.GOLD101@GMAIL.COM
APPLICANT INFORMATION	
Company: SAME AS OWNER	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: <u>1.13 ACRES</u>	
Zoning districts (if more than one, provide acreage of each): <u>R-4</u>	
Overlay district: <u>NONE</u>	Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.05</u> Square Feet: <u>2,104</u>	Proposed Impervious Surface: Acres: <u>0.43</u> Square Feet: <u>18,704</u>
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
Total # of single-family lots: <u>3</u>	
Proposed density for each zoning district (UDO 1.5.2.F): <u>2.65 units/acre</u>	
Total # of open space and/or common area lots: <u>0</u>	
Total # of requested lots: <u>3</u>	

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>HERBERT PROCTOR</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: <u>11-23-2021</u>
Printed Name: <u>HERBERT PROCTOR</u>	
Signature: _____	Date: _____
Printed Name: _____	

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

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-000-2021

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):
Development name (subject to approval):
Property Address(es):
Recorded Deed PIN(s):
What is your project type? ☒ Single family ☐ Townhouse ☐ Non-residential ☐ Other: ☐ Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form.
Company:
Owner/Developer Name and Title:
Address:
Phone #:
Email:
APPLICANT INFORMATION
Company:
Contact Name and Title:
Address:
Phone #:
Email:

Continue to page 2 >>

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REVISION 03.10.21
raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE
(Applicable to all developments)

ZONING INFORMATION
Gross site acreage:
Zoning district (if more than one, provide acreage of each):
Overlay district:
Conditional Use District (CUD) Case # Z-:
Board of Adjustment (BOA) Case # A-:

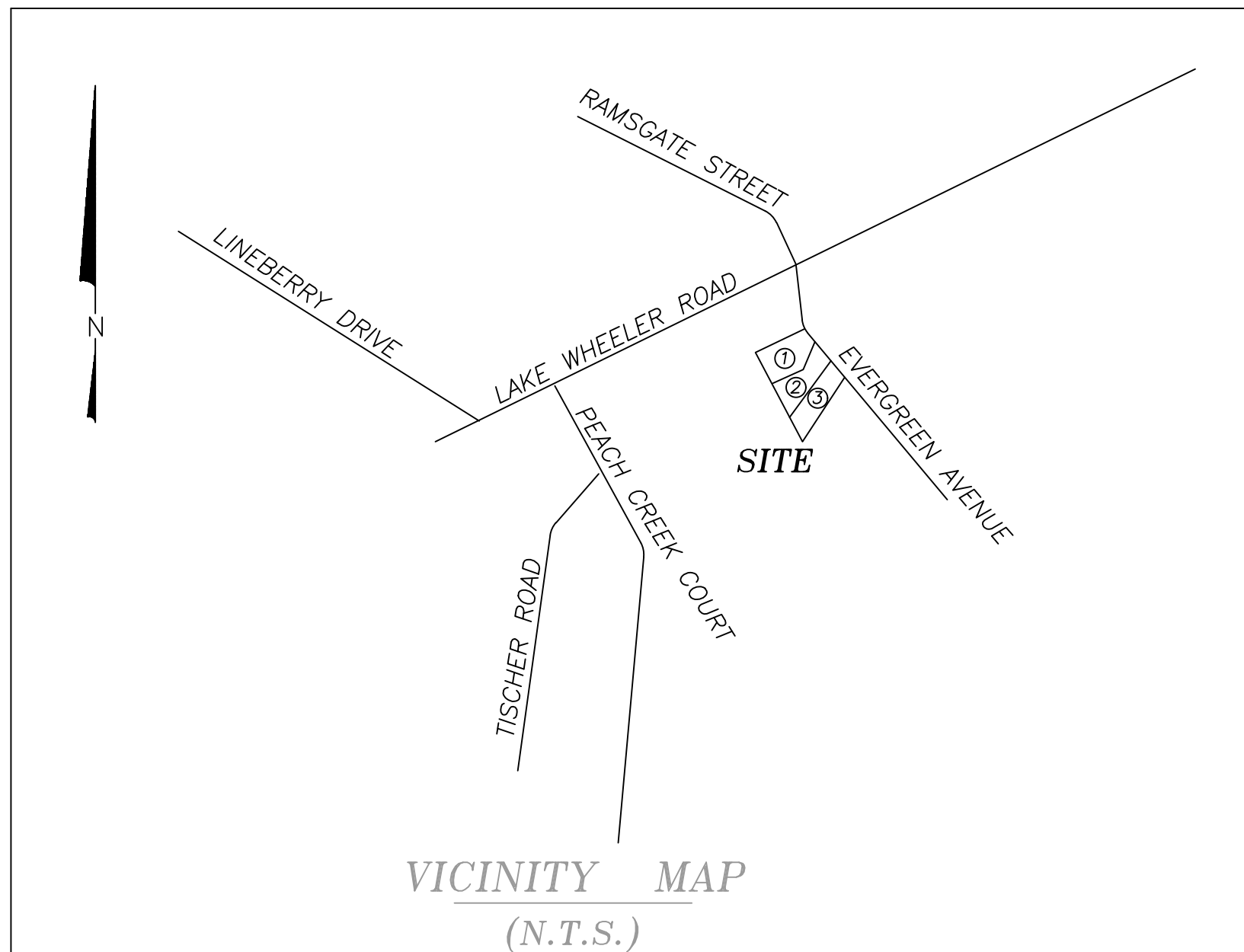
STORMWATER INFORMATION
Existing Impervious Surface:
Acres:
Square Feet:
Proposed Impervious Surface:
Acres:
Square Feet:
Neuse River Buffer ☐ Yes ☒ No ☐ Wetlands ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ No
If yes, please provide the following:
Alluvial soils:
Flood study:
FEMA Map Panel #:

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
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 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,
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've 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 substantial policy, which states applications will expire after 180 days of inactivity.
Signature:
Printed Name:
Signature:
Printed Name:
Please email your completed application to SiteReview@raleighnc.gov.

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SITE DATA TABLE	
CASE #	SUB-0000-2021
PIN#: (LOT 13)	1703-83-6972
ZONED:	R-4
OVERLAY DISTRICT	NONE
TOTAL GROSS AREA:	49,224 S.F. (1.13 ACS.)
TOTAL R/W DEDICATED:	0
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 /1.13 ACS. = 2.65 UNITS/ACRE
PROPOSED USE:	RESIDENTIAL
PROPOSED LAND USE:	SINGLE FAMILY DETACHED
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'	
NOTE: THE CONTRACTOR /BUILDER AND PROPERTY OWNER IS RESPONSIBLE FOR COMPLIANCE WITH POTENTIAL INFILL REQUIREMENTS IN TERMS OF SETBACKS, DESIGN AND TC-7-2017.	

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-0000-2021

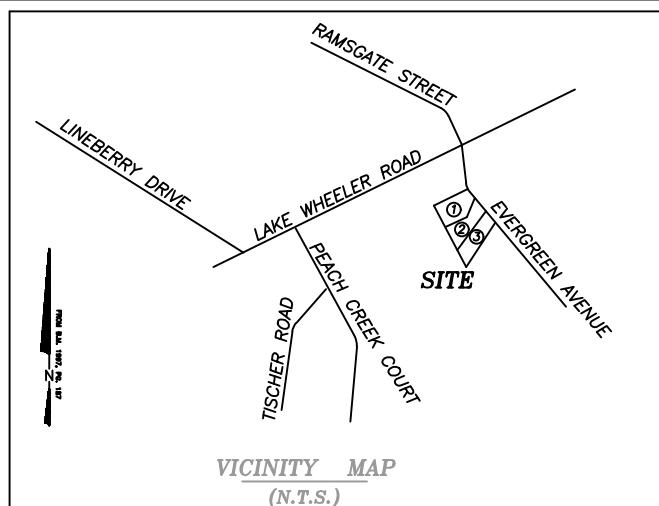
PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

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

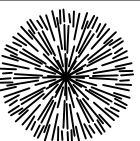
STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE # P-0148) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661			EXISTING CONDITIONS SETH GOLD BEING THE SUBDIVISION OF LOT 4B, BOOK OF MAPS 1964, PAGE 184 SOURCE OF TITLE: DEED BOOK 15992, PAGE 714	
DATE 10/15/2020	SURVEYED BY	JOB	SWIFT CREEK TOWNSHIP	NORTH CAROLINA
SCALE 1"=30'	DRAWN BY	DWG. NO.	WAKE COUNTY	OWNER
		EVERGREEN-PRELIM 30SCALE	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) = WATER METER
(C) = UTILITY POLE
-OU- = OVERHEAD UTILITY LINE
(S) = SANITARY SEWER MANHOLE
(CO) = SEWER CLEAN-OUT
○ = CHAIN-LINK FENCE

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

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

 = WHITE OAK
ALSO KNOWN AS
QUERCUS ALBA
(W/ 3" CALIPER TREE AT TIME OF PLANTING)

- 1 TREE ON LOT 1
2 TREES ON LOT 2
2 TREE ON LOT 3

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

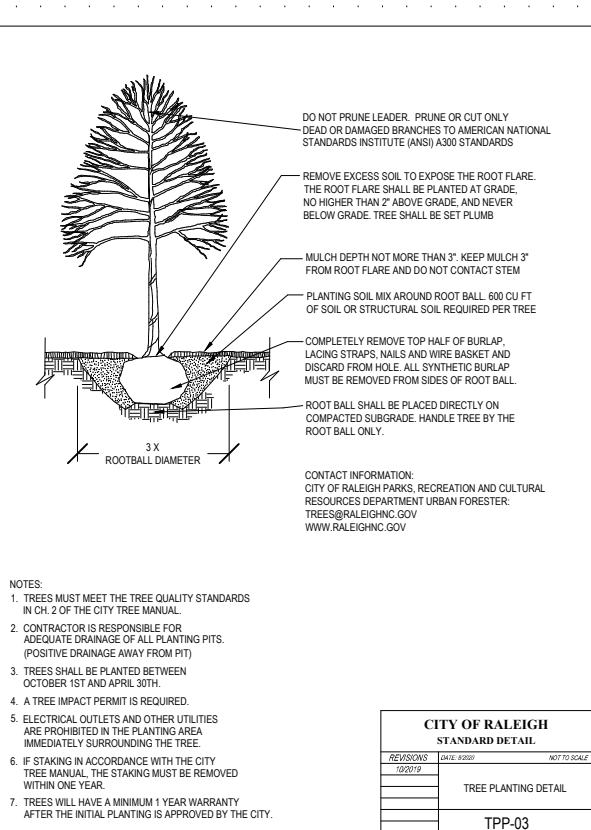
NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK

NOTE: DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT-OF-WAY AS DESCRIBED IN SECTION 12.2 OF CITY OF RALEIGH U.D.O.

NOTE: THE TREES SHOULD BE PLANTED AS SHOWN ON PLAN, WITHIN THE RIGHT-OF-WAY AND SPACED 40' 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



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TOTAL GROSS AREA:	49,224 S.F. (1.13 ACS.)
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MINIMUM WIDTH:	65'
MAXIMUM DENSITY: 4 UNITS PER ACRE	
DENSITY PROPOSED: 3 LOTS /1.13 ACS. = 2.65 UNITS/ACRE	
PROPOSED USE: RESIDENTIAL	
PROPOSED LAND USE: SINGLE FAMILY DETACHED	
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'
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-7-2017.

NEW LOT 1 NET AREA = 15,799 S.F./0.36 ACS. (NET)
NEW LOT 2 NET AREA = 14,148 S.F./0.32 ACS. (NET)
NEW LOT 3 NET AREA = 19,277 S.F./0.44 ACS. (NET)

MAXIMUM IMPERVIOUS SURFACE COVERAGE = 38%
MAX. IMPERVIOUS SURFACE COVERAGE LOT 1 = 15,799 S.F. X 0.38% = 6,003 S.F.
EXISTING = 2,104 S.F.
REMAINING: 6,003 S.F. - 2,104 S.F. = 3,899 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE LOT 2 = 14,148 S.F. X 0.38% = 5,376 S.F.
EXISTING = 0
REMAINING: 5,376 S.F. - 0 S.F. = 5,376 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE LOT 3 = 19,277 S.F. X 0.38% = 7,325 S.F.
EXISTING = 0
REMAINING: 7,325 S.F. - 0 S.F. = 7,325 S.F.

PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

PROPERTY ADDRESS: 2005 EVERGREEN AVENUE

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			ZONED R-4	P.I.N. 0792-77-0061

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. BRG.	CHD.
C2	66.09	602.62	06°17'03"	S67°05'34"E	66.06
C3	66.29	602.62	06°18'11"	S60°47'57"E	66.26
C4	66.48	602.62	06°19'15"	S54°29'14"E	66.45

