

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):			
Development name (subject to approval):			
Property Address(es):			
Recorded Deed PIN(s):			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses Other: _____

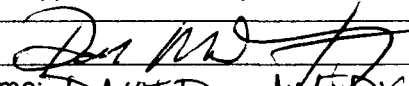
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title:
Address:	
Phone #:	Email:
APPLICANT INFORMATION	
Company:	Contact Name and Title:
Address:	
Phone #:	Email:

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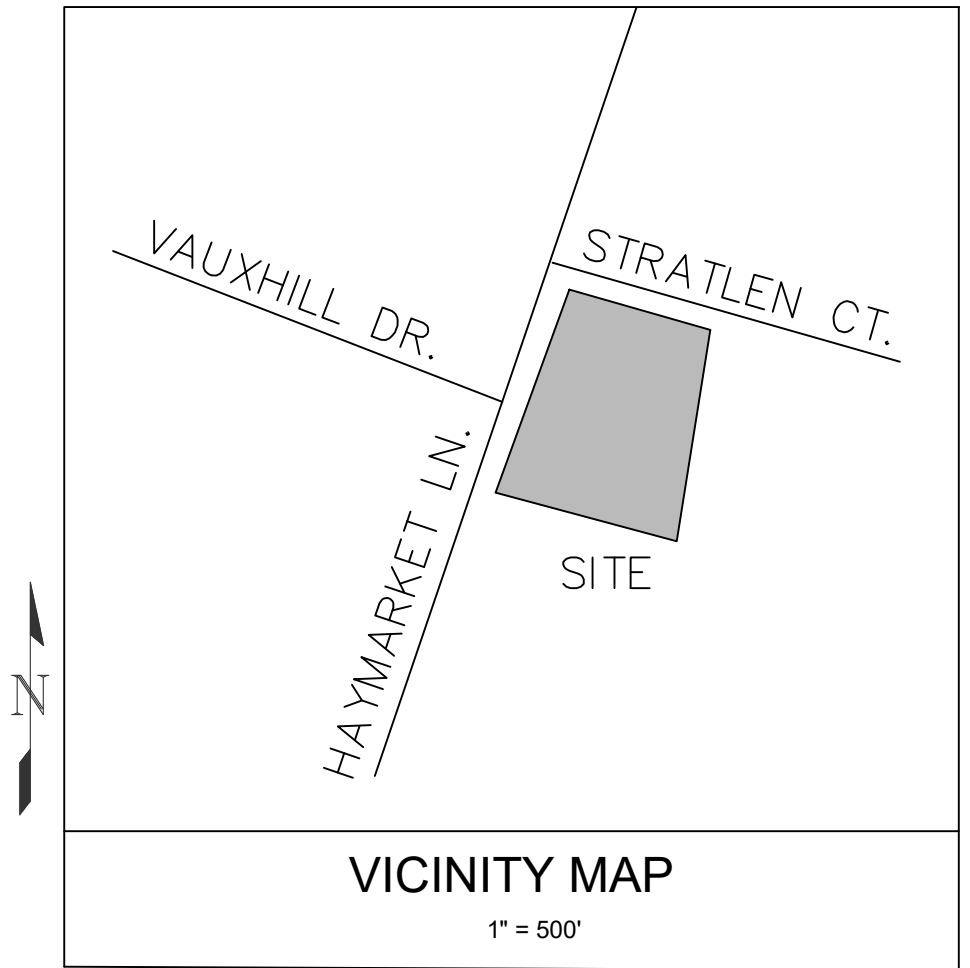
DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.388 ac	
Zoning districts (if more than one, provide acreage of each): <p style="text-align: center;">R-4</p>	
Overlay district: N/A	Inside City limits? <input checked="" type="radio"/> Yes <input type="radio"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.09 Square Feet: 4,109	Proposed Impervious Surface: Acres: _____ Square Feet: _____
Neuse River Buffer Yes <input checked="" type="radio"/> No	Wetlands Yes <input checked="" type="radio"/> No
Is this a flood hazard area? Yes <input type="radio"/> No <input checked="" type="radio"/>	
If yes, please provide the following: Alluvial soils: No _____ Flood study: _____ FEMA Map Panel #: 37201700J DATED MAY 2, 2006	

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):	N/A
Total # of open space and/or common area lots:	0
Total # of requested lots:	1

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, <u>David Medvetz</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.</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: 11/17/2021
Printed Name: DAVID MEDVETZ	
Signature: _____	Date: _____
Printed Name: _____	

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



SUBDIVISION PLANS FOR HAYMARKET LANE 2 LOT SUBDIVISION 7912 HAYMARKET LANE RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0087-2021

PREPARED FOR:
BLUE SKY SERVICES
COMMERCIAL CONSTRUCTION, LLC
CONTACT: DAVID MEDVETZ
2810-1B YONKERS ROAD
RALEIGH NC 27604

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-2 AS AMENDED BY TC-2-16.

NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY HAROLD A. SMITH DATED 10-11-21.
2. THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 37201700J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPER 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 TRASH CANS FOR EACH LOT PROVIDED BY THE CITY OF RALEIGH'S SOLID WASTE SERVICES.
7. PER TC-SA-18, PRIMARY STREET DESIGNATION FOR LOT 2 SHALL BE HAYMARKET LANE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
C-5	PROPOSED UTILITY PLAN
C-6	PROPOSED LANDSCAPING PLAN
D-1	DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG



NORTH CAROLINA ONE-CALL CENTER
1-800-632-4949

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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):

Development name (subject to approval): Haymarket Lane - 2 LOT SUBDIVISION

Property Address(es): 7912 Haymarket Lane, 1504 Stratlen Ct

Recorded Deed PIN(s): 1717-49-6744, 1717-49-7750

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: Blue Sky Commercial Construction | Owner/Developer Name and Title: David Medvetz
 Address: 2810-1B Yonkers Road, Raleigh, NC 27604
 Phone #: 919-669-5645 | Email: davemedvetz@gmail.com

Company: Crumpler Consulting Services, PLLC | Contact Name and Title: Joshua Crumpler, PE
 Address: 2308 Ridge Road, Raleigh, NC 27612
 Phone #: 919-413-1704 | Email: josh@crumplerconsulting.com

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

ZONING INFORMATION

Gross site acreage: 1.0 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: 0.09 | Square Feet: 4,109 | 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: No
 Flood study:
 FEMA Map Panel #: 37201700J DATED MAY 2, 2006

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): N/A

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

Total # of requested lots: 1

SIGNATURE BLOCK

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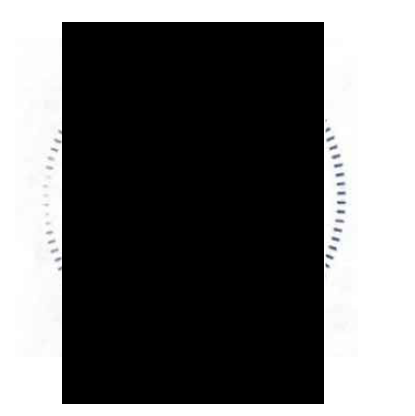
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: *David Medvetz* | Date: 11/17/2021
 Printed Name: DAVID MEDVETZ

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

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ISSUED FOR PERMITTING

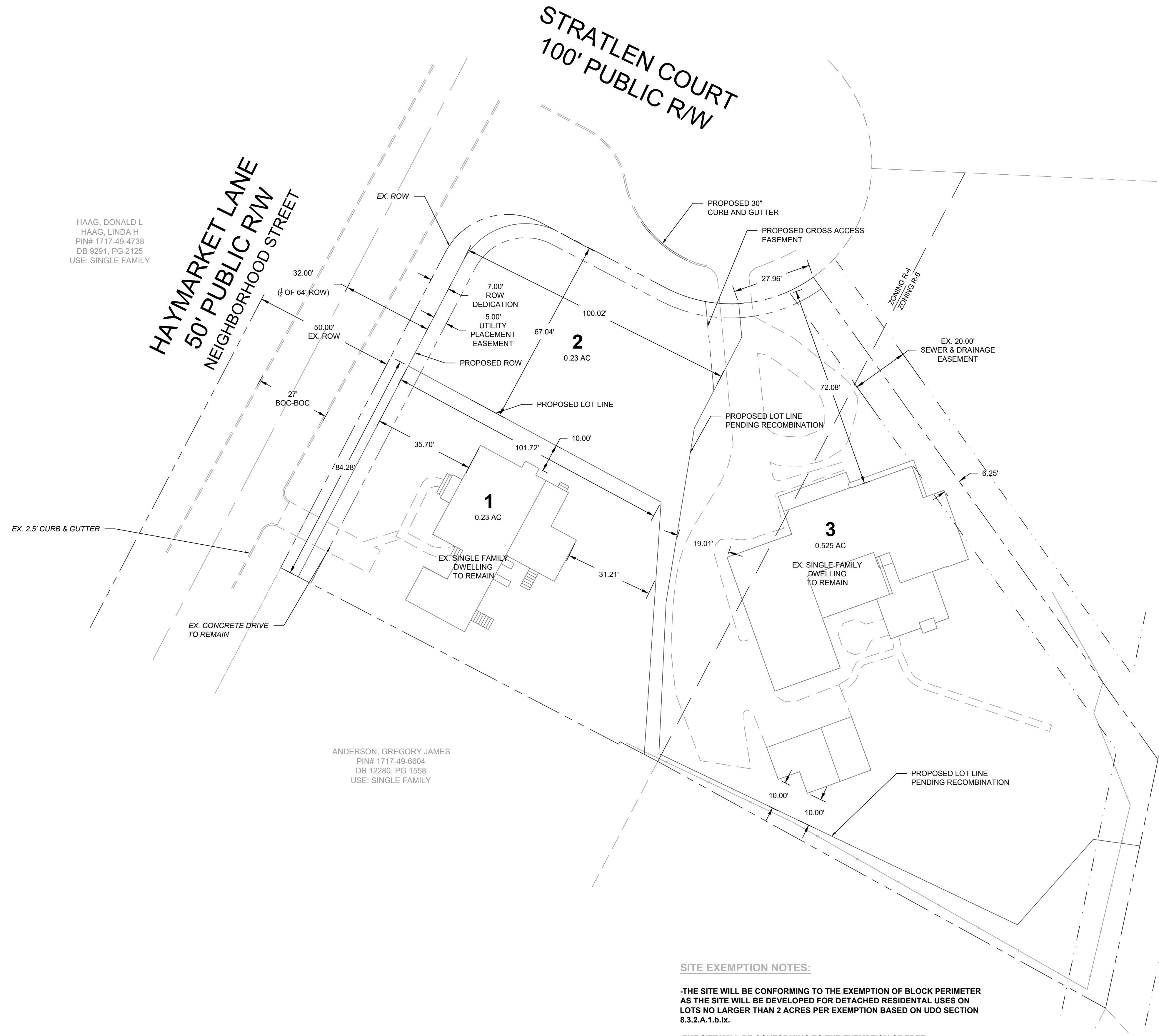
DATE	DESCRIPTION
02/01/22	CITY OF RALEIGH COMMENTS

COVER
HAYMARKET LANE 2 LOT SUBDIVISION
7912 HAYMARKET LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/03/21
SCALE:	N.T.S.

HAAG, DONALD L
 HAAG, LINDA H
 PIN# 1717-49-4738
 DB 9291, PG 2125
 USE: SINGLE FAMILY

ANDERSON, GREGORY JAMES
 PIN# 1717-49-6604
 DB 12280, PG 1558
 USE: SINGLE FAMILY



SITE EXEMPTION NOTES:

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LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD POWER LINE
---	EXISTING ABUTTING PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EASEMENT
---	PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
---	PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: HAYMARKET LANE 2 LOT SUBDIVISION

SITE ADDRESS: 7912 HAYMARKET LANE
 1504 STRATLEN COURT
 RALEIGH, NORTH CAROLINA

PIN NUMBER: 1717-49-6744, 1717-49-7750

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-4, R-6
EXISTING USE: SINGLE FAMILY

TOTAL ACREAGE: 1.00 ACRES
PROPOSED LOT 1: 0.23 ACRES
PROPOSED LOT 2: 0.23 ACRES
PROPOSED LOT 3: 0.52 ACRES
DEDICATED RIGHT OF WAY: 0.02 ACRES
DENSITY (U/A): N/A

BLOCK PERIMETER REQUIRED (MAX.): 2,500LF
BLOCK PERIMETER PROVIDED: 1,190LF**
 **EXEMPT BASED ON UDO SECTION 8.3.2.A.1.b.ix FOR SITES LESS THAN 2 ACRES

BUILDING SETBACKS:
ZONING R-4:
 PRIMARY: 20'
 SIDE STREET: 20'
 SIDE: 10'
 REAR: 30'

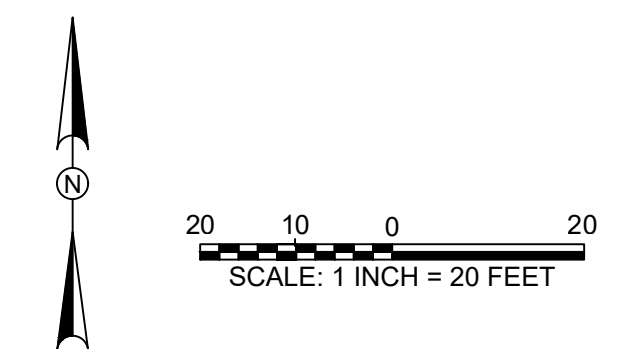
ZONING R-6:
 PRIMARY: 10'
 SIDE STREET: 10'
 SIDE: 5'
 REAR: 20'

OWNER/DEVELOPER:
 BLUE SKY SERVICES COMMERCIAL CONSTRUCTION, LLC
 CONTACT: DAVID MEDVETZ
 2810-1B YONKERS ROAD
 RALEIGH, NC 27604

ENGINEER:
 CRUMPLER CONSULTING SERVICES, PLLC
 CONTACT: JOSH CRUMPLER, PE
 2308 RIDGE ROAD
 RALEIGH, NC 27612
 (919) 413-1704

NOTES

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 Ph: 919-413-1704
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ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	02/01/22	CITY OF RALEIGH COMMENTS

SUBDIVISION PLAN
HAYMARKET LANE 2 LOT SUBDIVISION
 7912 HAYMARKET LANE
 RALEIGH, NORTH CAROLINA

PROJECT NO.:	21036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	11/03/21
SCALE:	1" = 20'

C-3