

Preliminary Subdivision Application

Site Review

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 OPTIONS (UDO Chapter 2)		
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION				
Scoping/sketch plan case number(s):				
Development name (subject to approval):				
Property Address(es):				
Recorded Deed PIN(s):				
Building type(s):	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Names:	
Company:	Title:
Address:	
Phone #:	Email:
Applicant Name (If different from owner. See "who can apply" in instructions):	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder	
Company:	Address:
Phone #:	Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names:	
Company:	Title:
Address:	
Phone #:	Email:

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage:			
Zoning districts (if more than one, provide acreage of each):			
Overlay district(s):	Inside City Limits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input type="checkbox"/>
Conditional Use District (CUD) Case # Z-	Board of Adjustment Case # BOA-	Design Alternate Case # DA-	

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) _____ Proposed total (sf) _____	Impervious Area for Compliance (includes right-of-way): Existing (sf) _____ Proposed total (sf) _____
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots:	# of Attached House Lots:	# of Townhouse Lots:
# of Tiny House Lots:	# of Open Lots:	# of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots:	Total # Dwelling Units:	
# of bedroom units (if known): 1br _____ 2br _____ 3br _____ 4br _____		
Proposed density for each zoning district (UDO 1.5.2.F):		

APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

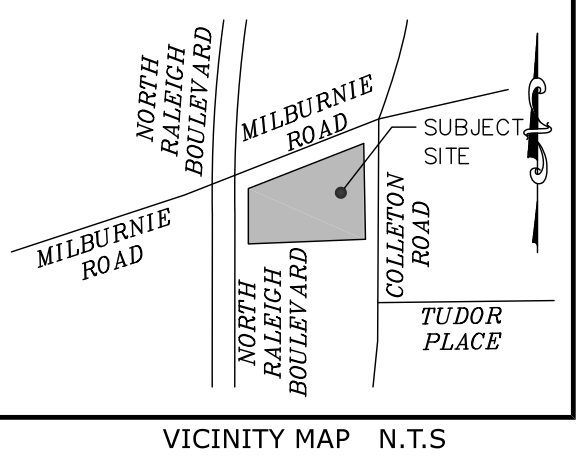
Acting as an authorized agent requires written permission from the property owner for the purposes of making this development approval and/or permit application. Written permission from the property owner to act as an authorized agent must be made available to the City of Raleigh upon request.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

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.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued, and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: <i>Joe Chamberlain</i>	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



TITLE AND BOUNDARY NOTES

1. THE SURVEYOR WAS NOT PROVIDED A TITLE REPORT FOR THIS PROJECT. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, EASEMENTS, UTILITIES, COVENANTS, EXCEPTIONS, CONVEYANCES, LEASES AND EXCLUSIONS PREVIOUSLY IMPOSED AND APPEARING OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE ROBOTIC TOTAL STATION BASED ON CONTROL ESTABLISHED USING A TRIMBLE R10 GPS UNIT UTILIZING THE NORTH CAROLINA GNSS REAL TIME NETWORK WITH A RELATIVE PRECISION OF .04" AT THE 95% CONFIDENCE LEVEL.
3. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
4. COMBINED FACTOR = 0.99990656842601
5. GEOID MODEL IS CONUS GEOID18
6. CLASS A SURVEY

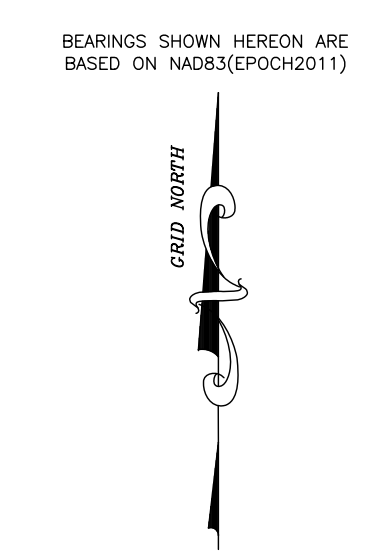
ZONING
R-6
CITY OF RALEIGH

SETBACKS
FRONT = SEE AFYSB'S
SIDE = 5'
REAR = 20'
SIDE STREET = 10'
FRONT (STD) = 20'

INFILL STANDARD
APPLY

TAX MAP NO.	ADDRESS	SETBACK
1714417848	#2040 MILBURNIE RD	41.0'
1714417677	#501 COLLETON RD	43.4'
1714417660	#425 COLLETON RD	57.7'
1714417777	#509 COLLETON RD	66.0'

208.1' / 4 = 52.0' A.F.Y.S.B.
MIN 45.5' (10% BELOW = 50.1')
MAX 55.1' (10% ABOVE = 50.1')



FIRM LICENSE NO. C-4482

SCALICE land surveying

mjlandsurvey.com P:984-240-7999
266 W. Millbrook Road, Raleigh, NC 27609

INDIVIDUAL OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, AND THAT I HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY FREE ACT AND DEED.

DATE _____ OWNER _____

WAKE COUNTY NOTARY

I, _____, A NOTARY PUBLIC OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT _____, SUBJECT PROPERTY OWNER, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, _____, REVIEW OFFICER OF WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

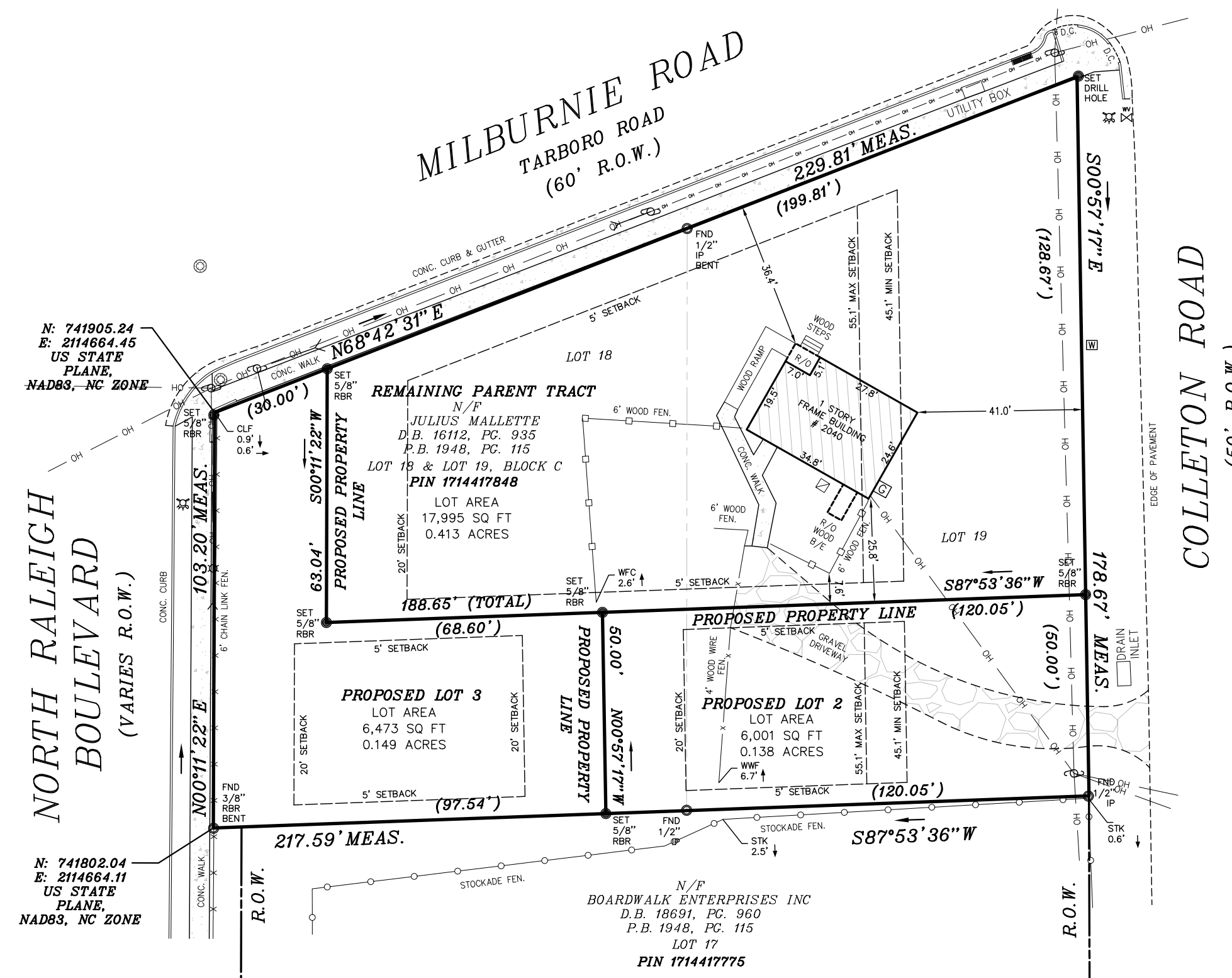
APPROVAL FOR RECORDING

I, _____, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WAKE COUNTY, NORTH CAROLINA, AND IS APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE _____ SUBDIVISION ADMINISTRATOR _____

SITE DATA TABLE

REID: 1714417848
ZONING: R-6
WATERSHED: NEUSE RIVER BASIN
FIRM NO.: 3720171400K
EFFECTIVE DATE: 7/19/2019
FLOOD ZONE X



SYMBOL LEGEND

— SURVEYED LINE	○/L ON LINE	⊗ FIRE HYDRANT
- - - LINE NOT SURVEYED	○ MANHOLE	○ TEST HOLE
— EASEMENT	⊗ "A"-INLET	○ TREE
○ C.P. POINT NOT SET	⊗ "B"-INLET	○ SHRUB
□ MONUMENT FND	⊗ YARD INLET	○ BOLLARD
○ I.P. / I.B. FND	⊗ YARD INLET	○ WETLAND FLAG
○ I.P. / I.B. SET	⊗ ELECTRIC METER	○ CANT. CANTILEVER
○ SPOT ELEVATIONS	⊗ GAS METER	○ FE. FENCE
○ UTILITY POLE	⊗ WATER METER	○ MASS. MASONRY
○ GUY WIRE	⊗ GAS VALVE	○ PLAT. PLATFORM
○ LIGHT POLE	⊗ WATER VALVE	○ B/W BAY WINDOW
○ SIGN	○ STOCKADE FENCE (STK)	○ C/E CELLAR ENTRANCE
○ STOCKADE FENCE (STK)	○/H OVERHANG	○ A/C UNIT
○ WOOD FENCE (WOF)	R/O ROOF OVER	○ STAKE
○ CHAIN LINK FENCE (CLF)	D.C. DEPRESSED CURB	○ CENTERLINE
○ WOOD WIRE FENCE	R.O.W. RIGHT OF WAY	

TOTAL LOT AREA
30,469 S.F.
0.700 AC.

SURVEYORS CERTIFICATE

I, CLIFFORD WAGNER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN D.B. 16612, PG 935); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION DERIVED FROM RECORD SOURCES REFLECTED ON THIS MAP; AND THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND OFFICIAL SEAL THIS 14TH DAY OF FEBRUARY, 2024.

PRELIMINARY ONLY
NOT FOR SALE OR CONVEYANCE

I, CLIFFORD WAGNER, BY SIGNATURE ABOVE, ALSO HEREBY CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OF MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LANDS. GS 47-30 (11) a

OWNERS NAME: JULIUS MALLETTTE

SUBDIVISION MAP OF
2040 MILBURNIE ROAD
RALEIGH, NC 27610, USA
LOT 18 & LOT 19, BLOCK C
AS SHOWN ON
LONGVIEW PARK EXTENDED
PLAT BOOK 1948, PAGE 115
SITUATE IN
RALEIGH TOWNSHIP
WAKE COUNTY, NORTH CAROLINA

SHEET 1

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE VALID. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE SURVEYING AND MAPPING ACT OF 2002 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING. (4) THE SURVEYOR'S SEAL AND SIGNATURE ARE NOT TO BE USED TO GUARANTEE THE ACCURACY OF THE DATA OR THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD. (5) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.