

email 3/7/24



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 checked="" 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):	N/A
Development name (subject to approval):	Brooks Minor Subdivision
Property Address(es):	704 Glen Eden Drive, Rd. NC 27612
Recorded Deed PIN(s):	# 0795744741
Building type(s):	<input checked="" 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:	Robert W. & Laura C. Brooks
Company:	—
Title:	—
Address:	704 Glen Eden Drive, Rd 27612
Phone #: 919-816-6227	Email: bobbrooks100@gmail.com
Applicant Name (If different from owner. See "who can apply" in instructions):	N/A
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:	N/A
Company:	—
Title:	—
Address:	_____
Phone #:	_____
Email:	_____

DEVELOPMENT TYPE + SITE DATE TABLE – ZONING INFORMATION

Gross site acreage: <u>-49 acre</u>		
Zoning districts (if more than one, provide acreage of each): <u>R4</u>		
Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District/Landmark: N/A <input checked="" type="checkbox"/>
Conditional Use District (CUD) Case # Z- <u> </u>	Board of Adjustment Case # BOA- <u>0048-2023</u>	Design Alternate Case # DA- <u> </u>

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>8,182</u> Proposed total (sf) <u>8,182</u>	Impervious Area for Compliance (includes right-of-way): Existing (sf) <u>8,182</u> Proposed total (sf) <u>8,182</u>
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NUMBER OF LOTS AND DENSITY

# of Detached House Lots: <u>1</u>	# of Attached House Lots: <u> </u>	# of Townhouse Lots: <u> </u>
# of Tiny House Lots: <u> </u>	# of Open Lots: <u>1</u>	# of Other Lots (Apartment, General, Mixed Use, Civic): <u> </u>
Total # of Lots: <u>2</u>	Total # Dwelling Units: <u>2</u>	
# of bedroom units (if known): 1br <u> </u> 2br <u> </u> 3br <u> </u> 4br <u> </u> <u>N/A</u>		
Proposed density for each zoning district (UDO 1.5.2.F): <u>R4</u>		

SIGNATURE BLOCK

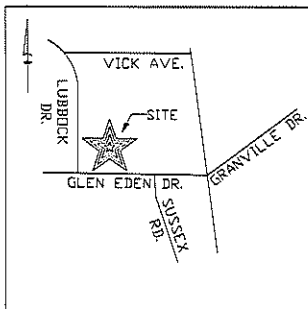
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for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

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: <u>Robert W. Brooks</u>	Date: <u>4/5/24</u>
Printed Name: <u>Robert W. Brooks</u>	
Signature: <u>Laura C. Brooks</u>	Date: <u>4/5/2024</u>
Printed Name: <u>Laura C. Brooks</u>	



VICINITY MAP NOT TO SCALE

COVER SHEET

MINOR SUBDIVISION FOR: ROBERT W. BROOKS & LAURA C. BROOKS

NOTES:

1. RAW ERROR OF CLOSURE 1:10,000+, MIS-CLOSURE WAS DISTRIBUTED BY COMPASS RULE.
2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
5. THIS PROPERTY IS IN ZONE "Y" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO F.I.R.M. PANEL NO. 07954, MAP NUMBER 3720079500K EFFECTIVE DATE JUNE 19, 2022.
6. UTILITIES WERE DESIGNATED AT LEVEL 0 STANDARDS, UNLESS OTHERWISE NOTED.

REFERENCES:

1. RECORDED PLAT ENTITLED: "COLEY FOREST NORTH, SEC III" IN BOOK OF MAPS 1970, PAGE 171 ON NOVEMBER 19, 1970, WAKE COUNTY REGISTRY.
2. UNRECORDED SURVEY BY BARRY L. SCOTT LAND SURVEYING
3. ALL DEEDS AND MAPS SHOWN HEREON.

SITE DATA

OLD LOT 19
 ADDRESS: 704 GLEN EDEN DRIVE
 RALEIGH, NC 27612
 OWNER ADDRESS: ROBERT W. BROOKS
 LAURA C. BROOKS
 704 GLEN EDEN DRIVE
 RALEIGH, NC 27612
 REFERENCES: DB 8277, PG. 2600
 BM 1970, PG. 171
 (LOT 19, BLOCK A,
 SECTION 3, COLEY FOREST)

TAX PIN: 0795744741
 ZONING: R-4

TOTAL LOT AREA:
OLD LOT 19: 21,531 SQ. FT. (0.494 ACRES ±)

NEW LOT 19A: 11,722 SQ. FT. (0.269 ACRES ±)
NEW LOT 19B: 9,809 SQ. FT. (0.225 ACRES ±)
TOTAL: 21,531 SQ. FT. (0.494 ACRES ±)

MAXIMUM IMPERVIOUS AREA

R-4 MAX. = 36%
 TOTAL AREA OF NEW LOTS 19A & 19B = 21,531 SQ. FT.
 MAX. IMPERVIOUS AREA OF LOTS 19A & 19B = 8,182 SQ. FT.

IMPERVIOUS ALLOCATION:
 LOT 19A = 4,454 SQ. FT.
 LOT 19B = 3,728 SQ. FT.

CURRENT RECORD OWNER:
 ROBERT W. BROOKS
 LAURA C. BROOKS
 704 GLEN EDEN DRIVE
 RALEIGH, NC 27612
 919-818-6227
 Email: beb Brooks100@gmail.com

DB 8277, PG. 2600
 BM 1970, PG. 171
 (LOT 19, BLOCK A,
 SECTION 3, COLEY FOREST)

TAX PIN: 0795744741
 TOTAL AREA = 0.494 ACRES +/-

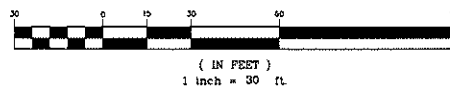
SHEET 1 — COVER SHEET
 SHEET 2 — NEW SURVEY
 SHEET 3 — ORIGINAL SURVEY

LEGEND

- EXISTING IRON PIN
- EXISTING REBAR
- NO POINT SET
- IRON REBAR SET
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- FIRE HYDRANT
- WATER METER
- TREE (AS NOTED)
- RIGHT-OF-WAY
- CONCRETE MONUMENT
- CHORD
- SIGHT EASEMENT
- DEED BOOK
- BOOK OF MAPS
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- UNSURVEYED PROPERTY LINE
- FENCE LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- EASEMENT



GRAPHIC SCALE

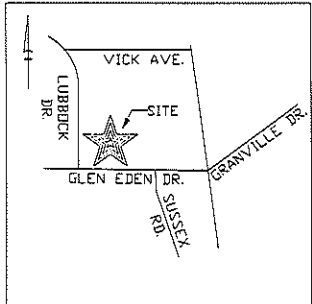


SHEET 1 of 3

THIS PLAT IS NOT TO BE RECORDED AFTER
 DAY OF _____ ONE (1) COPY
 TO BE RETAINED FOR THE CITY. THIS PLAT
 IS _____ BY _____ OUT OF THE CITY LIMITS.

RCMP - ####-####
 SUB - ####-####

Scale	Date	Township	County	State
1 in. = 30 Ft.	March 02, 2024	Raleigh	Wake	N. C.
Job No.	DAVID K. ALLEY, PLS 2749 Maplewood Ave. Winstons-Salem, N. C. 27103			Drawn by dka
31-03-3r	(336) 260-9226			Checked by D. K. A.



VICINITY MAP NOT TO SCALE

STATE OF _____ COUNTY OF _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Owner: Robert A. Brooks, Owner & Laura C. Brooks, Owner
Date: _____
Signature: _____
Printed Name: _____ Notary Public
My Commission expires: _____

Property Owner Certificate
This certificate certifies that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having reference to the map or plat. The undersigned is (are) the owner(s) of the property in fee simple and that the property is not subject to any lien or other encumbrance. The undersigned is (are) the owner(s) of the property in fee simple and that the property is not subject to any lien or other encumbrance. The undersigned is (are) the owner(s) of the property in fee simple and that the property is not subject to any lien or other encumbrance. The undersigned is (are) the owner(s) of the property in fee simple and that the property is not subject to any lien or other encumbrance.
Book No. 8277
Page No. 2600
Date: 03/02/2024

"I, the undersigned Planning and Development Officer of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code, on the _____ day of _____ in the year _____ approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so."

Planning and Development Officer/Wake County Review Officer



BASIS OF BEARING BOM 1970, PAGE 171

G. S. 47-38 (d)
I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 8270, PAGE 2600), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS LISTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-38 AS AMENDED.

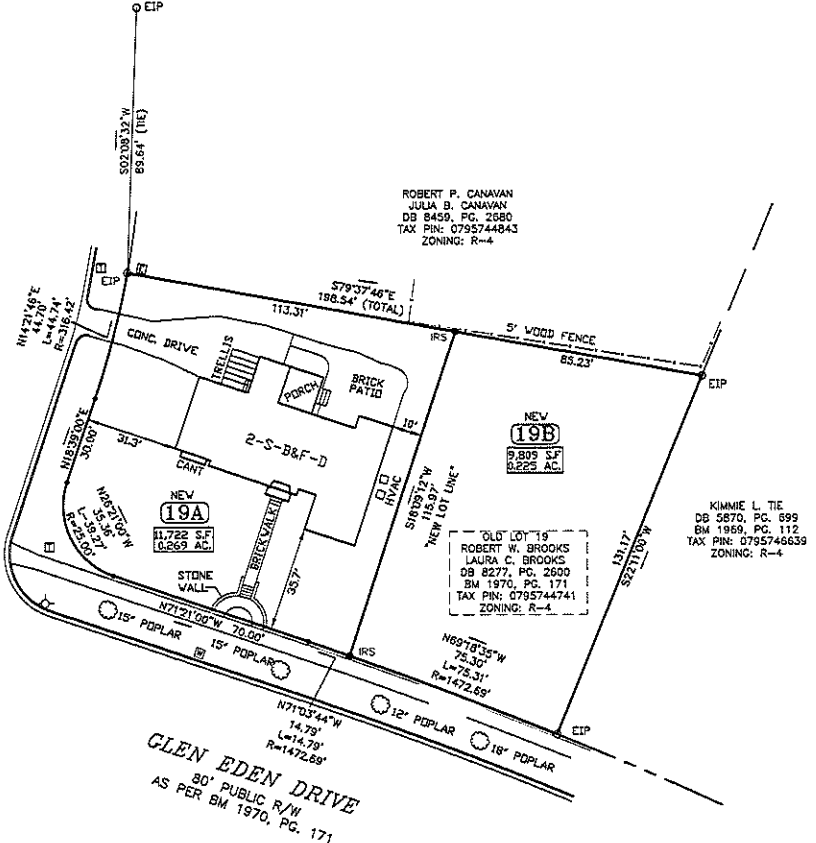
G. S. 47-38 (d)(11a)
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1ST DAY OF MARCH, 2024.

L-4492 LICENSE NO. _____ PROFESSIONAL LAND SURVEYOR

PLAT NOT FOR CONVEYANCES, SALES

LUBBOCK DRIVE 50' PUBLIC R/W AS PER BM 1970, PG. 171

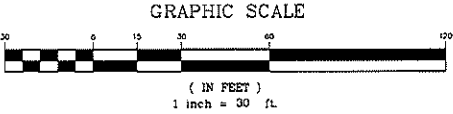


- NOTES:
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2. AREA DETERMINED BY COORDINATE COMPUTATIONS.
3. DASHED LINES REPRESENT INFORMATION TAKEN FROM DEED OR PLAT.
4. DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
5. THIS PROPERTY IS IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD PANEL NO. 07956, MAP NUMBER 37200795606 EFFECTIVE DATE JUNE 19, 2022.
6. UTILITIES WERE DESIGNATED AT LEVEL B STANDARDS, UNLESS OTHERWISE NOTED.

- REFERENCES:
1. RECORDED PLAT ENTITLED: "COLEY FOREST NORTH, SEC III" IN BOOK OF MAPS 1970, PAGE 171 ON NOVEMBER 19, 1970, WAKE COUNTY REGISTRY.
2. UNRECORDED SURVEY FOR ROBERT W. BROOKS BY JOHN Y. PHELPS JR, PLS DATED 3/19/03
3. ALL DEEDS AND MAPS SHOWN HEREON.

LEGEND table with symbols for EIP, EIR, IRS, etc., and corresponding line styles for easements and boundaries.

GS 47-30.2 (b) Review Officer
State of North Carolina
County of Wake
I, _____ Review Officer of Wake County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Review Officer _____
Date _____



SITE DATA
OLD LOT 19 ADDRESS: 704 GLEN EDEN DRIVE RALEIGH, NC 27612
OWNER ADDRESS: ROBERT W. BROOKS LAURA C. BROOKS 704 GLEN EDEN DRIVE RALEIGH, NC 27612
REFERENCES: DB 8277, PG. 2600 BM 1970, PG. 171 (LOT 19, BLOCK A, SECTION 3, COLEY FOREST)
TAX PIN: 0795744741
ZONING: R-4
TOTAL LOT AREA:
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TOTAL: 21,531 SQ. FT. (0.494 ACRES ±)
MAXIMUM IMPERVIOUS AREA
R-4 MAX. = 38%
TOTAL AREA OF NEW LOTS 19A & 19B = 21,531 SQ. FT.
MAX. IMPERVIOUS AREA OF LOTS 19A & 19B = 8,182 SQ. FT.
IMPERVIOUS ALLOCATION:
LOT 19A = 4,454 SQ. FT.
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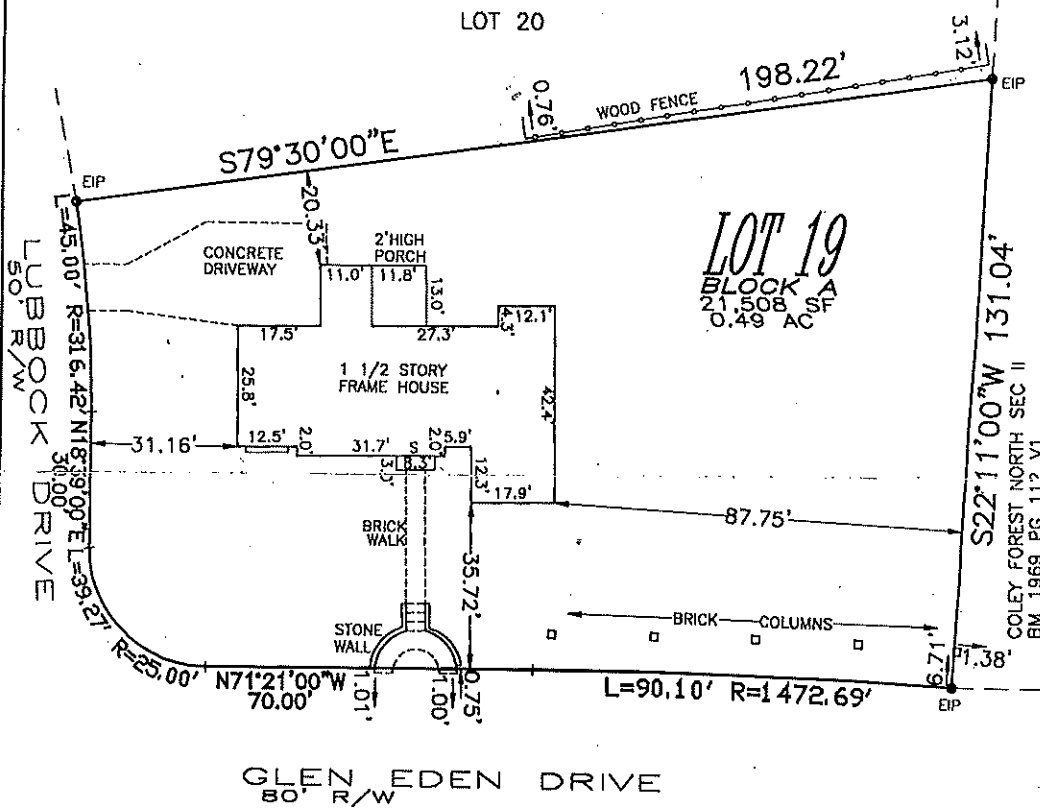
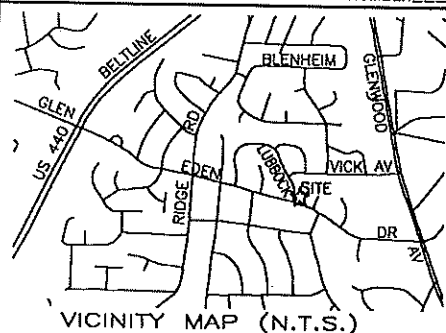
THIS PLAT IS NOT TO BE RECORDED AFTER DAY OF _____ ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS _____ IN _____ OUT OF THE CITY LIMITS.

SHEET 2 of 3
SURVEY FOR:
ROBERT W. BROOKS & LAURA C. BROOKS

CURRENT RECORD OWNER:
ROBERT W. BROOKS
LAURA C. BROOKS
704 GLEN EDEN DRIVE
RALEIGH, NC 27612
DB 8277, PG. 2600
BM 1970, PG. 171
(LOT 19, BLOCK A, SECTION 3, COLEY FOREST)
TAX PIN: 0795744741
TOTAL AREA = 0.494 ACRES +/-

Table with columns: Scale, Date, Township, County, State, Job No., and other details. Includes date March 02, 2024 and job number 31-03-3r.

SUBJECT PROPERTY IS IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 37183C0337 E ZONE X



LOT 19
BLOCK A
21,508 SF
0.49 AC

FIELD CLOSURE 1:25,236

COLEY FOREST NORTH SECTION III

LEGEND			
EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
		CB	CATCH BASIN

LOT 19 BLOCK A NOT RECORDED, INFORMATION FOUND

RECORDED IN BOOK OF MAPS 1970, VOL , PAGE 171 WAKE COUNTY, N. C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS ON THIS MAP IS AS SHOWN ON THE LOT AND THAT THE OTHER WISE.

PROPERTY OF
ROBERT W BROOKS
704 GLEN EDEN DR
RALEIGH, WAKE CO., NC

SCALE 1"=30'
DATE 03/19/03
53676FB854

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
RALEIGH, NORTH CAROLINA
ZIP 27612
3110 BUR OAK CIRCLE PHONE: 787-3630