

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
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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:	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

2113 SHENANDOAH RD. PRELIMINARY FLAG LOT SUBDIVISION COVER SHEET



VICINITY MAP: 1" = 800'

COVER SHEET AND APPLICATION
PREPARED BY DEEDED OWNER:
EVAN BOST
PURSUANT TO
N.C. Gen. Stat. § 160D-403(a)

PROJECT INFO

LOCATION: 2113 SHENANDOAH RD. RALEIGH, NC 27603

PIN:0792792272

DEEDED OWNERS: EVAN AND KELSEY BOST

ZONING: R4

TOTAL EXISTING LOTS: 1

TOTAL PROPOSED LOTS: 2

CURRENT DENSITY: 3.055

PROPOSED DENSITY: 6.11

OWNER CONTACT INFO:

EVAN BOST

EVAN@BOSTHOMES.COM

(919) 522-3476

SURVEYOR:

PREPARED BY:

CANOY SURVEYING

P-1938

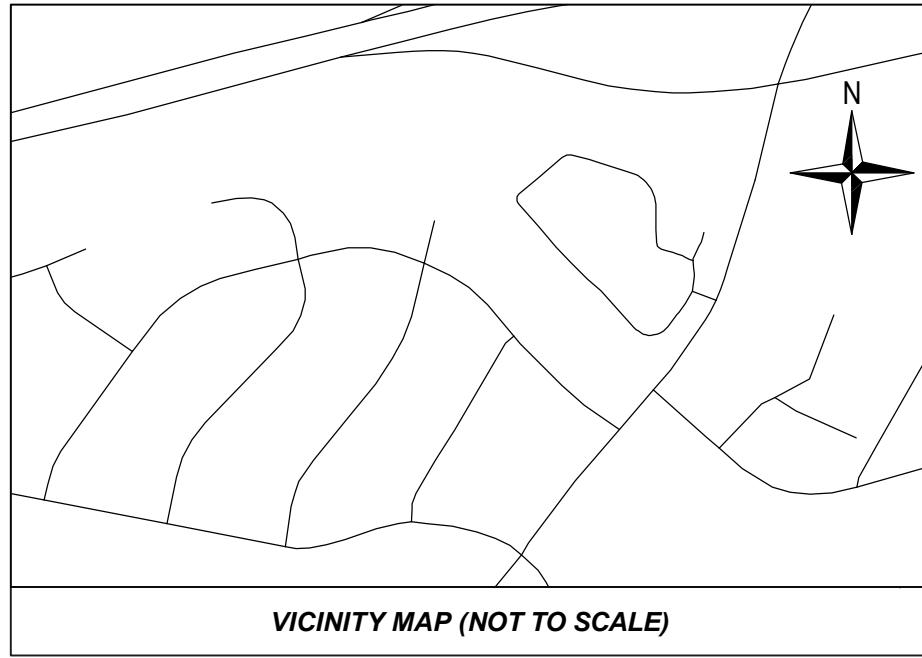
1154 SHONELE LANE

STEM, NC 27581

PHONE (984) 377-2626

GOAL: BUILD A STARTER HOME

HOW: MISSING MIDDLE TEXT CHANGE, FLAG LOT OPTION

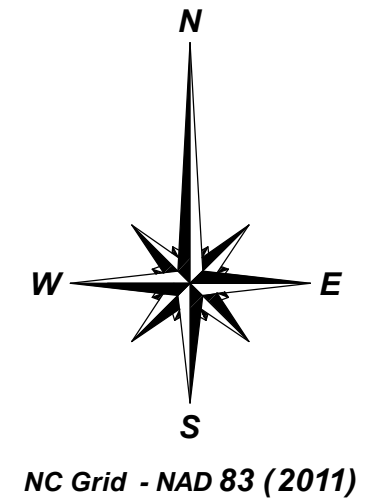


ABBREVIATIONS

- BM BOOK OF MAPS
- CLF CHAIN-LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- DB DEED BOOK
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- N/F NOW OR FORMERLY
- PB PLAT BOOK
- PG PAGE
- PKF PK NAIL FOUND
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

SITE DATA TABLE
 OLD LOT AREA (PARENT TRACT) = 14,252 SF (0.33 Ac)
 NEW TRACT 2 LOT AREA = 9,860 SF (0.23 Ac)
 NEW TRACT 1 LOT AREA = 4,392 SF (0.10 Ac)

**EXISTING CONDITIONS
 DEMO PLAN
 PROPOSED FLAG LOT
 SUBDIVISION PLAN**



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 17835 PG 2301; BM 1967 PG 109; OF THE WAKE COUNTY REGISTRY. PIN: 0792792272
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720079200J DATED 5/2/2006.
8. IMPERVIOUS SURFACES RESTRICTED TO 38% OF TOTAL LOT AREA. REF RALEIGH UDO, CONTACT RALEIGH PLANNING FOR FURTHER RESTRICTIONS.
9. ZONE: R-4; SETBACKS: FRONT: 20', REAR: 30', SIDE: 10'. REF RALEIGH UDO, CONTACT RALEIGH PLANNING FOR FURTHER RESTRICTIONS. RESTRICTIVE COVENANTS MAY APPLY, TO THE EXTENT COVENANTS ARE MORE RESTRICTIVE, COVENANTS CONTROL.
10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
11. NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.

IMPERVIOUS SURFACES Tract 2
 BUILDING = 1,176 SF
 DECK = 82 SF
 OUTBUILDINGS = 193 SF
 STONE = 171 SF
 CONCRETE = 1,127 SF
 HVAC = 9 SF

TOTAL IMPERVIOUS = ~~2,756 SF~~ 2,415 SF
 TOTAL LOT AREA = 9,860 SF
 PERCENT IMPERVIOUS = ~~28%~~ 24.5%
 After Factoring new Property Line in D/W

IMPERVIOUS SURFACES Tract 1
 EXISTING OUTBUILDINGS = 206 SF
 DRIVEWAY = 343 SF
 TOTAL IMPERVIOUS = ~~206 SF~~ 549 SF
 TOTAL LOT AREA = 4,392 SF
 PERCENT IMPERVIOUS = ~~5%~~ 12.5%
 Total Post Demo = 343 SF
 Percent Imp. Post Demo = 7.8%

LINE	BEARING	DISTANCE
L1	N 43°35'08" E	19.30'
L2	S 40°37'56" W	4.59'
L3	N 43°35'08" E	12.00'

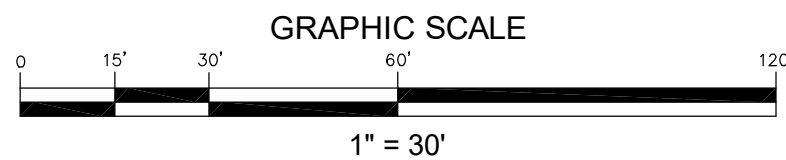
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	272.00'	52.07'	51.99'	N 39°33'23" E	10°58'08"

LINE	BEARING	DISTANCE
EL1	S 46°10'08" E	8.53'
EL2	S 40°23'45" W	13.60'
EL3	N 51°07'26" W	8.50'
EL4	N 51°07'26" W	170.20'
EL5	S 38°45'20" W	8.50'
EL6	S 51°11'59" E	169.96'
EL7	S 40°37'56" W	4.59'
EL8	N 40°23'45" E	10.02'
EL9	N 46°10'08" W	37.14'
EL10	S 00°55'34" W	13.65'
EL11	S 46°10'08" E	45.83'
EL12	N 40°35'50" E	7.60'
EL13	N 47°53'51" W	63.27'
EL14	N 48°47'43" E	7.25'
EL15	S 46°10'08" E	99.84'
EL16	S 43°35'08" W	17.68'

LINE AND SYMBOL LEGEND

- PROPERTY LINE (PL)
- - - PL NOT SURVEYED
- - - TIE LINE
- - - SETBACK
- - - EASEMENT
- EDGE OF CONCRETE
- EDGE OF PAVEMENT
- - - BACK OF CURB
- - - CANTILEVERED ROOF
- - - CHAIN-LINK FENCE
- - - VINYL FENCE
- - - OVERHEAD UTILITY LINE
- ⊙ MAILBOX
- ⊕ ELECTRIC METER
- ⊖ WATER METER
- ⊙ SEWER CLEAN OUT
- ⊙ HVAC
- ⊙ HARDWOOD TREE

Shed to be demolished



SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING; THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

ADAM R. CANOY, P.L.S. N.C. REG. NO.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 17835, PAGE 2301; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK OF MAPS 1967, PAGE 109; THAT THE RATIO OF PRECISION 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).

THIS DAY OF 2
 SEAL

**FOR INFORMATION, CONVEYANCES OR SALES;
 OR REVIEW PURPOSES ONLY**

ADAM R. CANOY, PLS L-5276

PREPARED FOR:

CANOY SURVEYING
 P-1938
 1154 SHONELE LANE
 STEM, NC 27581
 PHONE (984) 377-2626

PREPARED BY:

EXEMPT SUBDIVISION - EASEMENT DEDICATION
 TINY HOME FLAG LOT
2113 SHENANDOAH ROAD
 SURVEY FOR: EVAN BOST
 2113 SHENANDOAH ROAD, RALEIGH
 WAKE COUNTY - SWIFT CREEK TOWNSHIP - NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: 3/24/24
 SCALE: 1" = 20'
 DRAWN BY: BCD
 CHECKED BY: ARC
 PROJECT: 2113SHENANDOAH
 SHEET: