

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.

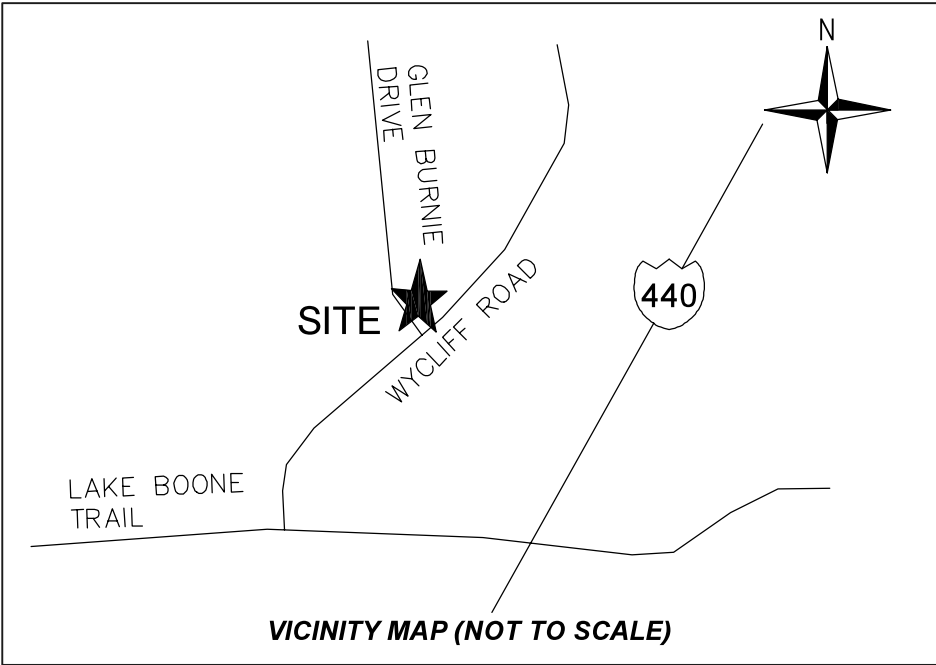
DEVELOPMENT OPTIONS (UDO Chapter 2)				
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development		
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option		
<i>NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District</i>				
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?	Yes No	Historic District/Landmark: N/A
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) _____	
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:		
Proposed density for each zoning district (UDO 1.5.2.F):			

SIGNATURE BLOCK	
<p>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.</p> <p>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).</p> <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>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.</p>	
Signature:	Date:
Printed Name:	
Signature:	Date:
Printed Name:	



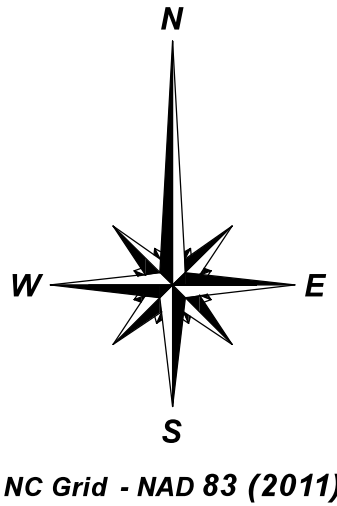
- ABBREVIATIONS**
- BM BOOK OF MAPS
 - CLF CHAIN-LINK FENCE
 - CMF CONCRETE MONUMENT FOUND
 - DB DEED BOOK
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - N/F NOW OR FORMERLY
 - PB PLAT BOOK
 - PG PAGE
 - PKF PK NAIL FOUND
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET

- SITE DATA TABLE**
1. ZONING: R-4
 2. SETBACKS: FRONT: 20', SIDE: 10', REAR: 30'.
 3. JURISDICTION: RALEIGH
 4. FALLS LAKE WATERSHED
 5. RIVER BASIN: NEUSE
- THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON: FIRM PANEL(S) 37200795001, EFFECTIVE DATE(S) 5/2/2006.

IMPERVIOUS SURFACES

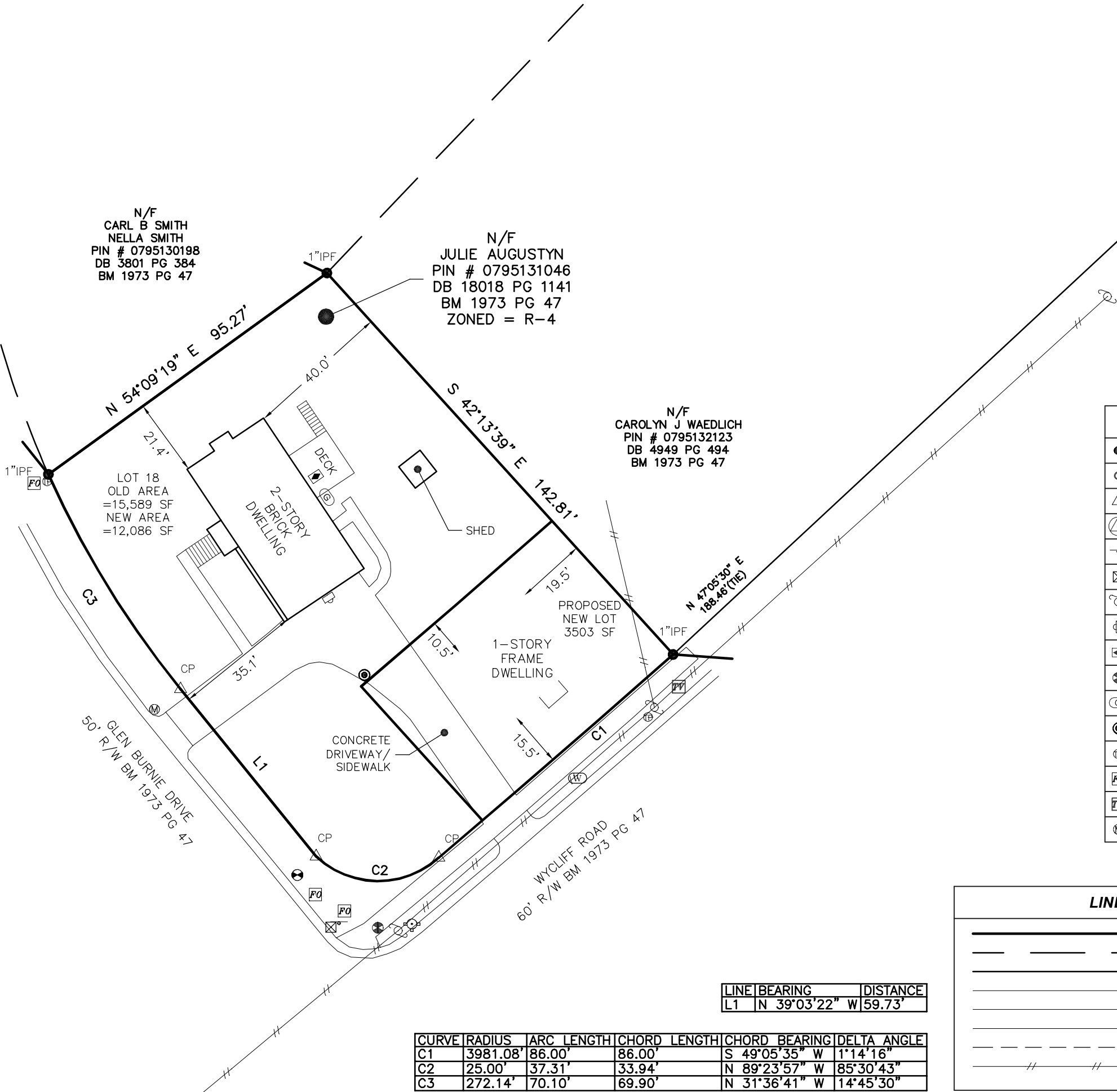
DWELLING= 1,363 SF
TINY HOME= 576 SF
DECK=205 SF
SHED= 56 SF
CONCRETE= 1,907 SF
HVAC= 9 SF

TOTAL IMPERVIOUS= 4,116 SF
TOTAL LOT AREA = 15,484 SF
PERCENT IMPERVIOUS= 26.5%



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 BOOK OF MAPS 1973 PAGE 47 OF THE WAKE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 18108 PG 1141; BM 1973 PG 47; OF THE WAKE COUNTY REGISTRY. PIN: 0795131046
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. IMPERVIOUS SURFACES RESTRICTED TO 38% OF TOTAL SURFACE AREA. REF RALEIGH UDO, CONTACT RALEIGH PLANNING FOR FURTHER RESTRICTIONS.
8. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
9. NO ENVIRONMENTAL FEATURES CONSIDERED OR INCLUDED.

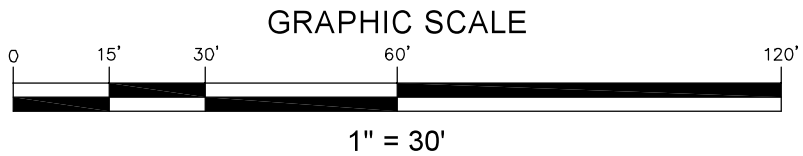


SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	COMPUTED POINT
	DATUM CONTROL POINT
	SIGN
	CATCH BASIN
	UTILITY POLE
	ELECTRIC METER
	HVAC UNIT
	GAS VALVE
	GAS METER
	SEWER CLEANOUT
	TELEPHONE PEDESTAL
	FIBEROPTIC HANDHOLE
	CABLE TV HANDHOLE
	MAILBOX

LINE LEGEND	
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	TIE LINE
	EDGE OF PAVEMENT
	BACK OF CURB
	EDGE OF CONCRETE
	SETBACK / BUFFER LINE
	OVERHEAD UTILITY LINE

LINE	BEARING	DISTANCE
L1	N 39°03'22" W	59.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3981.08'	86.00'	86.00'	S 49°05'35" W	1°14'16"
C2	25.00'	37.31'	33.94'	N 89°23'57" W	85°30'43"
C3	272.14'	70.10'	69.90'	N 31°36'41" W	14°45'30"



I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 1/26/2022; THAT THE SURVEY WAS COMPLETED ON 4/7/2023; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEOID 18.

THIS 24th DAY OF MARCH, 2023.
SEAL

ADAM R. CANOY, PLS PRELIMINARY

NOT FOR RECORDATION
PLAT SUBMITTED FOR RECORDATION

SURVEY CONTROL / GRID TIE NOTES

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: 0.10'
3. GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
4. DATE OF GPS SURVEY: 4/7/2023
5. DATUM DESCRIPTION:
NC STATE PLANE COORDINATE SYSTEM
NAD83 (2011)
6. PUBLISHED / FIXED CONTROL USED:
CORS(NC RTN)
7. GEIOD MODEL: GEIOD 18
8. UNIT OF MEASUREMENT: U.S. SURVEY FOOT
9. ROOT MEAN SQUARE ERROR AT 95%
CONFIDENCE LEVEL USED TO CHECK ACCURACY

State of North Carolina, City of Raleigh

I, Review Officer of Raleigh, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer Date

PREPARED FOR:

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

PREPARED BY:

SUBDIVISION
2600 GLEN BURNIE DRIVE
SURVEY FOR: JULIE AUGUSTYN
2600 GLEN BURNIE DRIVE, RALEIGH
WAKE COUNTY - MEREDITH TOWNSHIP - NORTH CAROLINA

REVISIONS:

DATE OF SURVEY: 1/22/2022

SCALE: 1" = 30'

DRAWN BY: BCD

CHECKED BY: ARC

PROJECT: 2600GLENBURNIEDR

SHEET: