



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 checked="" 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):

571 ROSE LANE, RALEIGH NC 27610

Recorded Deed PIN(s):

1713 82 7414

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: EDWARD DANIEL ERICSSON

Company:

Title:

Address: 571 ROSE LANE, RALEIGH NC 27610

Phone #: (360) 259-7295

Email: edwarddericsson@gmail.com

Applicant Name (If different from owner. See "who can apply" in instructions):

Relationship to owner: Lessee or contract purchaser Owner's authorized agent 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: .477

Zoning districts (if more than one, provide acreage of each):

R-10

Overlay district(s):	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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) _____
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NUMBER OF LOTS AND DENSITY

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


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.

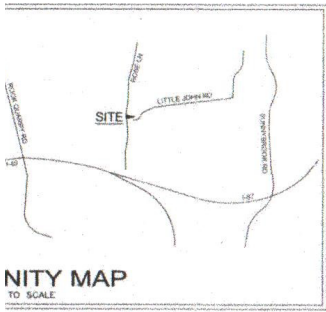
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements 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:	Date: 07/17/2024
Printed Name: EDWARD DANIEL ERICSSON	
Signature: 	Date: 07/17/2024
Printed Name:	

Existing Condition



and NOMENCLATURE

spot or nail	---	--- X ---	Fence
tie monument	---	--- O ---	Overhead Utility
pipe	---	---	Water (blue print)
2 point	---	---	Sanitary sewer
sewer	---	---	Storm drain
3 point	---	---	
4 point	---	---	
5 point	---	---	
6 point	---	---	
7 point	---	---	
8 point	---	---	
9 point	---	---	
10 point	---	---	
11 point	---	---	
12 point	---	---	
13 point	---	---	
14 point	---	---	
15 point	---	---	
16 point	---	---	
17 point	---	---	
18 point	---	---	
19 point	---	---	
20 point	---	---	

are horizontal ground distances in U.S. survey feet unless otherwise computed by coordinate geometry.

does not include nor depict any environmental evaluations by this office into the existence of wetlands or riparian buffers performed at the his survey.

(s) performed May 8 thru June 3, 2024.

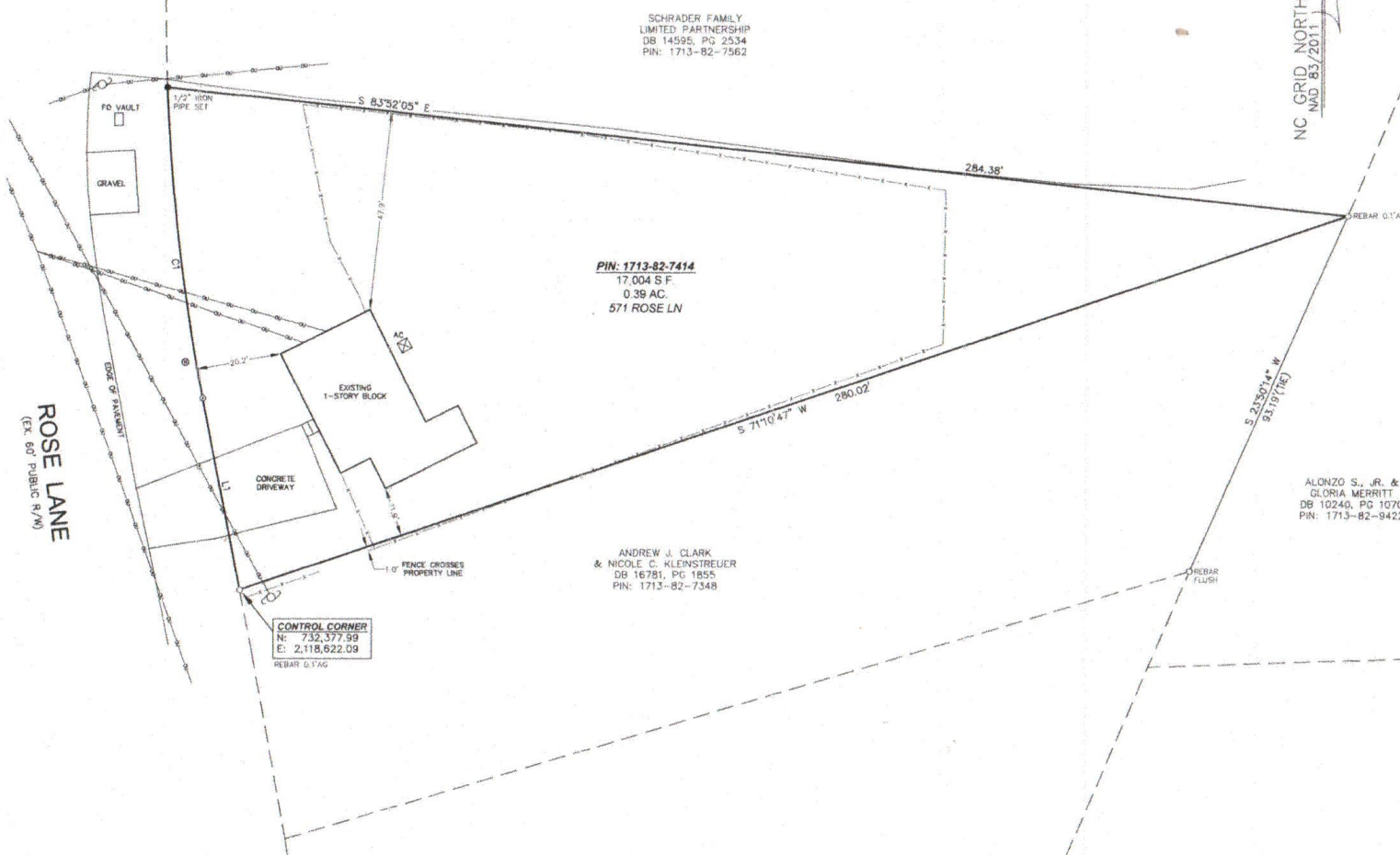
is made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence or any other facts that an current title search may disclose.

is of underground utilities as shown hereon (if any) are based on franchises and aboveground visual evidence only. Locations of utilities/structures may vary from location shown hereon. Additional buried es may be encountered. No excavations were made during the progress to locate buried utilities/structures.

erty is not located within a special flood hazard zone per FEMA Flood Map (FIRM) #3720171300K, effective date July 10, 2022.

lane Coordinates for this project were produced with RTK GPS and processed using the North Carolina VRS network. The network acy of the derived positional information is ±0.07'.

DATUM = NAD 83 / 2011



OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE STREET

urther, certify that this plat was drawn under my supervision of survey made under my supervision from references as noted that the boundaries not surveyed are clearly indicated as drawn from as indicated under references; that the ratio of precision or survey as calculated is greater than 1:10,000; that this plat was accordance with NCOS 47-30 as amended.

igital signature, license number and seal this by of JUNE, 2024.

and Surveyor (1-5107)

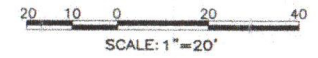
REFERENCES:
DEED BOOK 18932, PAGE 540
BOOK OF MAPS 2000, PAGE 1205
*OTHERS SHOWN HEREON

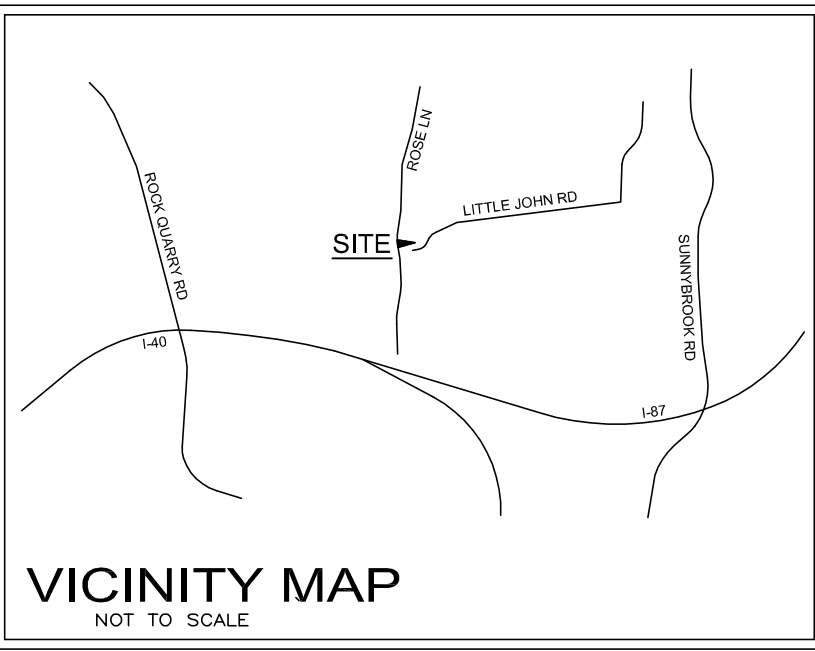
LINE TABLE			
LINE	LENGTH	BEARING	
L1	46.92	N 115°22'48" W	

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	75.24	491.00	N 08°38'20" W	75.17

BOUNDARY SURVEY PROPERTY OF EDWARD D. ERICSSON

RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA





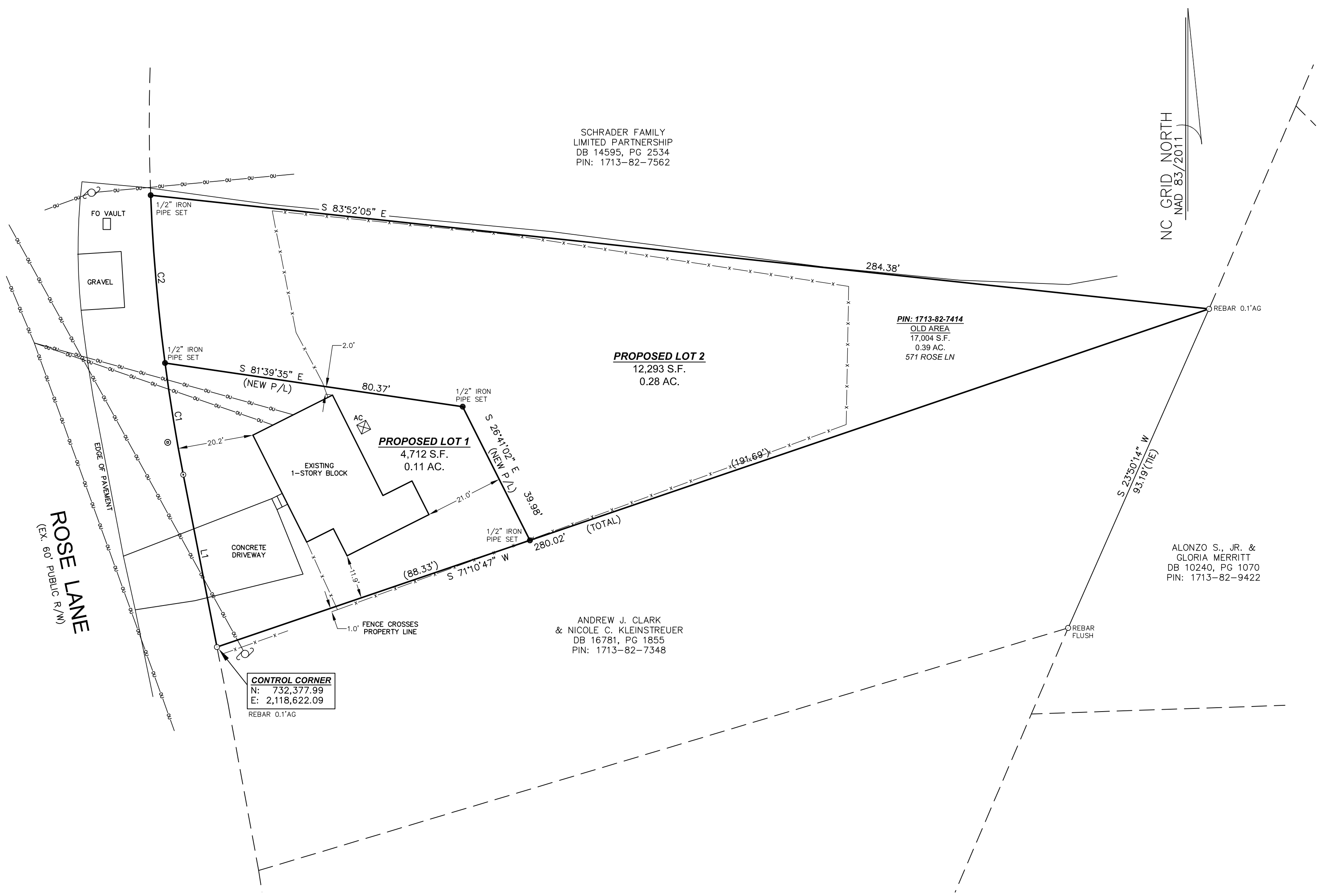
LEGEND and NOMENCLATURE

SYMBOLS	LINETYPES
○ Ex. iron pipe/rod or nail	— X — Fence
◻ Ex. concrete monument	— OJ — Overhead utility
● New iron pipe	— W — Water (blue paint)
○ Calculated point	— SS — Sanitary sewer
○ Cable pedestal	— SD — Storm drain
○ Telephone pedestal	
○ Electric pedestal	ABBREVIATIONS
○ Fiber-optic marker	DB Deed Book
○ Traffic signal box	PB or BM Plat Book / Book of Maps
○ Water meter	SW Sidewalk
○ Fire hydrant	PG Page
○ Valve (water or gas)	S.F. Square feet
○ Sanitary sewer manhole	AC. Acres
○ Sanitary sewer cleanout	R/W Right-of-way
○ Storm curb inlet	UG Underground
○ Drainage inlet (w/ grate)	NCDOT North Carolina Dept. of Transportation
○ Storm drain manhole	P/L Property line
○ Utility pole	EX. Existing
○ Lamp post	RCP Reinforced concrete pipe
○ Signal pole	PVC Polyvinyl chloride pipe
○ Guy wire	GFBR Google Fiber vault
○ Sign post	AG Above ground
	BG Below ground

NOTES:

- All distances are horizontal ground distances in u.s. survey feet unless otherwise noted. Area(s) computed by coordinate geometry.
- This survey does not include nor depict any environmental evaluations by this office. No investigation into the existence of wetlands or riparian buffers performed in the preparation of this survey.
- Field survey(s) performed May 6 thru June 3, 2024.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose.
- The locations of underground utilities as shown hereon (if any) are based on aboveground structures and aboveground visual evidence only. Locations of underground utilities/structures may vary from location shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
- Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720171300K, effective date July 19, 2022.
- The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is ±0.07'.

HORIZONTAL DATUM = NAD 83 / 2011



CONTROL CORNER
 N: 732,377.99
 E: 2,118,622.09
 REBAR 0.1\"/>

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.92	N 11°02'48\"/>

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	30.23	491.00	N 09°16'55\"/>	
C2	45.02	491.00	N 04°53'31\"/>	

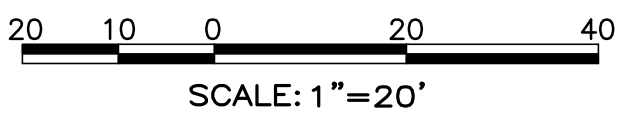
REFERENCES:

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 *OTHERS SHOWN HEREON

PRELIMINARY SUBDIVISION LAYOUT

PROPERTY OF EDWARD D. ERICSSON

RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA



PRELIMINARY
 THIS PLAT NOT TO BE USED FOR
 RECORDATION
 CONVEYANCE
 SALES
 CONSTRUCTION

JOB NO.: 249962
 FILE NAME: RM-SD
 PLOT DATE: 7/8/24