

Preliminary Subdivision Application

Planning and Development

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 TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): N/A			
Development name (subject to approval): Veterans of Foreign Wars of the US			
Property Address(es): 917 New Bern Avenue			
Recorded Deed PIN(s): 1713193154			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Veterans of Foreign Wars of the US	Owner/Developer Name and Title: Kelvin Dumas, Owner
Address: 917 New Bern Avenue, Raleigh, NC 27611	
Phone #: 919-832-1572	Email: Kelvin@offernc.com
APPLICANT INFORMATION	
Company: MacConnell and Associates, PC	Contact Name and Title: Thomas Perdue, PE, Project Manager
Address: PO Box 129, Morrisville, NC, 27560	
Phone #: 919-467-1239	Email: thomas.perdue@macconnellandassoc.com

Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.99 acres	
Zoning districts (if more than one, provide acreage of each): OX-3-GR	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- N/A	Board of Adjustment (BOA) Case # A- N/A

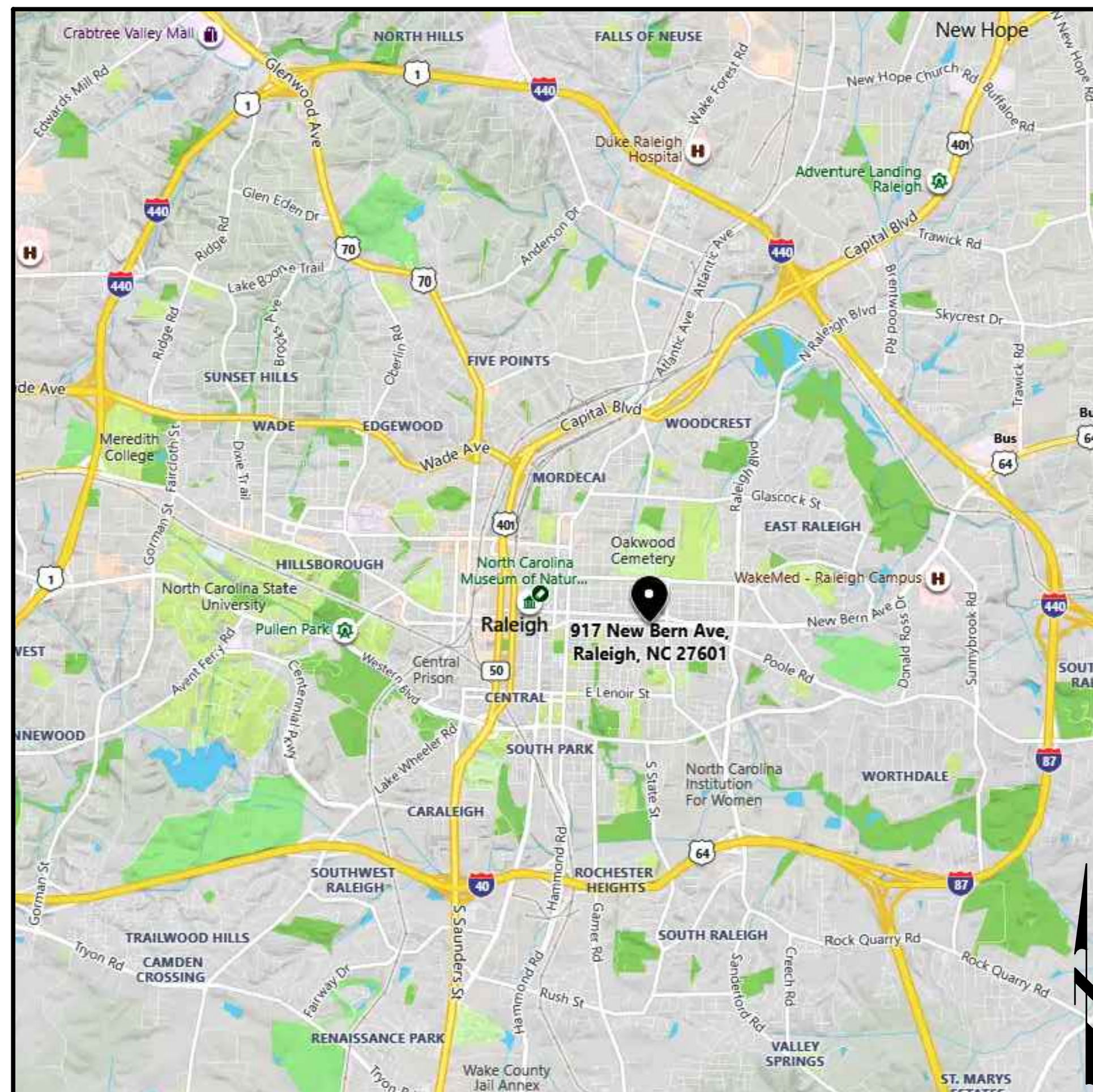
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: .57 Square Feet: 24,794	Proposed Impervious Surface: Acres: .57 Square Feet: 24,794
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots: Detached 0 Attached 0	
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	N/A
Total # of open space and/or common area lots: 0	
Total # of requested lots: 3	

SIGNATURE BLOCK	
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.	
I, <u>Thomas Perdue</u> will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Thomas Perdue</u>	Date: <u>6/21/21</u>
Printed Name: <u>Thomas Perdue</u>	
Signature:	Date:
Printed Name:	

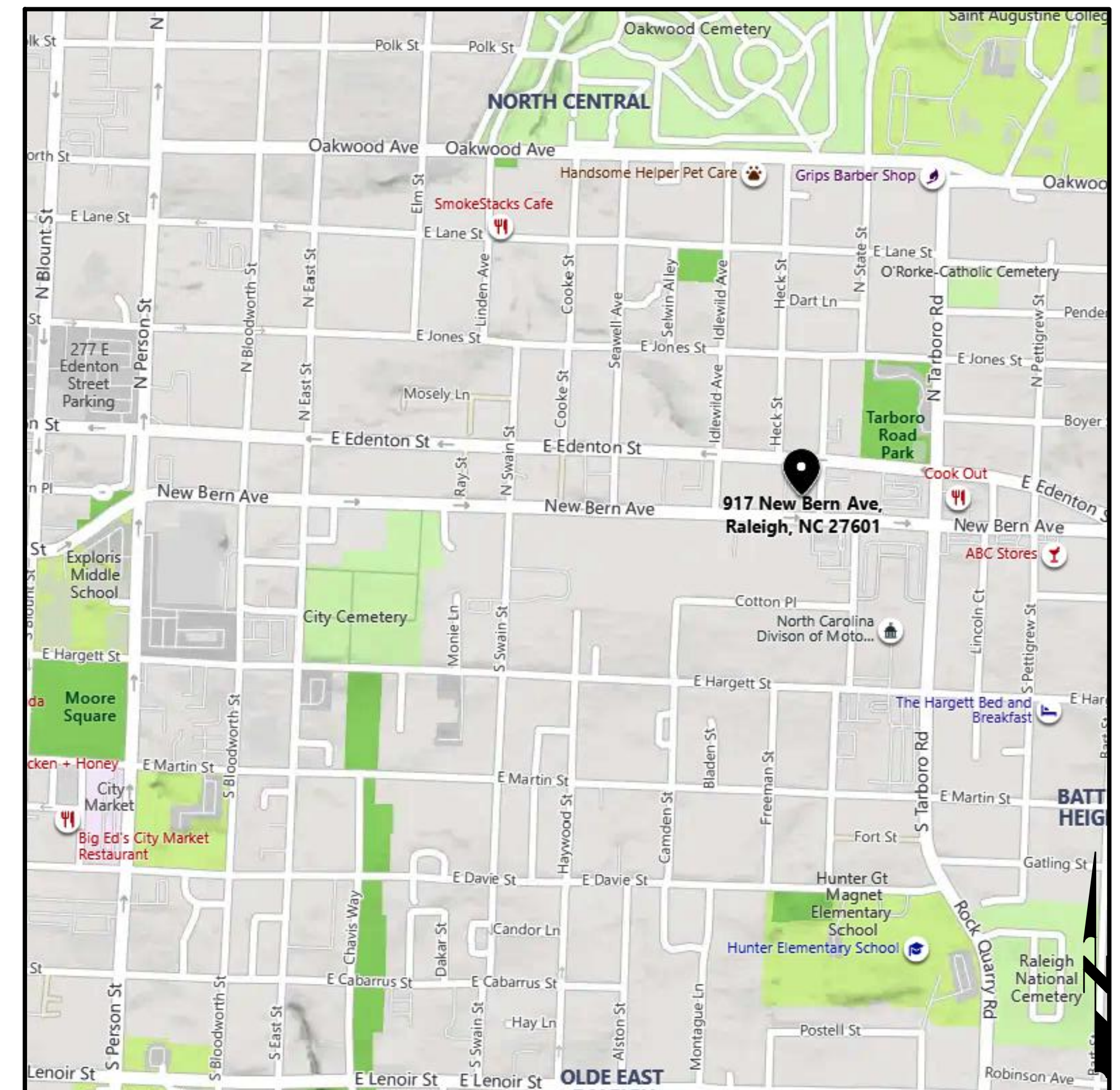
Please email your completed application to SiteReview@raleighnc.gov.

VETERANS OF FOREIGN WARS OF THE UNITED STATES

SUBDIVISION OF 917 NEW BERN AVENUE RALEIGH, NC 27601



VICINITY MAP



LOCATION MAPS

PROJECT No. A93901.00

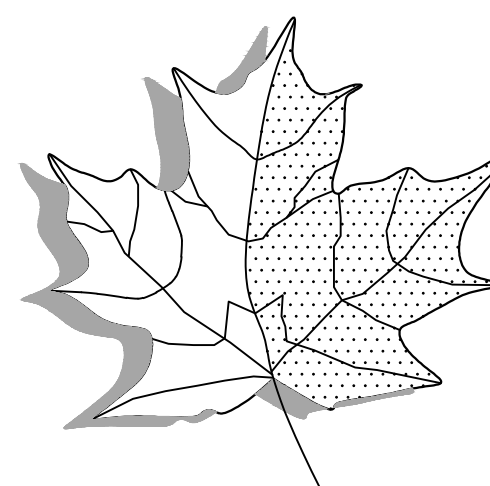
SCHEDULE OF DRAWINGS:

- COVER SHEET**
- SUBDIVISION PLAT OF 815 NEW BERN AVENUE BY CANOY SURVEYING**
- C-100 PRELIMINARY SUBDIVISION APPLICATION**
- C-101 EXISTING CONDITIONS**
- C-102 PROPOSED CONDITIONS**



PROJECT MANAGEMENT

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**LICENSE
No. C-1039**

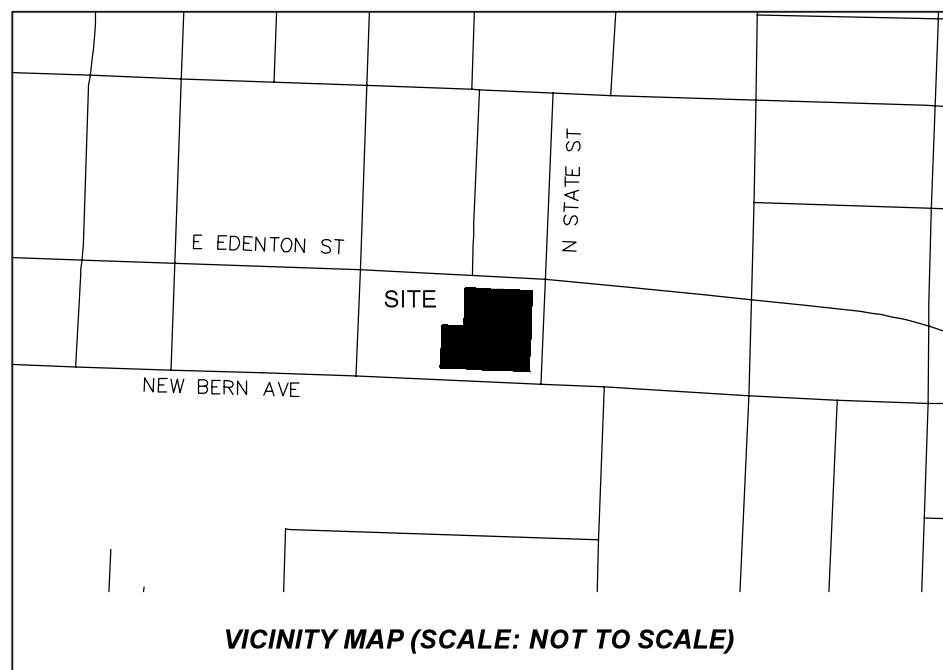
**MacCONNELL
& Associates, P. C.**

**501 CASCADE POINTE LANE, SUITE 103
CARY, NORTH CAROLINA 27513
P. O. BOX 129**

**MORRISVILLE, NORTH CAROLINA 27560
TEL: (919) 467-1239 FAX: (919) 319-6510**

JUNE 22, 2021

REVISIONS			
NO.	DATE	DESCRIPTION	SHEET



ABBREVIATIONS		PROPERTY DATA	
BM	BOOK OF MAPS	CURRENT OWNER:	VETERANS OF FOREIGN WARS
CLF	CHAIN-LINK FENCE	SITE ADDRESS:	917 NEW BERN AVE, RALEIGH NC
DB	DEED BOOK	PARCEL ID:	1713193154
IPF	IRON PIPE FOUND	PARCEL AREA:	1.16 ACRES
IRS	IRON ROD SET	ZONED:	OX3
N/F	NOW OR FORMERLY	BUILDING RESTRICTIONS:	FRONT: 50' REAR: 5' SIDE: 5' SIDE STREET: 10'
PG	PAGE	PROPOSED LOTS:	3
R/W	RIGHT-OF-WAY		
SF	SQUARE FEET		

FLOOD PLAIN ORDINANCE

[X] FIRM PANEL 3720171300J
 [] OTHER

Approved By: _____

LINE LEGEND	
	PROPERTY LINE (PL)
	PL NOT SURVEYED
	TIE LINE
	BOC
	CHAIN-LINK FENCE
	WALL
	OVERHEAD UTILITY WIRES
	BUILDING
	STEPS
	EDGE OF CONCRETE
	EDGE OF PAVEMENT

SYMBOL LEGEND	
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET
	COMPUTED POINT
	LIGHT POLE
	UTILITY POLE
	ELECTRIC HANDHOLE
	HVAC UNIT
	CATCH BASIN
	CABLE TV PEDESTAL
	WATER METER
	SIGN
	GAS VALVE
	SEWER MANHOLE

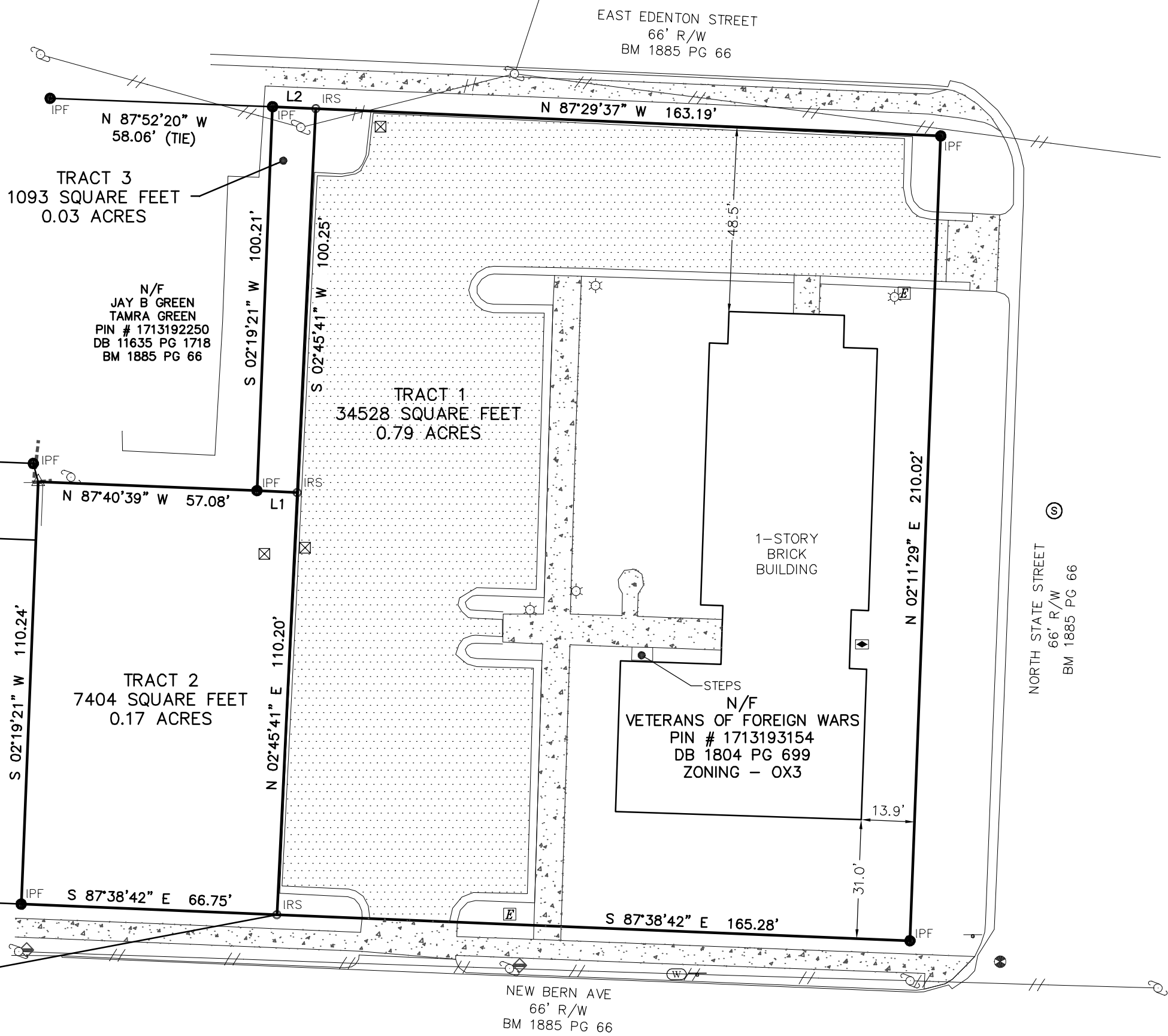
HATCH LEGEND	
	CONCRETE
	PAVEMENT

- GENERAL NOTES**
- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - BEARINGS FOR THIS SURVEY ARE BASED ON NAD83(2011).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - AREA BY COORDINATE GEOMETRY.
 - REFERENCES: AS SHOWN.
 - 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.
 - CONTACT RALEIGH PLANNING DEPARTMENT FOR POSSIBLE IMPERVIOUS RESTRICTIONS.
 - NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY.
 - 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 #3720171300J DATED 5/2/2006.

This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple and that the dedicator(s) hereby agree to warrant and defend the title against any claims of all persons whomsoever excepted as specifically listed herein and that by recording this plat or map I (we) do irrevocably dedicate to the City of Raleigh for public use all streets, easements, rights-of-way, parks and greenways (as those interests are defined in the City Code) and as the same are shown on the plat for all lawful purposes to which the City may devote or allow the same to use and upon acceptance thereof, in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh, for the benefit of the public provided any dedication of easements for storm drainage not specifically labeled City of Raleigh or public are not made to the City of Raleigh, but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit.

Book No.: 1804
 Page No.: 699

Signature(s) & title/position of property owner(s):



NOTARY CERTIFICATE

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:

DATE: _____, 20__.

printed name: _____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

Adam R. Canoy

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

I, ADAM R. CANOY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1804, PAGE 699; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND HALIFAX COUNTY GIS; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

THIS 23rd DAY OF June, 2021.

Adam R. Canoy

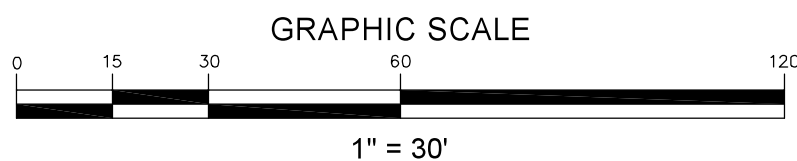
ADAM R. CANOY, PLS L-5276

CANOY SURVEYING CONTROL
 (500) NAIL SET
 GRID N: 738,983.62'
 GRID E: 2,110,974.81'

SURVEY CONTROL / GRID TIE NOTES

- CLASS OF SURVEY: CLASS A
- POSITIONAL ACCURACY: 0.10'
- GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- DATE OF GPS SURVEY: 4/28/2021
- DATUM DESCRIPTION:
 NC STATE PLANE COORDINATE SYSTEM
 NAD83 (2011)
- PUBLISHED / FIXED CONTROL USED:
 CORS(NC RTN)
- GEIOD MODEL: GEIOD 12B
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- ROOT MEAN SQUARE ERROR AT 95% CONFIDENCE LEVEL USED TO CHECK ACCURACY

LINE	BEARING	DISTANCE
L1	N 87°14'19" W	110.52'
L2	N 87°29'37" W	111.29'



PREPARED FOR:

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

PREPARED BY:

SUBDIVISION PLAT
Veterans of Foreign Wars
 PROPERTY OF VETERANS OF FOREIGN WARS
 917 NEW BERN AVENUE
 WAKE COUNTY - RALEIGH TOWNSHIP - RALEIGH, NORTH CAROLINA

REVISIONS:

DATE OF SURVEY:	5/10/2021
SCALE:	1" = 30'
DRAWN BY:	ARC
CHECKED BY:	ARC
PROJECT:	917 NEW BERN
SHEET:	

