

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.

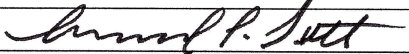
DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): J.A. HARRIS ESTATE SUBDIVISION			
Property Address(es): 2231 & 2241 LAKE WHEELER ROAD			
Recorded Deed PIN(s): 0792-78-9092 & 0792-77-8807			
What is your project type?	☒ Single family ☐ Apartment	☐ Townhouse ☐ Non-residential	☐ Attached houses ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company:	Owner/Developer Name and Title: MICHAEL L. PARKER & ANN COWPERTHWAITTE
Address: 2231 & 2241 LAKE WHEELER ROAD	
Phone #: 919-833-5117	Email: ANN@EIDOLONDESIGNS.COM
APPLICANT INFORMATION	
Company: ANGLE RIGHT LAND SURVEYING	Contact Name and Title: MICHAEL P. TUTT, PLS
	Address: 1301 WAKE FOREST RD., SUITE 203, RALEIGH, NC 27604
Phone #: 919-810-4324	Email: TUTT1011@ATT.NET

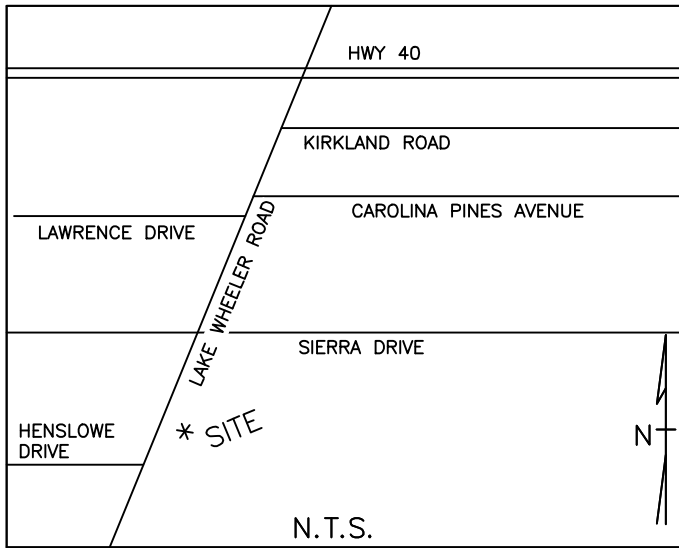
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 3.02 AC	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: SRPOD	Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.29 Square Feet: 12637.61	Proposed Impervious Surface: Acres: 0 Square Feet: 0
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No
Is this a flood hazard area? ☐ Yes ☒ 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: 2 EXISTING LOTS	
Proposed density for each zoning district (UDO 1.5.2.F): 4 U/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, MICHAEL P. TUTT, PLS _____ 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: 	Date: 8-5-21
Printed Name: MICHAEL P. TUTT	
Signature:	Date:
Printed Name:	

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



LEGEND:

EIP	EXISTING IRON PIPE
PP	WATER METER
PP	POWER POLE
IPS	IRON PIPE SET
MNF	MAG NAIL FOUND
XXXX	EXISTING FENCE
XXXX	ADDRESS

REFERENCES:
DB 10715, PG 2551
DB 9550, PG 1156
BM 2002, PG 1010
BM 1984, PG 220
OTHERS AS NOTED

LOT AREA DATA:

OLD LOT 2 PIN 0792-78-9092, 2231 LAKE WHEELER RD. AREA= 39,648.52 SQ. FEET, 0.91 ACRES
NEW LOT 2 PIN 0792-78-9092, 2231 LAKE WHEELER RD. AREA= 46,362.28 SQ. FEET, 1.06 ACRES
OLD LOT 1 PIN 0792-77-8807, 2241 LAKE WHEELER RD. AREA= 85,224.97 SQ. FEET, 1.96 ACRES
NEW LOT 1 PIN 0792-77-8807, 2241 LAKE WHEELER RD. AREA= 849,201.57 SQ. FEET, 1.13 ACRES
NEW LOT 3 PIN 0792-77-XXXX, XXXX LAKE WHEELER RD. AREA= 36,023.39 SQ. FEET, 0.83 ACRES

NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. THIS PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
3. AREA CALCULATED BY COORDINATE METHOD.
4. DASHED LINES HAVE NOT BEEN SURVEYED BY THIS OFFICE AND WERE DRAWN FROM REFERENCES SHOWN.
5. ALL DOMESTIC SERVICES, FIRE LINES, AND PRIVATE MAINS MUST BE INSTALLED ENTIRELY ON THE LOT FOR WHICH IT SERVES.
6. THIS PROPERTY IS EXEMPT FROM STORMWATER MANAGEMENT CONTROLS VIA 9.2.2.A.3 PER TC-6-15.

FLOOD STATEMENT:
BASED ON THE CURRENT FLOOD INSURANCE RATE MAP# 3720079200J PANEL 0792 EFFECTIVE DATE 5/2/2006. THIS PROPERTY IS NOT WITHIN A FEMA FLOOD ZONE.



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

"I, MICHAEL P. TUTT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION NOTED ON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:160,593; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF JUNE, A.D., 2021.

PRELIMINARY, NOT FOR SALES OR CONVEYANCES.

SURVEYOR: MICHAEL P. TUTT
REGISTRATION NUMBER L-4443

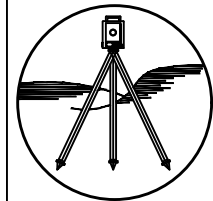
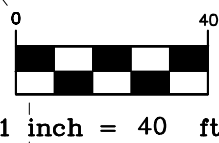
LINE	BEARING	DISTANCE
L1	S 52°54'44" W	34.19'
L2	S 49°37'24" W	49.30'
L3	S 49°42'05" W	24.46'
L4	N 34°38'37" E	24.22'

N/F
CAROL HOLLIFIELD BEASLEY
PIN 0792-78-6276
BM 1985, PG 203

N/F
OSCAR & EVELYN Z. OCAMPO
PIN 0792-78-6152
BM 1985, PG 203

N/F
JENESSA COX & BRIAN BINGHAM
PIN 0792-78-6026
BM 1985, PG 203

N/F
BRENDAN STEPHENS
PIN 0792-77-5959
BM 1985, PG 203



**ANGLE RIGHT
LAND SURVEYING, PLLC**
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
603 HARDING STREET RALEIGH, NC 27604
NC LIC# P-0446

**J.A. HARRIS ESTATE
SUBDIVISION**

PIN: 0792-78-9092 & 0792-77-8807
SWIFT CREEK TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.

OWNERS:
MICHAEL L. PARKER & ANN COWPERTHWAIT

DRAWN BY: MPT	ZONED: R-4
SCALE: 1"=40'	JOB#: 21_240
DATE OF SURVEY: 7-26-21	
CASE#:	
SHEET 3 OF 3	S- -21