

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

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) _____
---	--

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: October 30, 2024
Printed Name: Mike Davidson	
Signature:	Date:
Printed Name:	

PRELIMINARY SUBDIVISION PLAN LAKESTONE SUBDIVISION

3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA 27609

WAKE COUNTY

CASE NUMBER: SUB-_____-2024

PROPERTY OWNERS:

CAROLINE AND TIMOTHY MCMAHON
711 STALEY COURT
RALEIGH, NC 27609
TIMMCMAHON711@GMAIL.COM

ENGINEER/LANDSCAPE

ARCHITECT:

LONE PEAK PROPERTIES,
P.O. BOX 28526
RALEIGH, NC 27611
PH: (919) 438-3750
LANDDESIGNER@ICLOUD.COM

SURVEYOR:

TURNING POINT SURVEYING, PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NC 27612
PH: (919) 781-0234

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)

Conventional Subdivision Compact Development Conservation Development
 Cottage Court Flag lot 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): N/A
 Development name (subject to approval): Lakestone Subdivision
 Property Address(es): 3815 Yadkin Drive
 Recorded Deed PIN(s): 1705-18-1922

Building type(s): Detached House Attached House Townhouse Apartment
 General Building Mixed Use Building Civic Building Open Lot Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

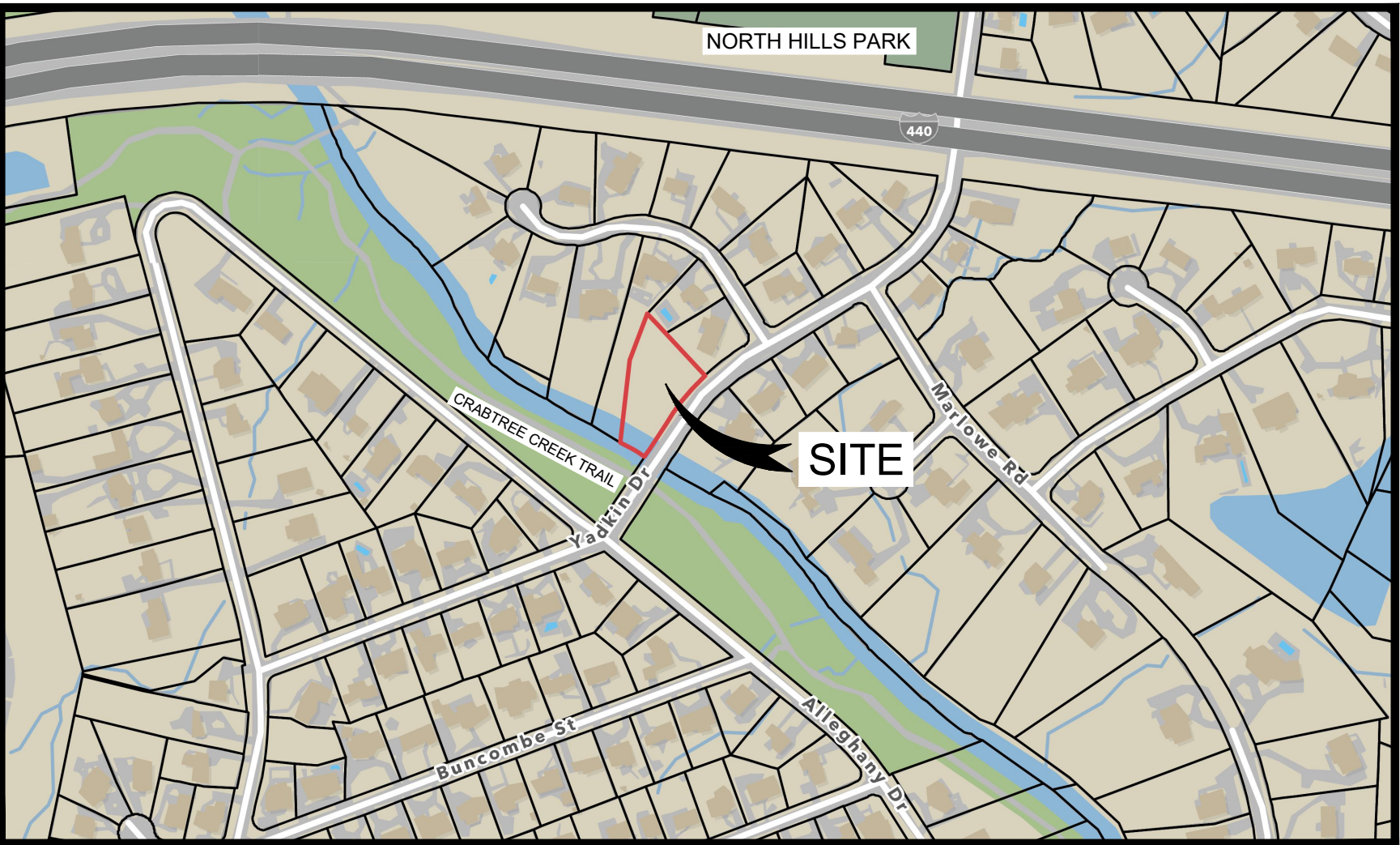
Current Property Owner(s) Name(s): Caroline and Timothy McMahon
 Company: _____ Title: Owners
 Address: 711 Staley Court
 Phone #: 919-818-2071 Email: timcmahon711@gmail.com

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: Lone Peak Properties, LLC Address: P.O. Box 28526
 Phone #: 919-438-3750 Email: landdesigner@icloud.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name(s): Mike Davidson
 Company: Lone Peak Properties, LLC Title: Owner
 Address: P.O. Box 28526
 Phone #: 919-438-3750 Email: landdesigner@icloud.com

Revised 03/21/24
raleighnc.gov



VICINITY MAP
1" = 500'

SHEET LIST	
NUMBER	TITLE
PS.1	COVER SHEET
PS.2	EXISTING CONDITIONS AND DEMOLITION PLAN
PS.3	PRELIMINARY SUBDIVISION PLAN
PS.4	PRELIMINARY SITE PLAN AND STREET TREE PLAN
PS.5	PRELIMINARY GRADING PLAN
PS.6	PRELIMINARY UTILITY PLAN

DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION

Gross site acreage: 0.90
 Zoning districts (if more than one, provide acreage of each):
 R-4

Overlay district(s): None Inside City Limits? Yes No Historic District/Landmark: N/A
 Conditional Use District (CUD): _____ Board of Adjustment Case # _____ Design Alternate Case # _____
 Case # Z- _____ BOA- _____ DA- _____

STORMWATER INFORMATION

Impervious Area on Parcel(s): _____ Impervious Area for Compliance (includes right-of-way):
 Existing (sf) _____ Proposed total (sf) 5,100 Existing (sf) _____ Proposed total (sf) 5,100

NUMBER OF LOTS AND DENSITY

of Detached House Lots: 2 # 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: 2 Total # Dwelling Units: 2
 # 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(b)), 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: October 30, 2024
 Printed Name: Mike Davidson
 Signature: _____ Date: _____
 Printed Name: _____

SITE DATA TABLE	
PROJECT NAME:	LAKESTONE SUBDIVISION
PROJECT ADDRESS:	3815 YADKIN DRIVE
PIN #:	1705-18-1922
ZONING:	R-4
EXISTING USE:	VACANT (WOODED)
PROPOSED USE:	DETACHED HOUSE
RESIDENTIAL DEVELOPMENT OPTION:	CONVENTIONAL
EXISTING SITE AREA:	0.90 AC.
PROPOSED ROW DEDICATION:	494 SF (0.01 AC.±)
PROPOSED SITE AREA:	0.89 AC.±
PROPOSED BUILT UPON AREA:	0.14 AC.± (15.5% OF SITE AREA)
PROPOSED LOT AREAS:	LOT 1: 13,077 SF / 0.30 AC.± LOT 2: 25,684 SF / 0.59 AC.±
PRINCIPAL BUILDING SETBACKS:	PRIMARY STREET: 20' SIDE LOT LINE: 10' REAR LOT LINE: 30'

GENERAL NOTES:

- TOPOGRAPHIC AND BOUNDARY SURVEY:**
- BOUNDARY SURVEY PREPARED BY TURNING POINT SURVEYING PLLC DATED 09-02-2020. TOPOGRAPHIC INFORMATION OBTAINED FROM WAKE COUNTY GIS.
- RESTRICTIVE COVENANTS:**
- COMPLIANCE SUMMARY IS PROVIDED ON THE PRELIMINARY SITE PLAN SHEET.
- RESIDENTIAL INFILL COMPATIBILITY:**
- COMPARITIVE SAMPLE SIZE DOES NOT EXIST. INFILL COMPATIBILITY RULES DO NOT APPLY.
- SPECIAL FLOOD HAZARD AREA:**
- SITE IS LOCATED IN FLOOD HAZARD AREA PER FEMA FIRM PANEL 3720170500K DATED 07/19/2022.
- FLOOD HAZARD SOILS:**
- PER USDA SOIL MAP, SOIL TYPES RKA AND Pbd ARE LOCATED ON THE SUBJECT PROPERTY. NEITHER ARE DEFINED AS FLOOD PRONE SOILS IN UDO CHAPTER 12.
- STORMWATER:**
- BUILT UPON SITE AREA IS LESS THAN 24% AND STORMWATER DETENTION WOULD INCREASE DOWNSTREAM FLOODING IMPACTS. NO PRIMARY SCM IS REQUIRED OR PROVIDED.
- TREE CONSERVATION:**
- SITE AREA IS LESS THAN 2 ACRES AND EXEMPT FROM TREE CONSERVATION AREA REQUIREMENTS.
- SOLID WASTE MANAGEMENT:**
- SOLID WASTE WILL BE MANAGED THROUGH ROLL OUT BINS PICKED UP BY CITY OF RALEIGH MUNICIPAL WASTE SERVICES.
- BLOCK PERIMETER:**
- SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS SINCE SITE IS LESS THAN 3 ACRES PER UDO 8.3.2.A.2.B (TC-6-19).
- SITE LIGHTING:**
- NO OVERHEAD LIGHT FIXTURES ARE PROPOSED.
- RETAINING WALLS:**
- PROPOSED RETAINING WALL(S) SHALL BE PERMITTED SEPARATELY.



FOR REVIEW ONLY -
NOT FOR
CONSTRUCTION



LONE PEAK
PROPERTIES

LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: OCT 30, 2024

REVISIONS:

COVER SHEET

PERMITTING ONLY -
NOT FOR
CONSTRUCTION



LONE PEAK
PROPERTIES

LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

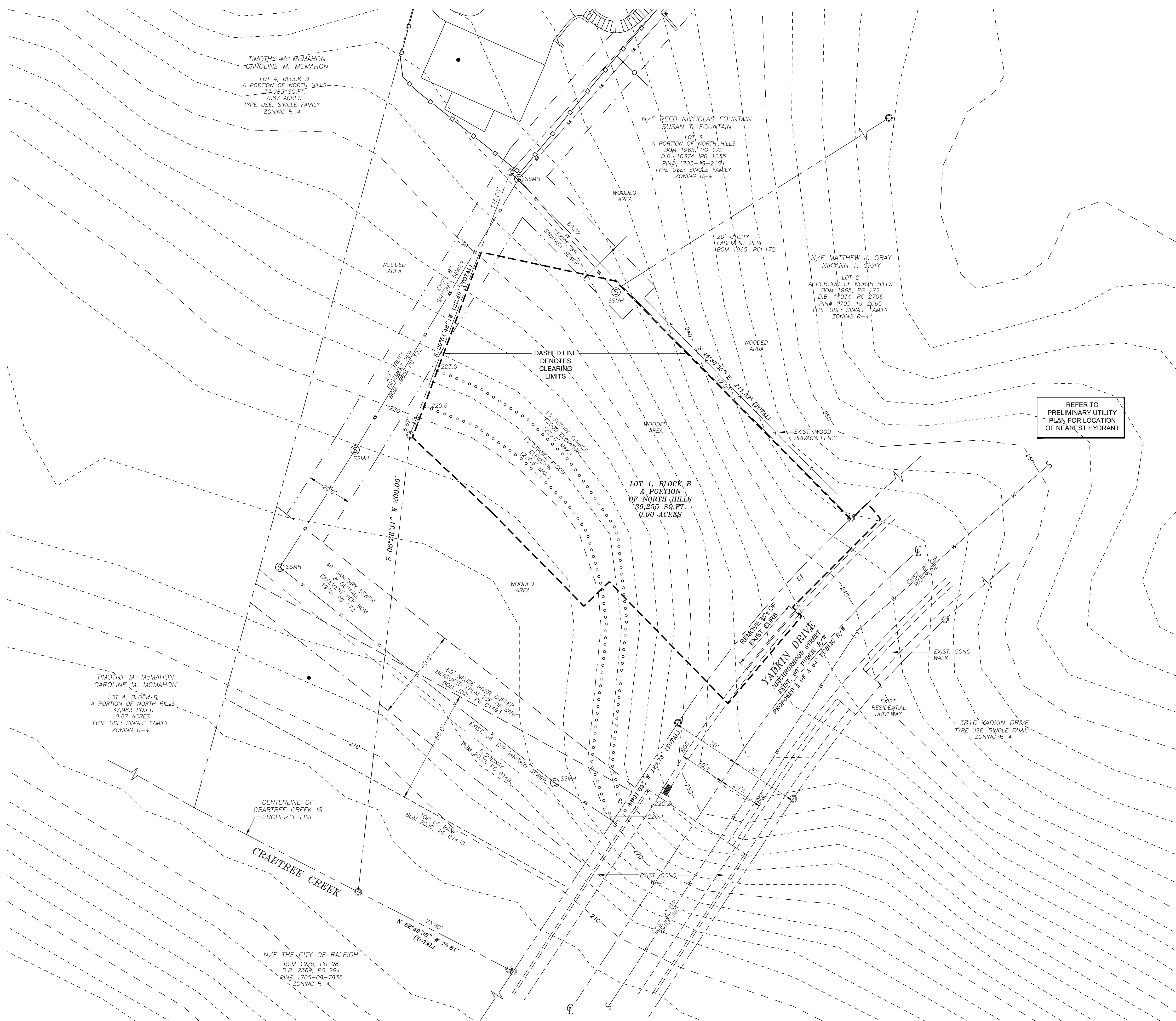
ISSUED: OCT 30, 2024

REVISIONS:

NO.	DESCRIPTION

EXISTING
CONDITIONS
PLAN

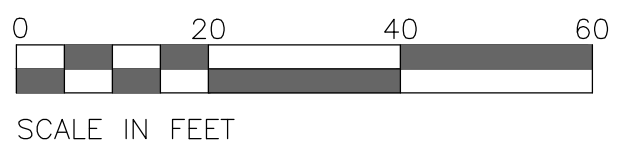
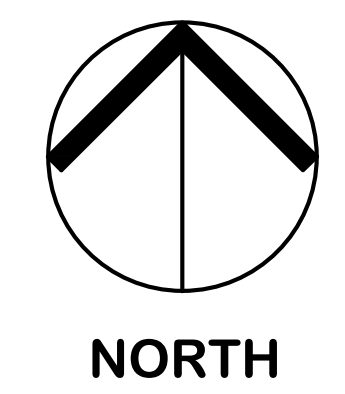
DWG. NO. PS.2



REFER TO
PRELIMINARY UTILITY
PLAN FOR LOCATION
OF NEAREST HYDRANT

C1
R=205.97'
L=125.99'
Delta=35°02'53"

C2
R=494.48'
L=116.71'
Delta=13°31'23"



PRELIMINARY SUBDIVISION PLAN SUBMITAL

PERMITTING ONLY -
NOT FOR
CONSTRUCTION



LONE PEAK
PROPERTIES

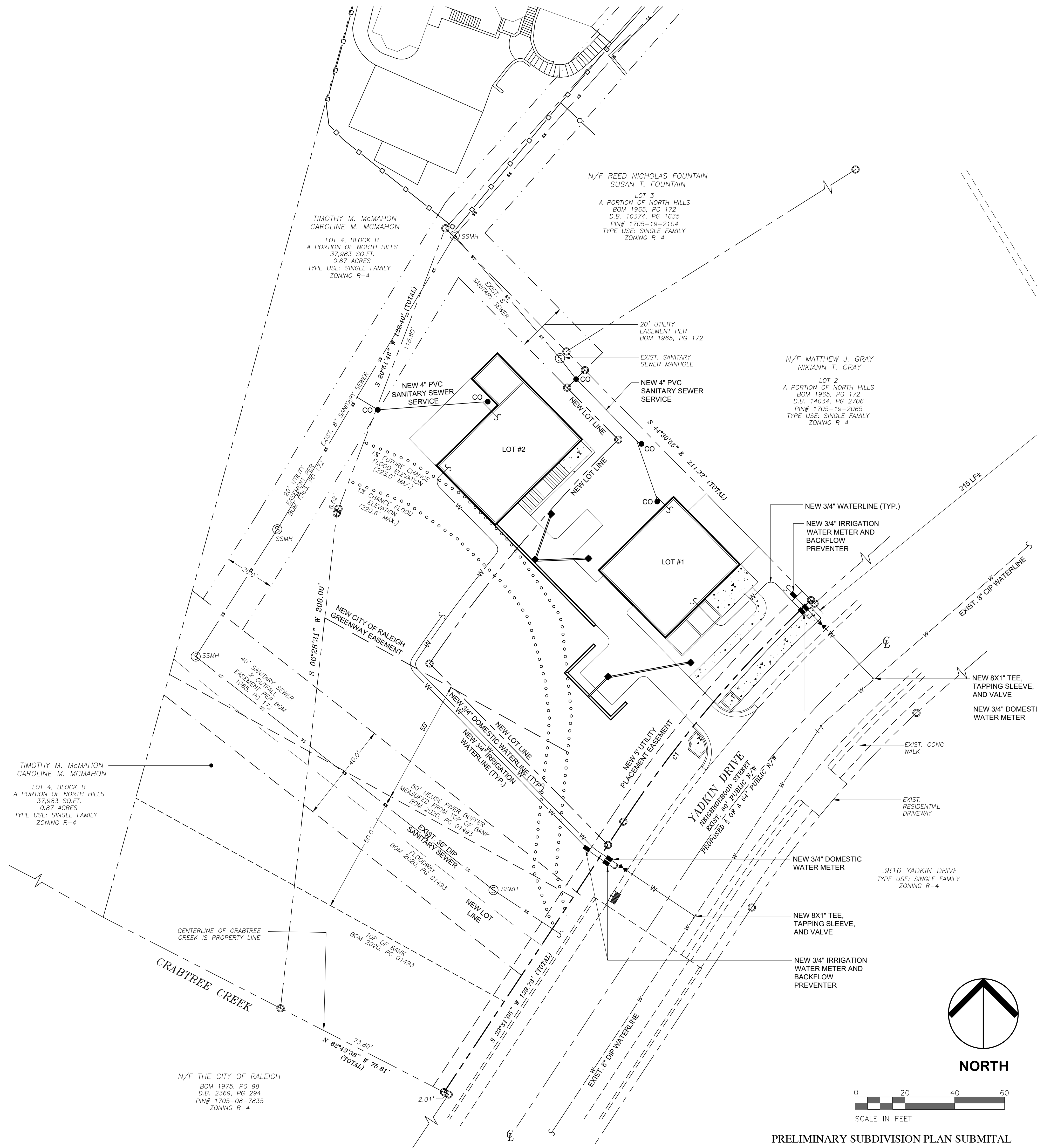
LAKESTONE SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
3815 YADKIN DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: OCT 30, 2024

REVISIONS:

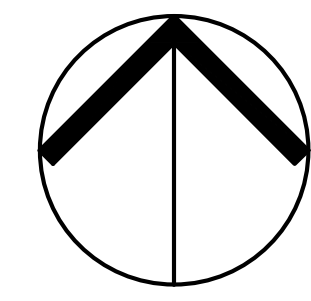
PRELIMINARY
UTILITY
PLAN

DWG. NO. PS.6

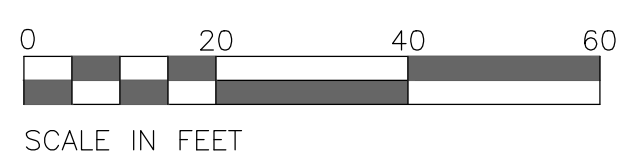


CITY OF RALEIGH UTILITY NOTES
(AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLICWELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL PROVIDE 30 DAYS ADVANCE WRITTEN NOTICE TO OWNER FOR ANY WORK REQUIRED WITHIN AN EXISTING CITY OF RALEIGH UTILITY EASEMENT TRAVERSING PRIVATE PROPERTY.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- SEWER BYPASS PUMPING - A BYPASS PLAN SEALED BY AN NC PROFESSIONAL ENGINEER SHALL BE PROVIDED TO RALEIGH WATER PRIOR TO PUMPING OPERATIONS FOR APPROVAL. THE OPERATIONS AND EQUIPMENT SHALL COMPLY WITH THE PUBLIC UTILITIES HANDBOOK.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE
- INSTALL 4" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE RW FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A UC AND/OR BUILDING PERMIT. CONTACT (919) 996-4516 OR FOG@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON THE DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.
- THE DEVICES SHALL MEET THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASAE) STANDARDS AND BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST.
- THE DEVICE AND INSTALLATION SHALL MEET THE GUIDELINES OF APPENDIX A - GUIDELINES AND REQUIREMENTS FOR THE CROSS CONNECTION PROGRAM IN RALEIGH'S SERVICE AREA.
- THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH, INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT CROSS.CONNECTION@RALEIGHNC.GOV FOR MORE INFORMATION.
- NOTICE FOR PROJECTS THAT INVOLVE AN OVERSIZED MAIN OR URBAN MAIN REPLACEMENT. ANY CITY REIMBURSEMENT GREATER THAN \$250,000.00 MUST UNDERGO THE PUBLIC BIDDING PROCESS.



NORTH



SCALE IN FEET

PRELIMINARY SUBDIVISION PLAN SUBMITAL

N/F THE CITY OF RALEIGH
BOM 1975, PG 38
O.B. 2369, PG 294
PIN# 1705-08-7835
ZONING R-4