

SAMPLE – ILLUSTRATIVE, NOT A REAL PARCEL

SAMPLE-SYNTH-001 · example report date 2026-09-01

PLANGEN QUICKSCREEN · SYNTHETIC SAMPLE

Section 1 · Decision Intelligence Brief

Decision Intelligence Brief

100 Example Synthetic Way, Raleigh, NC 27600 (fictional)

PIN 0000000000-SYNTH · Lot area 0.25 acres (10,890 sq ft) (synthetic) · Address and parcel record match (synthetic)

"Can I add a second dwelling unit on this lot, and what would stop me?"

OBJECTIVE:

Stated objective – add a second dwelling unit (customer-stated).

If the objective were instead to sell the lot as-is or subdivide it, findings 2 (flood) and 3 (historic overlay) would rank differently – a subdivision decision turns on the overlay and boundary lines first, while a straight resale turns on disclosure, not sequencing.

DECISION THESIS:

Not yet determined – records conflict on flood status and the buildable envelope is unverified.

Top decision-changing findings

Finding 1 – Setbacks **CONSTRAINT**

STATUS: No verified setback or lot-dimension figure exists for district SYNTH-R4.

WHY IT MATTERS: Nothing here shows how much of the lot can be used until this is resolved.

WHO VERIFIES: Licensed design professional. **ACT BEFORE:** **BEFORE DESIGN SPEND**

Finding 2 – Flood **CONTRADICTION**

STATUS: Two independent flood-map queries disagree about the rear third of the lot (Zone AE vs. Zone X).

WHY IT MATTERS: The disagreement must be reconciled before anyone relies on either result for planning or financing.

WHO VERIFIES: Flood-certification professional and a licensed surveyor. **ACT BEFORE:** **BEFORE CONTRACT OR CLOSING**

Finding 3 – Historic overlay **DEPENDENCY**

STATUS: One of twelve mapped historic-overlay layers crosses part of this lot; applicability is not determinable from the records checked.

WHY IT MATTERS: Could add a design-review step; whether it legally applies here has not yet been resolved by the city.

WHO VERIFIES: City of Raleigh planning and zoning staff. **ACT BEFORE:** **BEFORE ENTITLEMENT**

Finding 4 – Utilities **DEPENDENCY**

PUBLIC RECORD: Public utility GIS (illustrative). Where a utility does not publish its mapped lines, the QuickScreen identifies the provider and says so plainly.

STATUS: Public GIS mapping shows a water main approximately 40 ft from the parcel frontage and an 8-inch gravity sewer main approximately 65 ft away, with the nearest mapped manhole approximately 110 ft away. These are mapped infrastructure observations only; capacity, serviceability and connection approval have not been confirmed. Distances are illustrative.

WHY IT MATTERS: Nearby mapped mains are useful, but capacity, serviceability and connection approval decide what can be built and when.

WHO VERIFIES: Utility provider (official verification). **ACT BEFORE:** **BEFORE CONTRACT OR CLOSING**

CRITICAL UNKNOWN:

The verified setback and lot-dimension figure for district SYNTH-R4. Nothing here shows how much of the lot can be used until this is resolved.

RECOMMENDED NEXT MOVE:

Do now – have a licensed design professional verify the setback and lot-dimension figures for SYNTH-R4. Responsible: licensed design professional. Expected output: a verified dimensional table for SYNTH-R4, which unlocks the buildable-envelope determination.

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Section 2 · Opportunity + Risk Map

Opportunity + Risk Map

What PlanGen checked, grouped by intelligence class instead of alphabetical domain:

CLASS	ITEM	STATUS	WHAT IT MEANS	CONF.	CONTROLS THE ANSWER	ACT BEFORE
Constraint	Jurisdiction	CONFIRMED	Lot is inside Raleigh city limits; one parcel/PIN, no conflicting candidates.	High	– (resolved)	–
Constraint	Base zoning	PARTIAL CHECK	Reads SYNTH-R4 at one point; a whole-lot reading was not done.	Med	Licensed design professional	Before design spend
Constraint	Setbacks	MATERIAL CONSTRAINT	No verified setback figure exists; nothing shows how much of the lot can be used.	Low	Licensed design professional	Before design spend
Contradiction	Flood	CONTRADICTION	Records disagree about the rear third: one reads a mapped hazard area, the other does not.	Med	Flood-certification professional + surveyor	Before contract/closing
Dependency	Overlay	CAUTION	Historic overlay mapped across part of the lot; applicability not yet resolved (see appendix).	Med	City planning/zoning staff	Before entitlement
Dependency	Utilities	MAPPED NEARBY – NOT CONFIRMED	Public GIS shows mains near the frontage (illustrative); capacity, serviceability and connection approval not confirmed.	Med	Utility provider (official verification)	Before contract/closing
Dependency	Topography	NOT CHECKED	Slope/grade outside this report's scope.	Low	Not yet assessed	– (out of scope)
Dependency	Stormwater	NOT CHECKED	Outside this report's scope.	Low	Not yet assessed	– (out of scope)
Dependency	Easements	NOT CHECKED	Title/recorded easements/boundary survey outside scope.	Low	Not yet assessed	– (out of scope)
Dependency	Existing approvals	NOT CHECKED	None read into this report yet – not the same as finding none exist.	Low	Not yet assessed	– (out of scope)
Dependency	Access / buffers	NOT CHECKED	Not assessed in this report.	–	Not yet assessed	– (out of scope)
Opportunity	Upside	NONE ESTABLISHED	None established from the records checked.	–	–	–

A point-sampled or otherwise incomplete result is never shown as Confirmed. Full source citations for every row above are in the appendix (Section 4).

Existing documents on file (customer-provided)

The table above is PlanGen's own check of public records and mapped conditions. The table below is a separate question: which project documents the customer has already provided for PlanGen to read.

SUBJECT	ON FILE	NEW WORK NEEDED
Boundary / topographic survey	Not on file	Unknown – not yet determined
Civil / site plans	Not on file	Unknown – not yet determined
Topographic study	Not on file	Unknown – not yet determined
Stormwater study or design	Not on file	Unknown – not yet determined
Utility will-serve or capacity letter	Not on file	Request from the utility provider
City planning/zoning correspondence	Not on file	Unknown – not yet determined

None of the above have been provided to PlanGen for this parcel. "Not on file" describes what PlanGen has been given to read, not a finding that no such document exists.

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Section 3 · Dependency Intelligence

Dependency Intelligence

An unknown is not a dead end. Each material unknown below shows why it is unknown, the best source to resolve it, who controls that source, what is required, when it should be resolved, and what happens either way. No scenarios or probabilities appear on this screening-grade report – see the Limitations block on Section 4.

UNKNOWN	WHY UNKNOWN	BEST SOURCE	WHO CONTROLS	REQUIRED	ACT BEFORE	IF FAVORABLE	IF UNFAVORABLE
Setback / lot-dimension figure	No figure retrieved for SYNTH-R4.	SYNTH-R4 dimensional standards	Licensed design professional	Professional opinion	Design spend	Confirms usable envelope; design proceeds.	Reduces usable envelope; layout/unit count may change.
Governing flood line	Address-point and parcel-boundary queries disagree (Zone AE vs. X).	Flood layer + ground survey	Flood-cert. professional + surveyor	Reconciliation + survey	Contract/closing	Zone X governs; no flood burden on rear third.	Zone AE governs; elevation/insurance/design requirements likely apply.
Historic-overlay applicability	Overlay maps part of the lot; legal applicability unresolved by the city.	City staff	Agency (City of Raleigh)	Written determination	Entitlement	Overlay does not apply; no added step.	Overlay applies; design-review step added.
Water / sewer availability	Mapped mains nearby (illustrative); capacity, serviceability and connection approval not confirmed.	Utility service records	Utility provider	Availability/capacity confirmation	Contract/closing	Available at adequate capacity; no extension cost.	Unavailable/limited; extension cost and timeline added.

What would change the decision

SETBACKS: a verified dimensional table either confirms enough buildable area for a second dwelling unit, or shows the lot cannot support one under current standards – the single fact the decision thesis is waiting on.

FLOOD: if Zone AE governs, elevation/insurance requirements attach to the rear third; if Zone X governs, no flood-related constraint applies there.

OVERLAY: a city applicability determination either adds a design-review step before entitlement, or removes the overlay from the critical path entirely.

UTILITIES: confirmed capacity removes a contract contingency; unavailable or limited capacity adds extension cost and timeline before closing.

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Section 4 · Action Sequence + Appendix

Action Sequence + Appendix

ACT BEFORE	ACTION	RESPONSIBLE	EXPECTED OUTPUT	DEPENDENCY	DECISION UNLOCKED
Do now	Verify setback/lot-dimension figures for SYNTH-R4.	Licensed design professional	Verified dimensional table for SYNTH-R4	None – start immediately	Buildable-envelope determination
Before design spend	Reconcile the two flood results for the rear third; confirm the mapped line on the ground.	Flood-cert. professional + surveyor	Single reconciled flood determination, surveyed line	None – parallel with setbacks	Whether flood design/insurance requirements apply
Before contract/closing	Request capacity, serviceability and connection requirements from the utility provider; confirm title and easements.	Utility provider; title company	Availability/capacity confirmation + title/easement report	None	Whether extension cost/easements change economics
Before entitlement	Ask city staff whether the historic overlay legally applies to this project.	City of Raleigh staff (agency)	Written applicability determination	Surveyor confirming overlay line on the parcel	Whether a design-review step is added

Evidence ledger

SOURCE (CLASS: OFFICIAL, MACHINE-RETRIEVED)	PARCEL RELATIONSHIP	APPLICABILITY	CONTRADICTIONS	PROFESSIONAL DEPENDENCY
Flood hazard layer – 2026-06-30 (synthetic; FEMA NFHL)	Boundary query: rear third. Point query: whole point.	Not determinable – conflicting results	Conflicts w/ address-point query, same parcel	Flood-cert. professional + surveyor
Historic overlay layer – 2026-08-15 (synthetic; City GIS)	1 of 12 layers maps part of the parcel	Not determinable – legal applicability unresolved	None	City planning/zoning staff
Parcel/jurisdiction layer – 2026-09-01 (synthetic; ArcGIS)	Whole parcel, single PIN, no conflicts	Applies – resolved	None	None
Zoning layer – 2026-09-01 (synthetic; ArcGIS)	Single-point read (SYNTH-R4); no whole-lot reading	Applies – base district only, figure unverified	None	Licensed design professional
Public utility GIS – water and sewer mains (synthetic; utility ArcGIS)	Proximity query from the parcel frontage (illustrative)	Mapped infrastructure observation only – capacity, serviceability and connection approval not determinable	None	Utility provider

Every finding on Section 1 has a matching row in this ledger. Supersession: none of the sources above have been superseded by a later version.

Professional dependencies

- **Flood reconciliation.** The flood conflict cannot be resolved from the records checked here; a licensed flood-certification professional must reconcile the two differing results before anyone relies on either one.
- **Setback verification.** No verified setback figure exists in the records checked here; a licensed design professional must establish the figure before anyone relies on it.

All evidence used to produce this screening appears in this report; none was withheld or considered outside of what is shown here.

Limitations. This report is not a buildability, yield, approval, financing, valuation, engineering, survey, or appraisal determination, and it is not legal advice or a legal determination. It does not include comparable-sales data. It is not a substitute for a licensed professional or for confirmation by the issuing authority. A mapped relation is not a legal applicability determination.

- Every source in this report was machine-retrieved. Nothing in it has been confirmed by the issuing authority or reviewed by a licensed professional.
- Stormwater, survey, title and recorded easements, trees, topography, and market or economic data are outside this report's scope and were not evaluated.
- This report does not include: water or sewer capacity, serviceability or connection approval. Mapped utility features reflect the public GIS records reviewed. They do not confirm field conditions, available capacity, serviceability, tap availability or connection approval. The utility or permitting authority controls those determinations.
- **Septic screening for properties without public sewer:** USDA soil-survey limitation ratings for septic drain fields, plus county septic and well records where published. This is a screening indicator, not a septic approval. Not applicable to this sample: public GIS maps a sewer main near the parcel. Whether the parcel is able to connect has not been confirmed.
- A flood point-location result and a flood parcel-boundary result are reported as two separate facts and are never merged into one conclusion. This report produces no elevation, no LOMA and no compliance conclusion.
- No reassurance language appears anywhere in this report while any finding is unresolved or in conflict.
- Certain professional-review blockers remain open and are outside this report's scope.
- This screening reflects only the sources cited above; documents that have not been provided to PlanGen are not included.