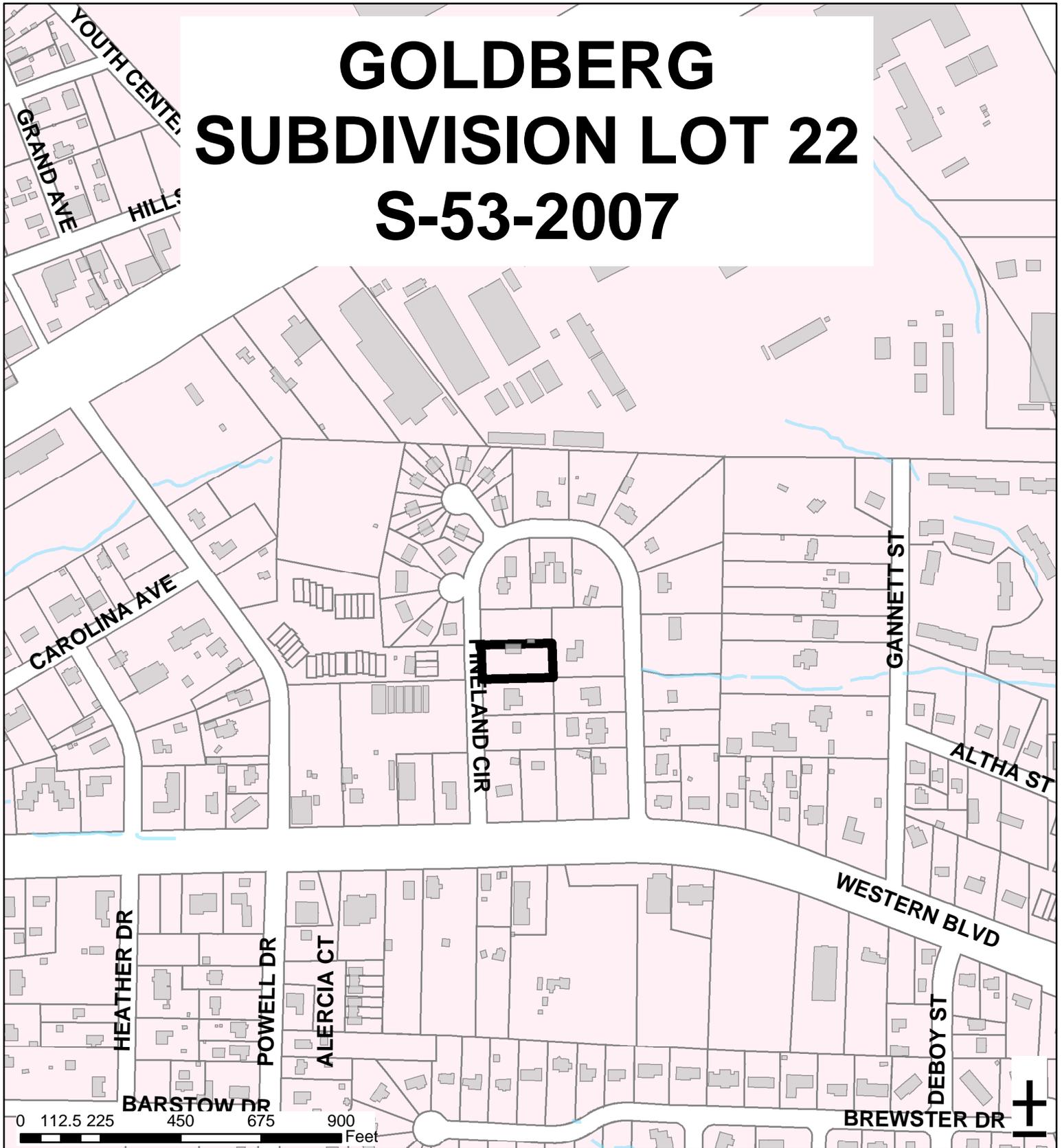


# GOLDBERG SUBDIVISION LOT 22 S-53-2007



Zoning: R-10

Planning

District: Southwest

CAC: West

Drainage

Basin: Bushy Branch

Acres: 0.4594

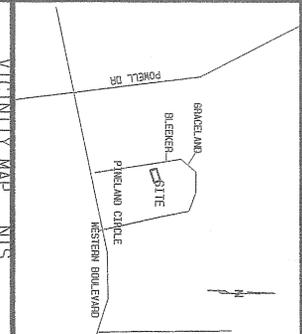
Number of Lots: 2

Planner: Eric Hodge

Phone: (919) 516-2639

Applicant Contact: Jerome Goldberg

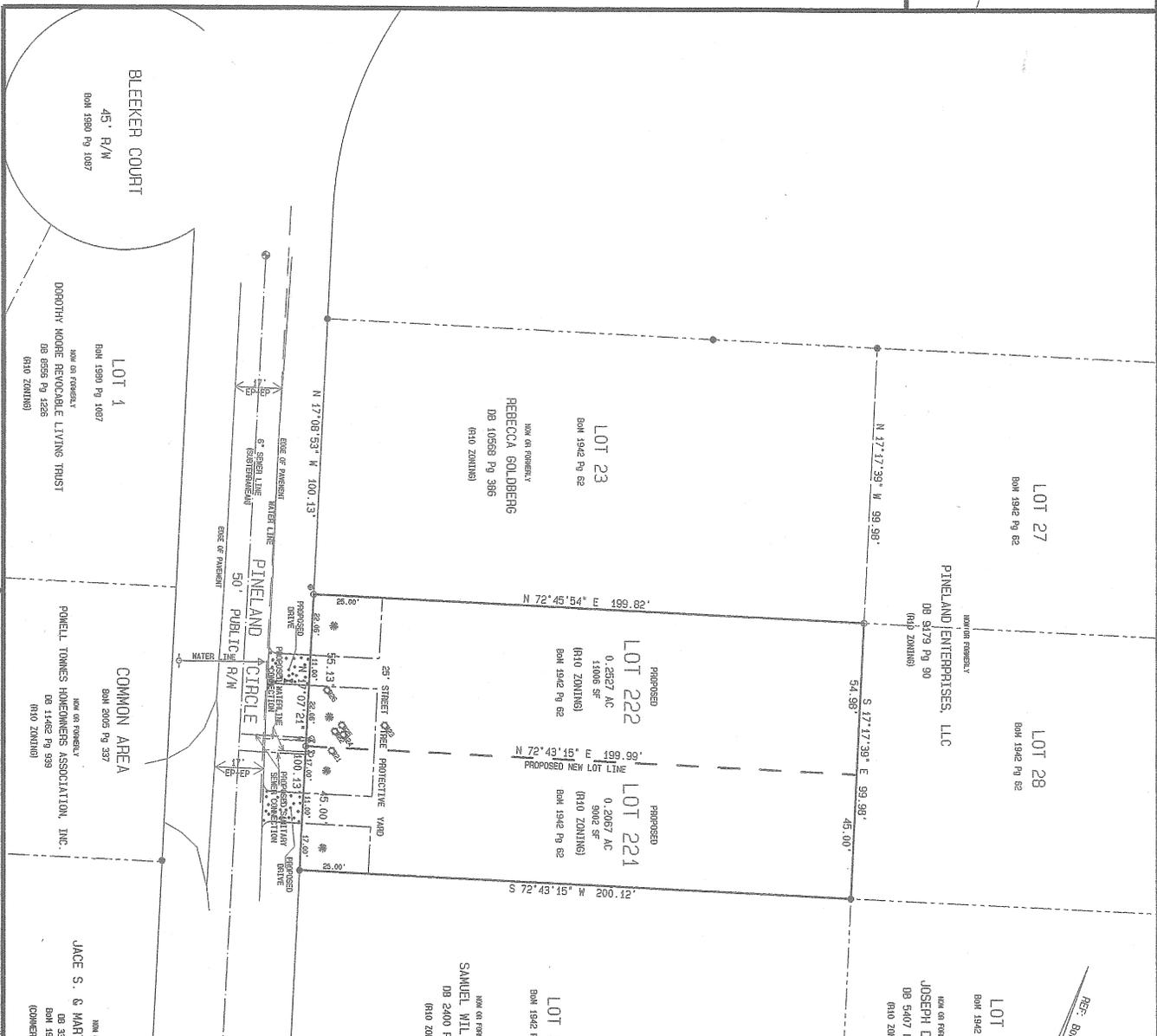
Phone: (919) 844-7404



VICINITY MAP N15

NOTES:

1. ALL EASEMENTS ARE CENTERED ON EXISTING STRUCTURES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE METHOD.
3. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.
4. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. NOT ALL IMPROVEMENTS TO LOT SHOWN HEREON.
6. ANY POINT NOTED AS "CONTROL CORNER" SHALL NOT BE DEEMED ANY MORE OR LESS RELIABLE THAN ANY OTHER POINT SHOWN HEREON.
6. NO NOS MONUMENTATION LOCATED WITHIN 2000 FEET OF THIS SITE.
7. PROPERTY ADDRESS: 157 PINELAND CIRCLE.
8. EXEMPT FROM STORMWATER CONTROL REQUIREMENTS / LOT SIZE LESS THAN 0.3 ACRE AND SUBDIVISION DOES NOT EXCEED 2 LOTS.
9. EXEMPT FROM TREE CONSERVATION ORDINANCE / LOT SIZE LESS THAN 2 ACRES AND ZONED R-10.



PERIMETRY CALCULATIONS FOR INITIAL STATUS PER SECTION 40-3032.0

LOT	EXISTING SINGLE FAMILY (FT <sup>2</sup> ) (ORIGINAL USE)	NON-SINGLE FAMILY / VACANT (FT <sup>2</sup> ) (CURRENT USE)
LOT 23	99.96 <sup>2</sup> (2 UNITS)	193.82 <sup>2</sup> (RENTAL UNIT)
LOT 21	200.12 <sup>2</sup>	100.13 <sup>2</sup> (TOWNHOUSE ASSOCIATION)
TOTAL	300.10 <sup>2</sup>	293.95 <sup>2</sup>

TOTAL PERIMETRY = 600.05'  
 % EXISTING SINGLE FAMILY = 50.01% (LESS THAN 55% PERIMETRY)  
 % NON-SINGLE FAMIL/VACANT = 49.99%

LEGEND:

- TOWN FOUND
- IRON SET
- ⊕ MANHOLE
- ⊥ WATER METER
- SEWER CLEAN OUT
- LIGHT POLE
- POWER POLE
- ⊛ (CIRCLES WITH 'X') OVERSIZED (HOLD OVER) (PROPOSED)
- △ WATER VALVE
- ⊖ FINE MOUNTAIN
- ⊖ PROPOSED WATER METER
- PROPOSED SEWER CLEAN OUT
- ⊖ FIELD LOCATED TREE

**SULLIVAN SURVEYING**  
 1143-D EXECUTIVE CIRCLE CARY, NC 27511  
 (919) 469-4738 FAX: (919) 469-8447

**OWNER(S):**  
 JEROME & NANCY GOLDBERGER  
 8701 O NEAL ROAD  
 RALEIGH, NC 27613  
 DB 10171 PAGE 2524  
 email: jgoldberger@sullivannc.com

**CITY OF RALEIGH**  
 MAKE COUNTY  
 SCALE: 1" = 30'  
 DRAWN BY: FEW2  
 SURVEYED BY: JDM/WCM  
 05 MAY, 2007  
 JOB # 4...75.02

**FILE # 12450271.005824.2222SHE (CADD) 2/23/2017 SITE PLAN**

**REFERENCES:**  
 BM 1942 Pg 62  
 DB 10171 Pg 2524  
 DB 10569 Pg 366

**LEGEND:**  
 ● TOWN FOUND  
 ○ IRON SET  
 ⊕ MANHOLE  
 ⊥ WATER METER  
 ○ SEWER CLEAN OUT  
 ○ LIGHT POLE  
 ○ POWER POLE  
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**LOT 21**  
 OWNED BY: SAMUEL WILLIAMSON  
 DB 2400 Pg 79 (R10 ZONING)

**LOT 22**  
 PROPOSED  
 OWNED BY: JEROME & NANCY GOLDBERGER  
 DB 1007 Pg 22 (R10 ZONING)

**LOT 23**  
 OWNED BY: REBECCA GOLDBERGER  
 DB 10569 Pg 366 (R10 ZONING)

**LOT 27**  
 OWNED BY: BLEEKER COURT  
 DB 1590 Pg 1087 (R10 ZONING)

**LOT 28**  
 OWNED BY: PINELAND ENTERPRISES, LLC  
 DB 5179 Pg 90 (R10 ZONING)

**LOT 29**  
 OWNED BY: JOSEPH DOHMAN  
 DB 5407 Pg 290 (R10 ZONING)

**COMMON AREA**  
 OWNED BY: POMELL TOWNES HOMEOWNERS ASSOCIATION, INC.  
 DB 11462 Pg 939 (R10 ZONING)

**COMMON AREA**  
 OWNED BY: JACE S. & MARTHA B. BUCHANAN  
 DB 3326 Pg 171  
 DB 1594 Pg 1046 (COMMERCIAL ZONING)

**BLANKET BASED ON DB 1942 Pg 62 AND MONUMENTATION FOUND**

**SUBDIVISION SITE PLAN:**  
 LOTS 221 & 222  
 JEROME AND NANCY GOLDBERGER SUBDIVISION LOT 22

**CITY OF RALEIGH**  
 MAKE COUNTY  
 SCALE: 1" = 30'  
 DRAWN BY: FEW2  
 SURVEYED BY: JDM/WCM  
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