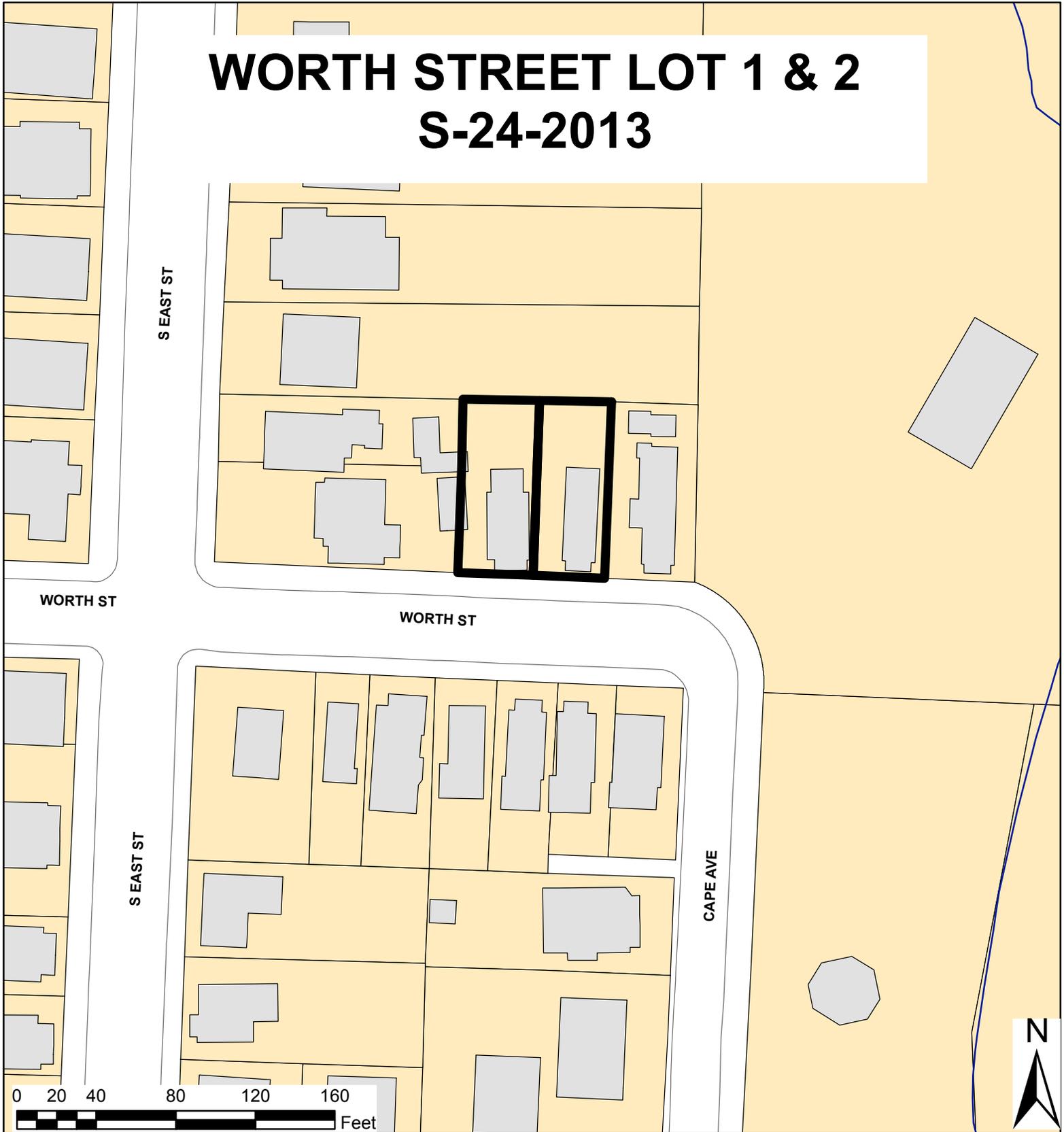


WORTH STREET LOT 1 & 2 S-24-2013



Zoning: **R-20**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.27**

Number of Lots: **2**
Planner: **Stan Wingo**
Phone: **(919) 516-2663**
Applicant Contact: **Turning Point**
Phone: **(919) 781-0234**



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-516-2495
 Fax 919-516-2685

5-24-13

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 367643
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name BARNES PROPERTY

Proposed Use RESIDENTIAL

Property Address(es) 513 & 515 WORTH STEEET, RALEIGH, NC 27601

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1703.52-51-1624	P.I.N. 1703.52-51-1654	P.I.N.	P.I.N.
------------------------	------------------------	--------	--------

What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. NOT AND INFILL SUBDIVISION		
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company WPG PROPERTIES, LLC		
	Name (s) CATHERINE GURLEY		
	Address 403 W. AYCOCK STREET, RALEIGH, NC 27608		
	Phone 917.570.8538	Email cmcgurley@gmail.com	Fax
CONSULTANT (Contact Person for Plans)	Company TURNING POINT SURVEYING, PLLC		
	Name (s) JEFF DAVIS		
	Address 4113 JOHN S RABOTEAU WYND		
	Phone 919-7810234	Email tpsurvey@ncrrbiz.com	Fax 1800-948-0213

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 700 S.F. EACH
Overlay District N/A	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.27 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 700 S.F. EACH
Off street parking Required NO Provided YES	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface 1520 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils N/A Flood Study N/A FEMA Map Panel # N/A

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030 This is a medium density district that permits ten dwellings per acre. THIS DISTRICT PERMITS MULTIFAMILY DWELLINGS ON SINGLE LOTS

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of Open Space (only) lots N/A
2. Total # Of Single Family Lots 2	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units N/A	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 2	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 2UNITS/10PERAC	
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate JEFF DAVIS, PLS to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

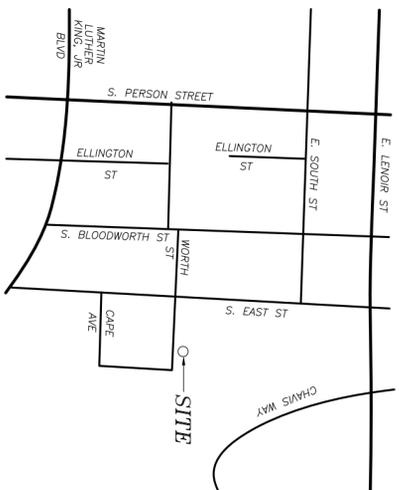
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Catherine Gault for Jeff Davis PLS Date 6.6.13

Signed _____ Date _____

Section B

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>



LEGEND

- SS Service Lines
- Property Line (not surveyed)
- Right-of-Way Line
- Easement Line
- Creek Centerline
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Chain Link Fence
- Welded Wire Fence
- Existing Iron Pipe
- Existing Concrete Monument
- Concrete Monument
- Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- Water Valve
- Water Meter
- Power Box
- Gas Meter
- Handicapped Parking
- Sewer Manhole
- Handwood Tree
- Existing Iron Pipe
- Iron Pipe Set
- Power Pole
- Deed Book
- Page Book
- Book Of Maps
- Volume
- Tax Map
- Parcel
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS

THE POINT EIP FOUND AT THE INTERSECTION OF THE NORTH R/W OF WORTH STREET & EAST R/W OF S. EAST STREET

NOTES:
 TOWNSHIP- RALEIGH
 PIN: 1703.52-51-1624
 PIN: 1703.52-51-1654
 ZONING: R-20
 INSIDE CITY LIMITS: YES
 TOTAL ACRES: 0.15 ACRES
 TOTAL # OF LOTS: 2
 THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.
 SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720170300L, EFFECTIVE MAY 2, 2006
 METHOD OF COMPUTATION IS COORDINATE COMPUTATION
 NO ORIGINAL ADDRESSES WILL BE AFFECTED
 NOR CHANGED AS A RESULT OF THIS RECORDING.
 REFERENCE:
 D/B 12544, PG 1398

WORTH STREET INELL CALCULATION FOR ACRESAGE & STREET FRONTAGE

PARCEL ACRES	STREET FRONTAGE
0.782	50.00
1.550	30.00
1.520	30.00
0.499	31.00
0.643	173.00
0.647	34.00
MEDIAN	0.09
80%MEDIAN	0.07
	26.00

I, Jeffrey H. Davis, PLS., certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____; Page _____; that this map was prepared in accordance with G.S. 47-30 amended.
 Witness my original signature, registration number and seal this 17TH day of JUNE 2013.
 Signed _____
 Seal _____
 Date _____

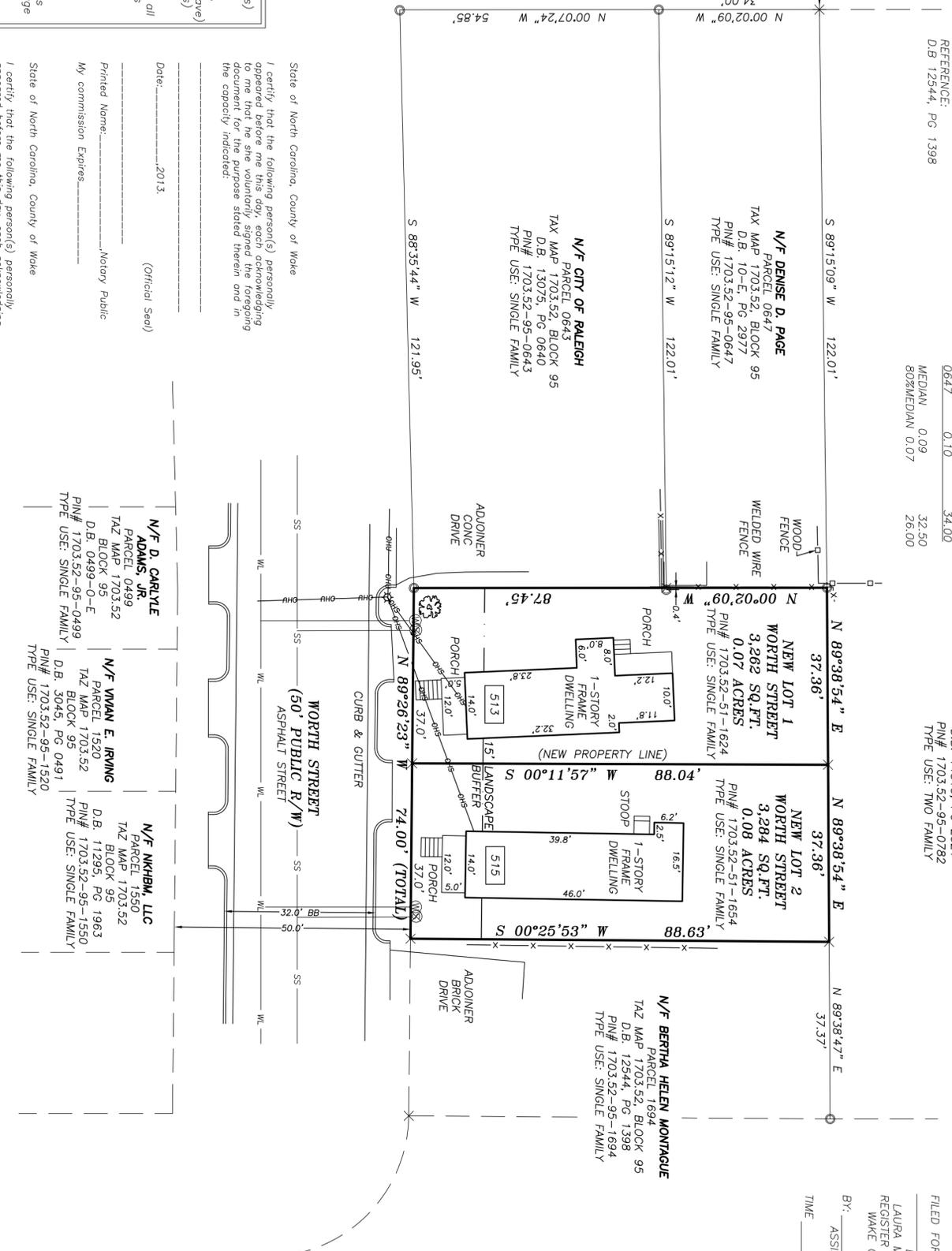
I, the undersigned Planning Director of the City of Raleigh, do hereby certify that the City of Raleigh, as provided by its City Code on the day of _____ in the year _____, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown thereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the description and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

 Planning Director
 Date _____

This survey creates a subdivision of land within the area of _____ and _____ that those on ordinance that regulates parcels of land.

 Registered Land Surveyor
 This parcel is located in the _____ RALEIGH _____ Planning Jurisdiction.

FILED FOR REGISTRATION
 DATE _____
 LAURA M. RIDDICK
 REGISTER OF DEEDS
 WAKE COUNTY
 BY: _____
 ASSISTANT DEPUTY
 TIME _____

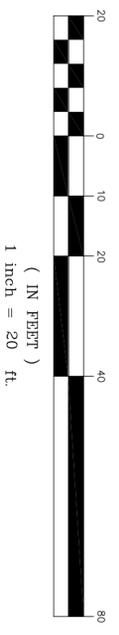


I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
 State of North Carolina, County of Wake
 Date: _____ 2013 (Official Seal)
 Printed Name: _____ Notary Public
 My commission Expires: _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
 State of North Carolina, County of Wake
 Date: _____ 2013 (Official Seal)
 Printed Name: _____ Notary Public
 My commission Expires: _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
 State of North Carolina, County of Wake
 Date: _____ 2013 (Official Seal)
 Printed Name: _____ Notary Public
 My commission Expires: _____

GRAPHIC SCALE



RECORDED IN BOOK OF MAPS _____

PAGE _____ WAKE COUNTY

S-XX-13

REVISIONS

Preliminary Plat
 Not for recordation,
 conveyances, or sales

OWNER:
 WPG PROPERTIES, LLC
 403 W. AYCOCK STREET
 RALEIGH, NC 27608

TURNING POINT SURVEYING PLLC
 4113 JOHN S. RABOTEAU WYND
 RALEIGH, NORTH CAROLINA 27612
 FAX 800-948-0213 PH 919-781-0234
 License No: P-0121

SUBDIVISION MAP
 LOTS 1 & 2
 WORTH STREET
 513 & 515 WORTH STREET
 WAKE COUNTY
 NORTH CAROLINA
 RALEIGH

DATE: 06-17-2013
 DRAWN BY: ARS
 CHK'D. BY: JHD
 JOB NO. C-576
 SCALE: 1" = 20'
 C.N. = 19564
 DWG. NO.
C-576
 SHEET 1 OF 1