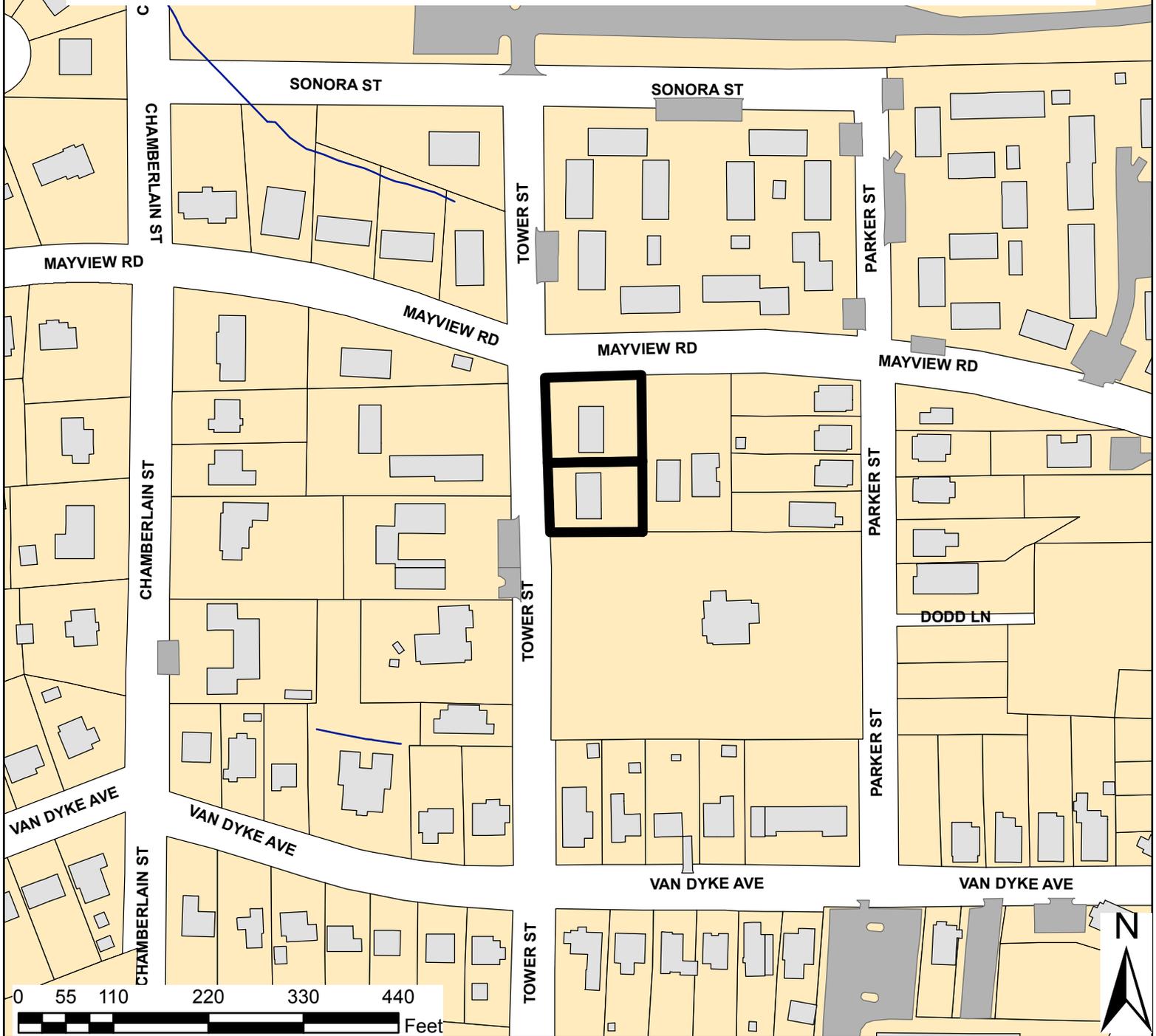


TRACTS 1-3 BLOCK D, DODD LAND S-41-2013



Zoning: **R-10 NCOD SRPOD**
CAC: **Wade**
Drainage Basin: **Beaver-Southwest**
Acreage: **0.46**

Number of Lots: **4**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **Turning Point Survey**
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

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 <i>373492</i>
* May require Planning Commission or City Council Approval		

Section A

S-41-13

GENERAL INFORMATION

Development Name TRACTS 1-3, BLOCK D, DODD LAND

Proposed Use RESIDENTIAL

Property Address(es) 920, 922 & 924 TOWER STREET

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

P.I.N. 0794.12-95-8107 P.I.N. 0794.12-95-8008 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. 66% of Perimeter is mixed use, not an RESIDENTIAL infill subdivision, and does not involve a use listed in 10-2132.2(b)
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
	Name (s) Adryon Clay
	Address 418 S. Boylan Avenue, Raleigh, NC 27603
	Phone 919-961-6032 Email adryonclay@gmail.com Fax
CONSULTANT (Contact Person for Plans)	Company TURNING POINT SURVEYING, PLLC
	Name (s) JEFF DAVIS
	Address 4113 JOHN S RABOTEAU WYND
	Phone 919-781-0234 Email tpsurvey@ncrbiz.com Fax 1800-948-0213

*Map-0794.12 AC 0.46 CAC Wade
 Drainage - Beaver SW Overlay NCOD oberlin & SRPOD R-10*

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)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District Oberlin Village NCOD	Proposed Building(s) sq. ft. gross
Total Site Acres 0.46 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-55-13	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface N/A acres/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 Flood Study FEMA Map Panel #

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 high density district that permits ten dwellings per acre. and the development is consistent with the planned density for this District. The Comprehensive Plan also encourages the development of vacant lots that have historically been difficult to develop (Policy LU 8.11), the infill of development on vacant land (Policy LU 8.11). and the preservation of Oberlin Village's residential land Uses for single-family houses (Policy AP-WO 11). This plan will take two vacant lots which are each large enough for duplex development and transform them into four single family lots.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots 0 Detached Attached	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 4	12. Total number of all lots 4
3. Total # Of Apartment Or Condominium Units 0	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 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 4	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 4	
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.

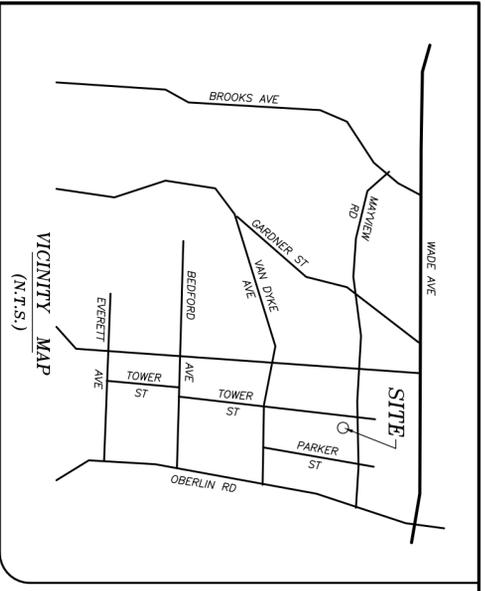
I hereby designate Jeff Davis, PLS (Turning Point Surveying, PLLC) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Odyssey Clay Date 8.27.13
 Signed _____ Date _____

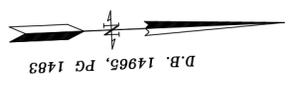
Section B

	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 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"/>		
d) Proposed Grading and Stormwater Plan	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input 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"/>		<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 checked="" type="checkbox"/>	<input 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
- Wood Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- Proposed Sewer Clean Out
- Water Valve
- Proposed Water Meter
- Water Meter
- Power Box
- Gas Meter
- Sewer Manhole
- Pine Tree
- Hardwood Tree
- Existing Iron Pipe
- Iron Pipe Set
- Power Pole
- Deed Book
- Page Book
- BOM - Book Of Maps
- VOL - Volume
- TM - Tax Map
- PAR - Parcel
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS



FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: ASSISTANT DEPUTY
TIME

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

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

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 _____ day of MARCH 2013.
Signed _____
Seal

REFERENCE:
D.B. 14965, PG 1483
BOM 1924, PG 068

"This certifies and warrants that the undersigned is (are) the sole owner(s) of the property shown on this map or plat and any accompanying sheets subject to the exceptions on record, having acquired the property in fee simple by deed(s) recorded in the office of the Register of Deeds of Wake County, North Carolina, or otherwise, as shown below and as such, has (have) the right to convey the property in fee simple by, and that the dedicator(s) will warrant and defend the title against the lawful claims of all persons whosoever unless excepted herein and that by submission of this plat or map for approval I (we) do dedicate to the City of Raleigh for public use all streets, easements, rights of way, parks and greenways, (as these interests are defined in the code), and as the same may be shown thereon, for all lawful purposes to which the City may devote or allow the same to be used and upon acceptance thereof in accordance with all City policies, ordinances, regulations or conditions of the City of Raleigh for the benefit of the public, said dedication shall be irrevocable; provided, any dedication or easement, or system the size one or more acres of the land of the dedicator hereon, for their use and benefit subject to conditions of subscriptions (B), (C), (D) and (F) of section 1 and section 4 of the "City Storm Drainage Policy," (resolution 1970-742 as the same may be from time to time amended).

Book No. _____
Page No. _____
Signature(s) of property owner(s): _____

RECORDED IN BOOK OF MAPS _____

PAGE _____, WAKE COUNTY

N/F GARY C. & NANCY M. ROOTH
LOT 1, R.K. EAKY PROPERTY
D.B. 4297, PG 0253
PIN# 0794.12-95-6366
TYPE USE: SINGLE FAMILY

N/F DAVID FONTANE
PART OF LOT 16
FOREST HILLS EXTENDED
BOM 1942, PG 094
D.B. 13222, PG 0643
PIN# 0794.12-95-5234
TYPE USE: SINGLE FAMILY

N/F ADRYON CLAY
PART OF LOT 16
FOREST HILLS EXTENDED
BOM 1942, PG 094
D.B. 14965, PG 1483
PIN# 0794.12-95-5184
TYPE USE: GARDEN APARTMENTS

NOTES:
TOWNSHIP: RALEIGH
PIN: 0794.12-95-8107
ZONING: R-10 W/NEIGHBORHOOD OVERLAY DISTRICT
INSIDE CITY LIMITS: YES
TOTAL ACRES: 0.46 ACRES
TOTAL # OF LOTS: 4
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 37200794001, EFFECTIVE MAY 2, 2006
METHOD OF COMPUTATION IS COORDINATE COMPUTATION

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:
Date: _____ 2013.
(Official Seal)

Printed Name: _____ Notary Public
My commission Expires: _____

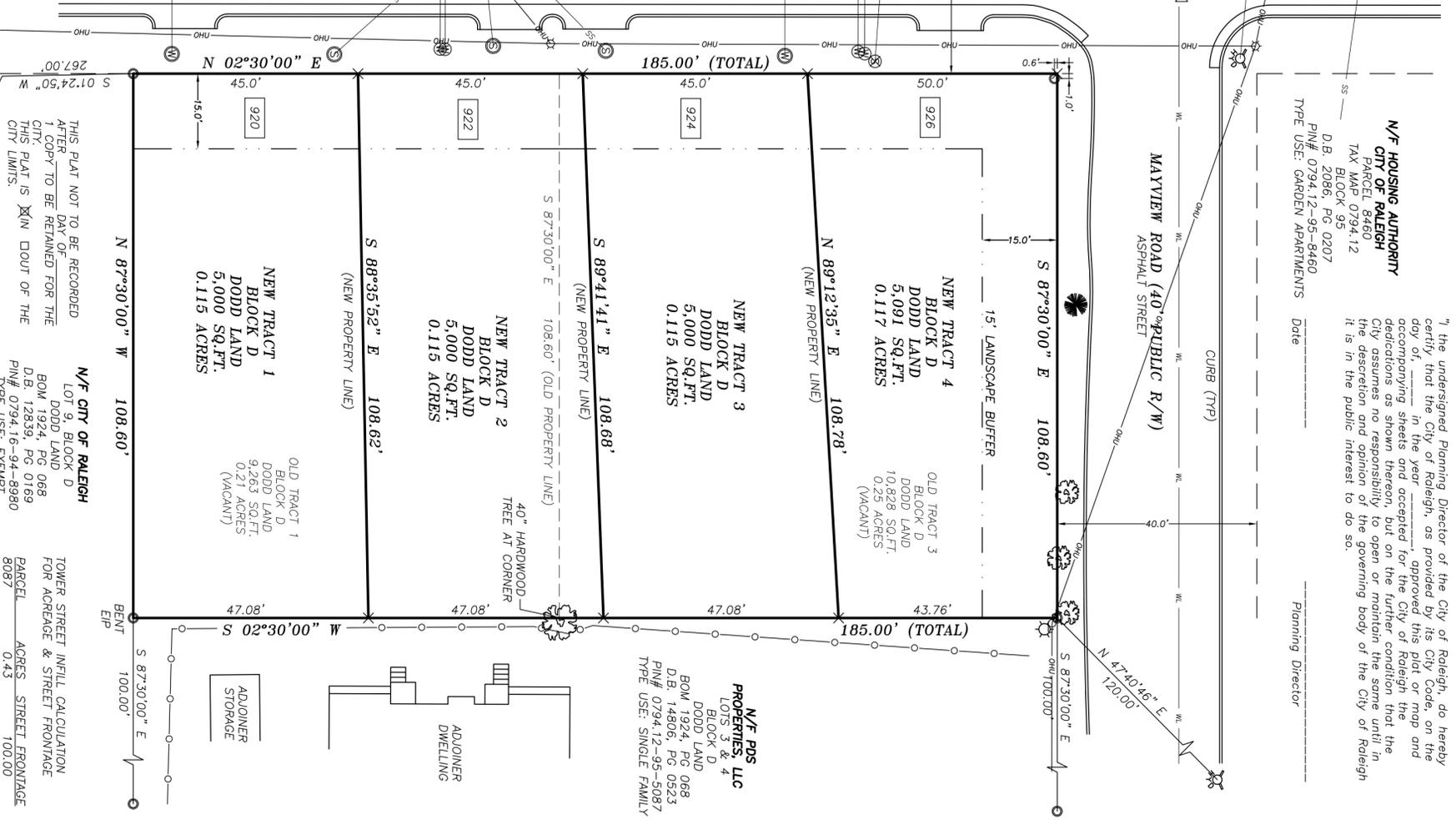
State of North Carolina, County of Wake
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Date: _____ 2013.
(Official Seal)

Printed Name: _____ Notary Public
My commission Expires: _____

N/F NINEONENINE, LLC
LOT 15, FOREST HILLS EXTENDED
BOM 1942, PG 094
D.B. 13257, PG 1687
PIN# 0794.12-95-6004
TYPE USE: TWO FAMILY

N/F HOUSING AUTHORITY
CITY OF RALEIGH
PARCEL 8460
TAX MAP 0794.12
BLOCK 95
D.B. 2086, PG 0207
PIN# 0794.12-95-8460
TYPE USE: GARDEN APARTMENTS

TOWER STREET (50' PUBLIC R/W)
ASPHALT STREET



N/F CITY OF RALEIGH
LOT 9, BLOCK D
DODD LAND
BOM 1924, PG 068
D.B. 12839, PG 0169
PIN# 0794.16-94-8980
TYPE USE: EXEMPT

GRAPHIC SCALE
1 inch = 20 ft.



TOWER STREET INT'L CALCULATION FOR ACADAGE & STREET FRONTAGE

PARCEL	ACRES	STREET FRONTAGE
808	0.45	100.00
890	0.97	240.00
504	0.34	121.00
518	0.68	150.00
525	0.32	239.00
536	0.22	212.00
8460	2.15	1248.00
		212.00
		169.80

<p>DATE: 03-29-2013 DRAWN BY: ARS CHK'D. BY: JHD JOB NO. C-569 SCALE: 1" = 20' C.N. = 19216 DWG. NO.</p>	<p>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</p>	<p>OWNER: ADRYON CLAY 416 S. BOYLAN AVENUE RALEIGH, NC 27603-1955</p>
<p>SUBDIVISION MAP TRACTS 1 & 3, BLOCK D DODD LAND 920, 922 & 924 TOWER STREET WAKE COUNTY RALEIGH NORTH CAROLINA</p>	<p>C-569 SHEET 2 OF 2</p>	<p>Preliminary Plat Not for recordation, conveyances, or sales</p>