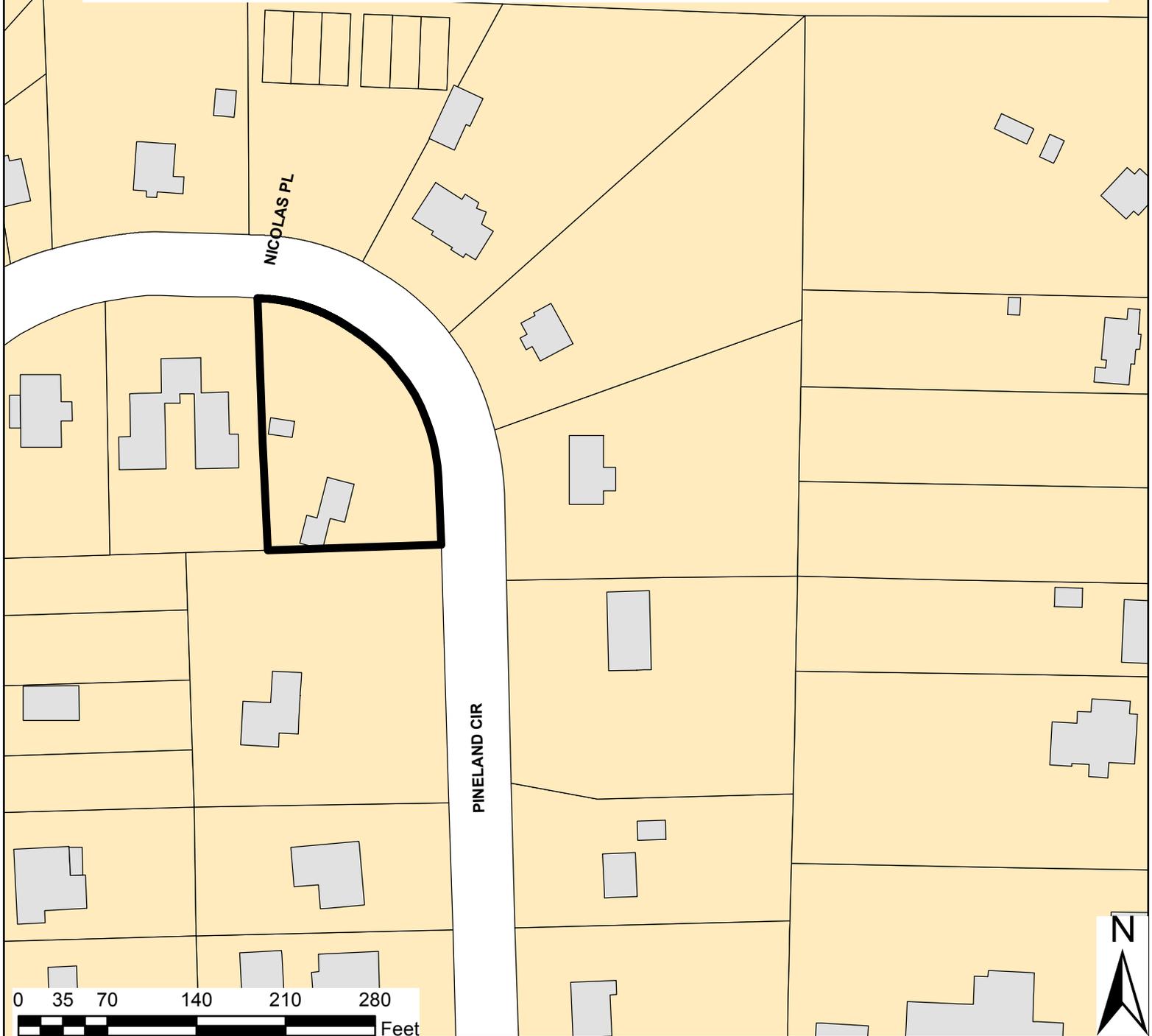


POWELL PROPERTY LOTS 1 & 2

S-1-2014



Zoning: **R-10 CU SRPOD**
CAC: **West**
Drainage
Basin: **Bushy Branch**
Acreage: **0.55**

Number of Lots: **2**
Planner: **Stan Wingo**
Phone: **(919) 996-2663**
Applicant Contact: **Marvin O. Powell**
Phone: **(919) 795-0918**



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 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 <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"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>387102</i> Assigned Project Coordinator <i>Shanika</i> Assigned Team Leader <i>Wingo</i> <i>5-1-2014</i>
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Lots 1 & 2, Powell Property**

Proposed Use **Residential**

Property Address(es) **125 Pineland Circle, Raleigh, NC 27606**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **0055492**

P.I.N. Recorded Deed
0784.19-62-1018

P.I.N. Recorded Deed
DB 8599-2154

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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 not requiring Planning Commission or City Council approval.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)

Company

Name (s) **Marvin O'Hara Powell**

Address **125 Pineland Circle, Raleigh, NC 27606**

Phone **919-795-0918**

Email **oneturf@yahoo.com**

Fax

CONSULTANT (Contact Person for Plans)

Company **Turning Point Surveying**

Name (s) **Jeff Davis PLS**

Address **4113 John S. Raboteau Wynd, Raleigh, NC 27612**

Phone **919-781-0234**

Email **tpsurvey@ncrbiz.com**

Fax **800-948-0213**

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) NOT SURE
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross NOT SURE
Overlay District RA	Proposed Building(s) sq. ft. gross NOT SURE
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) NOT SURE
Off street parking Required Provided	Proposed height of building(s) NOT SURE
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) NOT SURE
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 5,035	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet NOT SURE	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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units N/A	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots N/A	b) Total number of Single Family Lots
6. Total Number of Hotel Units N/A	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 1	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 10	f) Total Number of Phases
10. Total number of Open Space (only) lots N/A	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)

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 Marvin O'Hara Powell Date _____

Signed 01/15/14 Date _____

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

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 RA	Proposed Building(s) sq. ft. gross
Total Site Acres 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-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet 5,035	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
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4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
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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 Marvin O'Hara Powell Date _____
 Signed 01/15/14 Date _____

	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 or Subdivision 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 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"/>
i) Transportation Plan	<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"/>		<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 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"/>



VICINITY MAP
(N.T.S.)

LEGEND

- SS --- SS Service Lines
- Property Line
- Property Line (not surveyed)
- Right-of-Way Line
- Easement Line
- Creek Centerline
- WL --- Water Line
- SS --- Sanitary Sewer
- OHU --- Overhead Utility
- OHS --- Overhead Service
- Chain Link Fence
- Welded Wire Fence

- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- ✕ Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Power Box
- Prop Sewer Clean Out
- Sewer Clean Out
- Prop Water Meter
- Water Meter
- Water Valve
- Sewer Manhole
- Proposed Tree

- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- PP - Power Pole
- DB - Deed Book
- PG - Page
- BOM - Book Of Maps
- VOL - Volume
- TM - Tax Map
- PAR - Parcel
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS

NOTES:

TOWNSHIP: RALEIGH
 PIN: 0784.19-62-1018
 ZONING: R-10
 INSIDE CITY LIMITS: YES
 TOTAL ACRES: 0.55 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 3720078400J, EFFECTIVE MAY 2, 2006

METHOD OF COMPUTATION IS COORDINATE COMPUTATION

REFERENCE: D.B. 8599, PG 2154 BOM 1942, PG 062

THIS PLAT NOT TO BE RECORDED AFTER _____ DAY OF _____ 1 COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN OUT OF THE CITY LIMITS.

a. 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, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County, do hereby certify that this map or plat meets all the statutory requirements for recording, and 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 discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so.

Planning Director / Wake County Review Officer.

FILED FOR REGISTRATION

DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: ASSISTANT DEPUTY

TIME

POWELL PROPERTY INFILL CALCULATION FOR ACREAGE & STREET FRONTAGE

PARCEL	ACRES	STREET FRONTAGE
1099	0.91	200.00
3075	0.86	125.00
3241	1.01	86.00
2340	0.96	86.00
1312	0.65	92.00
9353	0.73	160.00
9098	0.54	120.00
MEDIAN	0.86	120.00
80%MEDIAN	0.69	96.20

PIN# 1703.52-51-1624
TYPE USE: SINGLE FAMILY

PINELAND CIRCLE
(50' PUBLIC R/W)
ASPHALT STREET

N/F JEANE TUCKER
LOT 11 & 1/2 LOT 12
WESTERN PARK
D.B. 2951, PG 420
PIN# 0784.19-52-9353
TYPE USE: SINGLE FAMILY

N/F NICOLAS PLACE
TOWNHOMES HOMEOWNERS
ASSOCIATION, INC.
LOT 7
COMMON OPEN SPACE
NICOLAS PLACE
D.B. 15523, PG 2314
PIN# 0784.19-62-1312
TYPE USE: VACANT

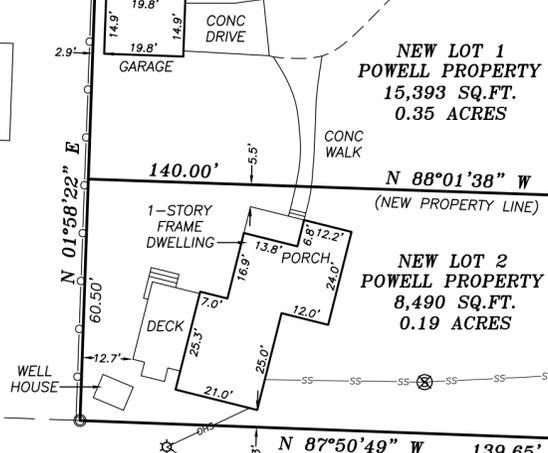
N/F HECHMI HAMOUDA
HINDA ZONE HAMOUDA
LOT 9
WESTERN PARK
D.B. 14271, PG 1221
PIN# 0784.19-62-2340
TYPE USE: TWO FAMILY

N/F HECHMI HAMOUDA
HINDA ZONE HAMOUDA
LOT 8
WESTERN PARK
D.B. 14271, PG 1221
PIN# 0784.19-62-3241
TYPE USE: SINGLE FAMILY

N/F JANE H. HUNT
LOT 7 & PART OF 6
WESTERN PARK
D.B. 11-E-640
PIN# 0784.19-62-3075
TYPE USE: SINGLE FAMILY

N/F BENJAMIN
C. DAWKINS
LOT 25
WESTERN PARK
D.B. 10638, PG 2317
PIN# 0784.19-52-9098
TYPE USE: SINGLE FAMILY

200.50' (TOTAL)
140.00'
60.50'



N/F PINELAND
ENTERPRISES, LLC
LOTS 27 & 28
WESTERN PARK
D.B. 9179, PG 090
PIN# 0784.19-61-1099
TYPE USE: SINGLE FAMILY

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 27TH day of JANUARY 2014.

Signed _____

Seal

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: _____, 2014. (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: _____, 2014. (Official Seal)

Printed Name: _____, Notary Public

My commission Expires _____

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

" 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 whomsoever 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 of easements for storm drainage are not made to the City of Raleigh but are irrevocably made to the subsequent owners of any and all properties shown hereon for their use and benefit subject to conditions of subsections (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 2013 , PAGE 1731 , WAKE COUNTY

REVISIONS

Preliminary Plat
Not for recordation,
conveyances, or sales

OWNER:
MARVIN O HARA POWELL
125 PINELAND CIRCLE
RALEIGH, NC 27606

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
POWELL PROPERTY
125 PINELAND CIRCLE
WAKE COUNTY
NORTH CAROLINA
RALEIGH

DATE: 01-27-2014

DRAWN BY: ARS

CHK'D BY: JHD

JOB NO. C-613

SCALE: 1" = 30'

C.N. = 20484

DWG. NO.

C-613

SHEET 1 OF 1

S-XX-14
TRANS# XXXXXX