

301 POWELL DRIVE SUBDIVISION S-6-2016



0 245 490 Feet

Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Simmons**

Acreage: **0.43**

Number of Lots: **2**

Planner: **Meade Bradshaw**

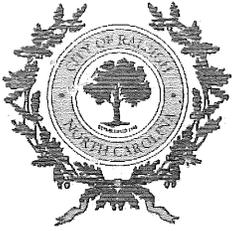
Phone: **(919) 996-2664**

Applicant: **MCGhee Heirs**



602

S-6-16



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

S-6-16

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 459944 Assigned Project Coordinator Chip Shankle Assigned Team Leader Mende Bradshaw
* 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: **301 POWELL DRIVE**

Proposed Use: **RESIDENTIAL**

Property Address(es): **301 POWELL DRIVE RALEIGH NC 27606**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
0784511068			

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. **VALID BY UDO**

PLANNING COMMISSION

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

CLIENT (Owner or Developer)

Company	Name (s)
Address	217 POWELL DR RALEIGH NC 27606
Phone	Email
	Fax

CONSULTANT (Contact Person for Plans)

Company	Name (s)
Address	186 JOHN MITCHELL RD YOUNGSEVILLE NC 27596
Phone	Email
	Fax

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

Zoning Information	Building Information
Zoning District(s) <u>R-10</u>	Proposed building use(s) <u>N/A</u>
If more than one district, provide the acreage of each <u>N/A</u>	Existing Building(s) sq. ft. gross
Overlay District	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 <u>NO</u> Provided <u>N/A</u>	Proposed height of building(s)
COA (Certificate of Appropriateness) case # <u>NA</u>	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- <u>NA</u>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- <u>NA</u>	

Stormwater Information

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <u>N/A</u>	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.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots <u>N/A</u> Detached <u>N/A</u> Attached <u>N/A</u>	11. Total number of all lots <u>2</u>
2. Total # Of Single Family Lots <u>2</u>	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units <u>N/A</u>	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)
4. Total # Of Congregate Care Or Life Care Dwelling Units <u>N/A</u>	
5. Total # Of Mobile Home Lots <u>N/A</u>	
6. Total Number of Hotel Units <u>N/A</u>	
7. Overall Total # Of Dwelling Units (1-6 Above) <u>N/A</u>	
8. Bedroom Units 1br 2br 3br 4br or more <u>N/A</u>	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) <u>N/A</u>	
10. Total number of Open Space (only) lots <u>N/A</u>	

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 TROY A WOODCOCK 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 _____ Date _____

Signed _____ Date _____

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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.

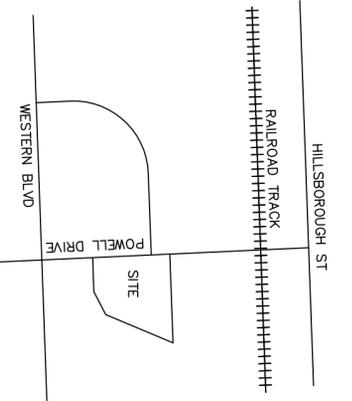
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Yvonne W King Date 1-5-16

Signed [Signature] Date 1-5-16

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"/>		/		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	/		
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"/>				
5. Provide the following plan sheets:	<input 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"/>		/		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<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"/>			/
i) Transportation Plan	<input 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"/>		/		
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"/>		/		
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"/>				
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"/>				
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"/>			/
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"/>			/

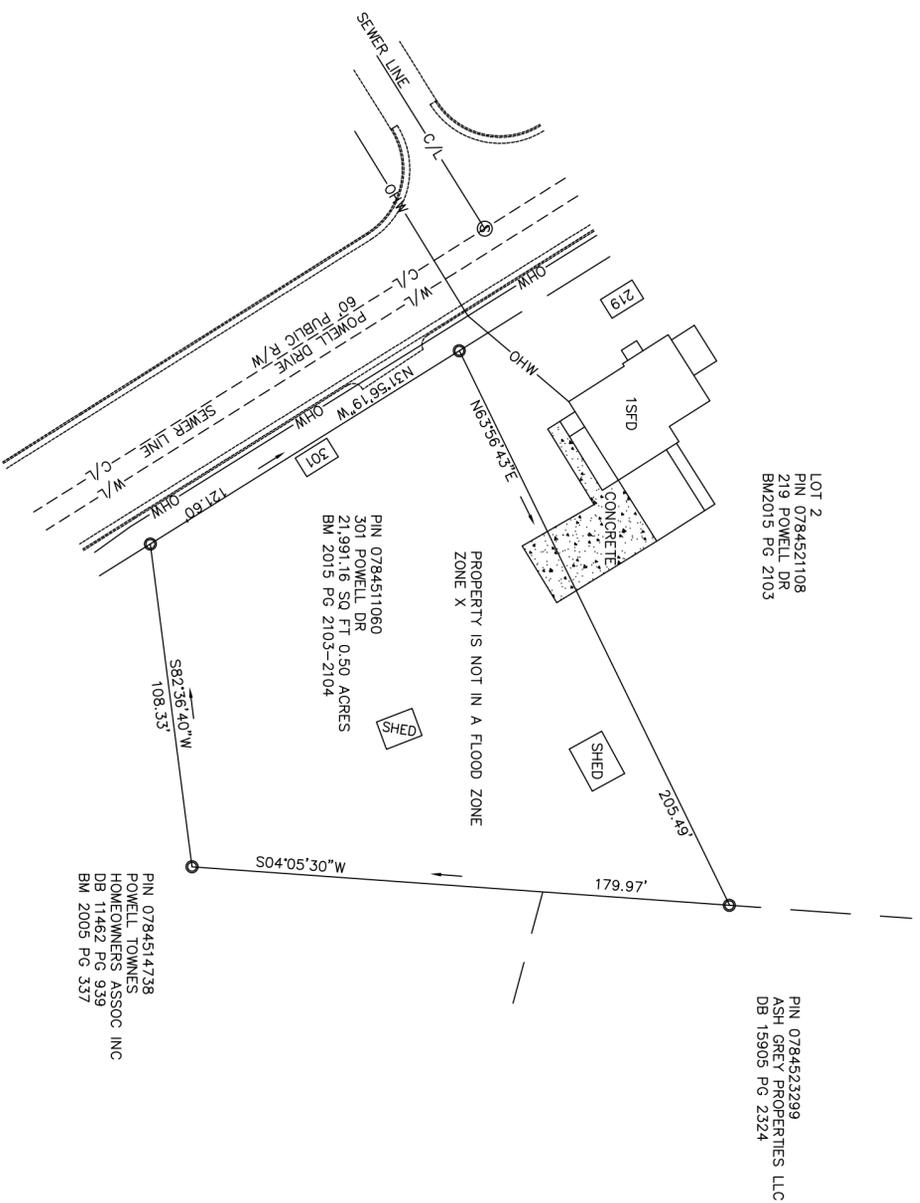


VICINITY MAP

NOT TO SCALE

REFERENCES:

- DB 12477-2276
- DB 12477-2279
- DB 1500-927
- DB 2598-338
- DB 2598-339
- DB 15905-2324
- DB 4477-153



LOT 2
PIN 0784521108
219 POWELL DR
BM2015 PG 2103

PIN 0784523299
ASH GREY PROPERTIES LLC
DB 15905 PG 2324

PIN 0784511060
301 POWELL DR
21,991.16 SQ FT 0.50 ACRES
BM 2015 PG 2103-2104

PIN 0784514738
POWELL TOWNES
HOMEOWNERS ASSOC INC
DB 11462 PG 939
BM 2005 PG 337

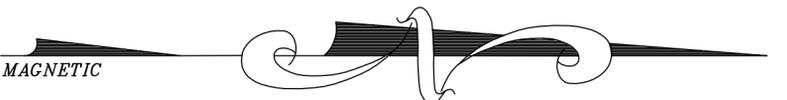
IN PROGRESS PRINT ONLY
PRELIMINARY
THIS PLAT IS NOT FOR SALES OR CONVEYANCES
IN PROGRESS PRINT ONLY

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

- OWNERS:
- DONNA MCGHEE
219 POWELL DRIVE
RALEIGH, NC 27606
 - RICHARD WILEY MCGHEE AND WIFE NANCY ROLLINS MCGHEE
3076 QUAIL DRIVE
NEWTON, NC 28658
 - YVONNE WILDER KING AND ROBERT BRUCE KING III
104 TRAILING OAK
CARY, NC 27513
 - YVETTE WILDER RICH AND JOEL DAVID RICH
195 RIVERWOOD DRIVE
FUQUAY VARINA, NC 27526



LEGEND

- IRP - EXISTING IRON PIPE FOUND
- IRP - EXISTING IRON ROD FOUND
- C/W - EXISTING CONCRETE MONUMENT
- C/W - EXISTING SET
- NPS - RAILROAD SPIKE
- RRS - RAILROAD SPIKE
- PP - POWER POLE
- LP - LIGHT PILE
- PB - POWER BOX
- TB - TELEPHONE BOX
- MH - MANHOLE (SANITARY)
- MH - MANHOLE (DRAINAGE)
- DHW - OVERHEAD WIRES
- C-I - CURB INLET
- C-B - CATCH BASIN
- T-I - TARD INLET
- B/C - BACK OF CURB
- B/P - BEND POINT
- BK - BOOK OF MAPS
- DB - DEED BOOK
- E - CENTERLINE
- AKLE - EXISTING AXLE
- R/W - RIGHT-OF-WAY
- ADDRESSES

SHEET 2 OF 3

SUBDIVISION
EXISTING LOT
301 POWELL DRIVE

TROY A WOODCOCK PLS LAND SURVEYING
186 JOHN MITCHELL RD
YOUNGVILLE, NC 27596

DATE JAN 18, 2016
RALEIGH TOWNSHIP WAKE COUNTY NORTH CAROLINA

