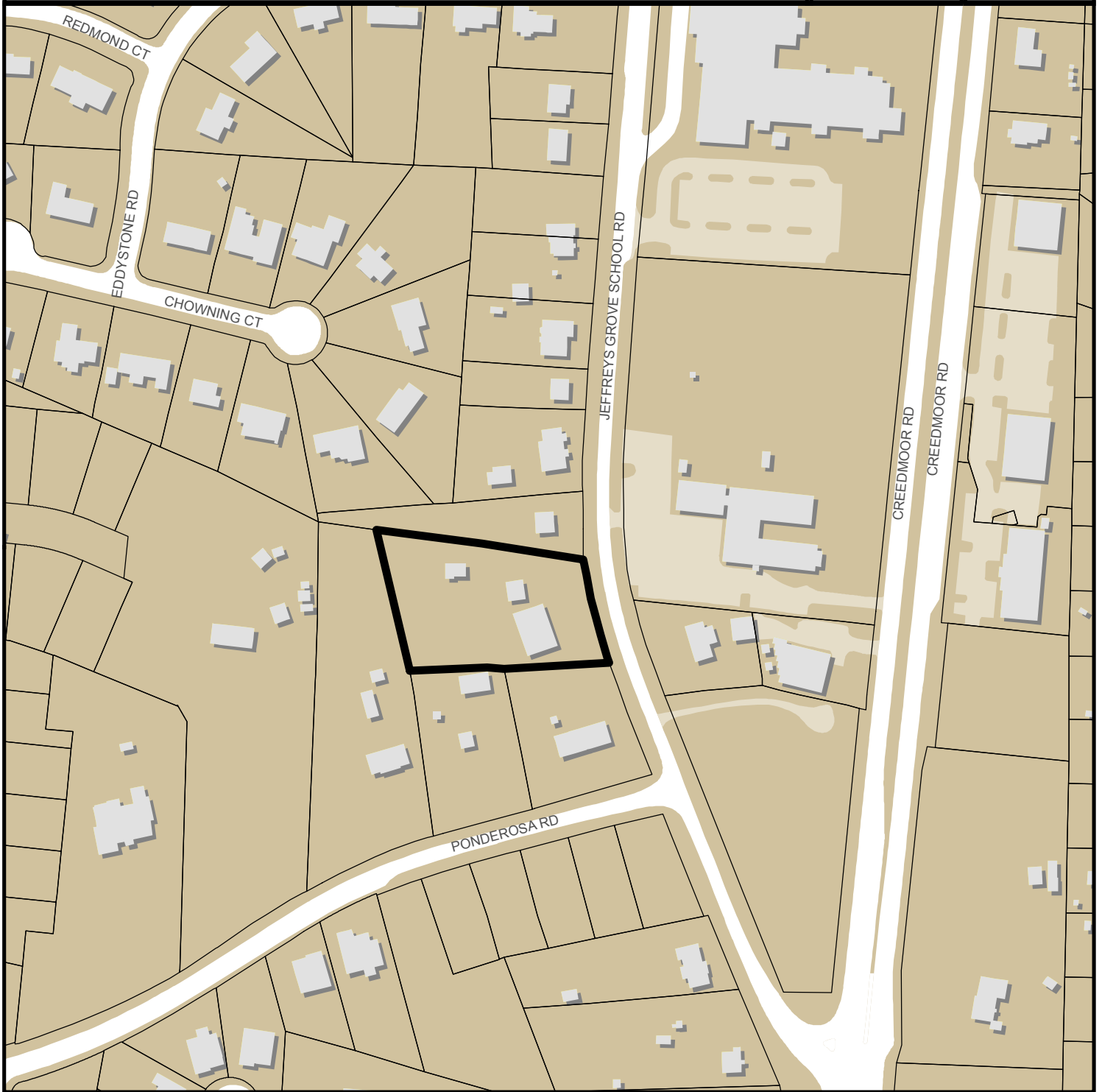


# GOWER SUBDIVISION S-11-2017



0 300 600 Feet

Zoning: **R-4**  
CAC: **Northwest**  
Drainage Basin: **Mine**  
Acreage: **1.25**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Gower Construction  
Co**  
Phone: **(919) 669-9556**



# Preliminary Subdivision Plan Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction # <b>502920</b>		Project Coordinator		Team Leader <b>Lobo</b>	
<b>PRELIMINARY APPROVALS</b>					
<b>5-11-17</b>					
<input type="checkbox"/> Subdivision *		<input checked="" type="checkbox"/> Conventional Subdivision		<input type="checkbox"/> Compact Development	
<input type="checkbox"/> Conservative Subdivision					
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District					
If your project has been through the Due Diligence process, provide the transaction #:					
<b>GENERAL INFORMATION</b>					
Development Name <b>Property of Jerry &amp; Joann Gower</b>					
Proposed Use <b>SINGLE FAMILY RESIDENTIAL</b>					
Property Address(es) <b>6015 Jeffress Grove School Rd.</b>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <b>0797-40-0153</b>		PIN Recorded Deed		PIN Recorded Deed	
What is your project type?					
<input checked="" type="checkbox"/> Single family		<input type="checkbox"/> Townhouse		<input type="checkbox"/> Subdivision in a non-residential zoning district	
<input type="checkbox"/> Other (describe):					
<b>OWNER/DEVELOPER INFORMATION</b>					
Company Name <b>GOWER CONSTRUCTION</b>			Owner/Developer Name <b>JERRY GOWER</b>		
Address <b>7324 SIEMANS RD. WENDELL, NC 27591-8315</b>					
Phone <b>919-669-9556</b>		Email <b>gowerconst.jerry@yahoo.com</b>		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <b>John S. Collier, PLS</b>			Contact Name <b>John S. Collier</b>		
Address <b>3407 BAUGH ST. RALEIGH, N.C. 27604</b>					
Phone <b>919-876-8727</b>		Email <b>Johnscollier175@gmail.com</b>		Fax	

GENERAL REQUIREMENTS	TO BE COMPLETED BY APPLICANT		OFFICE USE ONLY		
	YES	N/A	YES	NO	N/A
1. Applicant must contact a Planner to determine if a Pre-Application Conference is required prior to application submittal	<input checked="" type="checkbox"/>				
2. Filing fee for plan review – payments may be made by cash, Visa, Mastercard, or check made payable to the City of Raleigh (no fee for infill recombination)	<input type="checkbox"/>				
3. Preliminary Subdivision Plan Application must be completed and signed by the property owner	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. Applicant must complete and print page 1 and 2 of the Preliminary Subdivision Plan Application to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. I have referenced the Preliminary Subdivision Plan Checklist, and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City	<input checked="" type="checkbox"/>				
6. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet, to include general notes, owner's name, contact's name, phone number, mailing address, email address	<input checked="" type="checkbox"/>				
b) Existing conditions sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Ten (10) sets of proposed plans to engineering scale (1"=20', 1"=100', etc.) and date of preparation. For re-submittals only, include all revision dates.	<input checked="" type="checkbox"/>				
8. Plan size must be <u>18" x 24"</u> or 24" x 36"	<input checked="" type="checkbox"/>				
9. 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"/>				
10. 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"/>				
11. 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"/>				
12. Wake County School form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. 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"/>			

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**

Zoning District(s) R-4

If more than one district, provide the acreage of each:

Overlay District?  Yes  No

Inside City Limits?  Yes  No

CUD (Conditional Use District) Case # Z-

COA (Certificate of Appropriateness) Case #

BOA ( Board of Adjustment) Case # A-

**STORMWATER INFORMATION**

Existing Impervious Surface <u>2,622</u> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

Proposed Impervious Surface <u>UNKNOWN</u> acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--

If in a Flood Hazard Area, provide the following:

Alluvial Soils	Flood Study	FEMA Map Panel #
----------------	-------------	------------------

**NUMBER OF LOTS AND DENSITY**

Total # of Townhouse Lots: Detached <u>0</u>	Attached <u>0</u>
--	-------------------

Total # of Single Family Lots <u>2</u>	Total # of All Lots <u>2</u>
--	------------------------------

Overall Unit(s)/Acre Densities Per Zoning Districts 4

Total # of Open Space and/or Common Area Lots 0

**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 John S. Collier 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.

Jerry Gower  
Signature

2-22-17  
Date

So Ann Green  
Signature

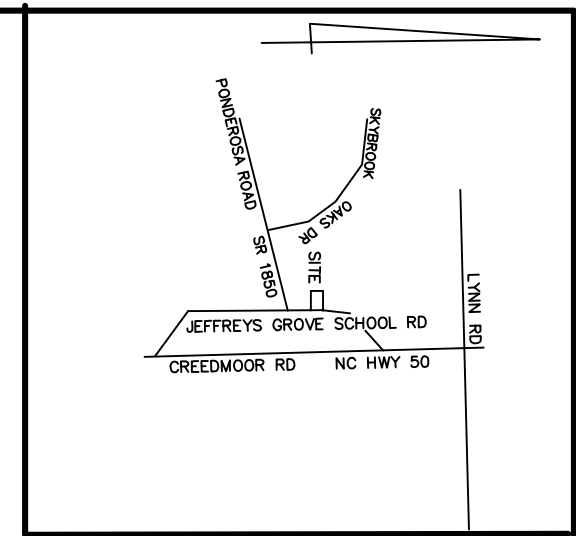
2-22-17  
Date

**LEGEND**

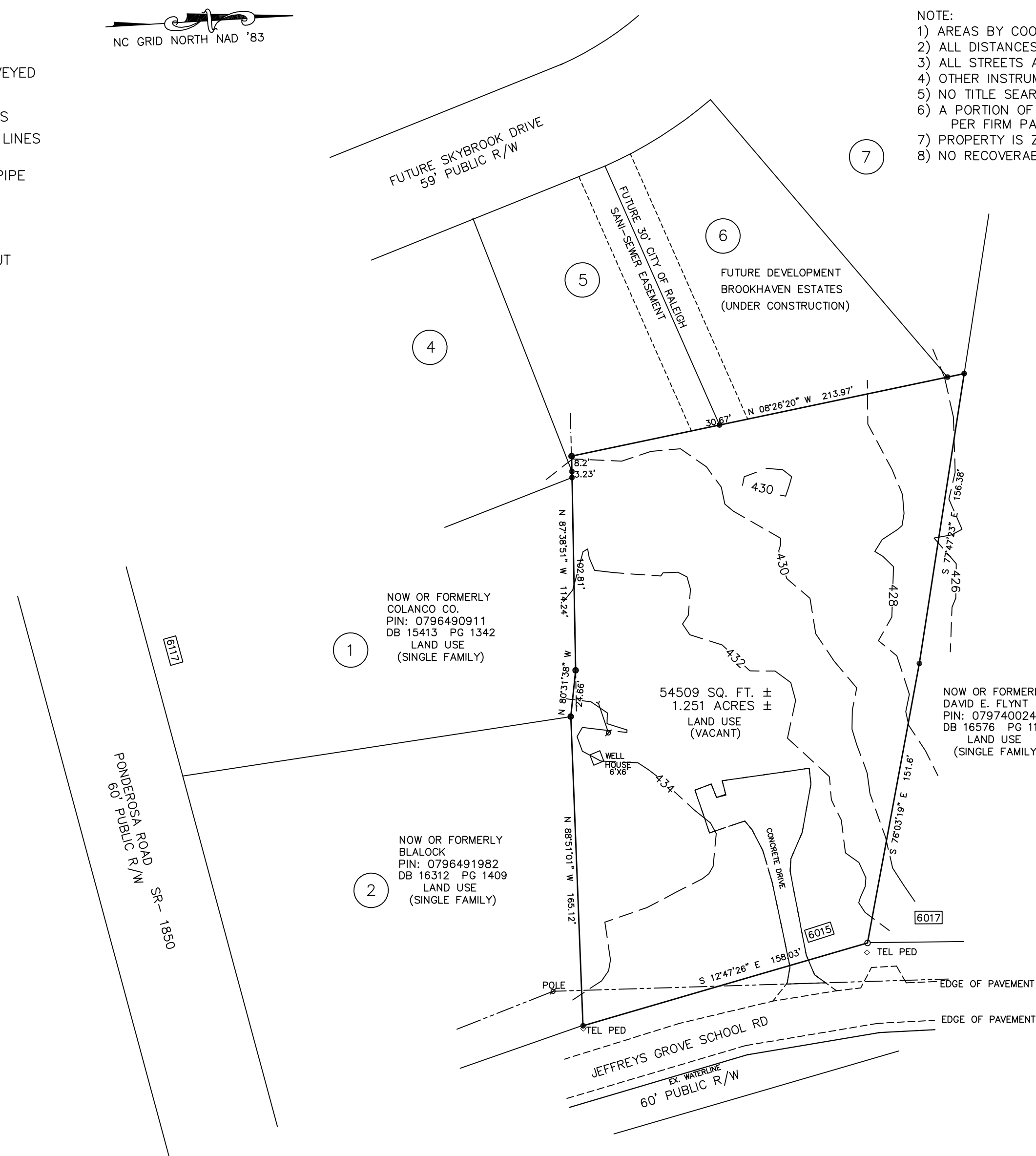
- 6136 ADDRESS
- LINES SURVEYED
- - - LINES NOT SURVEYED
- - - - - FENCE
- - - - - EASEMENTS LINES
- - - - - BLDG. SETBACK LINES
- EXISTING IRON PIPE
- SET IRON PIPE
- WATER METER
- SEWER CLEANOUT



- NOTE:
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
  - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - 3) ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  - 4) OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
  - 5) NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
  - 6) A PORTION OF THE PROPERTY LIES IN A FEMA FLOOD HAZARD AREA PER FIRM PANEL, 3720173200J, DATED 05-02-06.
  - 7) PROPERTY IS ZONED CUD R-6.
  - 8) NO RECOVERABLE NC GRID MONUMENTS WITHIN 2000'.



VICINITY MAP NO SCALE



**SITE DATA:**  
 PIN: 0797-40-0153  
 REID: 0079951  
 ZONED: R-4  
 DB 8691 PG 2332  
 BM 2014 PG 1408

**CURRENT OWNER:**  
 JERRY L. & JOANN W. GOWER  
 7324 SIEMENS RD.  
 WENDELL, NC 27591-8315

**SITE ADDRESS:**  
 6015 JEFFREYS GROVE SCHOOL RD.  
 RALEIGH, NC 27612-2230

**MINIMUM BUILDING SETBACKS**  
 FRONT 20 FT  
 REAR 30 FT  
 SIDE 10 FT

**MINIMUM LOT REQUIREMENTS**  
 AREA : 10,890 SF  
 LOT WIDTH: 65 FT  
 LOT DEPTH: 100 FT

	<p><i>SURVEYED BY</i> JSC/DHS</p> <p><i>DRAWN BY</i> JSC</p> <p><i>CHECKED BY</i> JSC/COFR</p> <p><i>DATE</i> 2-2-17</p>	<p><i>SURVEY BY</i></p> <p><b>JOHN S. COLLIER, PLS L-3879</b>  <b>PROFESSIONAL LAND SURVEYOR</b>  <b>3407 BAUGH ST. RALEIGH, N.C.</b>  <b>919-876-8727</b></p>	<p><i>EXISTING CONDITIONS</i></p> <p><b>PROPERTY OF</b>  <b>JERRY L. &amp; JOANN W. GOWER</b></p>
<p>0'      50'      100'      150'</p>	<p>HOUSE CREEK TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.</p>		

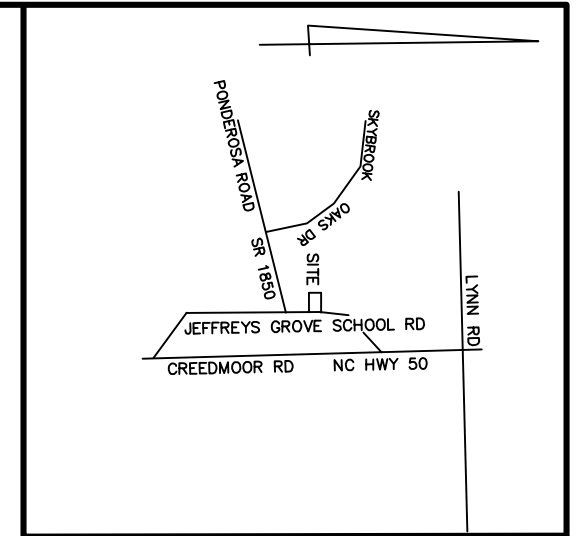
SHEET  
2  
OF  
3

**LEGEND**

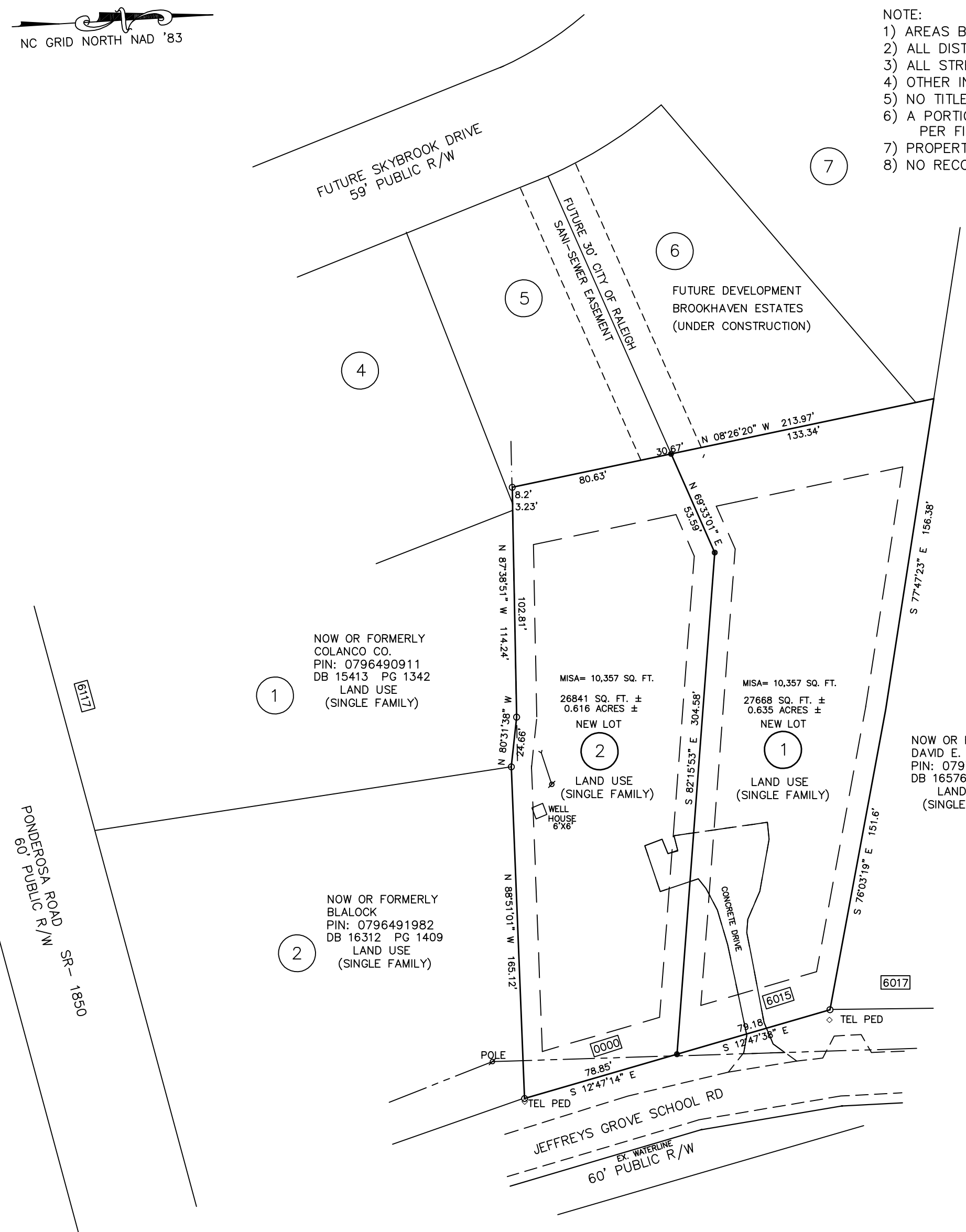
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NC GRID NORTH NAD '83

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VICINITY MAP NO SCALE



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 OR SHE VOLUNTARILY SIGNED THE FORGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED, JERRY L. GOWER & JOANN W. GOWER, OWNER'S.

DATE: \_\_\_\_\_, 2017 (OFFICIAL SEAL)

PRINTED NAME: \_\_\_\_\_, NOTARY PUBLIC.

MY COMMISSION EXPIRES \_\_\_\_\_ DATE

"I, THE UNDERSIGNED PLANNING AND DEVELOPMENT OFFICER OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL 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 FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TOO OPEN OR MAINTAIN THE SAME UNTIL THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

PLANNING AND DEVELOPMENT OFFICER/WAKE COUNTY REVIEW OFFICER

I, JOHN S. COLLIER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED. THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

PROFESSIONAL LAND SURVEYOR (L-3879)

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

FLOOD PLAIN ORDINANCE  
 FIRM PANEL 37201732000J, 5/2/06  
 OTHER \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

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.

EXISTING IMPERVIOUS AREAS  
 EXISTING DRIVE 2586 SQ. FT. ±  
 EXISTING WELL HOUSE 36 SQ. FT. ±  
 TOTAL IMPERVIOUS AREAS= 2622 SF./ 4.8%

TOTAL SITE AREA  
 54509 SQ. FT. ±  
 1.251 ACRES ±

IMPERVIOUS SURFACES CALCULATIONS  
 54,509 SF X .38% = 20,713 SF  
 20,713 SF./2 = 10,357 SF. PER LOT  
 MAXIMUM ALLOWABLE IMPERVIOUS AREAS  
 R-4, TC-2-16 38%

SITE DATA:  
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 ZONED: R-4  
 DB 8691 PG 2332  
 BM 2014 PG 1408

MINIMUM BUILDING SETBACKS  
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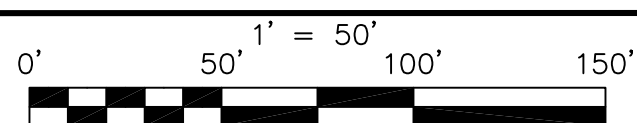
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 RALEIGH, NC 27612-2230

RECORDED IN MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ WAKE COUNTY REGISTER OF DEEDS

<b>REVISIONS</b>		<b>SURVEYED BY</b> JSC/DHS	<b>SURVEY BY</b>  <i>JOHN S. COLLIER, PLS L-3879</i> <b>PROFESSIONAL LAND SURVEYOR</b> <i>3407 BAUGH ST. RALEIGH, N.C.</i> <b>919-876-8727</b>	<b>SUBDIVISION SITE PLAN</b>  <b>PROPERTY OF</b>  <i>JERRY L. &amp; JOANN W. GOWER</i>				
		<b>DRAWN BY</b> JSC		<table border="1" style="border-collapse: collapse;"> <tr> <td style="padding: 2px;">SHEET</td> </tr> <tr> <td style="text-align: center; padding: 2px;">3</td> </tr> <tr> <td style="text-align: center; padding: 2px;">OF</td> </tr> <tr> <td style="text-align: center; padding: 2px;">3</td> </tr> </table>	SHEET	3	OF	3
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		<b>CHECKED BY</b> JSC/COFR						
		<b>DATE</b> 2-2-17						



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