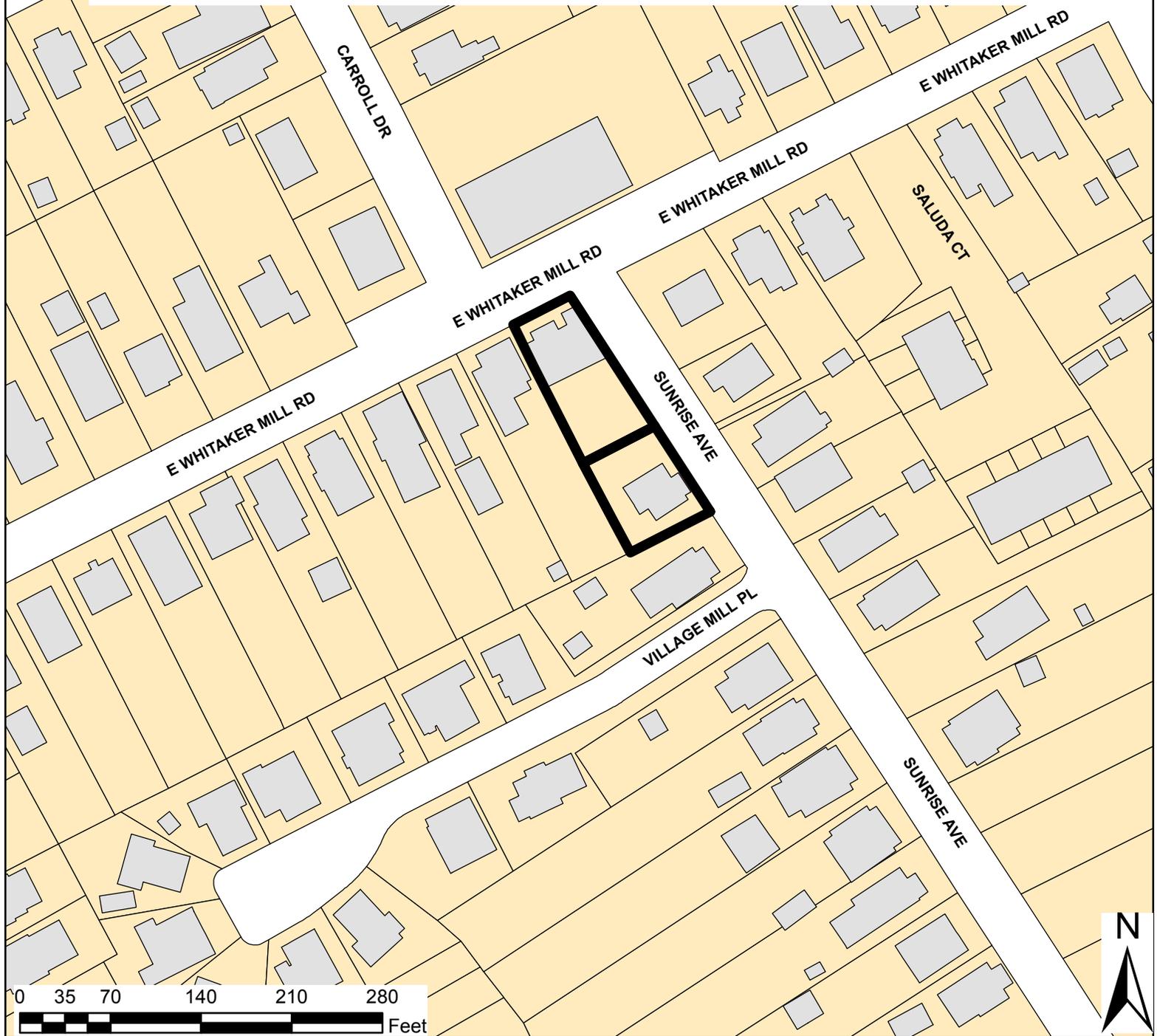


# BARNES PROPERTY SUBDIVISION S-1-2013



Zoning: **R-10, NCOD**  
CAC: **Five Points**  
Drainage Basin: **Pigeon House**  
Acreage: **0.27**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**2**  
**James Marapoti**  
**(919) 996-2642**  
**Turning Point Survey**  
**(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  <div style="font-size: 2em; color: blue;">351775</div>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name BARNES PROPERTY

Proposed Use Residential

Property Address(es) 1629 SUNRISE AVENUE and 124 & 126 E. WHITAKER MILL ROAD

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

P.I.N. 1704.07-78-0569	P.I.N. 1704.07-78-1512	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:

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	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. <b>Not and infill subdivision</b>
<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. <b>N/A</b>
<b>CLIENT (Owner or Developer)</b>	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
<b>CONSULTANT (Contact Person for Plans)</b>	Company Turning Point Surveying, PLLC
	Name (s) Jeff Davis
	Address 4113 John S Raboteau Wynd
	Phone 919-7810234      Email tpsurvey@ncrbiz.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 2500
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) 2500
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 4200 square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	<b>If Yes, please provide</b>
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	<b>If Yes, please answer the questions below:</b>  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.

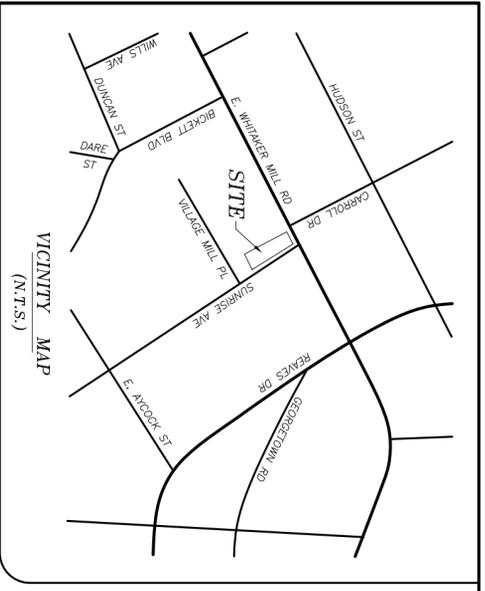
I hereby designate Jeff Davis, PLS (Turning Point Surveying, PLLC) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed W. H. R. Jones Date 12.20.12  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

**Section B**

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Application</b> 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 <b>Preliminary Development Plan Checklist</b> 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 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"/>				
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 type="checkbox"/>	<input checked="" 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"/>
6. 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"/>		<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"/>



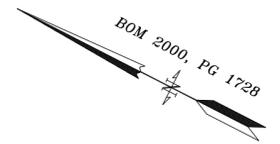
**LEGEND**

- SS Service Lines
- Property Line (not surveyed)
- Right-of-Way Line
- Easement Line
- Creek Centerline
- Water Line
- Sanitary Sewer
- Overhead Utility
- Chain Link Fence
- Wood Fence
- Existing Iron Pipe (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- 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
- Page Of Maps
- Book Of Maps
- Volume
- Tax Map
- Parcel
- Now or Formerly
- N/F - DENOTES ADDRESS

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

BY: ASSISTANT DEPUTY

TIME



THIS PLAT NOT TO BE RECORDED  
 UNLESS A COPY TO BE RETURNED FOR THE  
 CITY LIMITS IS IN OUT OF THE  
 CITY LIMITS.

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 DECEMBER 2012.

Signed \_\_\_\_\_  
 Seal

XXX - DENOTES ADDRESS

"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 dedicatior(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  
 (D), (E), (F) and (G) 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 ALISON DAVIS  
 PARCEL 2562  
 TAX MAP 1704, BLOCK 78  
 D.B. 12743, PG 2411  
 PIN# 1704.07-78-2562  
 TYPE USE: SINGLE FAMILY

N/F ADAM M. WHITESSELL  
 ZOE L. BRON  
 PARCEL 2541  
 TAX MAP 1704, BLOCK 78  
 D.B. 14336, PG 2530  
 PIN# 1704.07-78-2546  
 TYPE USE: SINGLE FAMILY

N/F ELMORE PROPERTIES, LLC  
 PARCEL 2626  
 TAX MAP 1704, BLOCK 78  
 D.B. 8291, PG 0973  
 PIN# 1704.07-78-2626  
 TYPE USE: SINGLE FAMILY

N/F MATTHEW KOWAR  
 PARCEL 1680  
 TAX MAP 1704, BLOCK 78  
 D.B. 14123, PG 1457  
 PIN# 1704.07-78-1680  
 TYPE USE: SINGLE FAMILY

N/F MERRIMAN  
 PROPERTIES, LLC  
 PARCEL 1656  
 TAX MAP 1704, BLOCK 78  
 D.B. 11778, PG 0097  
 PIN# 1704.07-78-1656  
 TYPE USE: SINGLE FAMILY

N/F DAVID H. COX  
 JERRY H. COX  
 LOT 76  
 BARNES VILLAS  
 BOM 2000, PG 1728  
 D.B. 5299, PG 0630  
 PIN# 1704.07-78-1403  
 TYPE USE: SINGLE FAMILY

NEW LOT 77A  
 BARNES PROPERTY  
 PIN# 1704.07-78-1512  
 TYPE USE: SINGLE FAMILY  
 5,031 SQ.FT.  
 0.12 ACRES

NEW LOT 77B  
 BARNES PROPERTY  
 PIN# 1704.07-78-0569  
 TYPE USE: SINGLE FAMILY  
 6,573 SQ.FT.  
 0.15 ACRES

N/F OLD OAK TREE  
 PROPERTIES, LLC  
 LOT 78  
 PART OF BARNES PROPERTY  
 BOM 1911, PG 085  
 D.B. 14140, PG 0756  
 PIN# 1704.07-78-0534  
 TYPE USE: TWO FAMILY

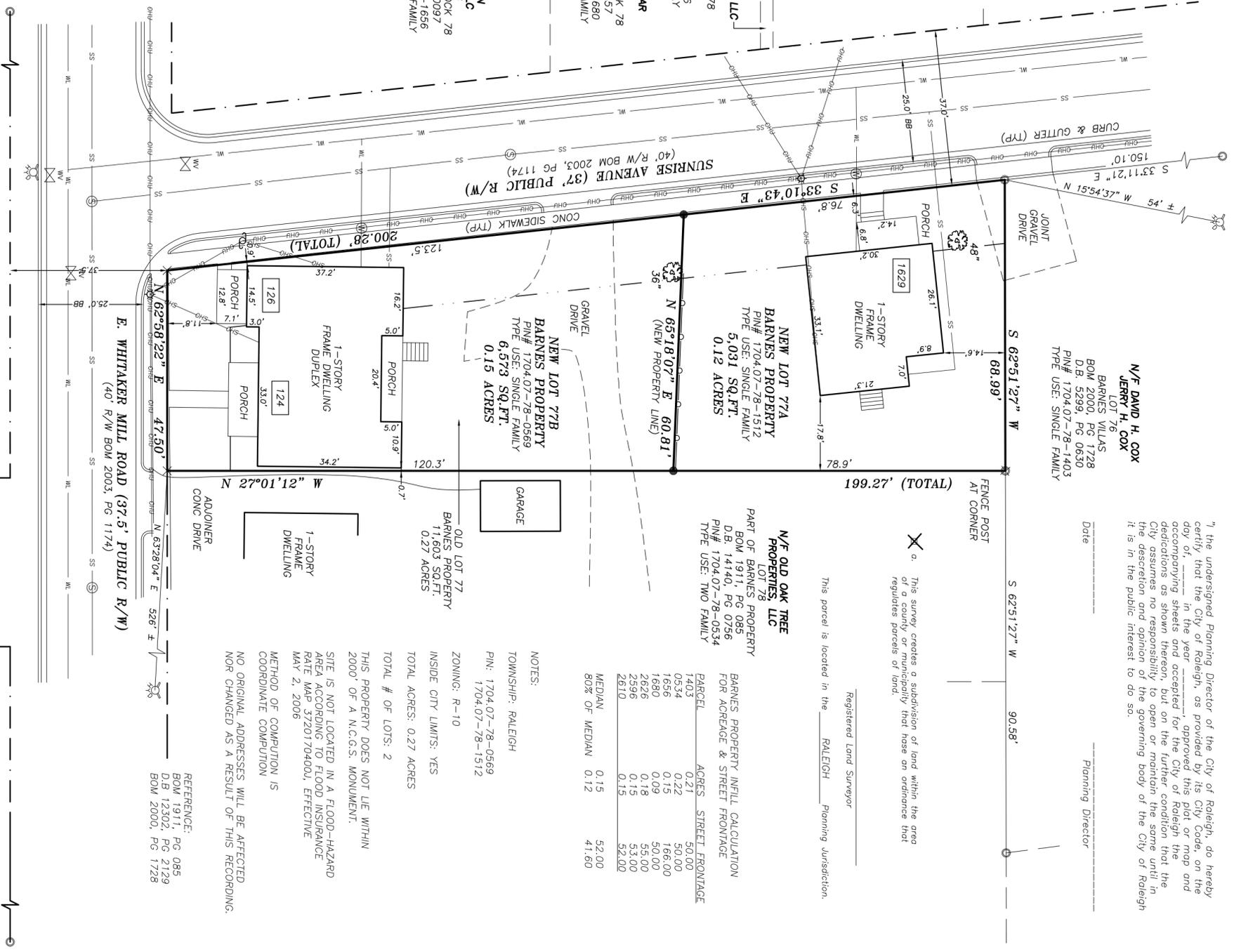
OLD LOT 77  
 BARNES PROPERTY  
 11,603 SQ.FT.  
 0.27 ACRES

PARCEL	ACRES	STREET FRONTAGE	MEDIAN	80% OF MEDIAN
1403	0.21	50.00	0.15	52.00
0534	0.22	50.00	0.12	41.60
1656	0.15	166.00		
1680	0.09	50.00		
2626	0.18	55.00		
2566	0.15	53.00		
2610	0.15	52.00		

NOTES:  
 TOWNSHIP: RALEIGH  
 PIN: 1704.07-78-0569  
 1704.07-78-1512

ZONING: R-10  
 INSIDE CITY LIMITS: YES  
 TOTAL ACRES: 0.27 ACRES  
 TOTAL # OF LOTS: 2  
 THIS PROPERTY DOES NOT LIE WITHIN  
 200' OF A N.C.G.S. MONUMENT.  
 SITE IS NOT LOCATED IN A FLOOD-HAZARD  
 AREA ACCORDING TO FLOOD INSURANCE  
 RATE MAP S720170400, 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:  
 BOM 1911, PG 085  
 D.B. 12302, PG 2129  
 BOM 2000, PG 1728

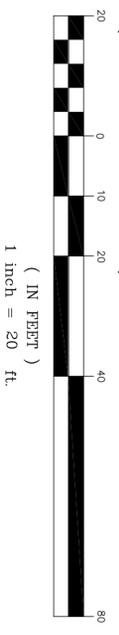


"I, the undersigned Planning Director of the City of Raleigh, do hereby  
 certify that the City of Raleigh, as provided by its City Code on the  
 day of \_\_\_\_\_ in the year \_\_\_\_\_, approved this plat or map and  
 accompanying sheets and accepted for the City of Raleigh the  
 dedications as 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.

Date \_\_\_\_\_  
 Planning Director

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

**GRAPHIC SCALE**



S-XXX-XX

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 77A & 77B  
 BARNES PROPERTY  
 1629 SUNRISE AVENUE, 124 & 126 E. WHITAKER MILL ROAD  
 WAKE COUNTY, NORTH CAROLINA  
 RALEIGH

DATE: 12-17-2012  
 DRAWN BY: ARS  
 CHK'D. BY: JHD  
 JOB NO. C-545  
 SCALE: 1" = 20'  
 C.N. = 18787  
 DWG. NO.  
 C-545  
 SHEET 1 OF 1