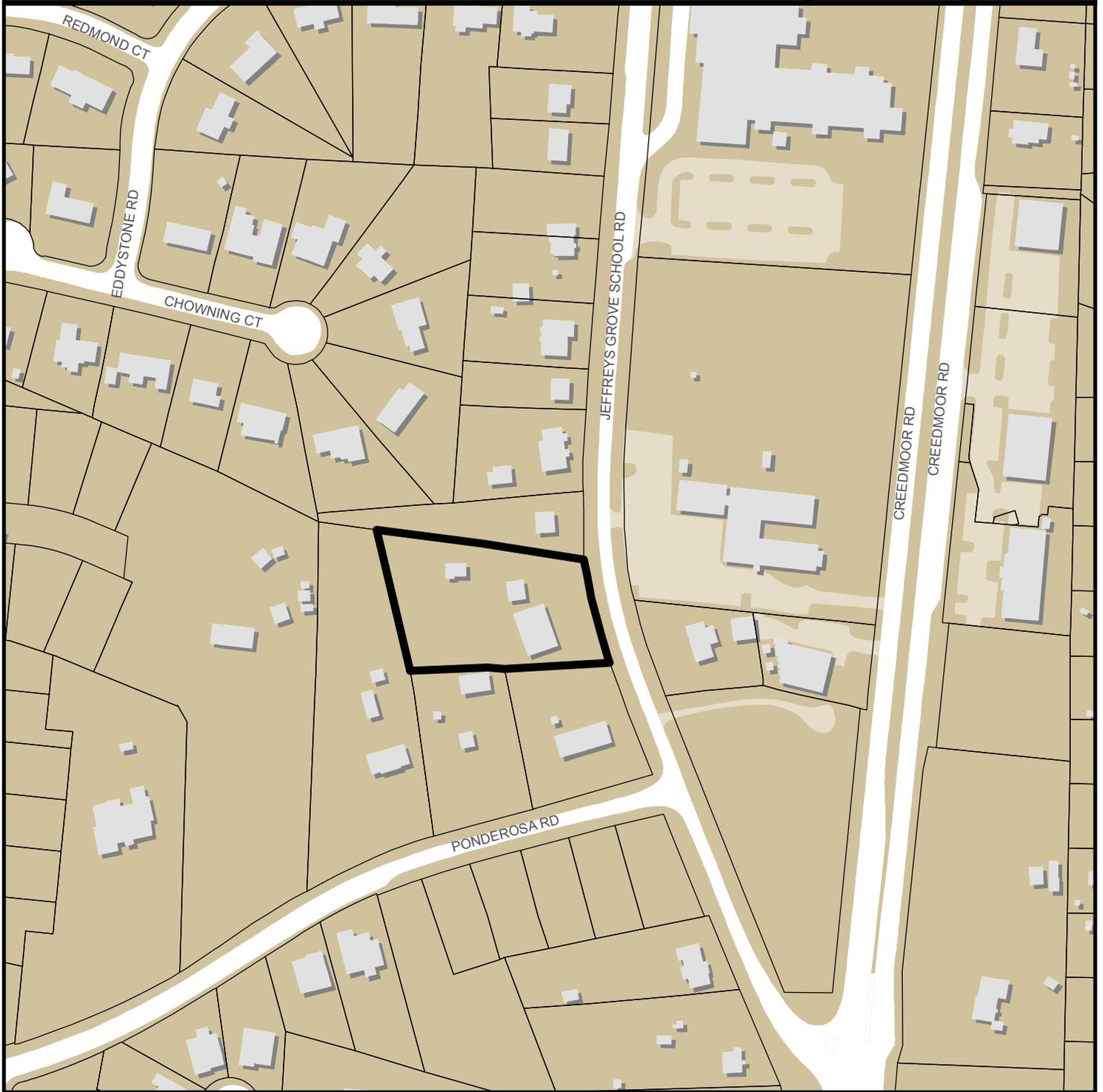


GOWER SUBDIVISION S-11-2017



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**





Administrative Approval Action

Gower Subdivision, S-11-17,
Transaction# 502920, AA# 3689

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on north of Ponderosa Road, on the west side of Jeffreys Grove School Road. The address is 6015 Jeffreys Grove School Road and the PIN number is 0797400153.

REQUEST: Subdivision of a 1.25 acre tract zoned Residential-4 into two lots. Lot 1 is 27,668 square foot and Lot 2 is 26,841 square foot.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by John S. Collier of John S. Collier, PLS.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

STORMWATER

1. A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City.

URBAN FORESTRY

3. Neither tree conservation nor street trees are required on this subdivision. A fee in lieu for four street trees is required prior to recordation of lots.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for ½ of a 27' b-b street with curb and gutter and 6' sidewalk is paid to the City of Raleigh.

PUBLIC UTILITIES

3. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property



**Administrative
Approval Action**
Gower Subdivision, S-11-17,
Transaction# 502920, AA# 3689

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4. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department

STORMWATER

5. That the maximum impervious surface area allowed for each lot be shown on all maps for recording.
6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

URBAN FORESTRY

7. Next Step: A fee in lieu for four street trees is required prior to recordation of lots.

Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
3. In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 10-12-2020
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) *Angie Billy Taylor* Date: 10/12/2017
Staff Coordinator: Daniel L. Stegall

**Preliminary Subdivision
Plan Application**



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 #	Project Coordinator	Team Leader
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PRELIMINARY APPROVALS

- Subdivision *
 Conventional Subdivision
 Compact Development
 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 ID:

GENERAL INFORMATION

Development Name: **GOWER SUBDIVISION**
 Proposed Use: **SINGLE FAMILY RESIDENTIAL**
 Property Address(es): **6015 JEFFREYS GROVE SCHOOL RD.**

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

PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
0797-40-0153			

What is your project type?

- Single family
 Townhouse
 Subdivision in a non-residential zoning district
 Other (describe):

OWNER/DEVELOPER INFORMATION

Company Name: **GOWER CONSTRUCTION** / Developer Name: **JERRY GOWER**
 Address: **7324 SIEMENS RD., WENDELL, NC 27591-8315**
 Phone: **919-669-9556** / Email: **gowerconst.jerry@yahoo.com**

CONSULTANT/CONTACT PERSON FOR PLANS

Company Name: **John S. Collier, PLS** / Contact Name: **John S. Collier**
 Address: **3407 Baugh St. Raleigh, NC 27604**
 Phone: **919-876-8727** / Email: **johnscollier179@gmail.com**

PAGE 1 OF 3

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REVISION 03.11.16

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

Zoning District(s): **R-4 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: **2,622** acres/sf Flood Hazard Area: Yes No
 Proposed Impervious Surface: **UNKNOWN** acres/sf Neuse River Buffer: Yes No
 Wetlands: Yes 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 **0** Attached **0**
 Total # of Single Family Lots: **2** Total # of All Lots: **2**
 Overall Units/Acre Densities Per Zoning Districts: **1.0X**
 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.

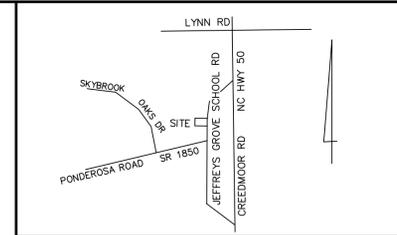
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: *Jerry Gower* Date: **9-15-2017**
 Signature: *John S. Collier* Date: **9-15-2017**

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REVISION 03.11.16



VICINITY MAP NO SCALE

INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS
- 3) SUBDIVISION PLAN
- 4) STREETScape PLAN

CURRENT OWNER:
JERRY L. & JOANN W. GOWER
7324 SIEMENS RD.
WENDELL, NC 27591-8315
919-669-9556



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

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

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

MINIMUM LOT REQUIREMENTS
AREA : 10,000 SF
INTERIOR LOT WIDTH: 65 FT
CORNER LOT WIDTH: 80'
MINIMUM LOT DEPTH: 100 FT
MAXIMUM DENSITY: 1.6 UNITS/ACRE

CONTACT PERSON
JOHN S. COLLIER, PLS L-3879
PROFESSIONAL LAND SURVEYOR
3407 BAUGH ST. RALEIGH, N.C.
919-876-8727
EMAIL= JOHNSCOLLIER179@GMAIL.COM

SHEET
1
OF
4

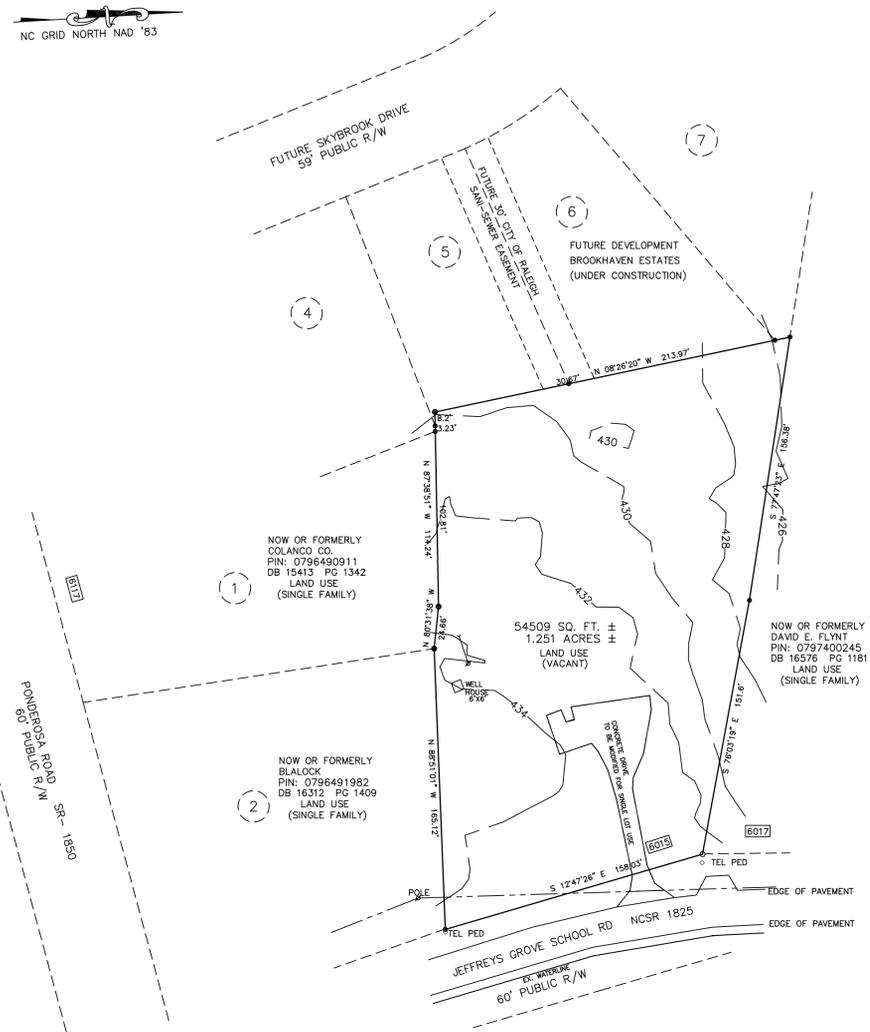
REVISIONS

- 8-19-17, PER COR 1ST REVIEW
- 8-28-17, PER COR 2ND REVIEW
- 9-15-17, PER COR 3RD REVIEW

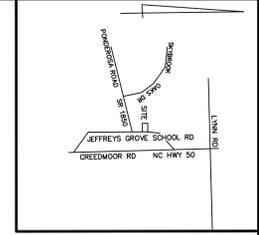
GOWER SUBDIVISION

T#502920 S-11-17

- LEGEND**
- 6138 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) NO PART OF THIS PROPERTY LIES IN A FEMA FLOOD HAZARD AREA PER FIRM PANEL 37200079700J, DATED 05-02-06.
 - 7) PROPERTY IS ZONED R-4.
 - 8) NO RECOVERABLE NC GRID MONUMENTS WITHIN 2000'.



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

SITE DATA:
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 DB 8691 PG 2332
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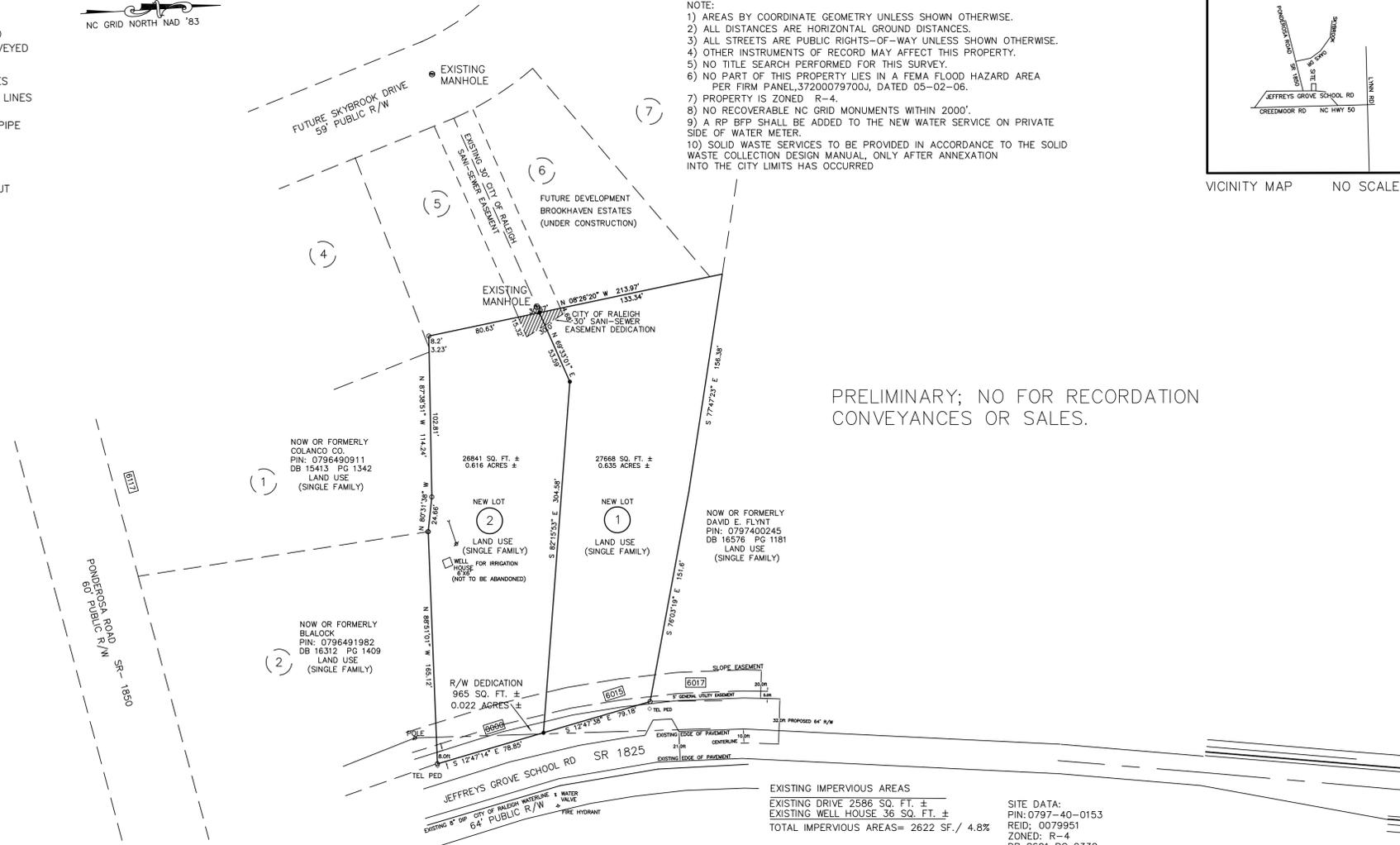
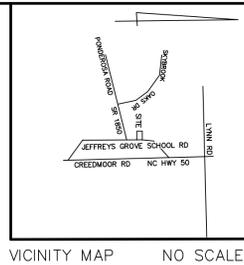
MINIMUM LOT REQUIREMENTS
 AREA : 10,000 SF
 LOT WIDTH: 65 FT
 LOT DEPTH: 100 FT
 CORNER LOT WIDTH 80'
 MAXIMUM DENSITY
 1.6 UNIT/ACRE

REVISIONS	SURVEYED BY	DRAWN BY	CHECKED BY	DATE	SURVEY BY	EXISTING CONDITIONS				
8-19-17, PER COR 1ST REVIEW	JSC/DHS	JSC	JSC/COFR	2-2-17	JOHN S. COLLIER, PLS L-3879 PROFESSIONAL LAND SURVEYOR 3407 BAUGH ST. RALEIGH, N.C. 919-876-8727	PROPERTY OF JERRY L. & JOANN W. GOWER				
8-28-17, PER COR 2ND REVIEW										
9-15-17, PER COR 3RD REVIEW										
					<table border="1" style="float: right; border-collapse: collapse;"> <tr> <td style="padding: 2px;">SHEET</td> <td style="padding: 2px;">2</td> </tr> <tr> <td style="padding: 2px;">OF</td> <td style="padding: 2px;">4</td> </tr> </table>		SHEET	2	OF	4
SHEET	2									
OF	4									
						HOUSE CREEK TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.				

- LEGEND**
- 6130 ADDRESS
 - LINES SURVEYED
 - - - LINES NOT SURVEYED
 - - - FENCE
 - - - EASEMENTS LINES
 - - - BLDG. SETBACK LINES
 - EXISTING IRON PIPE
 - SET IRON PIPE
 - WATER METER
 - SEWER CLEANOUT

NC GRID NORTH NAD '83

- NOTE:**
- 1) AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 - 2) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
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 - 7) PROPERTY IS ZONED R-4.
 - 8) NO RECOVERABLE NC GRID MONUMENTS WITHIN 2000'.
 - 9) A RP BFP SHALL BE ADDED TO THE NEW WATER SERVICE ON PRIVATE SIDE OF WATER METER.
 - 10) SOLID WASTE SERVICES TO BE PROVIDED IN ACCORDANCE TO THE SOLID WASTE COLLECTION DESIGN MANUAL, ONLY AFTER ANNEXATION INTO THE CITY LIMITS HAS OCCURRED.



PRELIMINARY; NO FOR RECORDATION CONVEYANCES OR SALES.

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 ±
 LESS R/W DEDICATION
 965 SQ. FT. ±
 0.022 ACRES ±
 NET= 53544 SQ. FT. ±
 1.229 ACRES ±

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

REVISIONS

8-19-17, PER COR 1ST REVIEW
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9-15-17, PER COR 3RD REVIEW

0' 50' 100' 150'

SURVEYED BY JSC/DHS
DRAWN BY JSC
CHECKED BY JSC/COFR
DATE 2-2-17

SURVEY BY

JOHN S. COLLIER, PLS L-3879
PROFESSIONAL LAND SURVEYOR
 3407 BAUGH ST. RALEIGH, N.C.
 919-876-8727

SUBDIVISION PLAN

GOWER SUBDIVISION
 OWNERS
JERRY L. & JOANN W. GOWER

HOUSE CREEK TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.

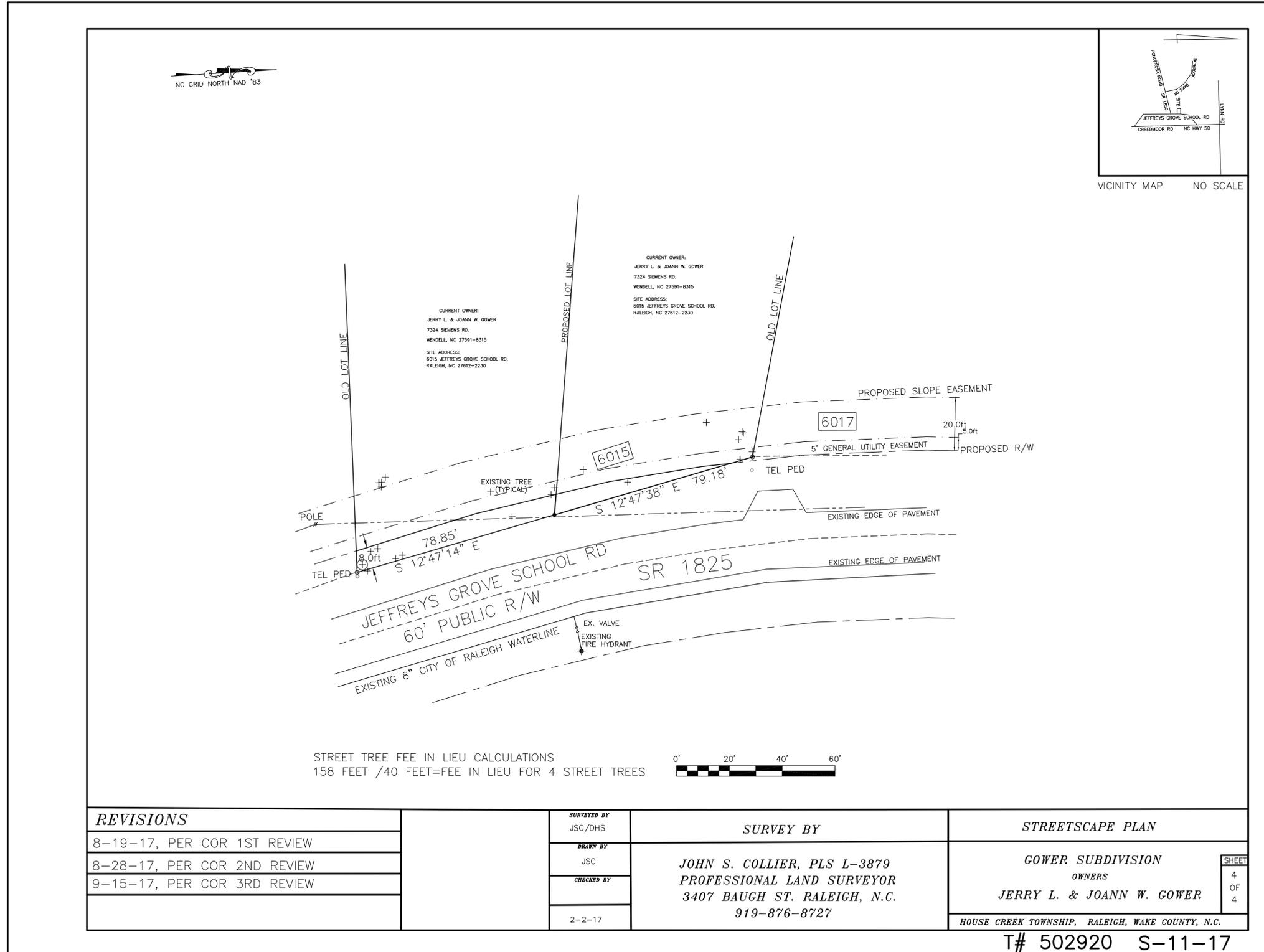
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T# 502920 S-11-17

THE REQUIREMENT IS FOUR(4) SHADE TREES MINIMUM PER 100
 LINEAR FT OF ROAD FRONTAGE; FIFTEEN(15) SHRUBS MINIMUM PER 100 LINEAR FT..
 THE ROAD FRONTAGE FOR 6015 JEFFREYS GROVE SCHOOL RD IS 158'
 (158 FEET /100 FEET X4 SHADE TREES= 6.3 TREES
 (158 FEET /100 FEET X15 SHRUBS= 23.7 SHRUBS

PER STORY TREE

TREES TO BE UNDER STORY BECAUSE OF PROXIMITY TO OVERHEAD POWER TRANSMISSION LINES



REVISIONS
8-19-17, PER COR 1ST REVIEW
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9-15-17, PER COR 3RD REVIEW

SURVEYED BY
JSC/DHS
DRAWN BY
JSC
CHECKED BY
2-2-17

SURVEY BY
JOHN S. COLLIER, PLS L-3879 PROFESSIONAL LAND SURVEYOR 3407 BAUGH ST. RALEIGH, N.C. 919-876-8727

STREETScape PLAN
GOWER SUBDIVISION OWNERS JERRY L. & JOANN W. GOWER HOUSE CREEK TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.

SHEET
4
OF
4

T# 502920 S-11-17