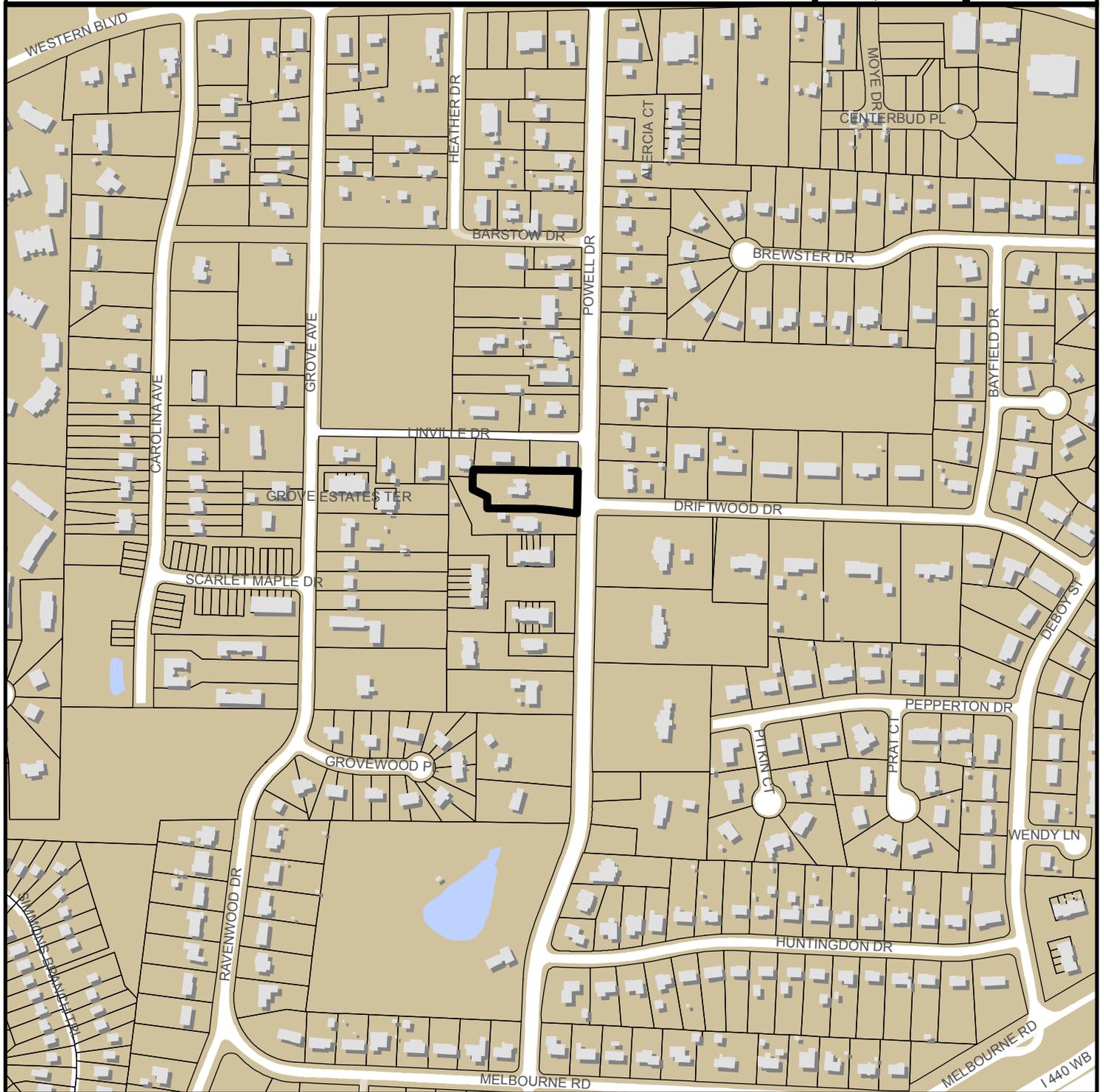


# POWELL DRIVE SUBDIVISION S-14-2018



0 300 600 1,200 Feet

Zoning: **R-6 w/SRPOD**

CAC: **West**

Drainage Basin: **Simmons**

Acreage: **0.77**

Number of Lots: **2**

Planner: **Jermont Purifoy**

Phone: **(919) 996-2645**

Applicant: **Build Raleigh LLC**

Phone: **(336) 740-4401**





# Administrative Approval Action

AA#3841 /S-14-18, Powell Drive Subdivision  
Transaction# 549940

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 south of Western Boulevard on the west side of Powell Drive at 704 Powell Drive.

**REQUEST:** Subdivision of a 0.755 acre/32,880 sq. ft./ tract zoned R-6 with SRPOD (Special Residential Parking Overlay District) subdivided into a two (2) lots, Lot 1 being .404 acres/17,614 sq. ft. & Lot 2 .345 acres/15,201 sq. ft. with .006 acres/245 sq. ft. of right-of-way dedication.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** A design adjustment for block perimeter requirements of the UDO was approved for this subdivision based on the UDO Section 8.3.6 applicable findings which would allow a waiver from the maximum allowable length of 5,000 feet.

**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 Cawthorne, Moss & Panciera, 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:**

#### **ENGINEERING**

Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### **URBAN FORESTRY**

1. Obtain required stub and tree impact permits from the City of Raleigh. (*used with new streets and infrastructure*)

### **PRIOR TO AUTHORIZATION TO RECORD LOTS:**

#### **GENERAL**

2. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

#### **ENGINEERING**

3. The required right of way for Powell Drive shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to



# Administrative Approval Action

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the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' sidewalk along Powell Drive frontage is to be paid to the City of Raleigh.
6. A 0.5' sidewalk easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program for any incomplete public improvements
8. A shared driveway/cross-access easement agreement is to be reviewed and approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld

## **PRIOR TO ISSUANCE OF BUILDING PERMITS:**

### **GENERAL**

9. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Save Areas where applicable.
10. A demolition permit shall be obtained and shown on all recorded plats.
11. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

### **STORMWATER**

12. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.



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Transaction# 549940

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13. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

## URBAN FORESTRY

14. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

### Prior to issuance of building occupancy permit:

16. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
17. 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. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
18. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff

**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: 8-8-2021**  
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 8/8/2018

Staff Coordinator: Jermon Purifoy

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	Powell Drive Subdivision	
	Development Case Number	S-14-2018	
	Transaction Number	549940	
	Design Adjustment Number	DA - 45 - 2018	
<b>Staff recommendation based upon the findings in the applicable code(s):</b>			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.			
<b>DEPARTMENTS</b>			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
<b>STAFF RESPONSE</b>	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


**KENNETH W. RITCHIE, PE, MAE**
**8/8/2018**  
*ENGINEERING AND INFRASTRUCTURE MANAGER*
Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.3 Blocks Lots, Access



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise Safety;  
YES  NO
- D. The requested design adjustment does not create any lots without direct street Frontage;  
YES  NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
  2. The presence of existing buildings, stream and other natural features;
  3. Site layout of developed properties;
  4. Adjoining uses or their vehicles are incompatible;
  5. Strict compliance would pose a safety hazard; or
  6. Does not conflict with an approved or built roadway construction project
  7. adjacent to or in the vicinity of the site.
- YES  NO

### STAFF FINDINGS

Powell Drive is developed with single-family residential and townhouses and based on R-6 zoning has a maximum allowable block perimeter of 5,000 linear feet. The measurable block perimeter which is shown on the attached map is 5,315 linear feet. This subdivision is within 83' of Linville Drive which is parallel to this lot and would not be able to provide a public street within this lot based on the minimum street spacing requirements of 150' - 600'. This design adjustment is approved as there would be no benefit to requiring access through this proposed subdivision.

# Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name <u>POWELL DRIVE SUBDIVISION</u>		
	Case Number <u>5-14-18</u>		
	Transaction Number <u>549940</u>		
OWNER	Name <u>MARY L. WILBURN &amp; EDWARD W. WILBURN</u>		
	Address <u>9619</u>		City <u>CHARLOTTE</u>
	State <u>NC</u>	Zip Code <u>28210</u>	Phone <u>NA</u>
CONTACT	Name <u>JORDAN PARKER</u>		Firm <u>CAUTHORNE, MOSS &amp; PANCHER</u>
	Address <u>333 S. WHITE ST.</u>		City <u>WAKE FOREST</u>
	State <u>NC</u>	Zip Code <u>27587</u>	Phone <u>919 556 3148</u>
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	• See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	• See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	• See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	• See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
<p><u>WE NEED A DESIGN ADJUSTMENT FOR THE BLOCK PERIMETER REQUIREMENTS WITHIN THE UDO. THE MAXIMUM OF 5,000 L.F. OF BLOCK PERIMETER IS REQUIRED. THE MEASUREMENT OF THIS BLOCK PERIMETER 5,315 L.F.</u></p>			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.  
Mary L. Wilburn / Edward W. Wilburn 5/11/18  
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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**Article 8.3, Blocks, Lots, Access**  
Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of this Article;

YES

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

YES

C. The requested design adjustment does not increase congestion or compromise Safety;

NO

D. The requested design adjustment does not create any lots without direct street Frontage;

NO

E. The requested design adjustment is deemed reasonable due to one or more of the following:

1. Topographic changes are too steep;
2. The presence of existing buildings, stream and other natural features;
3. Site layout of developed properties;
4. Adjoining uses or their vehicles are incompatible;
5. Strict compliance would pose a safety hazard; or
6. Does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.
- 7.

Individual  
Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF McHenry

INDIVIDUAL

I, Carolyn Balcerzak, a Notary Public do hereby certify that  
Mary & Edward Wilbur personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

This the 11 day of May, 2018.

(SEAL)

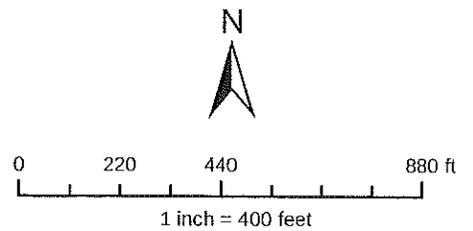
Notary Public Carolyn Balcerzak

My Commission Expires: 11/25/2021

CAROLYN BALCERZAK  
NOTARY PUBLIC  
UNION COUNTY  
STATE OF NORTH CAROLINA  
MY COMMISSION EXPIRES 11-25-2021



704 Powell Dr. block perimeter-5,315'



**Disclaimer**  
iMaps makes every effort to produce, and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

**LAND SURVEYOR/CONTACT**

CAWTHORNE, MOSS & PANCIERA, PC  
 MICHAEL A. MOSS, PLS  
 333 S. WHITE STREET  
 WAKE FOREST, NC 27587  
 (919) 556-3148  
 MIKE@CMPPLS.COM

**DEVELOPER:**

BUILD RALEIGH, LLC  
 P.O. BOX 10444  
 RALEIGH, NC 27605  
 336-740-4401

**CURRENT PROPERTY OWNER:**

EDWARD W. WILBURN  
 & MARY L. WILBURN  
 9619 HANOVER SOUTH TRL.  
 CHARLOTTE, NC 28210

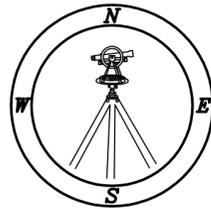
**SHEET INDEX:**

SHEET 1 - COVER SHEET  
 SHEET 2 - EXISTING CONDITIONS  
 SHEET 3 - PRELIMINARY SUBDIVISION PLAN

LOT SUMMARY  
 TOTAL NUMBER OF LOTS 2  
 LOT 1 AREA 0.404 AC./ 17,614 s.f.  
 LOT 2 AREA 0.345 AC./ 15,021 s.f.  
 R/W AREA DEDICATED 0.006 AC./ 245 s.f.  
 TOTAL SITE AREA 0.755 AC./ 32,880 s.f.  
 ZONING R-6 SRPOD  
 SITE DENSITY 2.65 UNITS PER ACRE

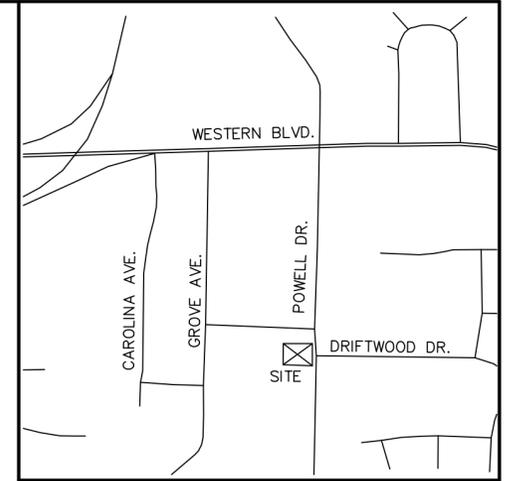
**NOTES:**

- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.



**LINE TYPE LEGEND**

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS



VICINITY MAP

**POWELL DRIVE SUBDIVISION**

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

ADOPTED FROM B.M. 1983 PAGE 1414

**Preliminary Subdivision Plan Application**



**DEVELOPMENT SERVICES DEPARTMENT**

Development Services Customer Service Center | 1 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	
<b>PRELIMINARY APPROVALS</b>					
<input checked="" type="checkbox"/> Subdivision * <input 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>POWELL DRIVE SUBDIVISION</b>					
Proposed Use <b>RESIDENTIAL</b>					
Property Address(es) <b>704 POWELL DRIVE</b>					
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:					
PIN Recorded Deed <b>0783.06-49-9843</b>	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	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>BUILD RALEIGH, LLC (DEVELOPER)</b>		Owner/Developer Name <b>DAN MILLER (PRESIDENT)</b>			
Address <b>P.O. BOX 10444 RALEIGH, NC 27605</b>					
Phone <b>336-740-4401</b>		Email <b>dan@buildraleigh.com</b>		Fax	
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>					
Company Name <b>CAWTHORNE, MOSS &amp; PANCIERA</b>		Contact Name <b>JORDAN PARKER</b>			
Address <b>333 S. WHITE STREET, WAKE FOREST NC, 27587</b>					
Phone <b>919-556-3148</b>		Email <b>JORDAN@CMPPLS.COM</b>		Fax <b>919-554-1370</b>	

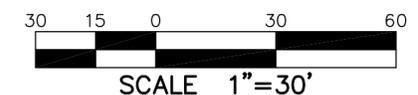
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s)	<b>R-6 SRPOD</b>	
If more than one district, provide the acreage of each:		
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-	<b>N/A</b>	
COA (Certificate of Appropriateness) Case #	<b>N/A</b>	
BOA ( Board of Adjustment) Case # A-	<b>N/A</b>	
STORMWATER INFORMATION		
Existing Impervious Surface <b>5,905 S.F.</b> acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface <b>N/A</b> 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 <b>N/A</b>	Attached <b>N/A</b>	
Total # of Single Family Lots <b>2</b>	Total # of All Lots <b>2</b>	
Overall Unit(s)/Acre Densities Per Zoning Districts <b>2.65 UNITS PER ACRE</b>		
Total # of Open Space and/or Common Area Lots <b>N/A</b>		
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 _____ 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 <i>Edward W. Wilburn</i>	Date <b>3/29/18</b>	
Signature <i>Mary L. Wilburn</i>	Date <b>3/29/18</b>	

SHEET 1 OF 3

PRELIMINARY  
 SUBDIVISION PLAN  
 COVER SHEET

**POWELL DRIVE SUBDIVISION**

704 POWELL DRIVE  
 OWNER: EDWARD W. WILBURN  
 & MARY L. WILBURN  
 REF: D.B. 13370 PAGE 2236  
 REF: B.M. 1983 PAGE 1414  
 CITY OF RALEIGH  
 WAKE COUNTY, NORTH CAROLINA



MARCH 15, 2018  
 ZONED R-6 SRPOD  
 PIN # 0783.06-49-9843  
 S-14-18  
 TRANSACTION# 549940

(POWELL0704.DWG L&P)

**LAND SURVEYOR/CONTACT**

CAWTHORNE, MOSS & PANCIERA, PC  
 MICHAEL A. MOSS, PLS  
 333 S. WHITE STREET  
 WAKE FOREST, NC 27587  
 (919) 556-3148  
 MIKE@CMPPLS.COM

**DEVELOPER:**

BUILD RALEIGH, LLC  
 P.O. BOX 10444  
 RALEIGH, NC 27605  
 336-740-4401

PRELIMINARY

ADOPTED FROM B.M. 1983 PAGE 1414

**LEGEND:**

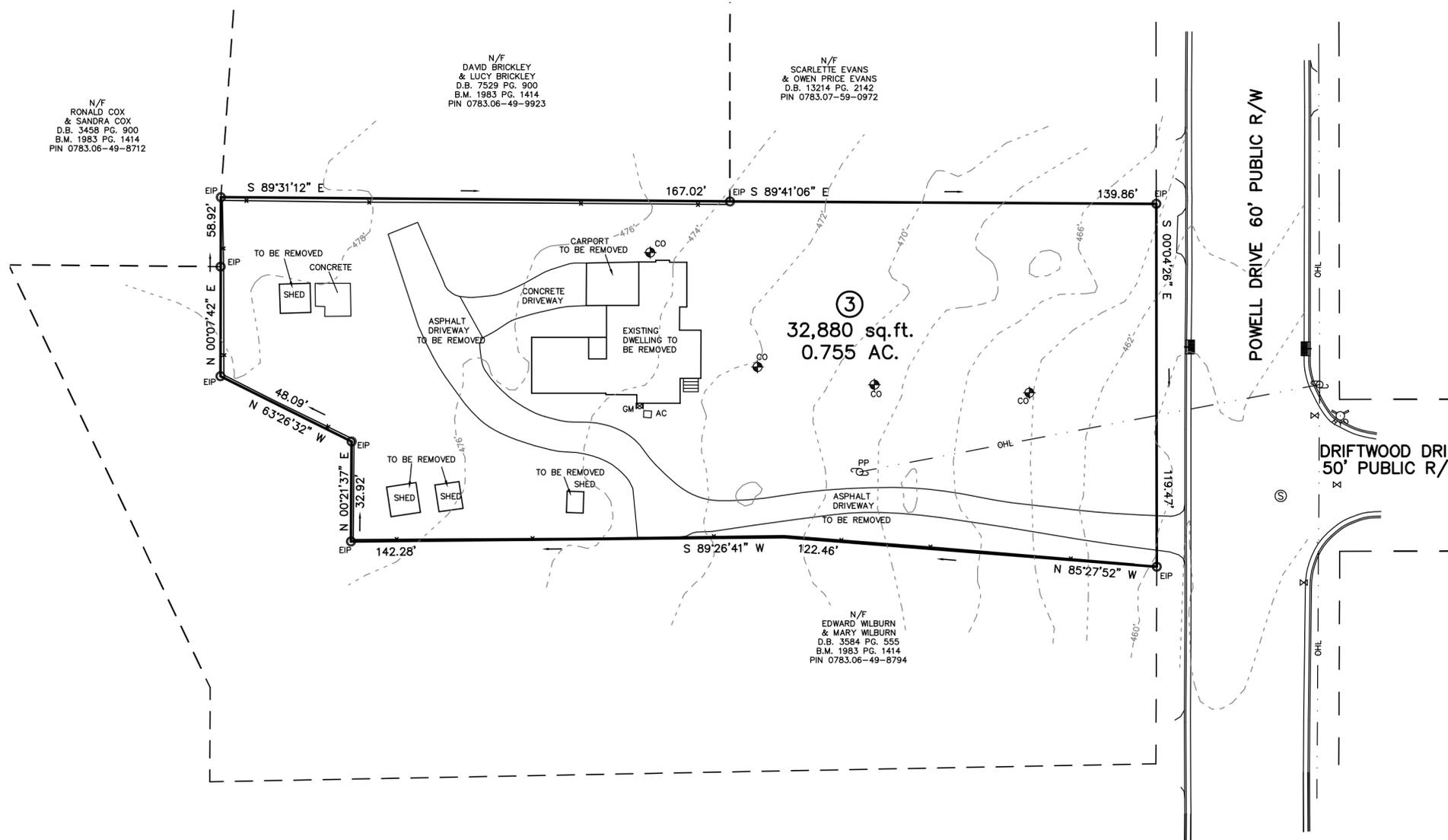
- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
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- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT

**NOTES:**

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.

**IMPERVIOUS SURFACE TABLE**

HOUSE	1,536 S.F.
SHEDS	302 S.F.
CONCRETE DRIVEWAY	470 S.F.
ASPHALT DRIVEWAY	3,229 S.F.
CONCRETE PAD	116 S.F.
CARPORIT	243 S.F.
AC UNITS	9 S.F.
<b>TOTAL IMPERVIOUS AREA</b>	<b>5,905 S.F.</b>
<b>TOTAL LOT AREA</b>	<b>32,880 S.F.</b>
<b>PERCENTAGE OF IMPERVIOUS AREA</b>	<b>17.95%</b>



SHEET 2 OF 3

EXISTING CONDITIONS PLAN FOR  
**POWELL DRIVE SUBDIVISION**

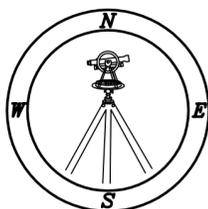
704 POWELL DRIVE  
 OWNER: EDWARD W. WILBURN  
 & MARY L. WILBURN  
 REF: D.B. 13370 PAGE 2236  
 REF: B.M. 1983 PAGE 1414  
 CITY OF RALEIGH  
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

MARCH 15, 2018  
 ZONED R-6 SPROD  
 PIN # 0783.06-49-9843  
 S-14-18  
 TRANSACTION# 549940

(POWELLDR704.DWG\_L.P)



**LINE TYPE LEGEND**

—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- · - · -	ADJOINING LINE - LINE NOT SURVEYED
- · - · -	OVERHEAD LINE
- · - · -	BUILDING SETBACK
- · - · -	EASEMENT
- · - · -	BUFFER
- · - · -	FLOOD HAZARD SOILS

**LAND SURVEYOR/CONTACT**

CAWTHORNE, MOSS & PANCIERA, PC  
 MICHAEL A. MOSS, PLS  
 333 S. WHITE STREET  
 WAKE FOREST, NC 27587  
 (919) 556-3148  
 MIKE@CMPPLS.COM

**DEVELOPER:**

BUILD RALEIGH, LLC  
 P.O. BOX 10444  
 RALEIGH, NC 27605  
 336-740-4401

**CURRENT PROPERTY OWNER:**

EDWARD W. WILBURN  
 & MARY L. WILBURN  
 9619 HANOVER SOUTH TRL.  
 CHARLOTTE, NC 28210

**LOT SUMMARY**  
 TOTAL NUMBER OF LOTS 2  
 LOT 1 AREA 0.404 AC./ 17,614 s.f.  
 LOT 2 AREA 0.345 AC./ 15,021 s.f.  
 R/W AREA DEDICATED 0.006 AC./ 245 s.f.  
 TOTAL SITE AREA 0.755 AC./ 32,880 s.f.  
 ZONING R-6 SPROD  
 SITE DENSITY 2.65 UNITS PER ACRE

**LINE TYPE LEGEND**

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

**LEGEND:**

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- ☉ - PROPOSED 3" SHADE TREE

ADOPTED FROM B.M. 1983 PAGE 1414

**STREET YARD TREES:**

- POWELL DRIVE SUBD. IS 119.3' IN LENGTH
- 3 STREET YARD TREES 3" CALIPER SHADE TREES
- TREE SPECIES WILL BE CHINESE ELM.

**NOTES:**

- THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
- ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
- ALL CONTOURS ARE AT 2' INTERVALS.

**NOTE:**

- A FEE-IN-LIEU WILL BE REQUIRED ALONG THE 119.3' OF POWELL DRIVE FRONTAGE FOR THE 6' SIDEWALK PRIOR TO BUILDING PERMIT.

PRELIMINARY

N/F RONALD COX & SANDRA COX  
 D.B. 3458 PG. 900  
 B.M. 1983 PG. 1414  
 PIN 0783.06-49-8712

N/F DAVID BRICKLEY & LUCY BRICKLEY  
 D.B. 7529 PG. 900  
 B.M. 1983 PG. 1414  
 PIN 0783.06-49-9923

N/F SCARLETTE EVANS & OWEN PRICE EVANS  
 D.B. 13214 PG. 2142  
 PIN 0783.07-59-0972

N/F EDWARD WILBURN & MARY WILBURN  
 D.B. 3584 PG. 555  
 B.M. 1983 PG. 1414  
 PIN 0783.06-49-8794

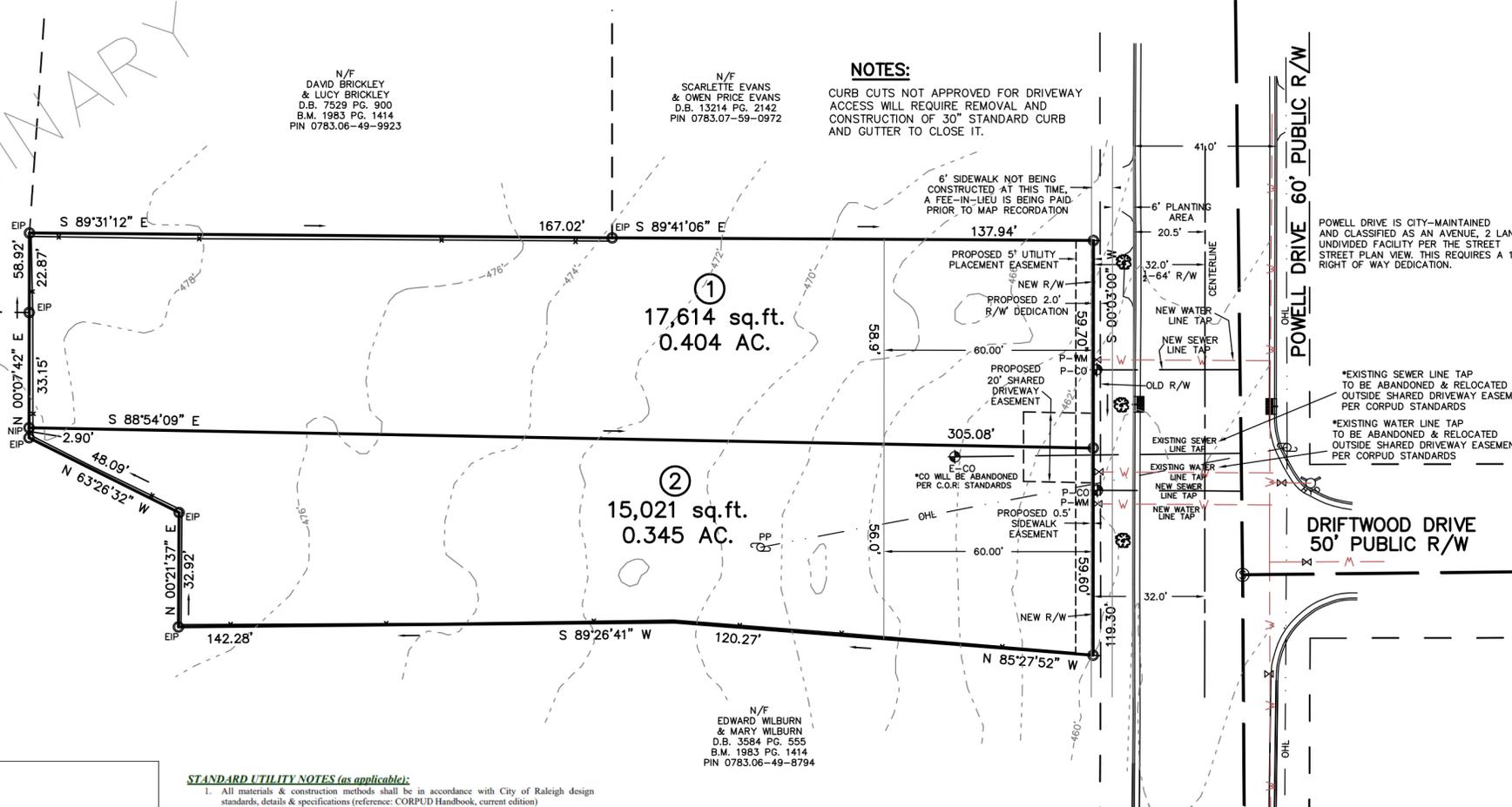
**NOTES:**

CURB CUTS NOT APPROVED FOR DRIVEWAY ACCESS WILL REQUIRE REMOVAL AND CONSTRUCTION OF 30" STANDARD CURB AND GUTTER TO CLOSE IT.

6' SIDEWALK NOT BEING CONSTRUCTED AT THIS TIME. A FEE-IN-LIEU IS BEING PAID PRIOR TO MAP RECORDATION

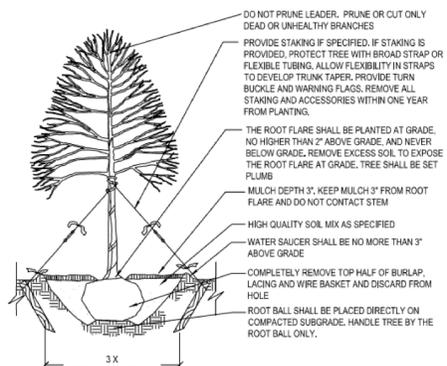
POWELL DRIVE IS CITY-MAINTAINED AND CLASSIFIED AS AN AVENUE, 2 LANE UNDIVIDED FACILITY PER THE STREET STREET PLAN VIEW. THIS REQUIRES A 1/2 64' RIGHT OF WAY DEDICATION.

\*EXISTING SEWER LINE TAP TO BE ABANDONED & RELOCATED OUTSIDE SHARED DRIVEWAY EASEMENT PER CORPUD STANDARDS  
 \*EXISTING WATER LINE TAP TO BE ABANDONED & RELOCATED OUTSIDE SHARED DRIVEWAY EASEMENT PER CORPUD STANDARDS



**STANDARD UTILITY NOTES (as applicable):**

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
  - A distance of 100" shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25" from a private well or 50" from a public well.
  - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10". If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
  - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10" on each side of crossing must be specified & installed to watertight specifications.
  - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
  - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49)
  - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 3/4" copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact: Tim Beasley at (919) 996-2334 or [timothy.beasley@raleighnc.gov](mailto:timothy.beasley@raleighnc.gov) for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in

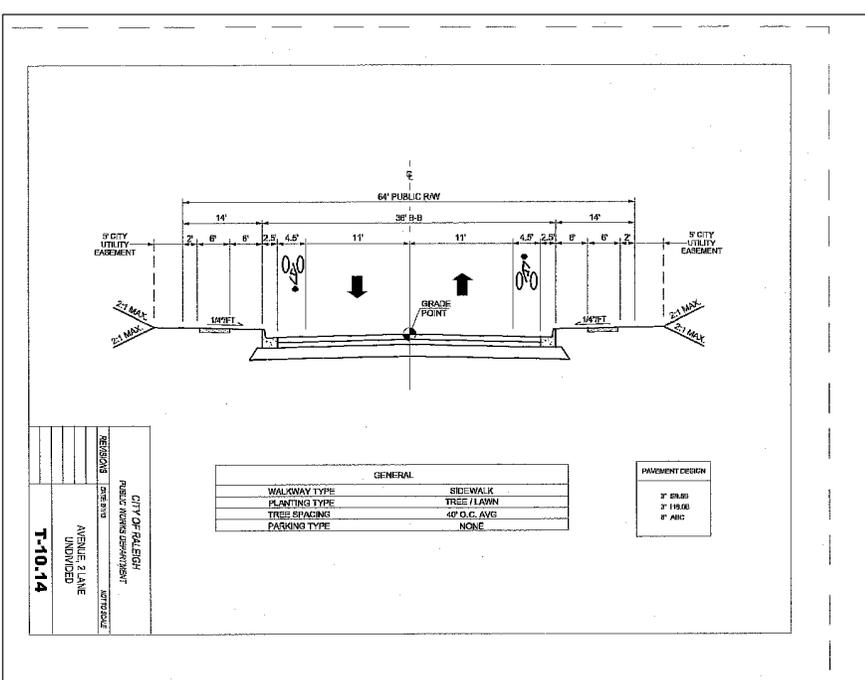


**NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER-APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
[TREES@RALEIGHNC.GOV](mailto:TREES@RALEIGHNC.GOV)  
[WWW.RALEIGHNC.GOV](http://WWW.RALEIGHNC.GOV)

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPT		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
<b>PRCR-03</b>		



**SHEET 3 OF 3**

**PROPOSED PRELIMINARY SUBDIVISION & LANDSCAPING PLAN FOR POWELL DRIVE SUBDIVISION**

704 POWELL DRIVE  
 OWNER: EDWARD W. WILBURN & MARY L. WILBURN  
 REF: D.B. 13370 PAGE 2236  
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 CITY OF RALEIGH  
 WAKE COUNTY, NORTH CAROLINA



MARCH 15, 2018  
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POWELLDR704.DEC.LFP