

Preliminary Subdivision Application

Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
<input checked="" type="checkbox"/> Conventional Subd	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s):			
Development name (subject to approval): 618 Powell Place			
Property Address(es): 618 Powell Dr., Raleigh			
Recorded Deed PIN(s): 07840500056			
What is your project type?	<input type="checkbox"/> Single fam. <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input type="checkbox"/> Attached houses <input type="checkbox"/> Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: HomeQuest Builders	Owner/Developer Name and Title: Steve Smalto
Address: 303 Grand Ave., Raleigh, NC 27606	
Phone #: 919 819-1418	Email: steve@homequestnc.com
APPLICANT INFORMATION	
Company: Alison A Pockat, ASLA	Contact Name and Title: Alison Pockat
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

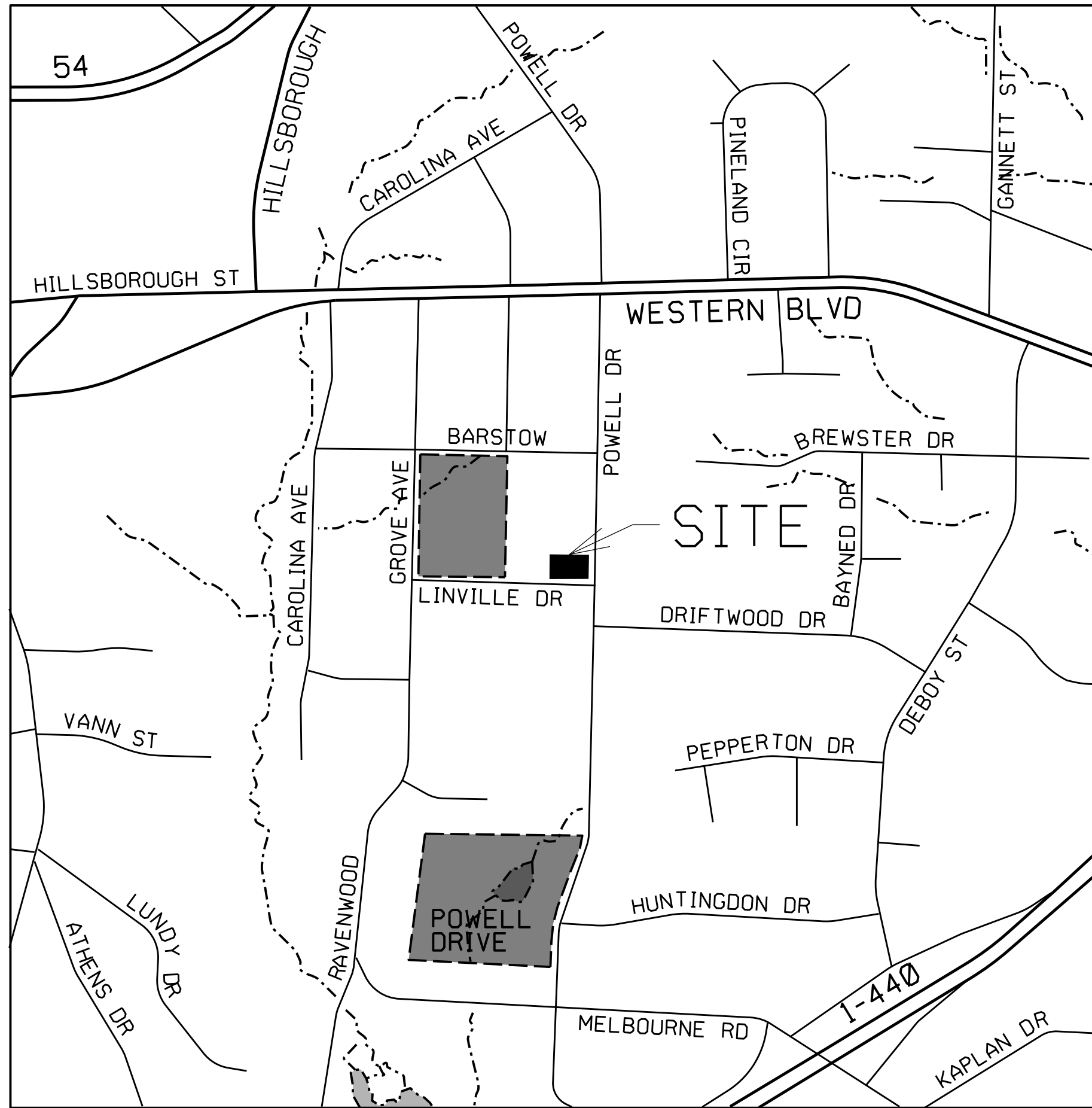
Continue to page 2 >>

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.449 acre	
Zoning districts (if more than one, provide acreage of each): R-6	
Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

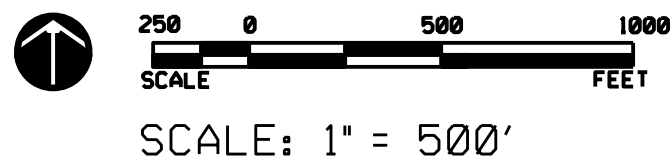
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.09 Square Feet: 3,930	Proposed Impervious Surface: Acres: 0.03 Square Feet: 1,330
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 2	
Proposed density for each zoning district (UDO 1.5.2.F): 5.076 DU/Ac	
Total # of open space and/or common area lots:	
Total # of requested lots: 2	

SIGNATURE BLOCK	
<p>The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.</p> <p>I, _____ will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.</p> <p>I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.</p>	
Signature:	Date:
Printed Name:	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.



VICINITY MAP



NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

LIST OF DRAWINGS

SEQ. NO.	DWG. NO.	TITLE
1	C0-1	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	SP-2	PROPOSED UTILITY PLAN
5	D-1	UTILITY DETAILS
6	AD-1	AREA OF DISTURBANCE PLAN

618 POWELL PLACE SUBDIVISION

618 POWELL DR.
RALEIGH, NORTH CAROLINA

OWNER:
HOMEQUEST BUILDERS
303 GRAND AVE.
RALEIGH, NC 27606

CONTACT: STEVE SMALTO
PHONE - 919 819-1418

SITE DATA

ADDRESS: 618 POWELL DR., RALEIGH
PIN #: 0784-50-0056 ACREAGE: 0.449
BM 1983, PG 312
DB 4241, PG 108, 109

ZONING: R-6
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE

WATERSHED: WALNUT CREEK
NEUSE RIVER BASIN

PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT 246R,
SUNSET TERRACE

GROSS LOT AREA - 19,575 SF, 0.449 AC
ACREAGE LOST TO R/W DEDICATION - 2,425.25 SF
NET LOT AREA - 17,149.75 SF, 0.394 AC

EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,930 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT II = 20.1%

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 11,024.68 SF - 0.25 AC
LOT 2 - 6,125.07 SF - 0.14 AC

SITE DENSITY = 5.076 DU/AC

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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Phone #: 919 819-1418	Email: steve@homequestnc.com
APPLICANT INFORMATION	
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Phone #: 919 363-4415	Email: aapockat@earthlink.net

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REVISION 02.19.21

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DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
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Overlay district: N/A	Inside City limits? <input type="checkbox"/> Yes <input type="checkbox"/> No
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STORMWATER INFORMATION	
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Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
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Proposed density for each zoning district (UDO 1.5.2.F): 5.076 DU/AC	
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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Steve Smalto</u>	Date: <u>6/9/21</u>
Printed Name: <u>STEVE SMALTO, HOMEQUEST BUILDERS</u>	Date: _____
Signature: _____	Date: _____
Printed Name: _____	Date: _____

Please email your completed application to SiteReview@raleighnc.gov.

Page 1 of 2

REVISION 02.19.21

raleighnc.gov

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

618 POWELL PLACE SUBDIVISION
618 POWELL DR., RALEIGH NC

HOMEQUEST BUILDERS
303 GRAND AVE.
RALEIGH, NC 27606

1 9.12.21 RALEIGH COMMENTS

SCALE: NTS

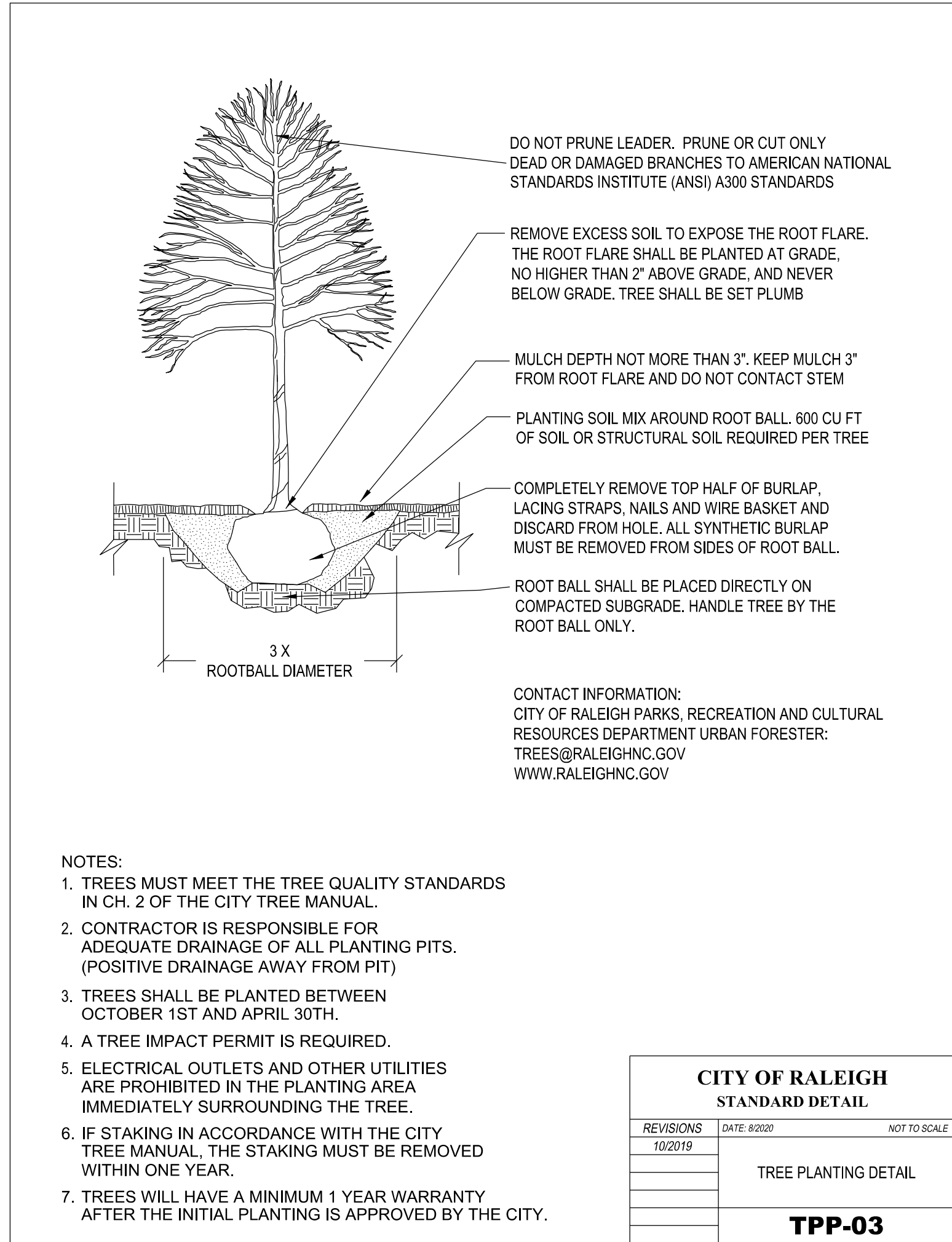
DATE: APRIL 18, 2021

SHEET NO.:

COVER SHEET

CO-1

SEQUENCE NO. 1 OF 6



STREET TREE PLANTING

KEY COUNT	PLANT NAME	O/C	SPACE	PLANTING SIZE
CC 4	CERCIS CANADENSIS, REDBUD	20'	1.5'CAL,8-10'HT	
CV 4	CHIONANTHUS RETUSUS, CHINESE FRINGE	20'	1.5'CAL,8-10'HT	
QN 2	QUERCUS NUTTALLI, NUTTALL OAK	40'	3'CAL,10'HT	

NOTES:
TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES. TREES SHALL BE PLANTED 3' FROM THE BACK OF CURB. ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.

STREET TREE PLANTING CALCS:

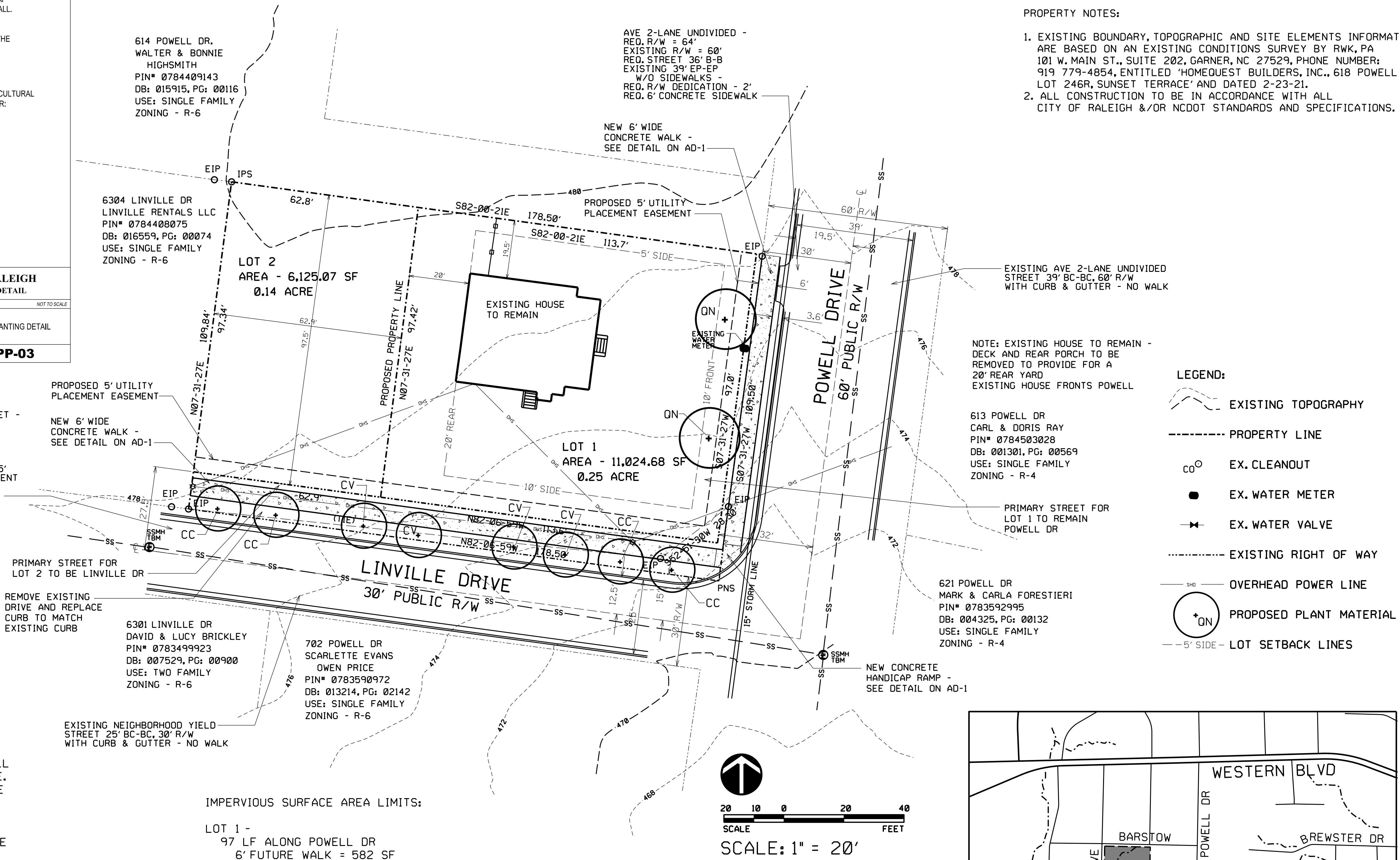
176 LF FRONTAGE ALONG LINVILLE DR
W/ OVERHEAD POWER LINES -
8 TREES @ 20' O/C
UNDERSTORY TREES
97 LF FRONTAGE ALONG POWELL DR
2 TREES @ 40' O/C
SHADE TREES

SITE DATA:

PIN NUMBER - 0784500056
ADDRESS: 618 POWELL DR., RALEIGH
TOTAL GROSS ACREAGE - 19,575 SF - 0.449 AC
AREA OF RIGHT OF WAY DEDICATION - 2,425.25 SF - 0.056 AC
LINVILLE DR. - 2,231.25 SF - 0.05 AC
POWELL AVE. - 194 SF - 0.004 AC
TOTAL NET SITE AREA - 17,149.75 SF - 0.394 AC
PROPOSED SITE DENSITY - 5.076 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 3,930 SF - 0.09 AC
HOUSE - 1,650.0 SF, GARAGE - 700 SF,
DRIVE - 1,220 SF, WALK - 360 SF
EXISTING HOUSE TO BE REMOVED - 320 SF
GARAGE, DRIVE AND WALK TO BE REMOVED - 2,280 SF
ZONING - R-6

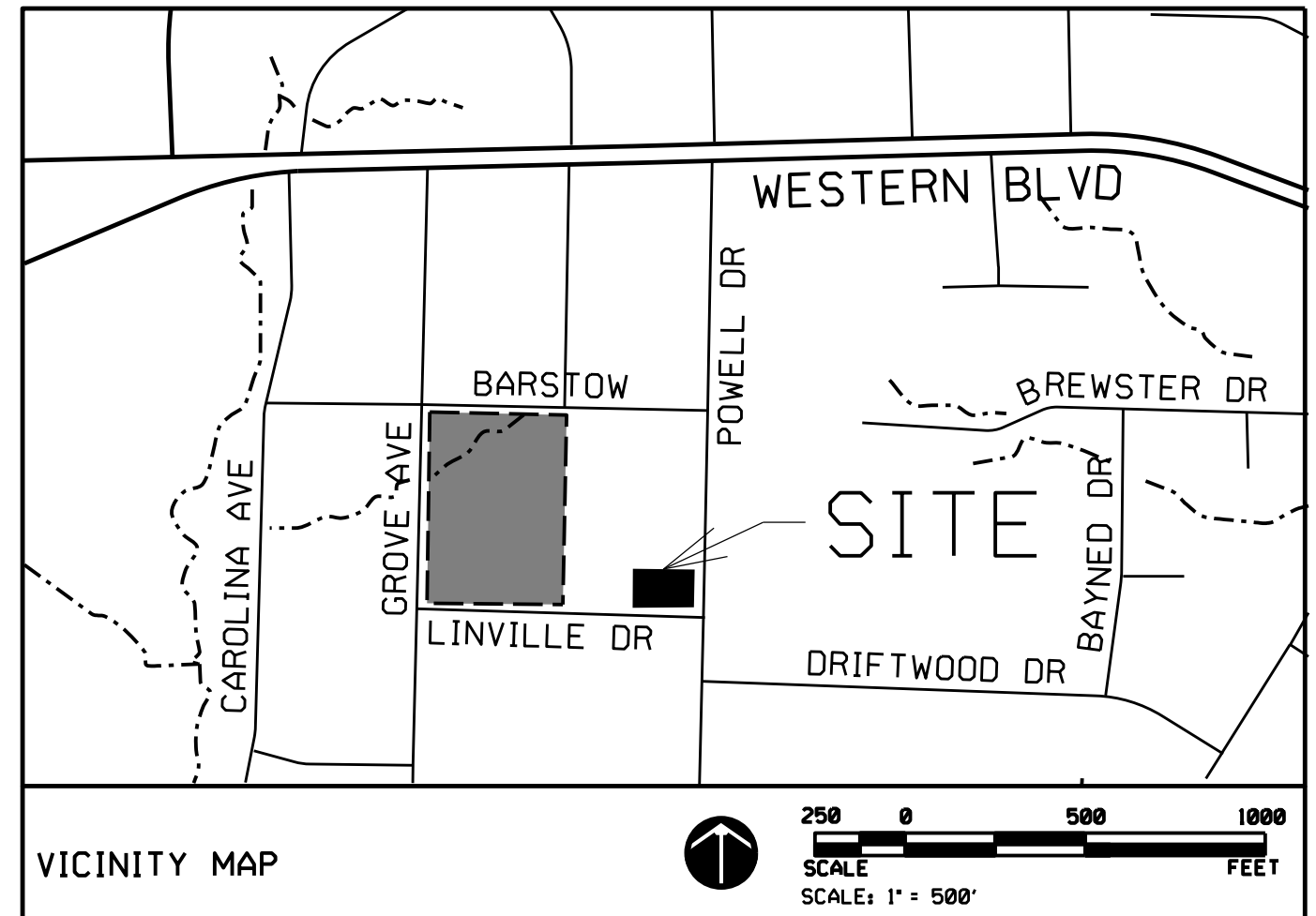
PROPERTY NOTES:

- EXISTING BOUNDARY, TOPOGRAPHIC AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'HOMEQUEST BUILDERS, INC., 618 POWELL DR., LOT 246R, SUNSET TERRACE' AND DATED 2-23-21.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



SITE NOTES:

- THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 17,149.75 SF - 0.394 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.8 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
- THE SITE IS 0.394 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
- EXISTING HOUSE AND WALK ARE TO REMAIN. DETACHED GARAGE AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THE NEW SITE.
- PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE REQUIRED TO BE PROVIDED ALONG BOTH STREET FRONTAGES.
- A FEE IN LIEU WILL BE REQUIRED FOR 3.5' OF ADDITION ROAD WIDTH, CURB AND GUTTER ALONG LINVILLE DR. A SURETY WILL BE REQUIRED FOR A 6' WALK ALONG THE FRONTAGE OF LINVILLE DRIVE AND OF POWELL AVE.
- A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
- THE SUBDIVISION PLAN CREATES TWO LOTS.
- INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
- ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.



THE DOCUMENT, INCLUDING BUT NOT LIMITED TO THE CONCEPT AND DESIGN, IS THE PROPERTY OF RWK, PA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RWK, PA.

RWK, PA
Architectural & Surveying
101 W. Main St., Suite 202
Garner, NC 27529
Phone (919) 779-4854
Fax (919) 779-4856

ALISON A. POKKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

618 POWELL PLACE SUBDIVISION
SUBDIVISION & PLANTING PLAN
618 POWELL DR., RALEIGH, NC
HOMEQUEST BUILDERS
303 GRAND AVE.
RALEIGH, NC 27606

REVISIONS	
1	9.24.21 RALEIGH COMMENTS - 7.22.21
2	10.24.21 RALEIGH COMMENTS - 10.24.21
3	12.6.21 HOME ADDITION LABEL

SCALE: NTS
DATE: APRIL 18, 2021
SHEET NO.:
PROPOSED
SUBDIVISION
& PLANTING
PLAN
SP-1
SEQUENCE NO. 3 OF 6