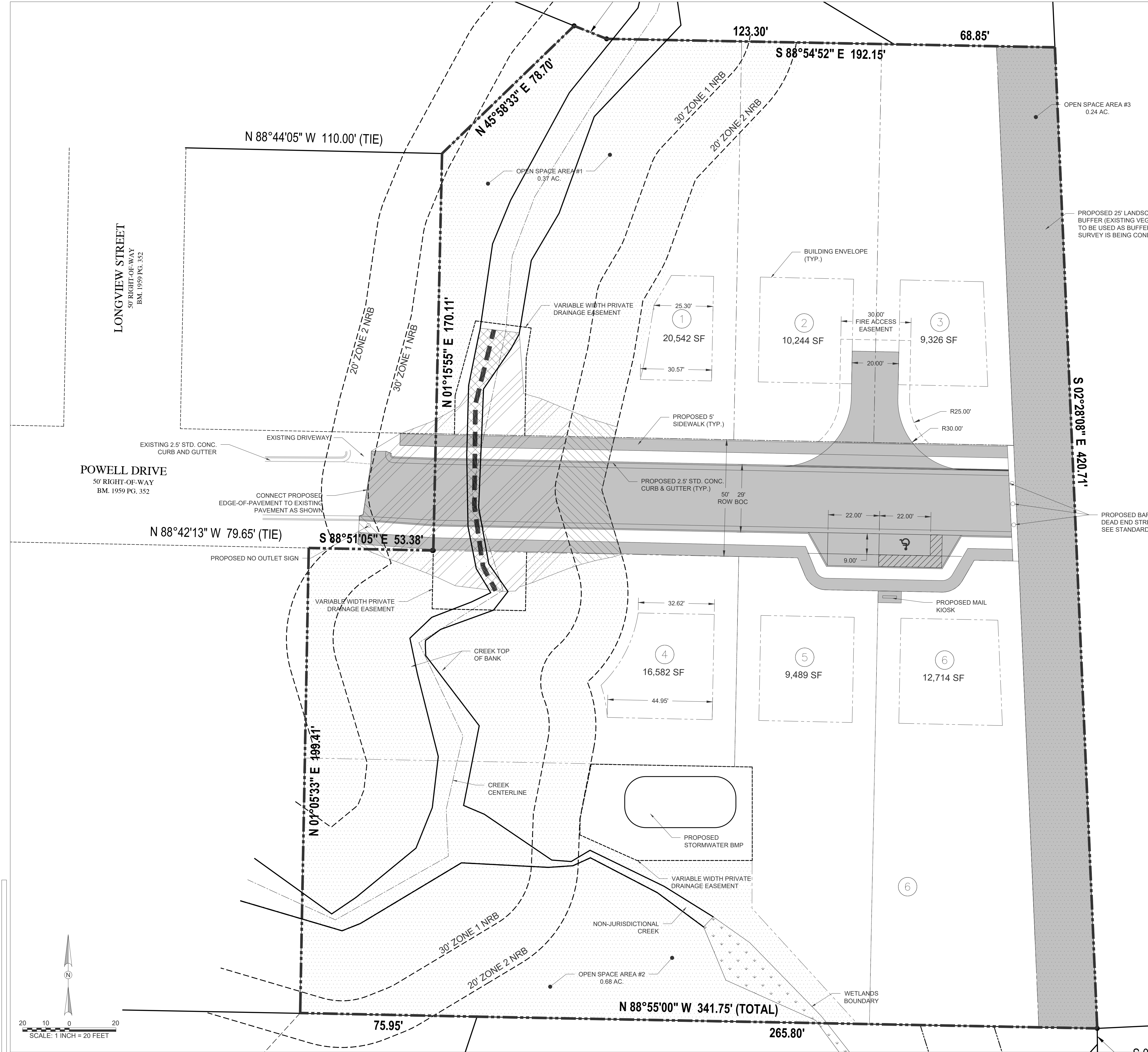




LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVEMENT/CONCRETE
- PROPOSED LOT NUMBER
- PROPOSED LOT ACREAGE
- PROPOSED BUILDING ENVELOPE

1
10,000 SF
3,000 SF

SUMMARY INFORMATION

DEVELOPMENT NAME: 520 POWELL

SITE ADDRESS: 520 POWELL DRIVE
GARNER, NORTH CAROLINA

PIN NUMBER: 1711645806

JURISDICTION: CITY OF GARNER
EXISTING USE: VACANT

PROPOSED USE: RESIDENTIAL
CURRENT ZONING DISTRICT: RESIDENTIAL (R4)

TOTAL ACREAGE: 2.86 ACRES (124,957 SF)
MAXIMUM BUILDING HEIGHT: 35'

PLANNED NUMBER OF UNITS: 6 SINGLE FAMILY
MINIMUM LOT SIZED PROPOSED: 5,400 SF
AVERAGE LOT SIZE PROPOSED: 7,932 SF

IMPERVIOUS SURFACE LIMIT: 70% OF BUILDING ENVELOPE
PARKING REQUIREMENTS: 2.0 SPACES PER DWELLING UNIT
PROPOSED OPEN SPACE: 56,192 SF (44.9%)

EXISTING IMPERVIOUS SURFACE: 0SF
PROPOSED IMPERVIOUS SURFACE: 24,845 SF (19.8%)
SUBDIVISION ROAD WITH SIDEWALK: 11,610 SF
MAILBOX KIOSK AREA: 1,725 SF
6 LOTS @ 1,260 SF/LOT: 7,560 SF
6 DRIVEWAYS: 3,950 SF
TOTAL IMPERVIOUS SURFACE: 24,845 SF

BUILDING SETBACKS (SINGLE FAMILY):
FRONT STREET - 25'
SIDE STREET - 10'
SIDE BOUNDARY - 0'
REAR BOUNDARY - 20'
MINIMUM LOT WIDTH - 60'
MINIMUM FLAG LOT WIDTH - 20'

OWNER/DEVELOPER:
520 POWELL GARNER, LLC
3410 ROLLER MILL COURT
RALEIGH, NC 27607

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

- NOTES**
- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY BASS, NIXON & KENNEDY, INC. ON 01-30-2023.
 - THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720171100K DATED JULY 19, 2022.
 - ONSITE STREAMS AND WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN. BUFFER DETERMINATION LETTER PROVIDED AND DATED 04-19-2023
 - THIS DRAWING IS NOT FOR RECORDATION.
 - WATER AND SEWER SERVICES FOR THIS PROJECT WILL BE PROVIDED VIA AN EXTENSION OF TOWN OF GARNER PUBLIC WATER SYSTEM.
 - ALL OPEN SPACE AND COMMON AREAS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL DRAINAGE EASEMENTS OUTSIDE THE ROAD RIGHT OF WAY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL SIGNAGE INSTALLED SHALL CONFORM TO THE STANDARDS SET FORTH BY THE LATEST PUBLISHED EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - SIGNAGE MATERIAL SHALL CONFORM TO MUTCD COLOR AND REFLECTIVITY STANDARDS AND SHALL AT A MINIMUM BE HIGH INTENSITY PRISMATIC GRADE REFLECTIVE MATERIAL.
 - GROUND MOUNTED SIGN POSTS SHALL BE DRIVEN MINIMUM 30 INCHES BELOW GROUND LEVEL. ALL POSTS SHALL BE PLUMBED AND LEVELED AS POSTS IS INSTALLED.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
 - STREET NAME SIGNS SHALL BE POSTED ON TOP OF STOP (R1-1) SIGN.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING WHICH MAY BE PAINT.
 - PARKING LOT TO BE MARKED AS SHOWN IN ACCORDANCE WITH LATEST MUTCD.
 - ACCESSIBLE ROUTES SHALL COMPLY WITH ALL APPLICABLE ADA REQUIREMENTS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NORTH CAROLINA ACCESSIBILITY CODE.

CONCEPTUAL PLANS
NOT FOR CONSTRUCTION

DATE	06/07/24	07/03/24			
DESCRIPTION	MAJOR SUBDIVISION APPLICATION SUBMITTAL	LANDSCAPING, LIGHTING PLAN, & VIA			
REV.	0	1			

SITE PLAN
520 POWELL
520 POWELL DRIVE
GARNER, NORTH CAROLINA

PROJECT NO.:	1001
DRAWN BY:	MDI
CHECKED BY:	JAC
DATE:	07/03/24
SCALE:	1" = 20'

C-3