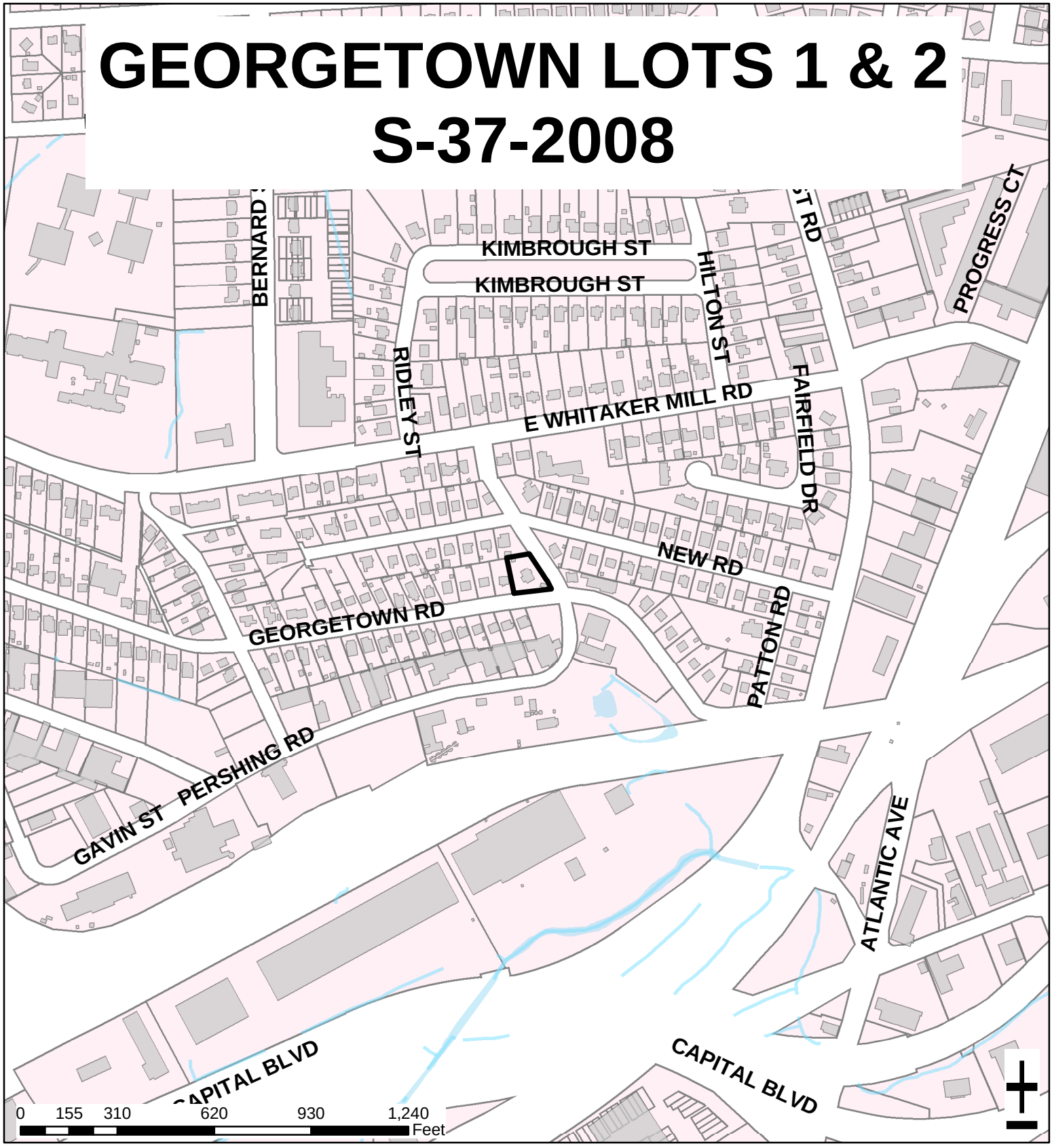
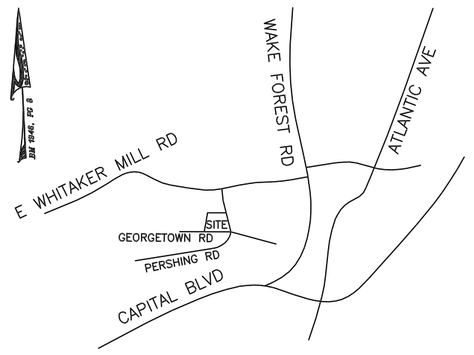
GEORGETOWN LOTS 1 & 2
S-37-2008



Zoning:	**R-10**	Acres:	**0.2639**
Planning District:	**University**	Number of Lots.:	**2**
CAC:	**Five Points**	Planner:	**Jacque Baker**
Drainage Basin:	**Pigeon House Branch**	Phone:	**(919) 516-2630**
		Applicant Contact:	**John Y. Phelps, Jr.**
		Phone:	**(919) 787-3658**



VICINITY MAP
N.T.S.

SUMMARY INFORMATION
DEVELOPMENT NAME: SUBDIVISION OF LOT 43 GEORGETOWN HOUSING CORPORATION INTO LOTS 1 & 2 GEORGETOWN SUBDIVISION.
PROPERTY ADDRESS: 1701 PERSHING ROAD
RALEIGH, N.C. 27608
ZONING: R-10 TOTAL ACRES: 0.2639 AC
TOTAL # OF LOT: 2 INSIDE CITY LIMITS: YES
OWNERS: CURTIS, MITCHELL & VIRGINIA L.
1701 PERSHING ROAD
RALEIGH N.C. 27608
CONSULTANT: JOHN Y. PHELPS JR. PLS
5110 BUR OAK CIRCLE
RALEIGH N.C. 27612
PHONE:919-787-3658 FAX:919-787-6727
E-MAIL: jr81@bellsouth.net

SUBJECT PROPERTY IS___ IS NOT_X_ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER_3720171400J_____ ZONE_X_____
EFFECTIVE DATE MAY 2, 2006

INFILL CALCUALTIONS:
SURROUNDING PROPERTIES
TOTAL PERIMETER 424.83'
SINGLE FAMILY 241.83'
PERIPHERY: 57% SINGLE FAMILY
MEDIAN LOT FRONTAGE 60'X80%=48.0'
MEDIAN LOT SIZE 0.155ACX80%=0.124AC

I, _____, PLANNING DIRECTOR AND REVIEW OFFICE OF WAKE COUNTY, CERTIFY THAT THIS PLAT CREATES A SUBDIVISION SUBJECT TO AND IN ACCORD WITH THE WAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE, AND THAT IT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
DATE PLANNING DIRECTOR/REVIEW OFFICER
APPROVAL EXPIRES IF NOT RECORDED ON OR BEFORE_____

THE SURVEYOR RELIED UPON THE CITY OR COUNTY FOR APPROVAL OF ALL APPLICABLE ORDINANCES AND HAS MADE NO INTERPRETATIONS OF THE ORDINANCES

I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR, L-1319 CERTIFY TO ONE OR MORE OF THE FOLLOWING

☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

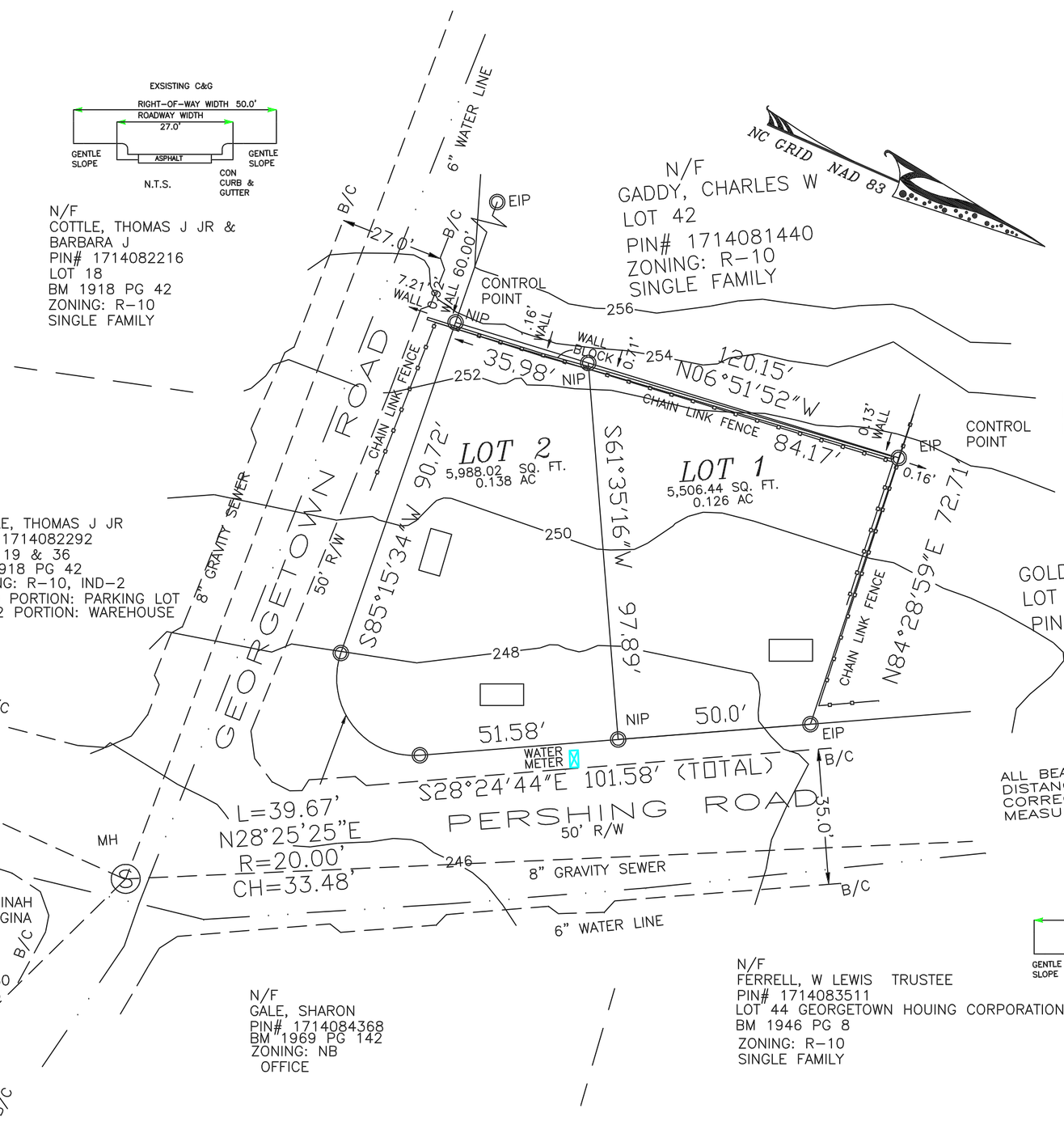
☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

☐ C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION.

☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) ABOVE.

_____
JOHN Y. PHELPS JR. PROFESSIONAL LAND SURVEYOR NO. L-1319



ALL BEARINGS & DISTANCES ARE CORRECT FIELD MEASUREMENTS

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, and that the dedicator(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 public streets, public easements, public rights-of-way, public parks and public greenways, (as these interests are defined in the code and indicated on this plat or map as public), 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 easement 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 the conditions of subsection (b), (c), (d), and (f) 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)

_____
OWNER

_____
OWNER

THIS PLAT NOT TO BE RECORDED AFTER_____DAY OF_____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐IN ☐OUT OF THE CITY LIMITS.

STATE OF_____
COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated;_____.

Date:_____, 2006.

_____
printed name:_____, Notary Public

My commission expires:_____

STATE OF NORTH CAROLINA
_____ COUNTY
I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK _____ PAGE_____: THAT THE RATIO OF PRECISION AS CALCULATED IS _____; 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 AS AMENDED. WITNESS MY HAND AND SEAL THIS _____DAY OF _____ 20_____

_____
JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

ZONING: R-10

FIELD CLOSURE 1:13,446

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
CB	CATCH BASIN		
XXXX	ADDRESS		

NOTES:
1) TOPO SCALED FROM CITY OF RALEIGH GIS.
2) REFERENCES:
DB 12992 PG 2652
BM 1946 PG 8
3) WATER AND SEWER LOCATION SCALED FROM MAP PROVIDED BY THE CITY OF RALEIGH UTILITY DEPARTMENT

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30 ft.

COMPREHENSIVE PLAN:
THE EXISTING UNIVERSITY DISTRICTIS PRIMARILY SINGLE FAMILY. THERE HAS BEEN A DECREASE IN SINGLE FAMILY SINCE 1984. IT IS NOW ABOUT 45% SINGLE FAMILY. RESIDENTIAL-4 IS 16%, RESIDENTIAL-6 IS 25% AND THE BALANCE IS OFFICE AND INSTITUTION-1. THE SUBDIVISION OF LOT 43 GEORGETOWN HOUSING, BOOK OF MAPS 1946 PAGE 8, IS ZONED R-10. R-10 REQUIRES 5,000 SQ. FT. FOR SINGLE FAMILY LOT. THIS WILL NOT BE AN INFILL PROJECT. ONLY 57% OF THE "PERIPHERY" ARE SINGLE FAMILY LOTS. THERE ARE NO SMALL AREA OR CORRIDOR PLANS FOR THIS SITE. THERE IS A RESIDENTIAL AREA NEAR TO THE SITE.

PARENT PIN# 1714082422

RECORDED IN BOOK OF MAPS_____PAGE_____ WAKE COUNTY

SCALE 1"=30'	SUBDIVISION OF LOT 43 GEORGETOWN HOUSING CORPORATION INTO LOTS 1 & 2 GEORGETOWN HOUSING CORPORATION
DATE 05/09/08	PERSHING ROAD
FD. BK 56364 FB 1191	RALEIGH, WAKE CO., N.C.

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR
5110 BUR OAK CIRCLE, RALEIGH, N. C. 27612 PHONE 919 787-3658