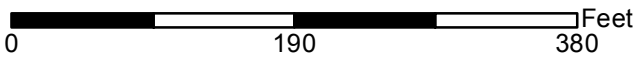
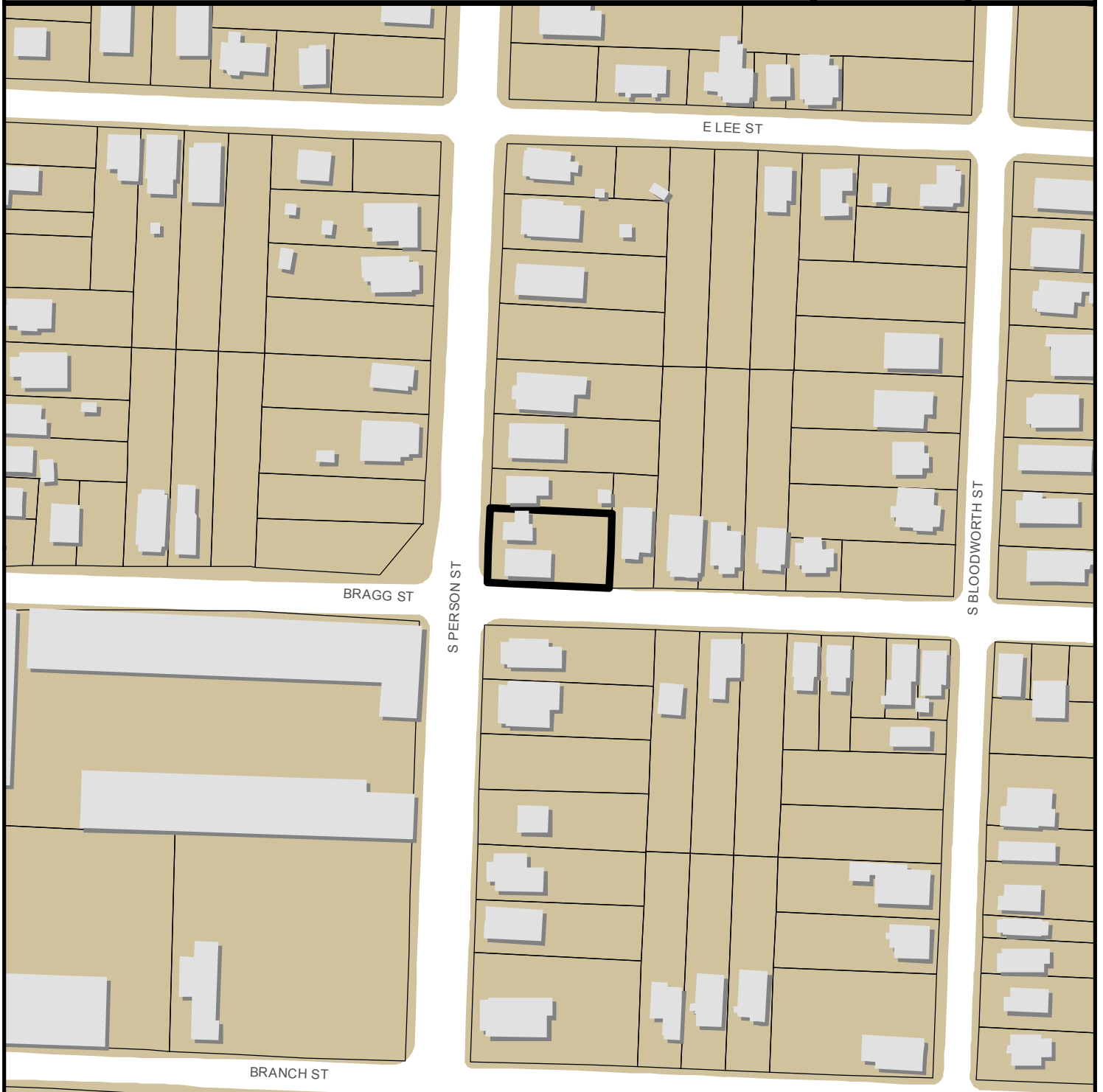


# 1117 SOUTH PERSON STREET SUBDIVISION S-8-2016



Zoning: **R-10, NCOD**  
CAC: **Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.17**  
Number of Lots: **2**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Spellgrounds**  
Phone: **(919) 862-7573**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

5-8-16

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <i>461822</i> Assigned Project Coordinator <i>Shankle</i> Assigned Team Leader <i>Rome to</i>
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction # T-390304

### GENERAL INFORMATION

Development Name: 1117 South Person Street Subdivision

Proposed Use: Single Family Housing

Property Address(es): 1117 South Person Street

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1703831980 DB 016035 PG 00088-00092			

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

**PRELIMINARY ADMINISTRATIVE REVIEW**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval.  
 This plan is a Minor Subdivision of an existing lot, and can therefore be approved administratively.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

**CLIENT (Owner or Developer)**

Company: Spell Grounds, LLC	Name (s): Darwin Walker
Address: 7714 Sidney's Road, Round O, SC 29474	
Phone: (215) 910-2564	Email: dwalker@pennoni.com
Fax:	

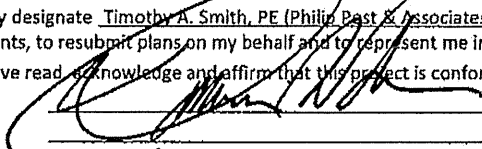
**CONSULTANT (Contact Person for Plans)**

Company: Philip Post & Associates, Inc. (A Division of Pennoni Associates, Inc.)	Name (s): Tim Smith
Address: 401 Providence Road, Suite 200, Chapel Hill, NC 27514	
Phone: (919) 929-1173; Ext. 124	Email: tsmith@pennoni.com
Fax: (919) 493-6548	

### DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

*no utility sheets submit the*

Zoning Information		Building Information	
Zoning District(s)	R-10	Proposed building use(s)	Single Family Housing
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross	
Overlay District	NCOD - South Park Neighborhood	To Be Determined	
Total Site Acres	0.17 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Proposed Building(s) sq. ft. gross	
Off street parking Required	Provided	To Be Determined	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage)	
BOA (Board of Adjustment) case # A-		To Be Determined	
CUD (Conditional Use District) case # Z-		Building Lot Coverage percentage	
		To Be Determined (site plans only)	
Stormwater Information			
Existing Impervious Surface		To Be Determined acres/square feet	
1,728SF		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface		To Be Determined acres/square feet	
If Yes, please provide			
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #
CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)			
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.			
This application is for the purpose of subdividing the existing lot at 1117 South Person Street. The proposed project falls within the allowable uses for the zoning of the property. The existing single family house will be demolished and two (2) new single family houses constructed.			

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY			
1. Total # Of Townhouse Lots	Detached	Attached	11. Total number of all lots
2. Total # Of Single Family Lots	2		2
3. Total # Of Apartment Or Condominium Units	0		12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	0		If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	0		
6. Total Number of Hotel Units	0		
7. Overall Total # Of Dwelling Units (1-6 Above)	2		
8. Bedroom Units	1br	2br 2- 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	N/A		
10. Total number of Open Space (only) lots	0		
<b>SIGNATURE BLOCK (Applicable to all developments)</b>			
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 <u>Timothy A. Smith, PE (Philip Past &amp; Associates, Inc.)</u> 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, understand and affirm that this project is conforming to all applicable requirements applicable with the proposed development use.			
Signed			Date
Signed			Date

**TO BE COMPLETED BY APPLICANT**

YES      N/A

**General Requirements**

1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



