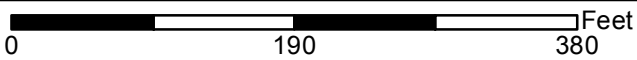
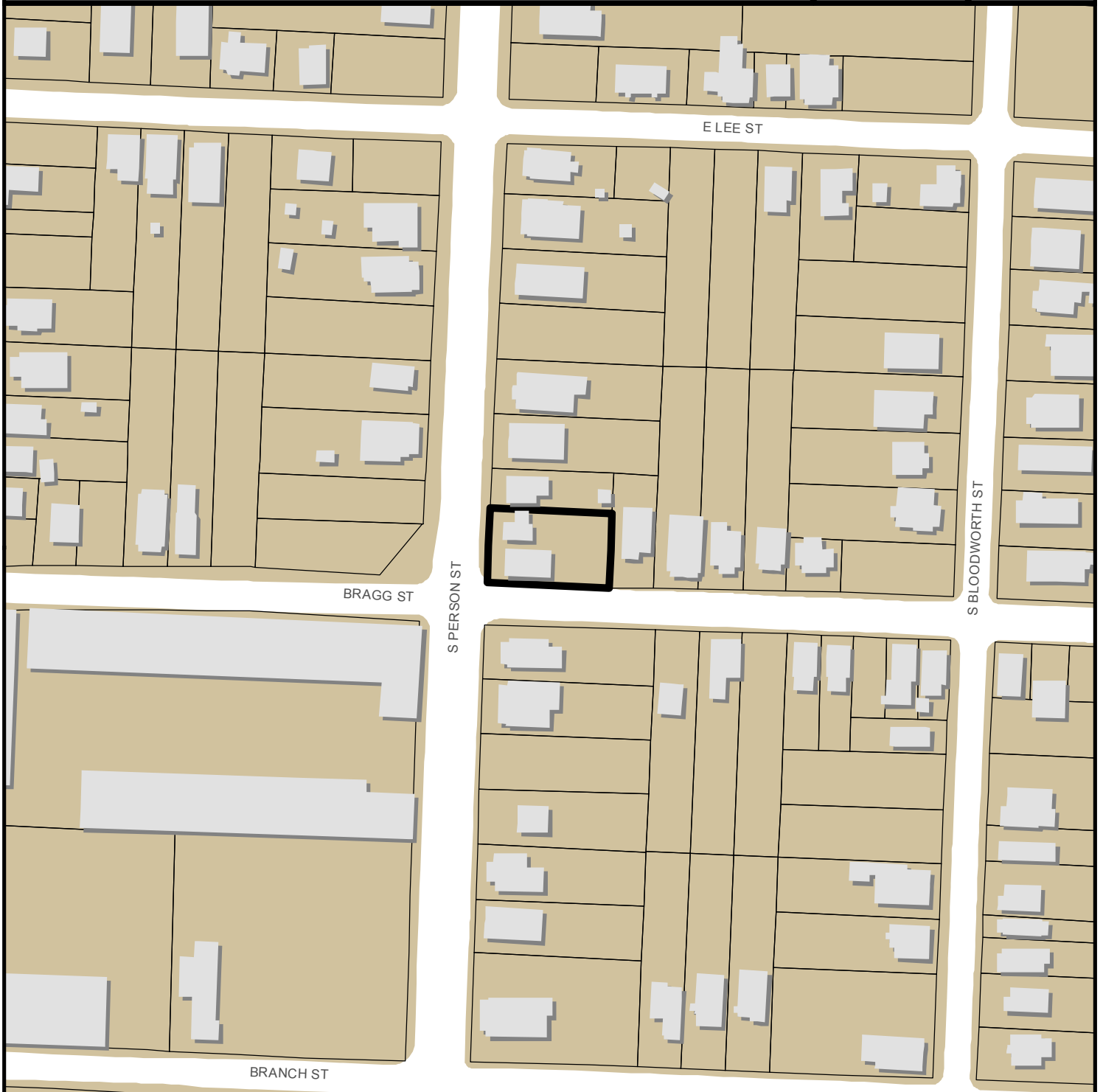


# 1117 SOUTH PERSON STREET SUBDIVISION S-8-2016



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**





**Administrative  
Approval Action**  
S-8-16 / 1117 S Person St. Subdivision  
Transaction# 461822, AA#3675

City of Raleigh  
Development Services  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
DS.help@raleighnc.gov  
www.raleighnc.gov

**REQUEST:** Subdivision of a .17 acre parcel zoned R-10 with NCOD (South Park) into two lots proposed for single family residential use.

**LOCATION:** 1117 S Person St. Northeast corner of the intersection of S Person Street and Bragg Street.

**DESIGN  
ADJUSTMENTS/  
ALTERNATES,  
ETC:**

A variance was granted by the Board of Adjustment (A-47-17) for relief from the 60' lot depth requirement in Section 2.2.1 of the UDO.

**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 Phillip Post & Associates.

**CONDITIONS OF APPROVAL AND NEXT STEPS:**

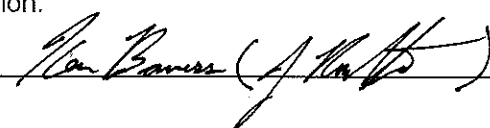
**Prior to authorization to record lots:**

1. That ½ of the required right of way for the Bragg Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
2. That a fee-in-lieu of construction is paid for 1' of sidewalk and required street trees along S Person Street;
3. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Bragg Street, including streetscape trees, is paid to the Development Services Department, Development Engineering Division;
4. That a tree impact permit is obtained.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

**3-Year Expiration Date:** 9/7/2020  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir.)  Date: 9/7/17

Staff Coordinator: Justin Rametta

# 1115 and 1117 S. PERSON STREET

**CASE FILE:**  
**S-8-16**

## PRELIMINARY SUBDIVISION PLAN RALEIGH NORTH CAROLINA

### DRAWING INDEX

<u>SHEET NUMBER</u>	<u>TITLE</u>
C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN

SITE DATA:

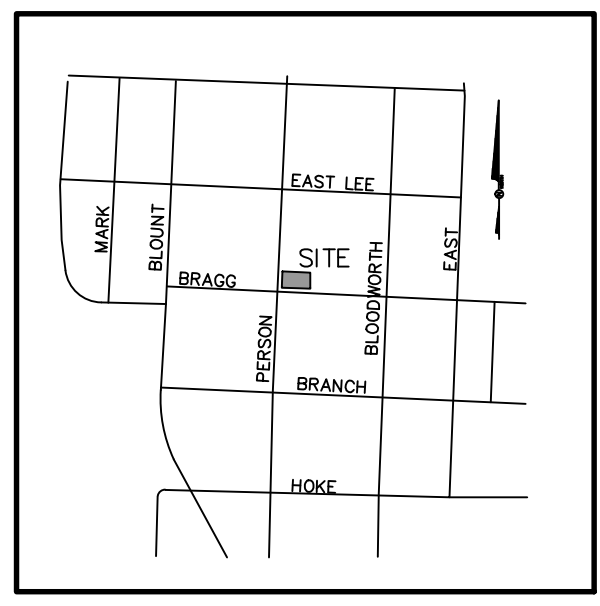
PARCEL ADDRESS: 1115 & 1117 S. PERSON STREET  
 PARCEL PIN NUMBER: 1703831980  
 PARCEL SIZE: NET LAND AREA = 0.1679 AC.  
 ZONING DISTRICT: R-10; NCOD (SOUTHPARK)  
 PROPOSED USE: SUBDIVIDE EXISTING LOT OF RECORD INTO 2-LOTS FOR RESIDENTIAL USE  
 EXISTING IMPERVIOUS AREA: 1,728 S.F.



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**  
 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 checked="" type="checkbox"/> Subdivision*	Transaction Number	
<input type="checkbox"/> Preliminary Administrative Site Plans	<input type="checkbox"/> Cluster Subdivision**	Assigned Project Coordinator	
<input type="checkbox"/> Group Housing**	<input type="checkbox"/> Infill Subdivision**	Assigned Team Leader	
<input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Expedited Subdivision Review		
	<input type="checkbox"/> Conventional Subdivision		
	<input type="checkbox"/> Compact Development		
	<input type="checkbox"/> Conservation Subdivision		
* 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 1703831980 DB 016035 PG 00088-00092	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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 and 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)		Name (s): Darwin Walker	
Company: Spell Grounds, LLC		Address: 7714 Sidney's Road, Round O, SC 29474	
Phone: (215) 910-2564		Email: dwalker@pennoni.com	
Fax:			
CONSULTANT (Contact Person for Plans)		Name (s): Tim Smith	
Company: Philip Post & Associates, Inc. (A Division of Pennoni Associates, Inc.)		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)			



VICINITY MAP  
NOT TO SCALE

**SOLID WASTE COMPLIANCE STATEMENT**

- THIS SITE PLAN DESIGN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL INCLUDING ACCESS STANDARDS AND REFUSE COLLECTION DEVICES.
- THIS PROJECT WILL UTILIZE CITY OF RALEIGH CURBSIDE COLLECTION FOR SOLID WASTE AND RECYCLING.

**Preliminary**  
05/24/2017 11:36:09 PM

**For Review**  
05/24/2017 11:36:14 PM

CIVIL ENGINEER

PHILIP POST & ASSOCIATES  
 401 PROVIDENCE ROAD SUITE 200  
 CHAPEL HILL, NC 27514  
 ATT: TIMOTHY A. SMITH, PLS, PE  
 TEL. (919) 929-1173

APPLICANT

SPELLGROUNDS, LLC  
 15 TUXEDO CT.  
 MARLTON, NJ 08053  
 ATTENTION: DARWIN WALKER  
 TELEPHONE: (215) 910-2564

ENGINEERS  
 PLANNERS  
 SURVEYORS  
**PHILIP POST & ASSOCIATES**  
 A Division of Pennoni  
 Firm License F-1267  
 401 Providence Rd. #200  
 Chapel Hill, NC 27514  
 919.929.1173  
 919.493.2600

**COVER SHEET**

**PRELIMINARY SUBDIVISION PLAN**  
**1115/1117 S. PERSON STREET**  
 WAKE COUNTY, N.C.

SCALE: NONE  
 DRAWN BY: DC  
 CHECKED BY: TAS  
 DATE: 2/8/2016  
 PROJECT NO.: DWKRT1501  
 DRAWING NO.: C866BP01  
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REVISIONS
1. 4/18/16: REVIEW #1 COMMENTS
2. 1/07/17: REVIEW #2 COMMENTS
3. 5/25/17: REVIEW #3 COMMENTS

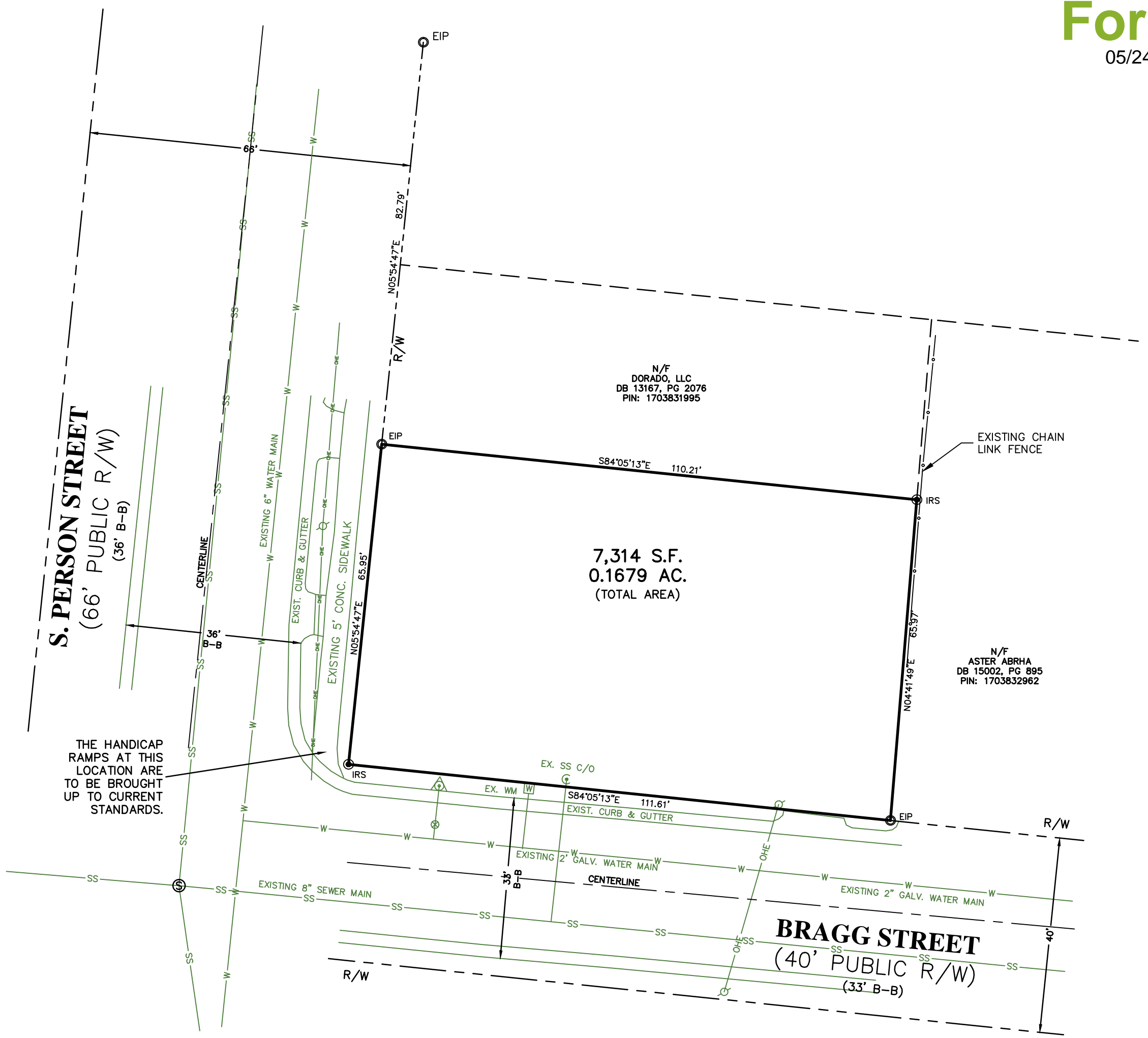
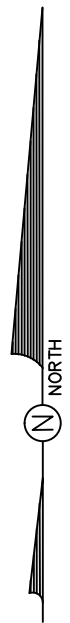
SHEET 1  
 OF 3

**Preliminary**

05/24/2017 11:35:47 PM

**For Review**

05/24/2017 11:35:51 PM



THE HANDICAP RAMP  
AT THIS LOCATION ARE  
TO BE BROUGHT  
UP TO CURRENT  
STANDARDS.

N/F  
DORADO, LLC  
DB 13167, PG 2076  
PIN: 1703631995

N/F  
ASTER ABRHA  
DB 15002, PG 895  
PIN: 1703632962

7,314 S.F.  
0.1679 AC.  
(TOTAL AREA)

**BRAGG STREET**  
(40' PUBLIC R/W)  
(33' B-B)

**S. PERSON STREET**  
(66' PUBLIC R/W)  
(36' B-B)

- LEGEND**
- EIP ○ EXISTING IRON PIPE
  - EIR ● EXISTING IRON ROD
  - IRS ● IRON ROD SET
  - CP ○ COMPUTED POINT
  - POWER POLE
  - ⊙ SANITARY SEWER MANHOLE
  - OHE OVERHEAD ELECTRIC LINE & POLE
  - - - LINE NOT SURVEYED
  - - - R/W RIGHT-OF-WAY LINE
  - W EXIST. WATER LINE
  - SS EXIST. SEWER LINE

ENGINEERS  
PLANNERS  
SURVEYORS

**PHILIP POST  
& ASSOCIATES**

401 Providence Rd. #200  
Chapel Hill, NC 27514  
919.929.1173  
919.493.2600

A Division of Pennoni  
Firm License F-1267

**EXISTING CONDITIONS**

**PRELIMINARY SUBDIVISION PLAN**  
**1115/1117 S. PERSON STREET**  
WAKE COUNTY, N.C.

CITY OF RALEIGH

SCALE: 1"=20'

DRAWN BY: DC

CHECKED BY: IAS

DATE: 2/8/2016

PROJECT NO.: DWKRT1501

DRAWING NO.: C866BP01

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REVISIONS
1. 4/18/16: REVIEW #1 COMMENTS
2. 1/07/17: REVIEW #2 COMMENTS
3. 5/25/17: REVIEW #3 COMMENTS

SHEET 2

OF 3

**CIVIL ENGINEER**

PHILIP POST & ASSOCIATES  
401 PROVIDENCE ROAD SUITE 200  
CHAPEL HILL, NC 27514  
ATT: TIMOTHY A. SMITH, PLS, PE  
TEL. (919) 929-1173

**APPLICANT**

SPELLGROUNDS, LLC  
15 TUXEDO CT.  
MARLTON, NJ 08053  
ATTENTION: DARWIN WALKER  
TELEPHONE: (215) 910-2564



**Preliminary**

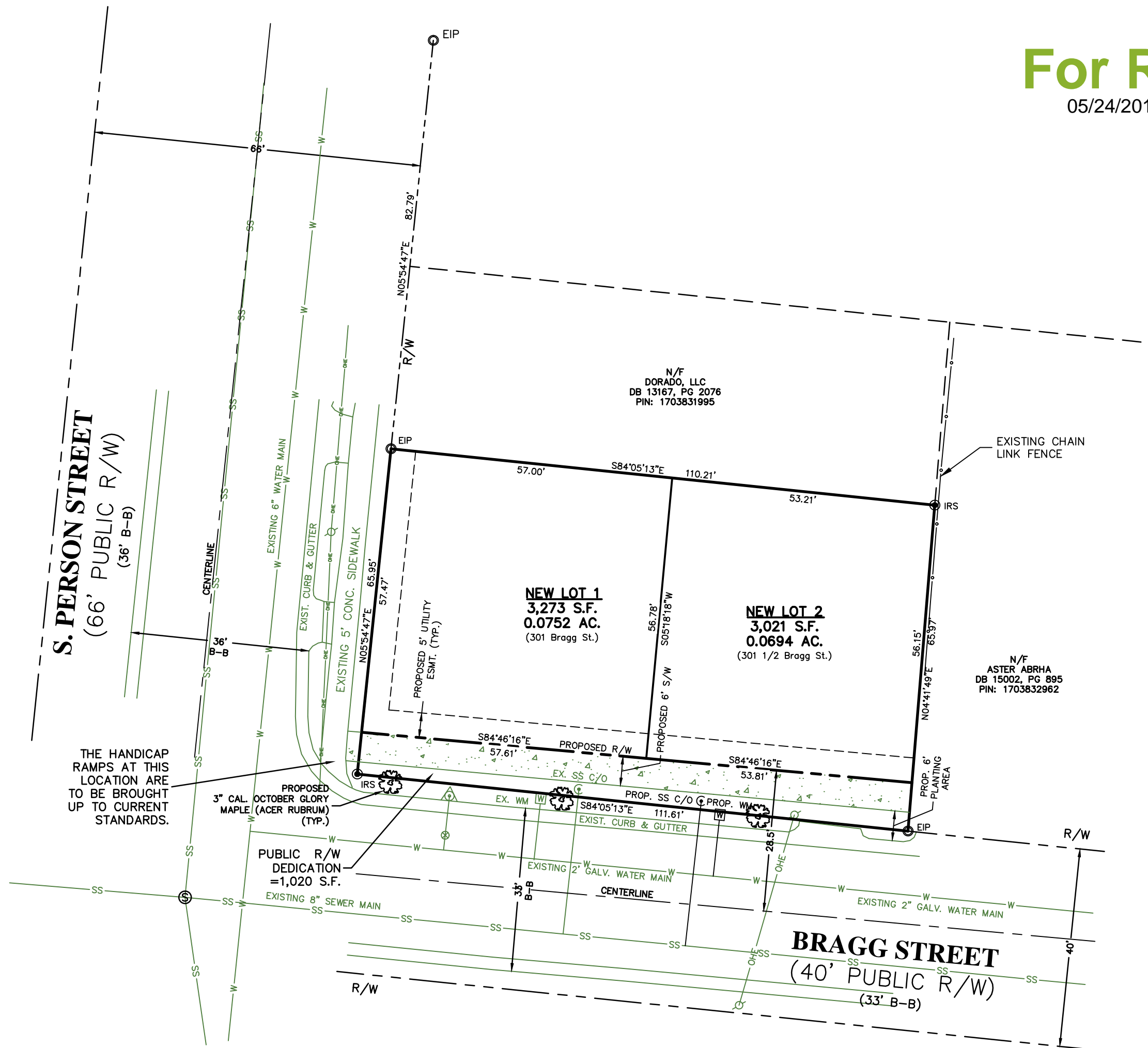
05/24/2017 11:35:22 PM

**For Review**

05/24/2017 11:35:29 PM



VICINITY MAP  
(NOT TO SCALE)



**STREET DATA**

**PERSON STREET:**  
 EXISTING R/W = 66'  
 PROPOSED R/W = 66'  
 EXISTING B-B STREET WIDTH = 36'  
 PROPOSED B-B STREET WIDTH = 36'  
 EXISTING SIDEWALK = 5' WIDE  
 PROPOSED SIDEWALK = 5' WIDE  
 (FEE-IN-LIEU TO BE PAID FOR ADDITIONAL 1' OF SIDEWALK ALONG PERSON STREET)

**BRAGG STREET:**  
 EXISTING R/W = 40'  
 PROPOSED R/W = 1/2 OF A 57' R/W  
 EXISTING B-B STREET WIDTH = 33'  
 PROPOSED B-B STREET WIDTH = 33'  
 EXISTING SIDEWALK = (NONE)  
 PROPOSED SIDEWALK = 6' WIDE

**NOTES:**

1. A FEE-IN-LIEU TO BE PAID FOR THE REQUIRED STREET TREES ALONG S. PERSON STREET.
2. THE EXISTING PARCEL IS VACANT.

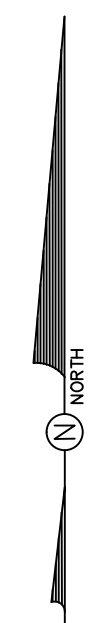
**S. PERSON STREET**  
(66' PUBLIC R/W)  
(36' B-B)

**BRAGG STREET**  
(40' PUBLIC R/W)  
(33' B-B)

THE HANDICAP RAMP AT THIS LOCATION ARE TO BE BROUGHT UP TO CURRENT STANDARDS.

- LEGEND**
- EIP ○ EXISTING IRON PIPE
  - EIR ○ EXISTING IRON ROD
  - IRS ○ IRON ROD SET
  - CP ○ COMPUTED POINT
  - POWER POLE
  - SANITARY SEWER MANHOLE
  - OHE OVERHEAD ELECTRIC LINE & POLE
  - - - LINE NOT SURVEYED
  - - - RIGHT-OF-WAY LINE
  - W EXIST. WATER LINE
  - SS EXIST. SEWER LINE

- UTILITY NOTES:**
1. NEW WATER SERVICE TO BE 3/4" COPPER WITH 3/8" WATER METER.
  2. NEW SEWER SERVICE TO BE 4" PVC @ 1.0% MIN. GRADE TYPICAL.
  3. ANY EXISTING WATER OR SEWER SERVICE NOT BEING RETAINED FOR USE IN REDEVELOPMENT OF SITE SHALL BE ABANDONED AT MAIN & REMOVED FROM R.O.W. PER CORPUD HANDBOOK PROCEDURE.



**PROPOSED SUBDIVISION PLAN**

**PRELIMINARY SUBDIVISION PLAN**  
**1115/1117 S. PERSON STREET**  
WAKE COUNTY, N.C.

**PHILIP POST & ASSOCIATES**  
 ENGINEERS  
 PLANNERS  
 SURVEYORS  
 401 Providence Rd. #200  
 Chapel Hill, NC 27514  
 919.929.1173  
 919.493.2600  
 A Division of Pennoni  
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 401 PROVIDENCE ROAD SUITE 200  
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**APPLICANT**

**SPELL GROUNDS, LLC**  
 15 TUXEDO CT.  
 MARLTON, NJ 08053  
 ATTENTION: DARWIN WALKER  
 TELEPHONE: (215) 910-2564

SCALE: 1"=20'

DRAWN BY: DC

CHECKED BY: TAS

DATE: 3/10/2017

PROJECT NO.: DWKRT1501

DRAWING NO.: C866SP01

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REVISIONS	DATE	REVIEW #1 COMMENTS	REVIEW #2 COMMENTS	REVIEW #3 COMMENTS
1.	4/19/16	REVIEW #1 COMMENTS		
2.	6/20/16	REVIEW #2 COMMENTS		
3.	8/20/16	REVISED LOT AREAS		
4.	9/21/16	WIDEN PLANTING STRIP TO 6'		
5.	12/05/16	ADD STREET TREES AND NOTES.		
6.	1/07/17	FINAL REVISIONS FOR APPROVAL		
7.	1/10/17	REVIEW #3 COMMENTS		
8.	5/25/17	REVIEW #3 COMMENTS		

SHEET 3  
OF 3