



# Administrative Approval Action

**AA# 3857 / S-51-16, Point Subdivision  
Transaction# 483263**

**City of Raleigh**  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the northeast corner of the intersection of South Person Street and Bledsoe Avenue at 915 S. Person Street.

**REQUEST:** Subdivision of a 0.15-acre tract zoned R-10 and within an NCOD Overlay (Southpark District), into two residential parcels.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** One Design Adjustment (DA-66-18) has been approved for this project, noted below.

1. UDO Section 8.3.2 providing relief from block perimeter requirements.

One Hardship Variance (A-19-17) has been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. A 4' variance to the minimum lot width requirements of the Southpark Neighborhood Conservation Overlay District (5.4.3 F 15 c).

**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 Turning Point Surveying PLLC.

## CONDITIONS OF APPROVAL and NEXT STEPS:

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

#### ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### STORMWATER

3. If exceeding impervious limit, a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

#### URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh.



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## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

1. A demolition permit shall be issued for the existing dwelling on site, and this permit number be shown on all maps for recording.

### ENGINEERING

2. The required ½-55' right of way for Bledsoe Avenue shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk width on S. Person Street frontage is paid to the City of Raleigh.
5. A joint driveway/cross access agreement for the proposed New Lot 1 and New Lot 2, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.
6. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### STORMWATER

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001 but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.
2. If applicable, a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.



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3. If applicable, the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 9-27-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 9/27/2018

Staff Coordinator: Michael Walters

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name	915 S. Person Street	
	Development Case Number	S-51-2016	
	Transaction Number	483263	
	Design Adjustment Number	DA - 66 - 2018	
<b>Staff recommendation based upon the findings in the applicable code(s):</b>			
<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
<b>DEPARTMENTS</b>			
<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering <i>KC Beard</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
<b>STAFF RESPONSE</b>	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

  
 Authorized Signature KENNETH W. RITCHIE, PE, MPA Date 9/27/2018  
*ENGINEERING AND INFRASTRUCTURE MANAGER*

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

# Staff Response

## Article 8.5 Existing Streets



DEVELOPMENT  
SERVICES  
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;  
YES  NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
YES  NO
- C. The requested design adjustment does not increase congestion or compromise safety;  
YES  NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
YES  NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
YES  NO

### STAFF FINDINGS

This design adjustment is to request that the existing 3.5' grass strip and 5' sidewalk on S. Person Street is to remain as an alternate streetscape from the classification per the Street Plan Map which requires an Avenue, 4-lane facility with parallel parking. RSDM 4.4.1. A fee-in-lieu will be required for 1' sidewalk width to meet the UDO 6' sidewalk width requirement and dedication of slope easement to allow the sidewalk to be constructed with sufficient easement width along S. Person Street.

# Design Adjustment Application



**DEVELOPMENT SERVICES DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<b>PROJECT</b>	<b>Project Name</b>	New Lots 1 & 2, Point Subdivision, 915 S. Person St.		
	<b>Case Number</b>	S-51-16		
	<b>Transaction Number</b>	483263		
<b>OWNER</b>	<b>Name</b>	David Point		
	<b>Address</b>	2123 California St.	<b>City</b>	Washington
	<b>State</b>	DC	<b>Zip Code</b>	20008
<b>CONTACT</b>	<b>Name</b>	Patti Hildreth	<b>Firm</b>	CMS Engineering
	<b>Address</b>	P.O. Box 780	<b>City</b>	Knightdale
	<b>State</b>	NC	<b>Zip Code</b>	27545
<b>REQUEST</b>	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>			
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings		
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings		
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings		
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings		
	<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>			
<p>The proposed subdivision is at the intersection of S. Person Street and Bledsoe Avenue. The existing block perimeter meets the UDO standards. The existing streets (pavement width) meet the UDO standards. Street trees will be planted along Bledsoe Avenue to meet the streetscape requirements.</p> <p>A fee-in-lieu will be paid for street trees on S. Person Street to meet the streetscape requirements. The existing sidewalk on S. Person is 5' wide with a 2.5' grass strip between the back of curb and the sidewalk. The streetscape requires a 10' sidewalk with a 6' planting area. This design adjustment request is to allow the 5' sidewalk to remain with payment of a fee-in-lieu for one foot of sidewalk along the frontage.</p>				

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

## CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto:designadjustments@raleighnc.gov).

Deliver the addressed envelopes and letters to:  
 Development Services, Development Engineering  
 One Exchange Plaza, Suite 500  
 Raleigh NC, 27601

<b>For Office Use Only</b>	<b>RECEIVED DATE:</b>	DA - 66 - 2018
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# Article 8.5 Existing Streets

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

Yes

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

Yes

- C. The requested design adjustment does not increase congestion or compromise safety;

Leaving the existing sidewalk as-is will not increase congestion or compromise safety.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

Leaving the existing sidewalk as-is will not create additional maintenance responsibilities for the City.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Yes

# Raleigh Street Design Manual

## Administrative Design Adjustment Findings



DEVELOPMENT  
SERVICES  
DEPARTMENT

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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;  
**The existing pavement width is adequate for 2 travel lanes, a bike lane and a parallel parking lane and exceeds the requirements for an Avenue 4-Lane, Parallel Parking. A fee-in-lieu will be paid for street trees. The existing sidewalk meets the needs of the area.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**Yes**
- C. The requested design adjustment does not increase congestion or compromise safety;  
**The design adjustment request is to leave the existing sidewalk location and width as-is. Leaving the sidewalk as-is will not increase congestion or compromise safety.**
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and  
**Leaving the existing sidewalk as-is will not create additional maintenance responsibilities for the City.**
- E. The requested design adjustment has been designed and certified by a Professional Engineer.  
**Yes**

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Patricia Hildreth, a Notary Public do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 20 day of June, 2018.

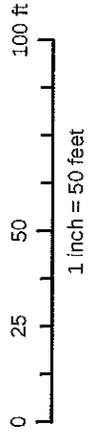


Notary Public Adrienne L. Seawell

My Commission Expires: 5-28-2020

# 915 S. Person Street subdivision

PIN: 1703842810  
 PIN Ext: 000  
 Real Estate ID: 0033739  
 Map Name: 1703\_16  
 Owner: JONES, DAVID C POINT, DAVID  
 Mail Address 1: 2907 HOGAN LN  
 Mail Address 2: RALEIGH NC 27607-5411  
 Mail Address 3:  
 Deed Book: 016691  
 Deed Page: 01050  
 Deed Date: 02/10/2017  
 Deed Acres: 0.15  
 Building Value: \$72,048  
 Land Value: \$45,000  
 Total Value: \$117,048  
 Billing Class: Individual  
 Description: 915 S PERSON ST  
 Heat Area: 1734  
 Site Address: 915 S PERSON ST  
 City: RALEIGH  
 Township: Raleigh  
 Year Built: 1914  
 Sale Price: \$176,500  
 Sale Date: 07/07/2016  
 Use Type: SINGLFAM  
 Design Style: Conventional  
 Land Class: Residential Less Than 10 Acres  
 Old Parcel Number: B023-B0127-0001



**Disclaimer**  
 Maps makes every effort to produce and publish  
 the most current and accurate information possible.  
 However, the maps are produced for information purposes  
 and are NOT surveys. No warranties, expressed or implied  
 are provided for the data therein, its use, or its interpretation.



**CMS ENGINEERING, PLLC**  
 P.O. Box 780  
 Knightdale, NC 27545  
 P-1867  
 919 833-0830  
 info@cmsengineering.net



- Notes:**
- This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The project is claiming a stormwater exemption for a subdivision with an aggregate size of 1 acre or less (9.2.2.A.3).
  - Existing utility services (unused) shall be abandoned at top (main) & removed from ROW or easement - PU Handbook Pg 67 & Pg 123
  - Private water & sewer mains (or services) may not cross property lines - Sec.8-2007.
  - A Tree Impact Permit is required prior to issuance of building permits.
  - Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
  - The existing retaining wall and stairs will remain. If necessary, an encroachment agreement from NCDOT will be required prior to map recordation.
  - The existing driveway on Bleisoe Street will remain and will be shared by Lots 1 & 2. A cross-access/shared driveway agreement will be required prior to map recordation.
  - A fee-in-lieu for 1' of sidewalk and 2 street trees along Person Street will be paid prior to recording map.
  - A surety will be required prior to map recordation for 100% of the incomplete public improvements on S. Person Street and 125% for the incomplete public improvements on Bleisoe Avenue.

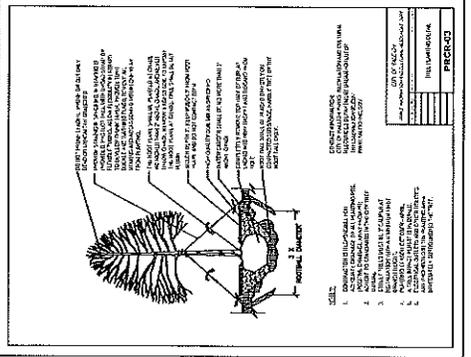
- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
  - UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

**PLANTING STANDARDS:**

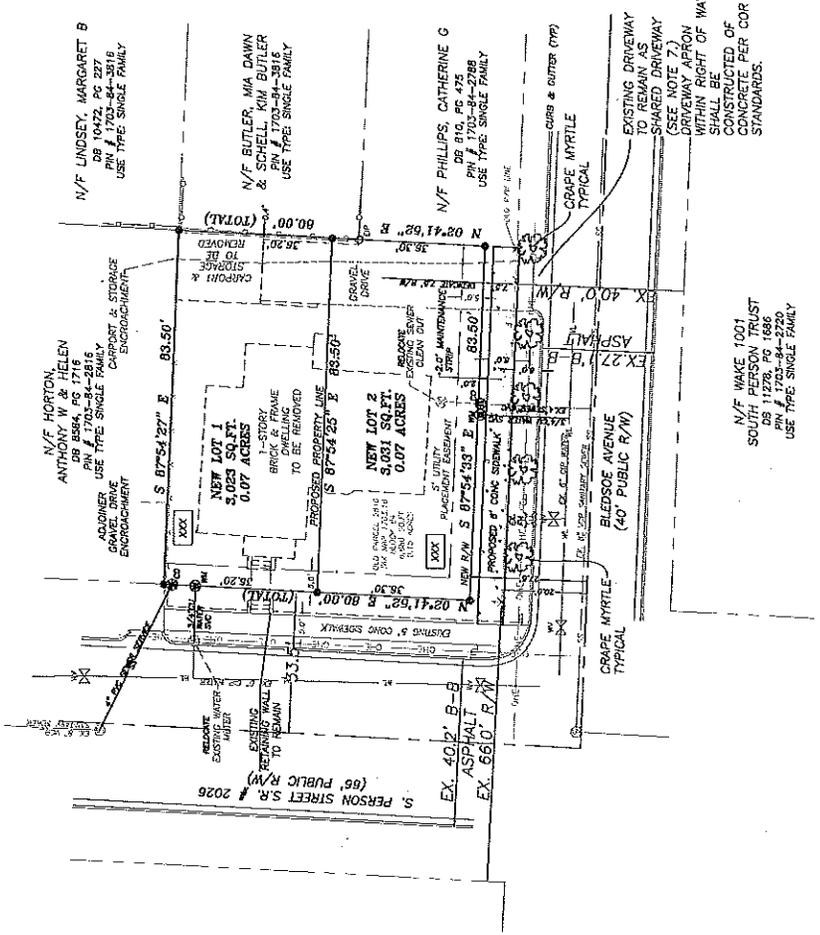
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
  - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
  - AMERICAN NATIONAL STANDARD FOR NURSEERY STOCK, ANSI Z60, AMERICAN NATIONAL STANDARD FOR LANDSCAPE ASSOCIATION, 11, 25th EYE STREET, NEW YORK, N.Y. 10003
  - HORTULUS THRU, THE STAFF OF THE L.H. BAILEY HORTORUM, 1976, Macmillan Publishing Co., New York

**NEW TREES PLANT LEGEND:**

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
5	CRAPE MYRTLE	Leguminosae spp., L hybrid	Single Stem: 1 1/2" - Cal., 6Ht



STREETSCAPE YARD:	RESIDENTIAL STREET FRONTAGE: 84'
Underhead Powerlines	STREETSCAPE WIDTH = 6' STREETScape
TREES REQUIRED:	84/20' = 4.2 TREES
TREES PROVIDED:	5 UNDERSTORY



**GRAPHIC SCALE**



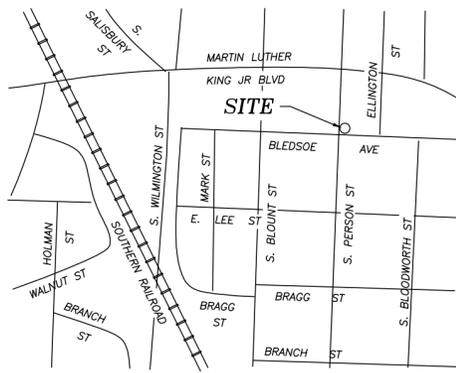
**TURNING POINT SURVEYING PLLC**  
 4113 JOHN S. RABOTEAU WYND  
 RALEIGH NORTH CAROLINA 27612  
 PH 919-781-0213 FAX 800-948-0213  
 WASHINGTON, DC 20008

**OWNER:**  
 NEW POINT SURVEYING PLLC  
 2123 CALIFORNIA ST  
 NW APT D6  
 WASHINGTON, DC 20008

**NEW LOTS 1 & 2**  
 POINT SUBDIVISION  
 915 S. PERSON STREET  
 WAKE COUNTY  
 NORTH CAROLINA

DATE: 08-03-2016  
 DRAWN BY: DC  
 CHK'D BY: JWD  
 JOB NO.: C-780  
 SCALE: 1" = 20'  
 C.N. # 2297  
 DWG. NO.

**C-780**  
 SHEET 1 OF 2



VICINITY MAP  
(N.T.S.)

**PROJECT:**  
915 SOUTH PERSON STREET  
WAKE CO. PIN 1703-84-2810  
LOT AREA  
ZONING R-10 W/NCOD

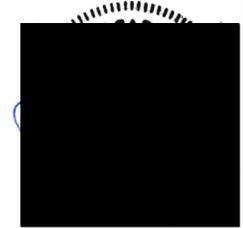
**OWNER:**  
DAVID POINT  
2123 CALIFORNIA ST., NW APT D6  
WASHINGTON, DC 20008

**SURVEYOR:**  
TURNING POINT SURVEYING, PLLC  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NC 27612  
(919) 781-0234  
**CONTACT:**  
JEFF DAVIS, PLS  
tpsurvey@ncrrbiz.com

**CMS ENGINEERING, PLLC**  
P.O. Box 780  
Knightdale, NC 27545  
919 833-0830  
info@cmsengineering.net

**ENGINEER:**  
CMS ENGINEERING, PLLC  
P.O. BOX 780  
KNIGHTDALE, NC  
27545

**CONTACT:**  
PATTI HILDRETH, PE  
(919) 833-0830  
patti@cmsengineering.net

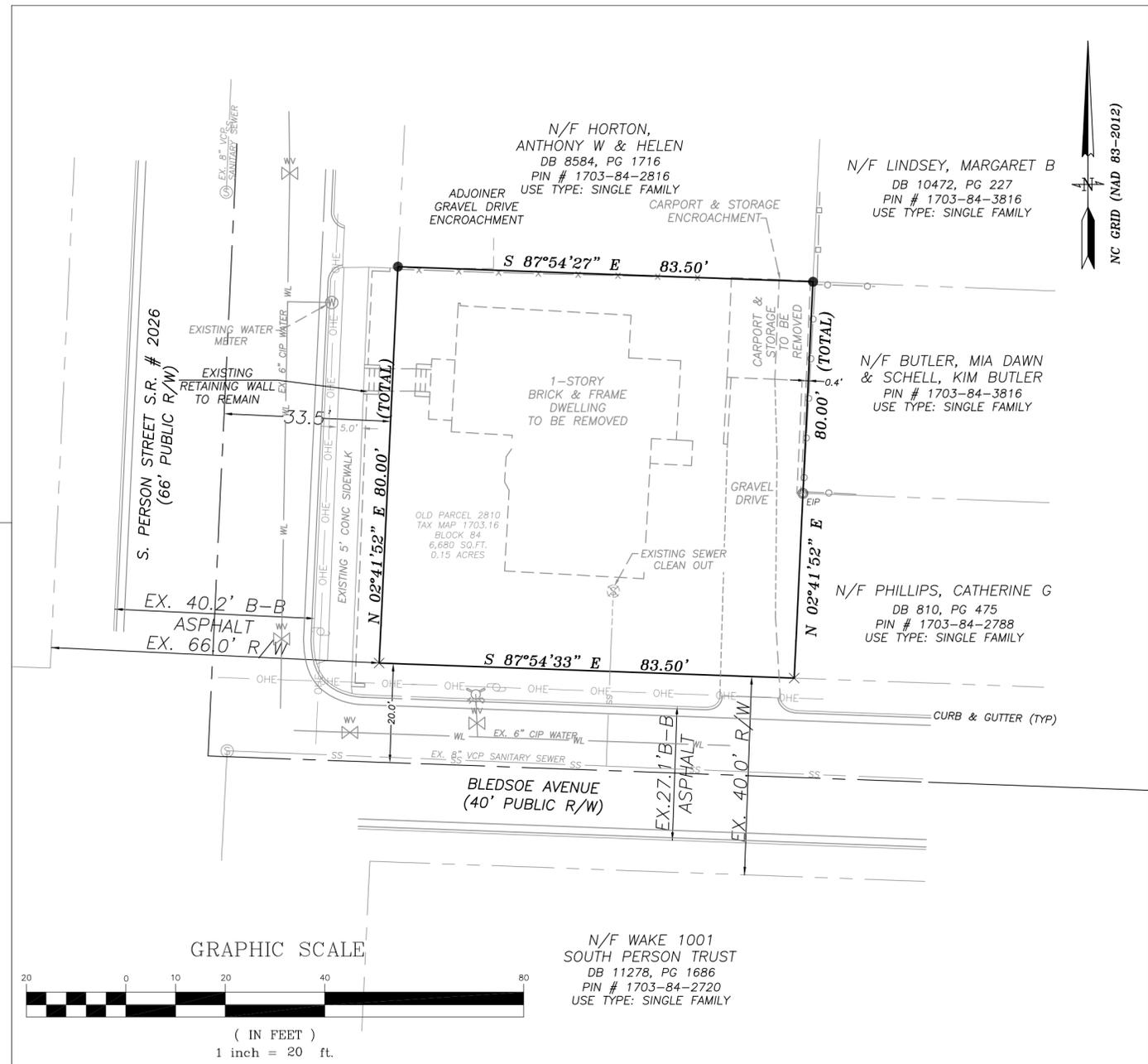


**INDEX**  
TITLE & EXISTING CONDITIONS ..... 1  
PRELIMINARY SUBDIVISION, UTILITY  
& LANDSCAPE PLAN ..... 2

**LEGEND**

---	Property Line
- - - -	Property Line (not surveyed)
---	Center Line
- - - -	Old R/W line
- - - -	Right-of-Way Line
- - - -	Easement Line
DL	Drain Line
WL	Water Line
SS	Sanitary Sewer
OHS	Overhead Utility
○	Chain Link Fence
○	Wood Fence
x	Welded WIRE
○	Existing Iron Pipe
●	Iron Pipe Set (Unless Otherwise Designated)
△	Existing Concrete Monument
■	Concrete Monument Set
○	Property Corner
○	PK Nail
○	Cable TV Box
○	Fire Hydrant
○	Drop Inlet
○	Utility Pole
○	Telephone Box
○	Light Pole
○	Sewer Clean Out
○	Water Valve
○	Existing Sewer Clean Out (To Be Removed)
○	Proposed Sewer Clean Out
○	Existing Water Meter (To Be Removed)
○	Proposed Water Meter
○	Power Box
○	Sewer Manhole
○	Propose Understory Tree
EIP	Existing Iron Pipe
NIP	Iron Pipe Set
DB	Deed Book
PG	Page
PG	Page
R/W	Right of Way
TM	Tax Map
N/F	Now or Formerly
XXX	DENOTES ADDRESS

**SITE DATA:**  
TOWNSHIP: RALEIGH  
PIN: 1703.16-84-2810  
ZONING: R-10 NCOD (SOUTH PARK DISTRICT)  
INSIDE CITY LIMITS: YES  
TOTAL ACRES: 0.15 ACRES  
TOTAL # OF LOTS: 2  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.  
SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720170300J, EFFECTIVE MAY 2, 2006  
THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.  
METHOD OF COMPUTION IS COORDINATE COMPUTION  
REFERENCE:  
BOM 1920, PG 131  
BOM 1925, PG 100  
D.B 16448, PG 1027



**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2465 | fax 919-996-1831  
Lackland Satellite Office | 1300 - 1304 Landon Road | Raleigh, NC 27601 | 919-996-2000

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #: N/A		
<b>GENERAL INFORMATION</b>		
Development Name: POINT SUBDIVISION		
Proposed Use: RESIDENTIAL		
Property Address(es): 915 S. PERSON STREET, RALEIGH, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed (1703-84-2810)	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: David/Developer Name: DAVID POINT		
Address: 2123 CALIFORNIA ST, WASHINGTON DC, 20008		
Phone: 910-228-1655 Email: dave@richrealitygroup.com		
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: TURNING POINT SURVEYING, PLLC Contact Name: JEFF DAVIS		
Address: 4113 JOHN S RABOTEAU WYND, RALEIGH, NC 27612		
Phone: 919-781-0234 Email: tpsurvey@ncrrbiz.com Fax: 1-800-948-0213		

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

**DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)**

**ZONING INFORMATION**  
Zoning District(s): R-10 NCOD (SOUTH PARK DISTRICT)  
If more than one district, provide the acreage of each: N/A

Overlay District?  Yes  No  
Inside City Limits?  Yes  No  
CUD (Conditional Use District) Case # 2: N/A  
COA (Certificate of Appropriateness) Case # N/A  
BOA (Board of Adjustment) Case # A: N/A

**STORMWATER INFORMATION**  
Existing Impervious Surface: exempt TCG-3 acres/ft Flood Hazard Area  Yes  No  
Proposed Impervious Surface: exempt TCG-3 acres/ft Neuse River Buffer  Yes  No  
Wetlands  Yes  No

If in a Flood Hazard Area, provide the following:  
Alluvial Soils: N/A Flood Study: N/A FEMA Map Panel #: N/A

**NUMBER OF LOTS AND DENSITY**  
Total # of Townhouse Lots: Detached: N/A Attached: N/A  
Total # of Single Family Lots: 2 Total # of All Lots: 2  
Overall Unit(s)/Acre Densities Per Zoning Districts: 10 units per acre  
Total # of Open Space and/or Common Area Lots: 0

**SIGNATURE BLOCK (Applicable to all developments)**

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 David Jones/Jeff Davis 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, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signature: David W Point Date: 08/04/2016  
Signature: Date: 02:39 PM GMT

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

REVISIONS

PRELIMINARY SUBDIVISION TITLE & EXISTING CONDITIONS

OWNER: DAVID POINT, 2123 CALIFORNIA ST, NW APT D6, WASHINGTON, DC 20008

TURNING POINT SURVEYING PLLC  
4113 JOHN S. RABOTEAU WYND, RALEIGH, NORTH CAROLINA 27612  
FAX 800-948-0213 PH 919-781-0234  
License No: P-0121

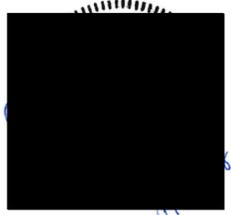
NEW LOTS 1 & 2  
POINT SUBDIVISION  
915 S. PERSON STREET  
WAKE COUNTY  
NORTH CAROLINA

DATE: 08-03-2016  
DRAWN BY: DC  
CHK'D BY: JHD  
JOB NO.: C-780  
SCALE: 1" = 20'  
C.N. = 24207  
DWG. NO.  
C-780  
SHEET 1 OF 2

TRANSACTION # 483263, CASE # S-51-16

**CMS ENGINEERING, PLLC**

P.O. Box 780  
Knightdale, NC 27545  
919 833-0830  
info@cmsengineering.net



REVISIONS	Per	COR
7.26.18	Per	COR
	comments	

**PRELIMINARY  
SUBDIVISION  
SUBDIVISION, UTILITY  
& LANDSCAPE PLAN**

OWNER:  
DAVID POINT  
2123 CALIFORNIA ST  
NW APT D6  
WASHINGTON, DC 20008

**TURNING POINT  
SURVEYING PLLC**  
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POINT SUBDIVISION  
915 S. PERSON STREET  
WAKE COUNTY  
RALEIGH NORTH CAROLINA

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SHEET 1 OF 2

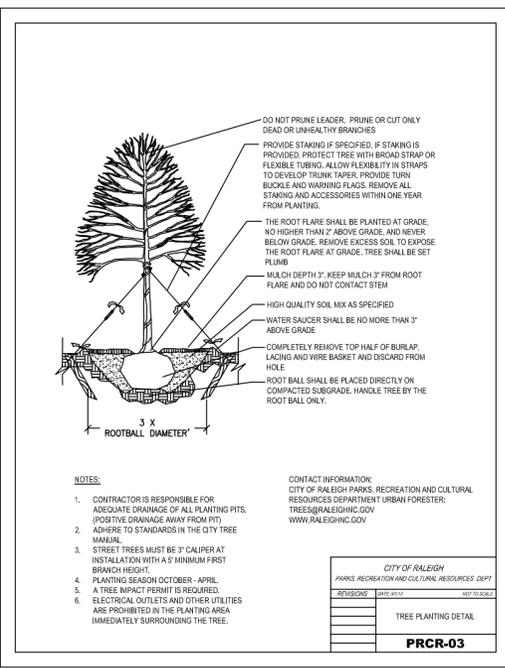
- Notes:**
- This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The project is claiming a stormwater exemption for a subdivision with an aggregate size of 1 acre or less (9.2.2.A.3).
  - Existing utility services (unused) shall be abandoned at tap (main) & removed from ROW or easement - PU Handbook pg 67 & pg 125
  - Private water & sewer mains (or services) may not cross property lines - Sec.8-2007.
  - A Tree Impact Permit is required prior to issuance of building permits.
  - Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
  - The existing retaining wall and stairs will remain. If necessary, an encroachment agreement from NCDOT will be required prior to map recordation.
  - The existing driveway on Bledsoe Street will remain and will be shared by Lots 1 & 2. A cross-access/shared driveway agreement will be required prior to map recordation.
  - A fee-in-lieu for 1' of sidewalk and 2 street trees along Person Street will be paid prior to recording map.
  - A surety will be required prior to map recordation for 100% of the incomplete public improvements on S. Person Street and 125% for the incomplete public improvements on Bledsoe Avenue.

- NOTES:**
- ALL STREET TREE INSTALLATION AND MAINTENANCE WILL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.
  - UNDERSTORY STREET TREES SHALL BE PLANTED AT A SPACING OF 20' ON CENTER & SHALL BE SINGLE STEM.
  - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
  - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

- PLANTING STANDARDS:**
- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
    - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42nd STREET, NEW YORK, N.Y. 10036
    - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK, ANSI Z60. 1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, DC 20005
    - HORTUS THIRD, THE STAFF OF THE L.H.BAILEY HORTORIUM, 1976. MacMILLAN PUBLISHING CO., NEW YORK

**NEW TREES PLANT LEGEND:**

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
5	CRAPE MYRTLE	Lagerstroemia, spp., L hybrid	Single Stem: 1 1/2" - CAL., 6HT



**STREETSCAPE YARD:**

RESIDENTIAL STREET FRONTAGE:	84'
w/Overhead Powerlines	
STREETSCAPE WIDTH =	6' STREETSCAPE
TREES REQUIRED:	84'/20' = 4.2 TREES
TREES PROVIDED:	5 UNDERSTORY

