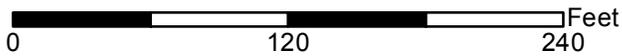
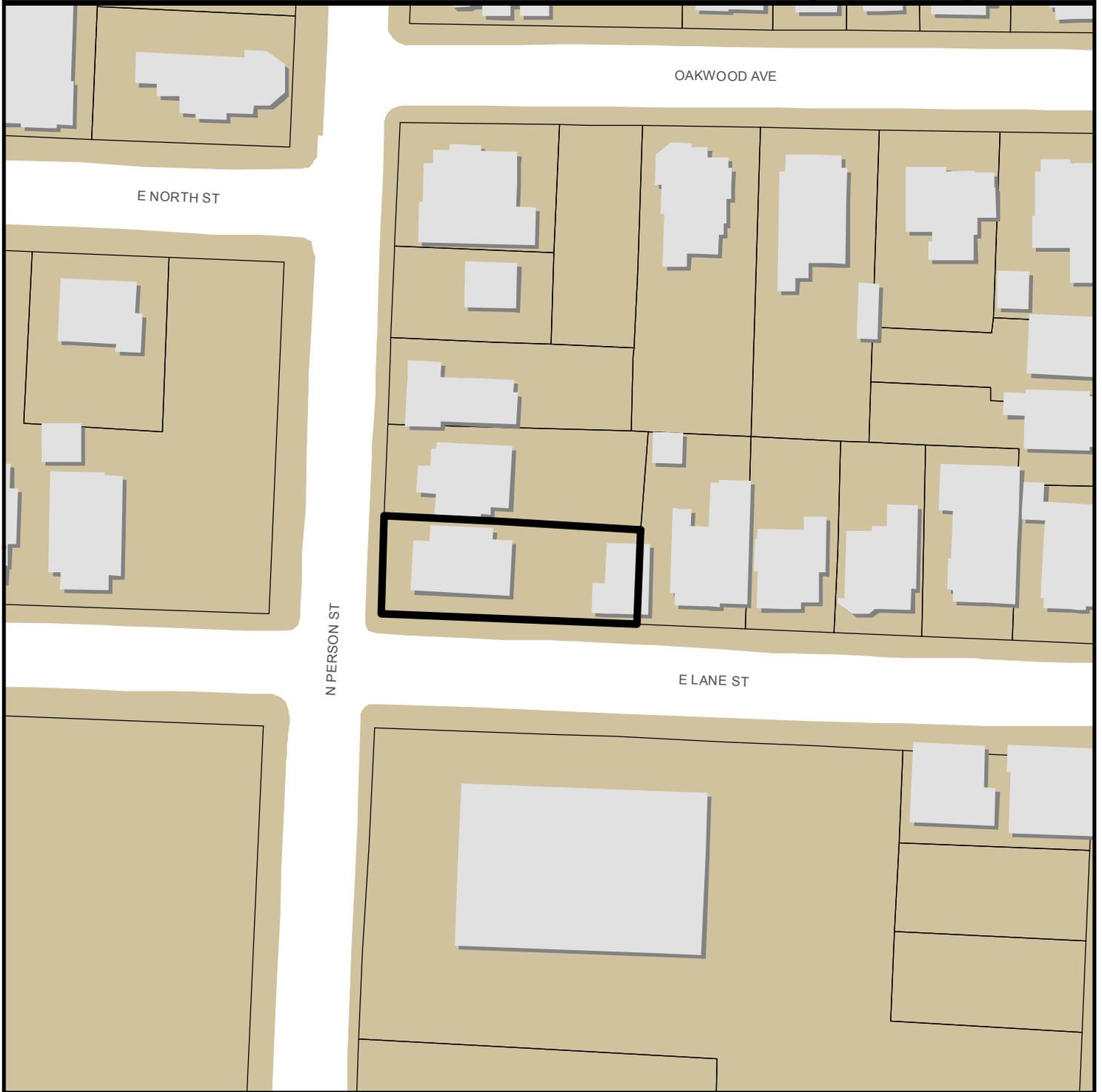


FLEMING PROPERTY SUBDIVISION S-67-2015



Zoning: **R-10 / HODG**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.2**
Number of Lots: **2**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Anne Hunter**
Phone: **(919) 881-1022**





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

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)** <p style="font-size: 2em; color: blue;">5-67-15</p>	<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	<p>Transaction Number</p> <p style="text-align: center; border: 1px solid blue; border-radius: 50%; padding: 5px;">450649</p> <p>Assigned Project Coordinator</p> <p>Assigned Team Leader</p>
<p>* May require Planning Commission or City Council Approval ** Legacy Districts Only</p>		

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

GENERAL INFORMATION

Development Name **FLEMING PROPERTY SUBDIVISION**

Proposed Use **SINGLE FAMILY & APARTMENT (EXISTING USES)**

Property Address(es) **304 N. PERSON STREET & 311 E. LANE STREET**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1704.20-80-4473**

P.I.N. Recorded Deed
DB 581, PG 547

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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.

PLANNING COMMISSION

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **PROPOSED SUBDIVISION IS IN THE OAKWOOD HISTORIC OVERLAY DISTRICT (HOD-G)**

CLIENT (Owner or Developer)

Company	Name (s) ANNE FLEMING HUNTER		
Address 2724 ANDERSON DRIVE, RALEIGH, NC 27608			
Phone 919-881-1022	Email N/A	Fax N/A	

CONSULTANT (Contact Person for Plans)

Company ANGLE RIGHT LAND SURVEYING, PLLC	Name (s) MICHAEL P. TUTT, PLS		
Address 603 HARDING STREET, RALEIGH, NC 27604			
Phone 919-810-4324	Email TUTT1011@ATT.NET	Fax	

*2 acres, North Central CAC
 General Historic Overlay R-10
 Pigeon House Drainage*

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

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 4006 SF (2 HOUSES)
Overlay District HOD-G	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 0.2 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 4006 SF
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) N/A
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.07 ACRES/3263.8 SF	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface N/A acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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.

REMAINS EXISTING RESIDENTIAL USE

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots N/A Detached Attached	11. Total number of all lots 2
2. Total # Of Single Family Lots 2	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 2	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)
4. Total # Of Congregate Care Or Life Care Dwelling Units N/A	
5. Total # Of Mobile Home Lots N/A	
6. Total Number of Hotel Units N/A	
7. Overall Total # Of Dwelling Units (1-6 Above) 4	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. Total number of Open Space (only) lots N/A	

SIGNATURE BLOCK (Applicable to all developments)

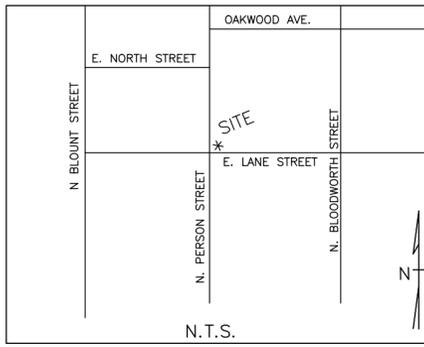
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate MICHAEL P. TUTT, PLS Michael P. Tuttle 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.

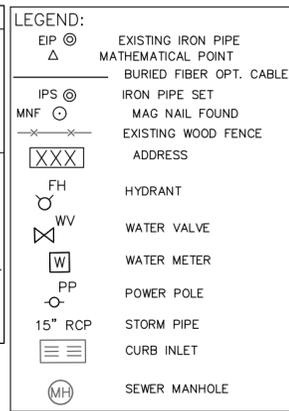
Signed Oran F. Hunter Date 10/23/2015
 Signed _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	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 type="checkbox"/>				
2. Preliminary Development Plan Application completed and signed by the property owner	<input type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the Preliminary Development Plan Checklist 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 type="checkbox"/>				
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input 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 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 type="checkbox"/>				
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" 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"/>			



VICINITY MAP

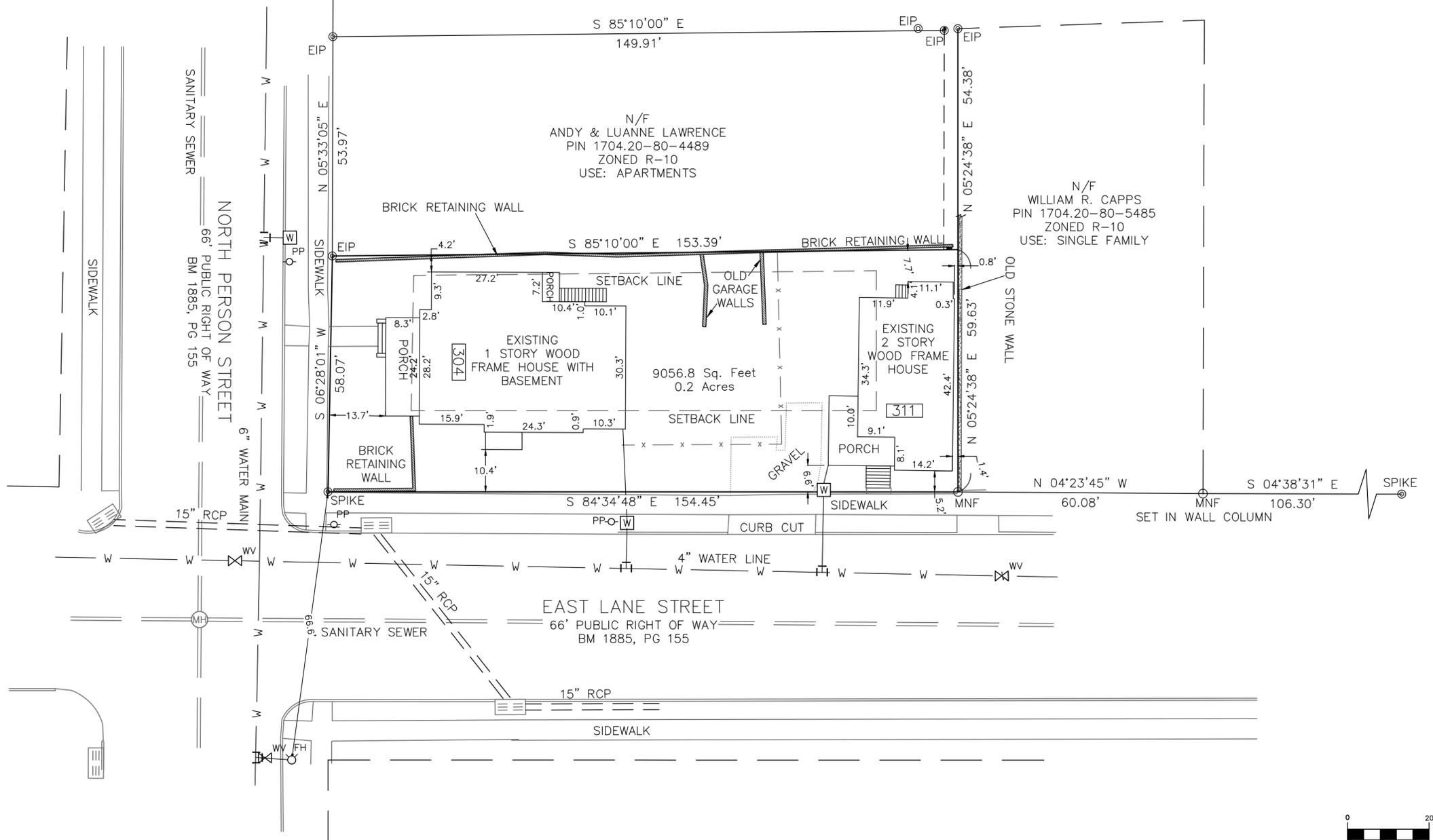
REFERENCES:
 DB 174, PG 283
 BM 1990, PG 1005
 DB 581, PG 283
 DB 10704, PG 277
 DB 8230, PG 2119



NOTE:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. THIS PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
3. AREA CALCULATED BY COORDINATE METHOD.
4. DASHED LINES HAVE NOT BEEN SURVEYED BY THIS OFFICE AND WERE DRAWN FROM REFERENCES SHOWN.

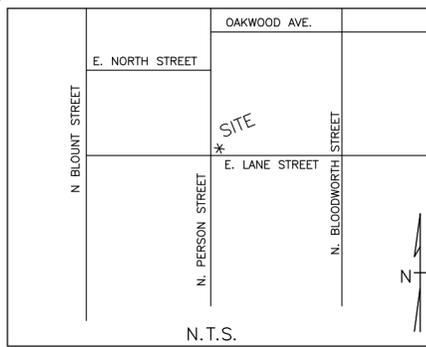
ADOPTED MAGNETIC NORTH
 DB 8230, PG 2121



**ANGLE RIGHT
 LAND SURVEYING, PLLC**
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324
 603 HARDING STREET RALEIGH, NC 27604

**FLEMING PROPERTY
 EXISTING CONDITIONS**
 PIN: 1704.20-80-4473
 RALEIGH TNSHP., RALEIGH, WAKE COUNTY, N.C.
 OWNER: ANNE FLEMING HUNTER & JANE FLEMING RABIL

DRAWN BY: MPT	ZONED: R-10
SCALE: 1"=20'	JOB#: 15_166
DATE OF SURVEY: 9-24-15	
TRANSACTION #: 450649	
SHEET 1 OF 2	



LEGEND:
 EIP ⊙ EXISTING IRON PIPE
 Δ MATHEMATICAL POINT
 — BURIED FIBER OPT. CABLE
 IPS ⊙ IRON PIPE SET
 MNF ⊙ MAG NAIL FOUND
 — X — EXISTING WOOD FENCE
 XXXX ADDRESS

"I, THE UNDERSIGNED PLANNING DIRECTOR OF THE CITY OF RALEIGH, AND REVIEW OFFICER FOR WAKE COUNTY, DO HEREBY CERTIFY THAT THIS MAP OR PLAT MEETS ALL THE STATUTORY REQUIREMENTS FOR RECORDING, AND THAT THE CITY OF RALEIGH, AS PROVIDED BY ITS CITY CODE, ON THE _____ DAY OF _____ IN THE YEAR _____ APPROVED THIS PLAT OR MAP AND ACCOMPANYING SHEETS AND ACCEPTED FOR THE CITY OF RALEIGH THE DEDICATIONS AS SHOWN THEREON, BUT ON THE FURTHER CONDITION THAT THE CITY ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL IN THE DISCRETION AND OPINION OF THE GOVERNING BODY OF THE CITY OF RALEIGH IT IS IN THE PUBLIC INTEREST TO DO SO."

NOTE:
 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. THIS PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD THAT A TITLE SEARCH MAY DISCOVER.
 3. AREA CALCULATED BY COORDINATE METHOD.
 4. DASHED LINES HAVE NOT BEEN SURVEYED BY THIS OFFICE AND WERE DRAWN FROM REFERENCES SHOWN.

ADOPTED MAGNETIC NORTH NORTH
 DB 8230, PG 2121

REFERENCES:
 DB 174, PG 283
 BM 1990, PG 1005
 DB 581, PG 283
 DB 10704, PG 277
 DB 8230, PG 2119

"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 STREETS, EASEMENTS, RIGHTS-OF-WAY, PARKS AND GREENWAYS, (AS THESE INTERESTS ARE DEFINED BY THE CITY CODE), 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 EASEMENTS 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 CONDITIONS OF SUBSECTIONS (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).

BOOK NO. _____
 PAGE NO. _____
 SIGNATURE(S) OF PROPERTY OWNER(S): _____

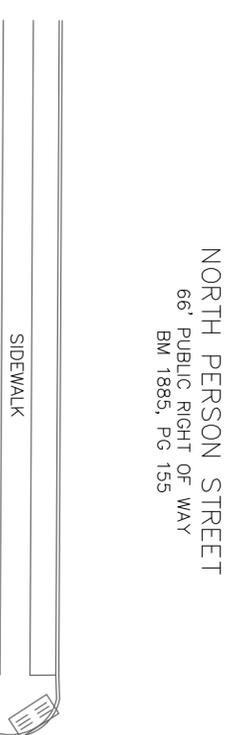
STATE OF NORTH CAROLINA
 COUNTY OF _____

I CERTIFY THAT THE FOLLOWING PERSON PERSONALLY APPEARED BEFORE ME THIS DAY, HE ACKNOWLEDGING TO ME THAT HE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:
 PROPERTY OWNER: _____

DATE: _____, 2015.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



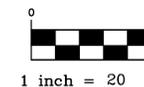
NORTH PERSON STREET
 66' PUBLIC RIGHT OF WAY
 BM 1885, PG 155

EAST LANE STREET
 66' PUBLIC RIGHT OF WAY
 BM 1885, PG 155

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

"I, Michael P. Tutt, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated as drawn from information noted on plat; that the ratio of precision as calculated is 1: 20,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of October, A.D., 2015.

THIS PLAT IS NOT TO BE RECORDED AFTER _____ DAY OF _____. ONE (1) COPY TO BE RETAINED FOR THE CITY. THIS PLAT IS IN ____ OUT ____ OF THE CITY LIMITS.



PRELIMINARY NOT FOR SALES OR CONVEYANCES.

ANGLE RIGHT LAND SURVEYING, PLLC
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324
 603 HARDING STREET RALEIGH, NC 27604

FLEMING PROPERTY SUBDIVISION

PIN: 1704.20-80-4473

RALEIGH TOWNSHIP, RALEIGH, WAKE COUNTY, N.C.
 OWNER: ANNE FLEMING HUNTER & JANE FLEMING RABIL

DRAWN BY: MPT	ZONED: R-10
SCALE: 1"=20'	JOB#: 15_166
DATE OF SURVEY: 9-24-15	
TRANSACTION #: 450649	
SHEET 2 OF 2	

SURVEYOR: Michael P. Tutt
 REGISTRATION NUMBER L-4443