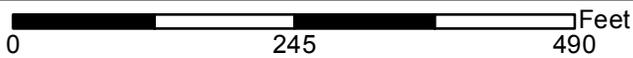
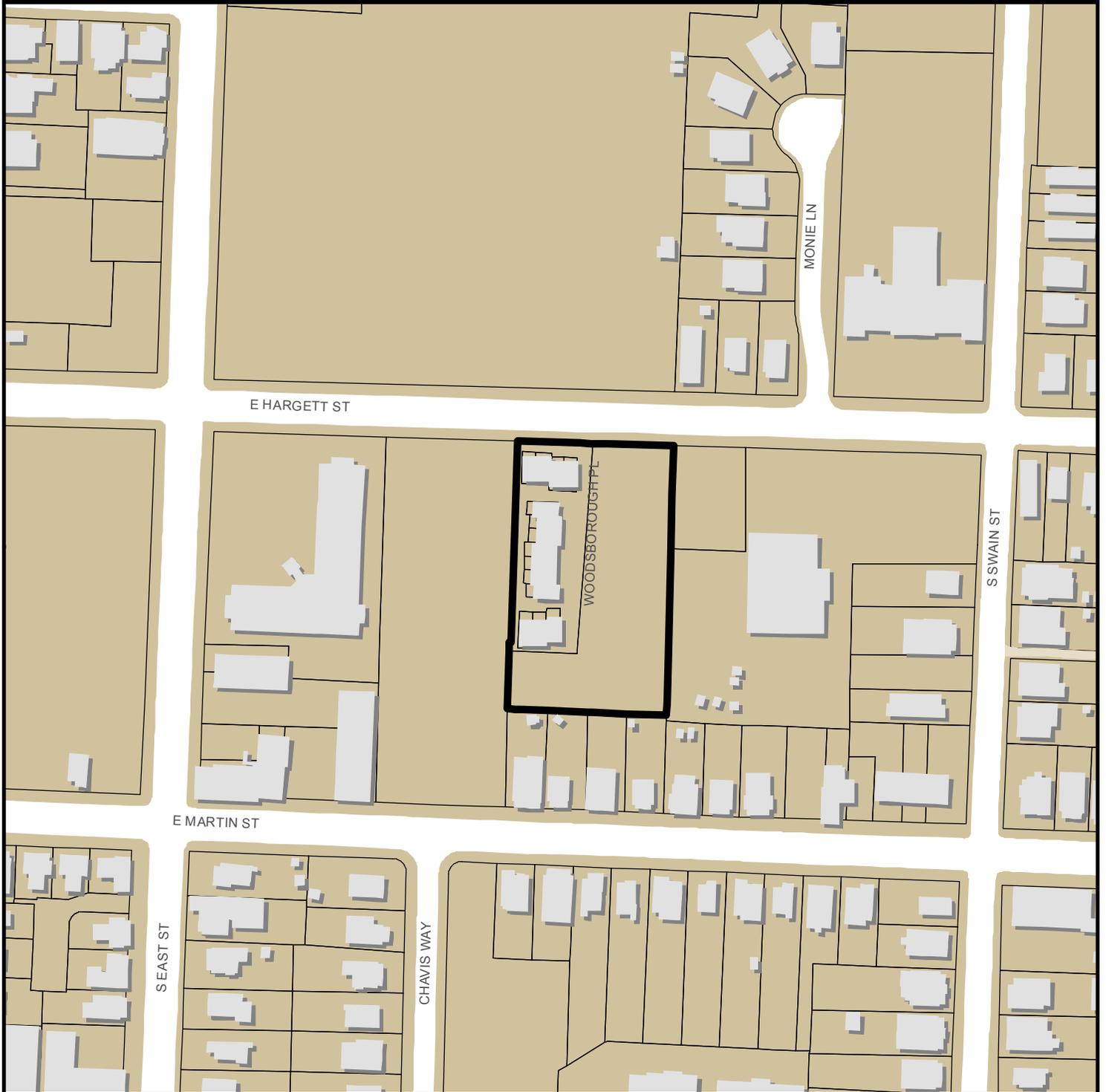


HARGETT OAKS

S-11-2016



Zoning: **X-3-CU**

CAC: **South**

Drainage Basin: **Walnut Creek**

Acreage: **1.15**

Number of Lots: **2**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Phelps**

Phone: **(919) 787-3658**



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 Assigned Project Coordinator Assigned Team Leader S-17-16 MEADE
* 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 #

463233

GENERAL INFORMATION

Development Name SUBDIVISION OF
 PHASES 1 AND 2 HARGETT OAKSS TOWNHOMES INTO TRACTS 1 AND 2 HARGETT OAKS

Proposed Use TRACT 1, RESIDENTIAL, EXISTING 14 UNITS
 TRACT 2 IS FOR SALE, BUR MUST COMPLY WITH Z-45-90

Property Address(es) TRACT 1, 520 E. HARGETT ST. RALEIGH, N.C. 27601-1554
 TRACT 2 540 E. HARGETT ST. RALEIGH, N.C. 27601-1554

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
TRACT 1, 1703-98-4146 DB 4999 PG 62	TRACT 2, 1703-98-5048 DB 7633 PG 171		

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 <u>not</u> 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. USE ON TRACT 2 IS UNKNOWN, BUT MUST COMPLY WITH OFFICE AND INSTITUTION-2 CONDITIONAL USE ZONING (Z-45-90)		
CLIENT (Owner or Developer)	Company TRACT 1-HARGETT OAKS HOMEOWNERS ASSOCIATION TRACT 2 YOUNG WOMEN'S CHRISTIAN ASSOCIATION	Name (s) TRACT 1 %ANITA DAVIS PEARSON TRACT 2 "GREGORY B. CRAMPTON, CHAPTER 7 TRUSTEE FOR YPONG WOMEN'S CHRISTIAN ASSOCIATION OF THE GREATER TRIANGLE, INCORPORATED	
	Address TRACT 1 520 E. HARGETT ST. RALEIGH, N.C. 27601-1554 TRACT 2 127 W. HARGETT ST. RALEIGH, N.C. SUITE 500 27601		
	Phone 919 282-7171	Email ISABEL@MATTOXFIRM.COM	Fax 919 831-1205
CONSULTANT (Contact Person for Plans)	Company JOHN Y. PHELPS, LAND SURVEYORS	Name (s) JOHN Y. PHELPS	
	Address 3125 BURR OAK CIECLE, RALEIGN, N. C. 27612		
	Phone 919 787-3658	Email JR81@BELLSOUTH.NET	Fax 919 787-6727

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

Zoning Information	Building Information
Zoning District(s) OFFICE & INSTITUTION-2 CONDITIONAL USE SEE Z-45-90 SPECIAL ZONING USES –SUPPORTIVEHOUSING BUFFER SPECIAL CAR FACILITIES BUFFER	Proposed building use(s) TRACT 2 UNKNOWN
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 8,732 TRACT-1 AREA TAKEN AS SHOWN ON BOOK OF MAPS 1+87 PG. 1320
Overlay District N/A	Proposed Building(s) sq. ft. gross UNKNOWN
Total Site Acres 1.347 AC Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided TRACT 1-14 SPACES TRACT 2-14 SPACES	Proposed height of building(s) TRACT 1 EXISTING, BUILDINGS ARE 2 STORIES
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-45-90	

Stormwater Information

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 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 AREA IS "FRONT DOOR" OLDE EAST RALEIGH PLAN WHICH ENCOUAGES MIX USE DEVELOPMENT AND MODERATE DENSITY RESIDENTIAL. TRACT 1 IS EXISTING RESIDENTIAL AND THE UNDEVELOPED PORTION, TRACT-2 WILL BE SUBJECT TO THE CONDITIONS FOUND IN Z-45-90

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots TRACT 1, 14 Detached TRACT 2- UNDEVELOPED	Attached X	11. Total number of all lots NO MORE THAN A TOTAL OF 40 FOR BOTH TRACTS
2. Total # Of Single Family Lots		12. Is your project a cluster unit development? <input type="checkbox"/> Yes X <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units		If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units		a) Total number of Townhouse LOTS
5. Total # Of Mobile Home Lots		b) Total number of Single Family Lots
6. Total Number of Hotel Units NOT ALLOWED		c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)		d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more		e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) R-30		f) Total Number of Phases
10. Total number of Open Space (only) lots		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)

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 JOHN Y. PHELPS JR. PLS-1319 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.

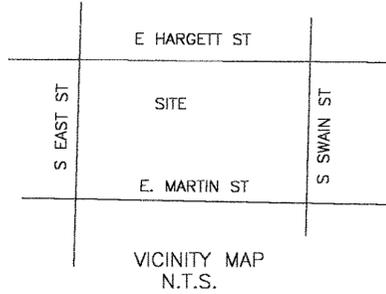
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Urong Women's Christian Association of the Greater Triangle, Incorporated Date August 5, 2015

Signed By: Gregory B. Crampton Date _____

*Chapter 7 Bankruptcy Trustee
per Ex Parte Order Authorizing Trustee to Execute
Preliminary Development Plan Application entered
by the United States Bankruptcy Court on 7/31/15
(DOC # 117) Chapter 7 Case No 12-05410-8-SWH*

	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	X <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)	X <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	X <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	X <input type="checkbox"/>		✓		
b) Existing Conditions Sheet	X <input type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	X <input type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	X <input type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	X <input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X <input type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	X <input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X <input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	X <input type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input 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 type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X <input 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"/>	X <input type="checkbox"/>			



N.C. GRID NORTH (NAD-83)

N/F
CITY OF RALEIGH
DB 3056, PG 928
PIN 1703983069

SEE MAPS ENTITLED:
YWCA OF WAKE COUNTY
INC PROPERTIES, BY
McKIM & CREED DATED
10/10/12

PLANNED PROPERTIES, INC
BY ROBERT T NEWCOMB
DATED SEPT. 1985

DEED REFERENCE:
DB 7633, PG 171-173

**HARGETT OAKS TOWNHOMES
PHASE II**

FOR DESCRIPTION OF VACANT LOTS 1-23 SEE
RECORDING OF BUILDINGS 6-8
BOOK OF MAPS 1994 PAGE 1820

NOTE: THIS PLAT WAS REVIEWED BY CITY
PA-62-92/SU-7-92 APPROVED AND
RECORDED. A CLOSER EXAMINATION
REVELED THAT IT WAS NOT PROPERLY
SIGNED, THEREFORE LOTS 1-23 ARE
NOT LEGAL LOTS.

**HARGETT OAKS TOWNHOMES
PHASE I**

FOR DESCRIPTION OF AS BUILT LOTS 24-37
SEE
RECORDING OF BUILDINGS 1-5
BOOK OF MAPS 1987 PAGE 1395

NOTE: LOTS 24-37 ARE BUILT AND OWNER
OCCUPIED.

N/F
JASON QUEEN
JEANNE L QUEEN
DB 13835, PG 1984
PIN 1703974848

N/F
THOMAS M ARMSTRONG
ASHLEIGH H ARMSTRONG
DB 14399, PG 2391
PIN 1703974898

N/F
TELEGRAPH ROAD
PROPERTIES LLC
DB 15153, PG 2707
PIN 1703975847

N/F
KIMBERLY JO SIRAN
DB 10900, PG 2114
PIN 1703975888

N/F
TREASURING CHRIST CHURCH
DB 15292, PG 264
PIN 1703977959

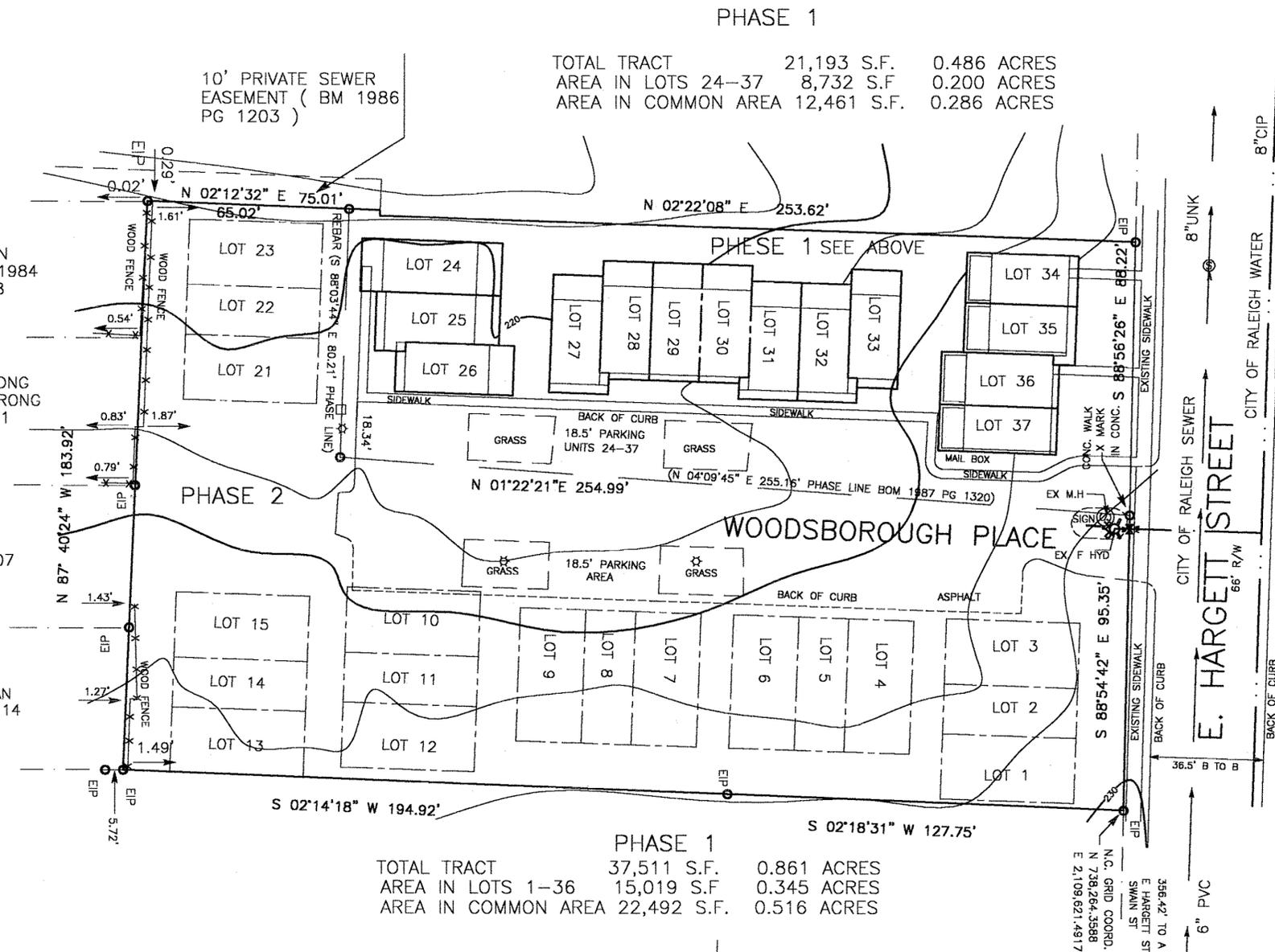
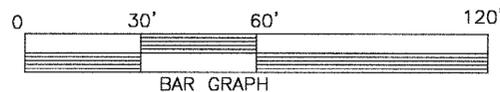
N/F
TREASURING CHRIST CHURCH
DB 15292, PG 264
PIN 1703986169

ALL BEARINGS AND DISTANCES
ARE CORRECT FIELD MEASUREMENTS

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
C.B.	CATCH BASIN	FES	FLARED END SECTION

FIELD CLOSURE= 1: 52,746



PHASE 1
TOTAL TRACT 37,511 S.F. 0.861 ACRES
AREA IN LOTS 1-36 15,019 S.F. 0.345 ACRES
AREA IN COMMON AREA 22,492 S.F. 0.516 ACRES

PHASE 1
TOTAL TRACT 21,193 S.F. 0.486 ACRES
AREA IN LOTS 24-37 8,732 S.F. 0.200 ACRES
AREA IN COMMON AREA 12,461 S.F. 0.286 ACRES

EXISTING CONDITIONS

SCALE 1"=30'	SUBDIVISION OF SHEET 2 OF 4 PHASES 1 AND 2 HARGETT OAKS TOWNHOMES INTO TRACTS 1 AND 2 HARGETT OAKS TOWNHOMES RALEIGH, N.C.
DATE 06/17/15	
FD, BK 1423 58818	
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658	

N.C. GRID NORTH (NAD-83)

TRACT 1

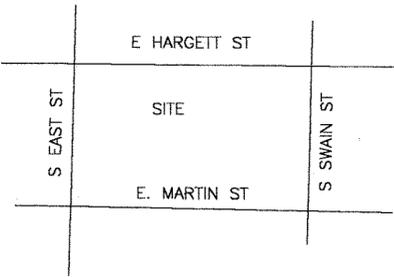
NOTE: ALL AREA OUTSIDE THE LOTS FOR TRACT 1 IS TO BE COMMON AREA

ALL UNITS ARE EXISTING IN TRACT 1 (14 UNITS)

AREA IN LOTS 24-37 8,732 S.F. 0.200 ACRES
 AREA IN COMMON AREA 16,309 S.F. 0.374 ACRES
 TOTAL TRACT 25,041 S.F. 0.575 ACRES
 Z-45-90 CONDITIONS ALLOW 40 UNITS TOTAL
 TOTAL TRACT IS 1.35 ACRES WHICH IS 0.03375 ACRES
 1,470.15 S.F. PER UNIT.
 TRACT 1 NEEDS 20,582.1 S. F.

N/F
 CITY OF RALEIGH
 DB 3056, PG 928
 PIN 1703983069

REQUIRED PARKING
 SEE BOARD OF ADJUSTMENT CASE SU-25-96 STATEMENT
 NO. 4 -K
 ONE (1) OFF STREET PARKING SPACE PER DWELLING UNIT SHALL
 BE PROVIDED, WITH THE EXCEPTION THAT UNITS OCCUPIED BY PERSONS
 SIXTY-TWO (62) YEARS AND OLDER SHALL PROVIDE A MINIMUM OF ONE-
 HALF (1/2) OFF STREET SPACES PER DWELLING UNIT. PARKING
 FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH S10-2081 (b). NO
 MORE THAN TWO (2) PARKING SPACES PER DWELLING UNIT SHALL BE
 LOCATED ON THE SITE.
 THERE ARE 14 PARKING SPACES IN FRONT OF BUILDING 27-33 WHICH
 MEETS PARKING REQUIREMENT IN ACCORDANCE WITH SU-25-96



VICINITY MAP
 N.T.S.

SEE MAPS ENTITLED:
 YWCA OF WAKE COUNTY
 INC PROPERTIES, BY
 McKIM & CREED DATED
 10/10/12

PLANNED PROPERTIES, INC
 BY ROBERT T NEWCOMB
 DATED SEPT. 1985

DEED REFERENCE:
 DB 7633, PG 171-173

PHASE 1
 HARGETT OAKS TOWNHOMES

FOR DESCRIPTION OF AS BUILT LOTS 24-37
 BOOK OF MAPS 1987 PAGE 1395

PHASE II
 HARGETT OAKS TOWNHOMES

FOR DESCRIPTION OF AS BUILT LOTS 24-37
 BOOK OF MAPS 1994 PAGE 1820

ALL BEARINGS AND DISTANCES
 ARE CORRECT FIELD MEASUREMENTS

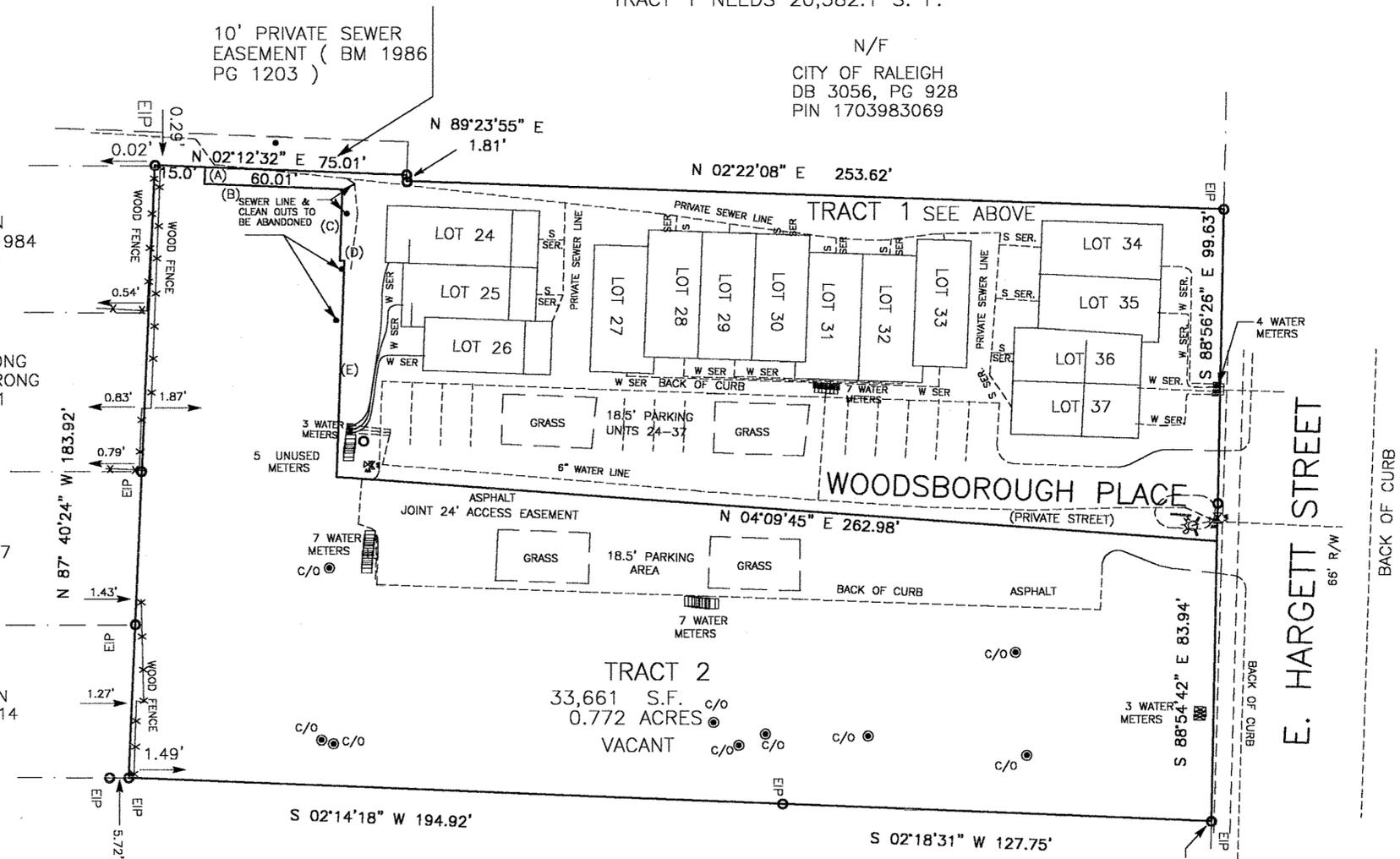
LEGEND

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
C.B.	CATCH BASIN	FES	FLARED END SECTION

FIELD CLOSURE= 1: 52,746

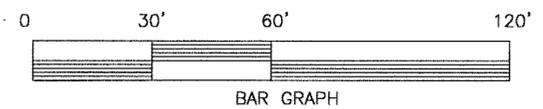
LINE TABLE

LINE	DISTANCE	BEARING
A	5.0'	N 87°40'24" W
B	41.14'	S 02°12'32" W
C	21.38'	N 88°01'36" W
D	1.33'	S 01°58'24" W
E	64.98'	N 88°01'36" W



N/F
 YOUNG WOMEN'S CHRISTIAN
 ASSOC. OF WAKE CO., INC.
 DB 3615, PG 935
 PIN 1703977959

N/F
 YMCA OF WAKE COUNTY INC
 DB 8376, PG 1359
 PIN 1703986169



SCALE 1"=30'	SUBDIVISION OF PHASES 1 AND 2 HARGETT OAKS TOWNHOMES INTO TRACTS 1 AND 2 HARGETT OAKS TOWNHOMES RALEIGH, N. C.	SHEET 3 OF 4
DATE 04/10/13		
FD. BK 1423 58818		
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658		

RECORDED IN BOOK OF MAPS _____ PAGE _____ WAKE COUNTY

