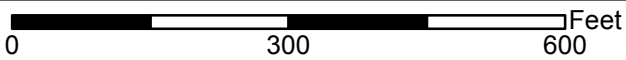
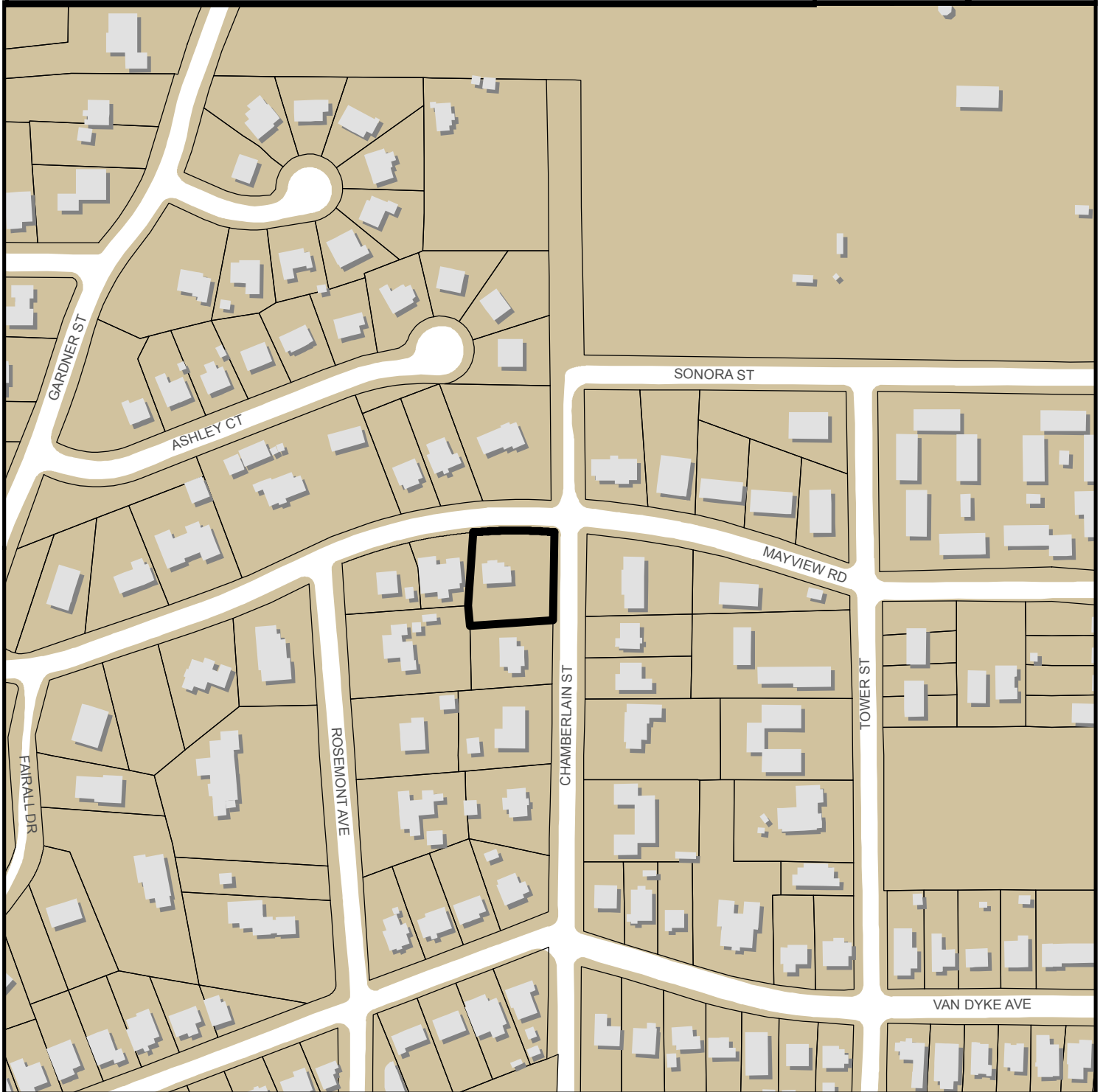
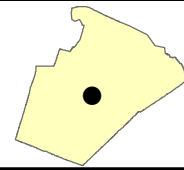


MAYVIEW ROAD SUBDIVISION S-69-17



Zoning: **R-6**
CAC: **Wade**
Drainage Basin: **Beaver**
Acreage: **0.38**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Blue Hill
Development**





Administrative Approval Action

Case File / Name: S-69-17, Blue Heel Mayview Rd Subdivision
Transaction # 532102, AA # 3691

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 southwest corner of the Mayview Rd and Chamberlain St intersection. The site's address is 2503 Mayview Road, which is inside City limits.

REQUEST: Subdivision of a 0.382 acre tract zoned R-6, into 2 lots. Lot 1 will be 8,978 SF/0.206 acres and Lot 2 will be 7,040 SF/0.162 acres.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: Board of adjustment decision A-6-17 is applicable to reduce the minimum corner lot width requirement by 12 feet.

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 Cawthorne, Moss & Panciera, dated 10/31/17.

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 AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit and/or building permit for the removal of the portion of the existing screened porch shall be issued and the permit number be shown on all maps for recording. This is to ensure compliance with required setbacks for the zoning district and associated conditions.

ENGINEERING

1. The required right of way for Mayview Road and Chamberlain Street shall be dedicated to the City of Raleigh and shown on the map approved for recordation. The right-of-way dedication for both Neighborhood Yield streets is for ½ of the 55' right-of-way. The surveyor shows 50' therefore 2.5' of ROW dedication is required.
2. 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 244 linear feet of 6' wide sidewalk is paid to the City of Raleigh prior to plat recordation.
4. An encroachment agreement for a portion of the existing stairs within the Mayview Road public right-of-way shall be approved by City Council and the City Council approved encroachment



Administrative Approval Action

Case File / Name: S-69-17, Blue Heel Mayview Rd Subdivision
Transaction # 532102, AA # 3691

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

agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds.

URBAN FORESTRY

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

STORMWATER

2. 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.

URBAN FORESTRY

3. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 12-13-2020

Record the lots.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 12/13/2017

Staff Coordinator: Ryan Boivin

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

OWNER/DEVELOPER:

BLUE HEEL DEVELOPMENT
 442 SOUTH MAIN STREET SUITE 100
 DAVIDSON, NC 28036
 919-360-0867

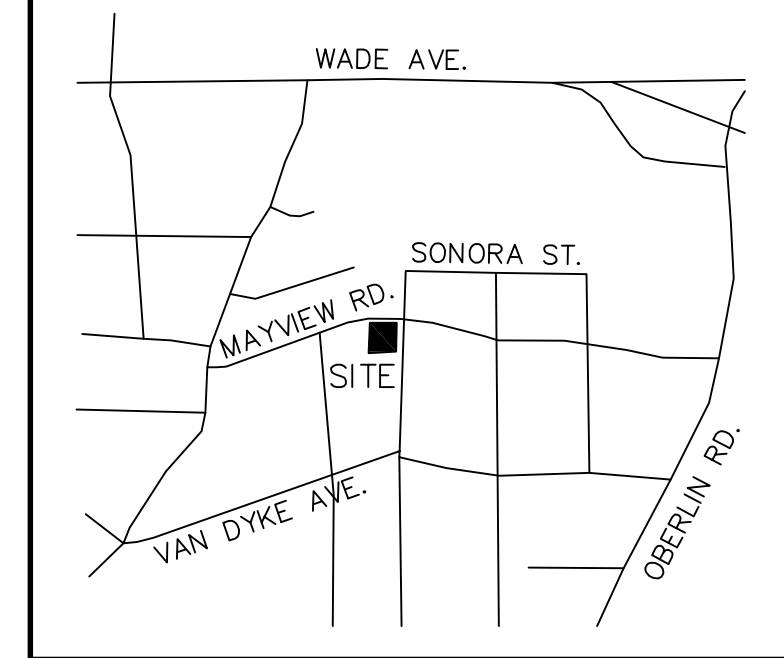
SHEET INDEX:

SHEET 1 - COVER SHEET
 SHEET 2 - EXISTING CONDITIONS
 SHEET 3 - PRELIMINARY SUBDIVISION PLAN

LOT SUMMARY
 TOTAL NUMBER OF LOTS 2
 MIN. LOT SIZE 0.166 AC.
 AVERAGE LOT SIZE 0.191 AC.
 TOTAL SITE AREA 0.382 AC.
 ZONING R-6
 SITE DENSITY 5.2 UNITS PER ACRE

NOTES:

- Driveway location for lot 2 will be determined at site plan review.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- As adopted by TC-2-16, Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2. and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.



VICINITY MAP

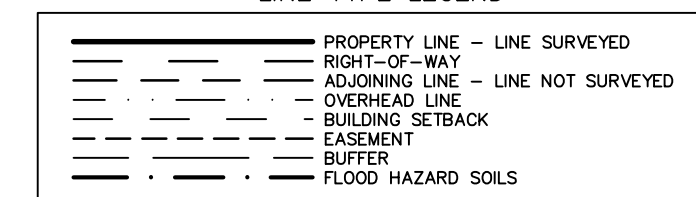
LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
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- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- PWM - PROPOSED WATER METER
- PCO - PROPOSED SEWER CLEAN-OUT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO COGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

LINE TYPE LEGEND



SHEET 1 OF 3

PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET

BLUE HEEL MAYVIEW ROAD SUBDIVISION

OWNER: ELIZABETH A. KANE
 REF: D.B. 14766 PAGE 1
 REF: B.M. 2005 PAGE 951
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=20'

OCTOBER 3, 2017
 REVISED OCTOBER 31, 2017
 ZONED R-6
 PIN # 0794.12-95-2206
 S-69-17
 TRANSACTION # 532102

(MAYVIEWRD2503.DWG LIP)

**Preliminary Subdivision
 Plan Application**



**DEVELOPMENT
 SERVICES
 DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-596-3495 | fax 919-996-1831
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
	<input type="checkbox"/> Conservative Subdivision	
*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 #:		
GENERAL INFORMATION		
Development Name BLUE HEEL MAYVIEW ROAD SUBDIVISION		
Proposed Use RESIDENTIAL		
Property Address(es) 2503 MAYVIEW ROAD		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0794.12-95-2206	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):		
OWNER/DEVELOPER INFORMATION		
Company Name BLUE HEEL DEVELOPMENT	Owner/Developer Name KATHERINE CANNON	
Address 442 SOUTH MAIN STREET SUITE 100, DAVIDSON, NC 28036		
Phone	Email KATHERINE@BLUEHEELGROUP.COM	
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name CAWTHORNE, MOSS & PANCIERA	Contact Name JORDAN PARKER	
Address 333 S. WHITE STREET, WAKE FOREST NC, 27587		
Phone 919-556-3148	Email JORDAN@CMPPLS.COM	Fax 919-554-1370

PAGE 1 OF 3

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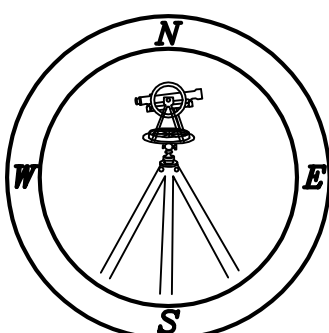
REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s)	R-6
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CLUD (Conditional Use District) Case # Z-	N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case # A-	(A-6-17)
STORMWATER INFORMATION	
Existing Impervious Surface	1,144 s.f. acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	acres/sf
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
	FEMA Map Panel #
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	5.2 UNITS PER ACRE
Total # of Open Space and/or Common Area 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 <u>Katherine Cannon</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, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature	<u>Elizabeth A. Kane</u> Date <u>Oct. 4, 2017</u>
Signature	_____ Date _____

PAGE 2 OF 3

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REVISION 03.11.16



LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
 MICHAEL A. MOSS, PLS
 333 S. WHITE STREET
 WAKE FOREST, NC 27587
 (919) 556-3148
 MIKE@CMPPLS.COM

OWNER/DEVELOPER:

BLUE HEEL DEVELOPMENT
 442 SOUTH MAIN STREET SUITE 100
 DAVIDSON, NC 28036
 919-360-0867

IMPERVIOUS SURFACE TABLE

HOUSE	1,144 S.F.
PORCH	126 S.F.
GRAVEL DRIVEWAY	231 S.F.
SIDEWALKS & STEPS	157 S.F.
AC UNIT	9 S.F.
TOTAL IMPERVIOUS AREA	1,667 S.F.
TOTAL LOT AREA	16,636 S.F.
PERCENTAGE OF IMPERVIOUS AREA	10.02%

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.

N/F
 MARTIN KELLEHER
 & GILLIAN KELLEHER
 D.B. 16118 PG. 1645
 B.M. 2005 PG. 951
 PIN 0794.12-95-1206
 LAND USE-RESIDENTIAL
 ZONED R-6

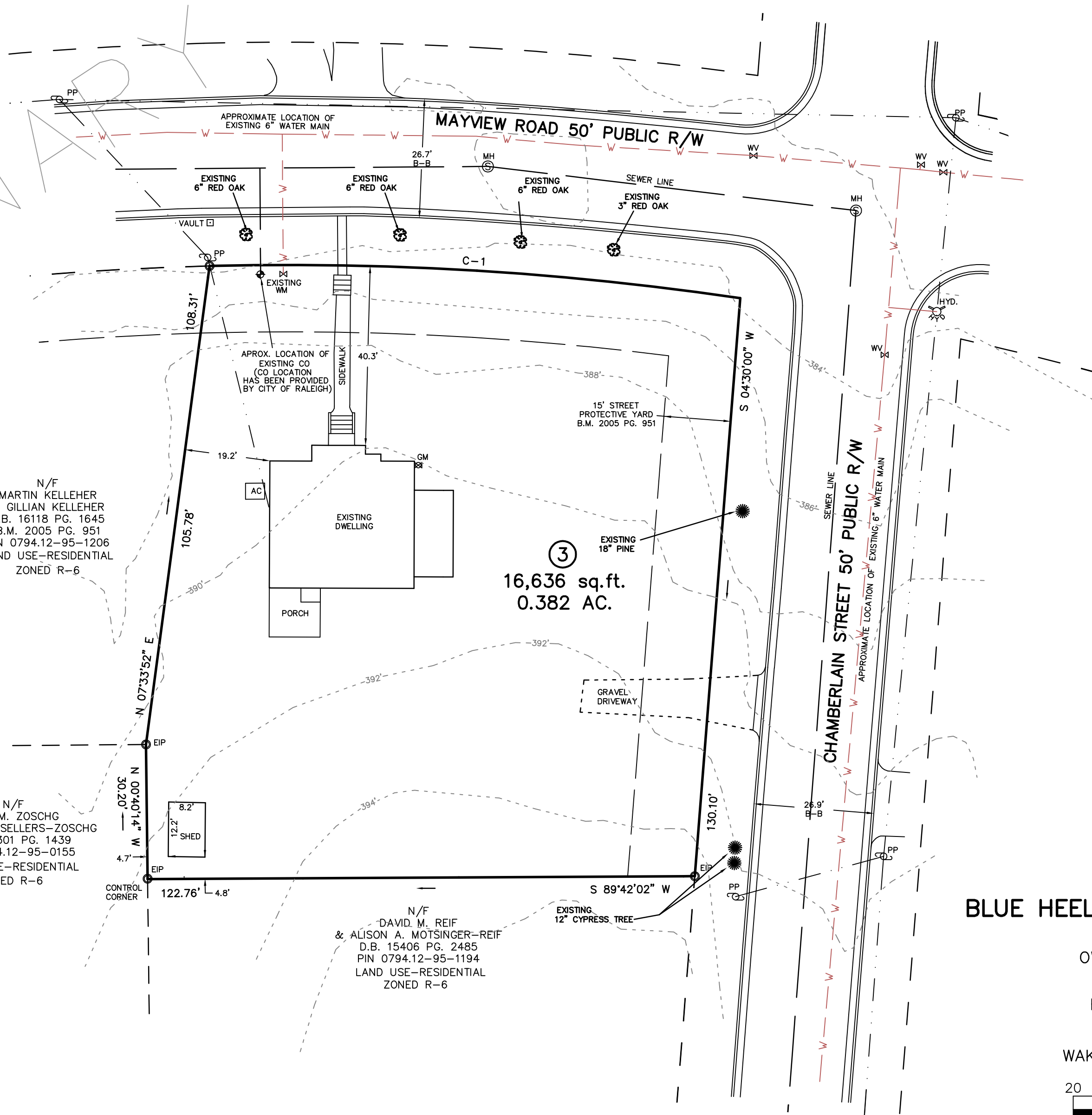
N/F
 ERIC M. ZOSCHG
 & APRIL M. SELLERS-ZOSCHG
 D.B. 15301 PG. 1439
 PIN 0794.12-95-0155
 LAND USE-RESIDENTIAL
 ZONED R-6

N/F
 DAVID M. REIF
 & ALISON A. MOTSINGER-REIF
 D.B. 15406 PG. 2485
 PIN 0794.12-95-1194
 LAND USE-RESIDENTIAL
 ZONED R-6

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	119.43'	692.06'	119.28'	N 86°31'39" W
C-2	60.01'	692.06'	59.99'	N 88°59'14" W
C-3	59.42'	692.06'	59.40'	N 84°02'37" W

ADOPTED FROM B.M. 2005 PAGE 951



LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
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- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS
- PWM - PROPOSED WATER METER
- PCO - PROPOSED SEWER CLEAN-OUT

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

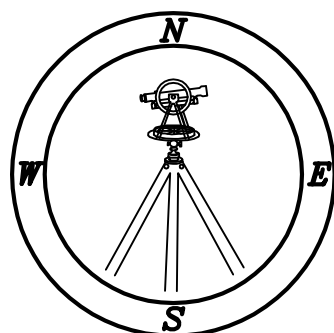
SHEET 2 OF 3
 EXISTING CONDITIONS
 PLAN FOR
BLUE HEEL MAYVIEW ROAD SUBDIVISION

OWNER: ELIZABETH A. KANE
 REF: D.B. 14766 PAGE 1
 REF: B.M. 2005 PAGE 951
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=20'

OCTOBER 3, 2017
 REVISED OCTOBER 31, 2017
 ZONED R-6
 PIN # 0794.12-95-2206



MAYVIEWRD2503.DWG LUP

NOTES:

- Driveway location for lot 2 will be determined at site plan review.
- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garage or on a 6' x 6' concrete pad to the side or rear of the house.
- As adopted by TC-2-16, Section 9.2.2.A.2.b.i subject to 4.a of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires recordation of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 6.5.2 and Table 6.5a. Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.

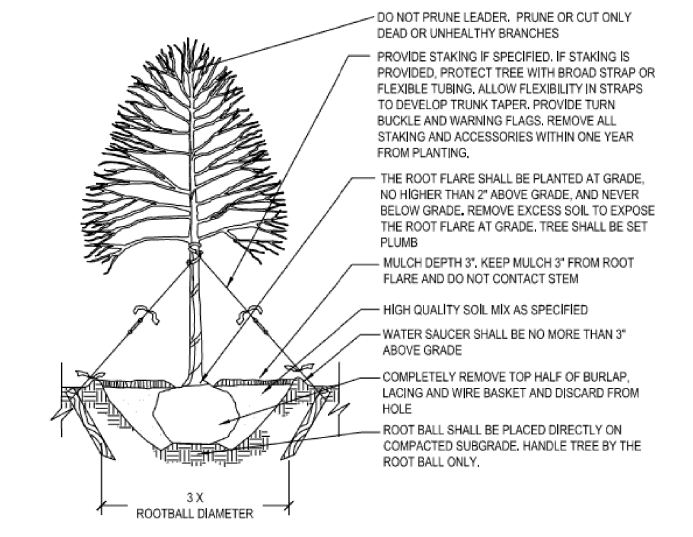
LOT SUMMARY

TOTAL NUMBER OF LOTS	2
MIN. LOT SIZE	0.166 AC.
AVERAGE LOT SIZE	0.191 AC.
TOTAL SITE AREA	0.382 AC.
ZONING	R-6
SITE DENSITY	5.2 UNITS PER ACRE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C-1	119.43'	692.06'	119.28'	N 86°31'39" W
C-2	60.00'	689.56'	59.98'	N 89°00'41" W
C-3	57.06'	689.56'	57.04'	N 84°08'54" W

ADOPTED FROM B.M. 2005 PAGE 951



NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
- STREET TREES MUST BE 3" CALIBER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
- PLANTING SEASON OCTOBER-APRIL.
- A TREE IMPACT PERMIT IS REQUIRED.
- ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
REVISION DATE: 11/10/10
DRAWN BY: JLD
DATE: 10/20/17
PROJECT: TREE PLANTING DETAIL
PRCR-03

NOTES:

- THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
- NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
- ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
- ALL CONTOURS ARE AT 2' INTERVALS.

N/F
MARTIN KELLEHER
& GILLIAN KELLEHER
D.B. 16118 PG. 1645
B.M. 2005 PG. 951
PIN 0794.12-95-1206
LAND USE-RESIDENTIAL
ZONED R-6

N/F
ERIC M. ZOSCHG
& APRIL M. SELLERS-ZOSCHG
D.B. 15301 PG. 1439
PIN 0794.12-95-0155
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ZONED R-6

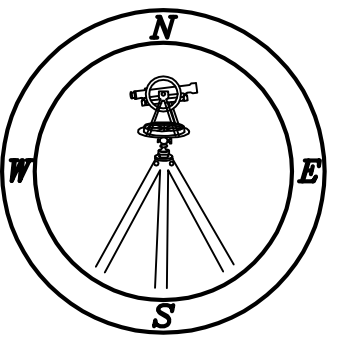
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DAVID M. REIF
& ALISON A. MOTSINGER-REIF
D.B. 15406 PG. 2485
PIN 0794.12-95-1194
LAND USE-RESIDENTIAL
ZONED R-6

OWNER/DEVELOPER:

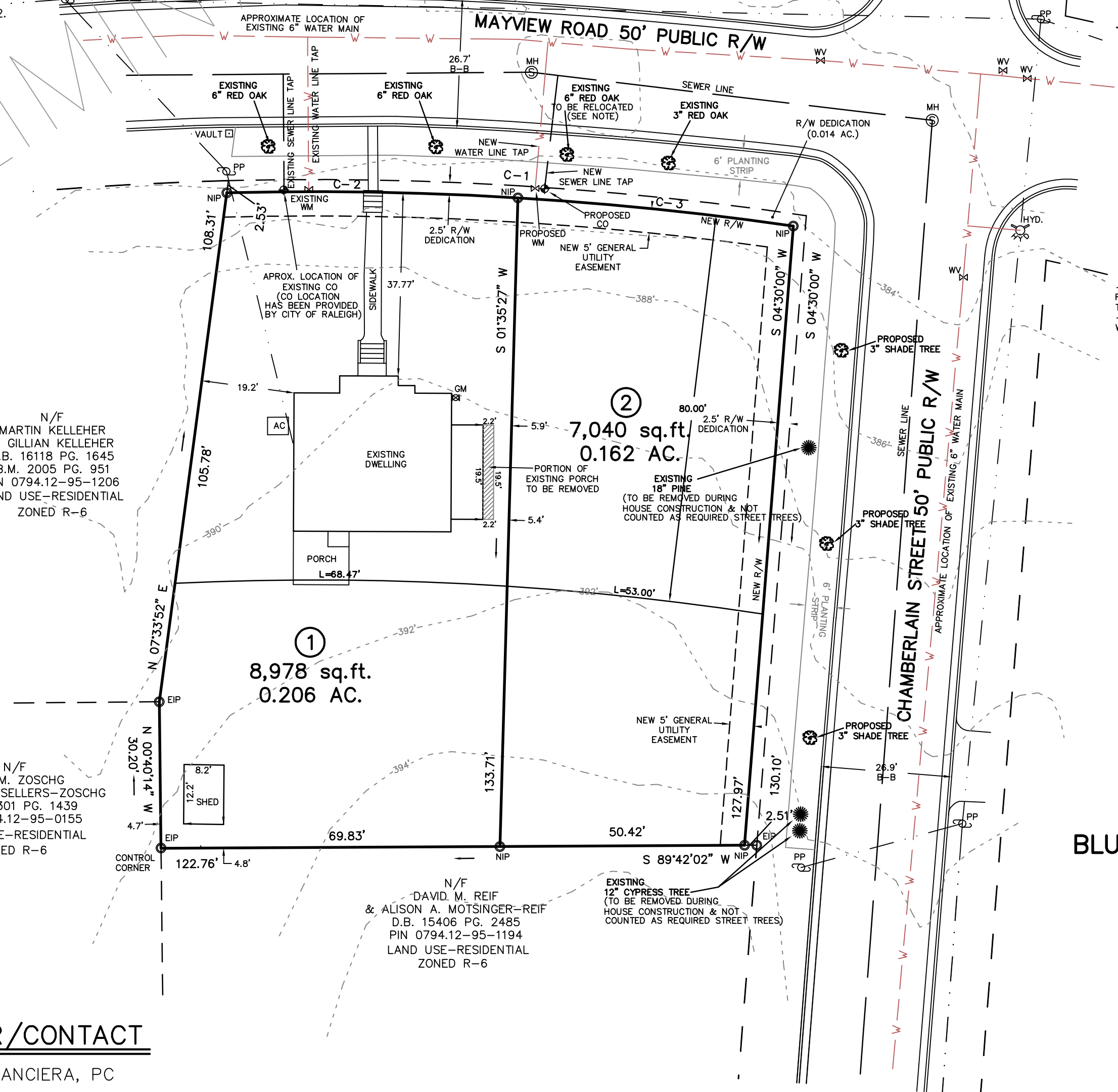
BLUE HEEL DEVELOPMENT
442 SOUTH MAIN STREET SUITE 100
DAVIDSON, NC 28036
919-360-0867

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM



CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



STREET TREE NOTES:

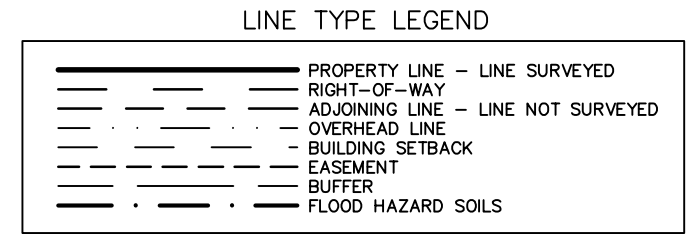
- THE EXISTING 6" RED OAK TREE LOCATED IN THE RIGHT OF WAY OF MAYVIEW ROAD WILL BE RELOCATED TO A MINIMUM OF 10' FROM SEWER & WATER SERVICES.
- PROPOSED STREET TREES ARE 3" SHADE TREES WITH A MATURE HEIGHT MINIMUM OF 35'.

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
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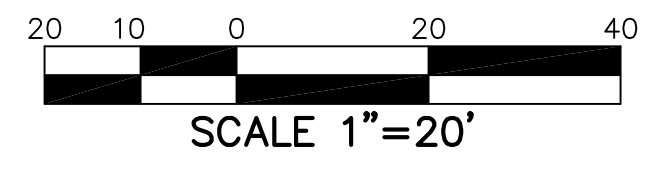
NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NGGS MONUMENT WITHIN 2000' OF THIS PROPERTY.



SHEET 3 OF 3
PRELIMINARY
SUBDIVISION PLAN FOR
BLUE HEEL MAYVIEW ROAD SUBDIVISION

OWNER: ELIZABETH A. KANE
REF: D.B. 14766 PAGE 1
REF: B.M. 2005 PAGE 951
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



OCTOBER 3, 2017
REVISED OCTOBER 31, 2017
ZONED R-6
PIN # 0794.12-95-2206

(MAYVIEWRD2503.DWG LUP)