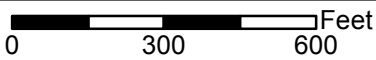
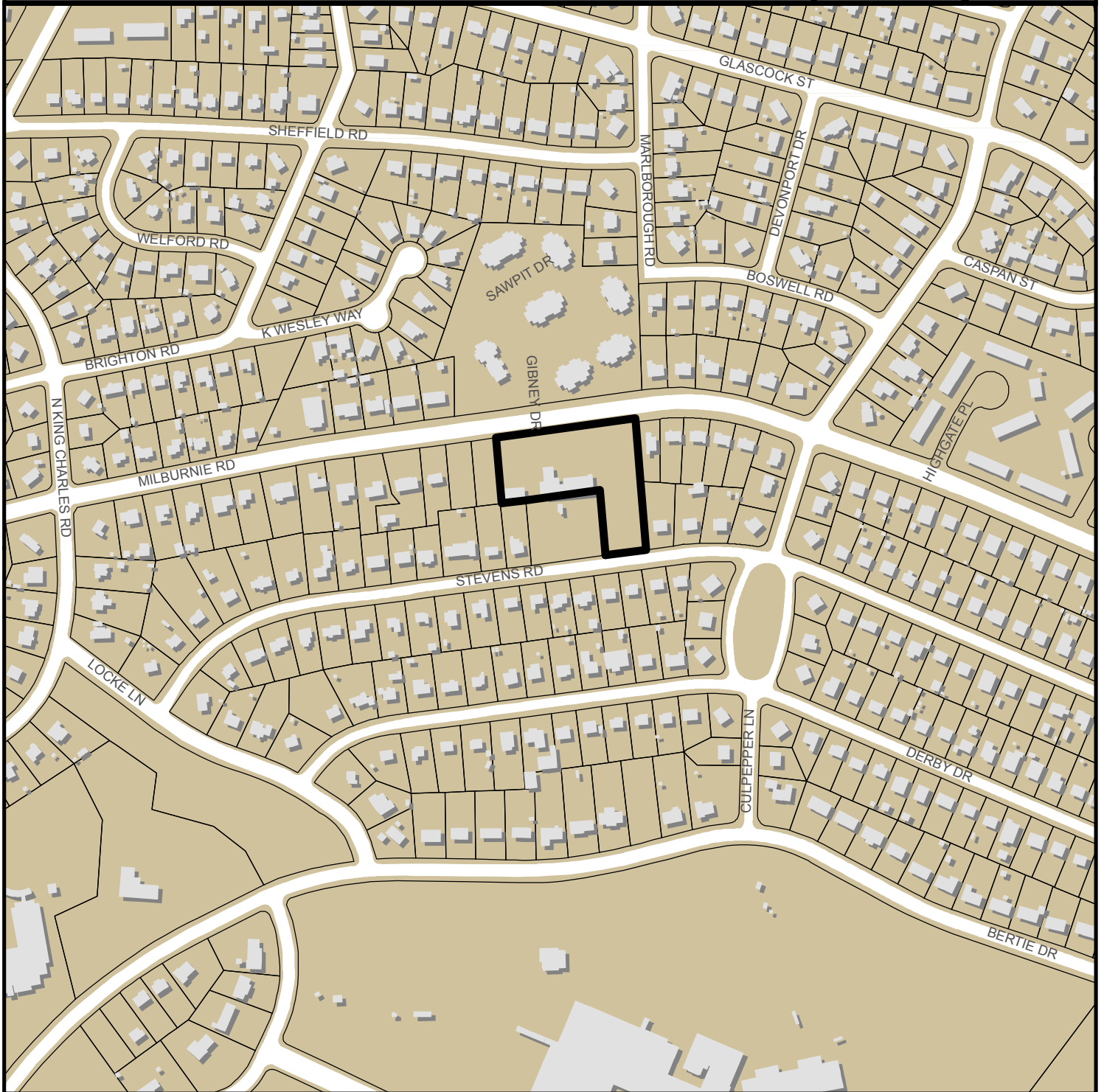
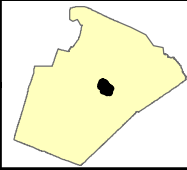


MILBURNIE ROAD SUBDIVISION S-10-2018



Zoning: **R-6**
CAC: **East Raleigh**
Drainage Basin: **Crabtree Basin**
Acreage: **1.96**
Number of Lots: **9**

Planner: **Jermont Purifoy**
Phone: **(919) 996-2645**
Applicant: **Five Horizons
Development**
Phone: **(919) 398-3927**





Administrative Approval Action

S-10-18 / Milburnie Road Subdivision.
Transaction # 548241, AA # 3813

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 between Milburnie Road and Stevens Road, west of Culpepper Lane at 2320 Milburnie Road.

REQUEST: Development of a 1.964 acre tract zoned R-6 into a 1.953 acre area with 9 lots in a detached single-family subdivision with .012 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 Five Horizons Development.

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. 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

2. Next Step: If applicable at the time of site permit or concurrent review, a stormwater plan showing compliance with UDO Part 10, Chapter 9 for right-of-way improvements shall be provided.
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.



Administrative Approval Action

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ENGINEERING

2. The required right of way for proposed and/or existing streets 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 widening to ½ of a local street type on Stevens Road frontage is paid to the City of Raleigh.
5. A cross access agreement among the proposed lots 1 through 7 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

STORMWATER

7. Next Step: The maximum allowable impervious surface area allocated to each lot and as shown on the preliminary plan shall be shown on all maps for recording.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

ENGINEERING

1. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

URBAN FORESTRY

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.



**Administrative
Approval Action**
S-10-18 / Milburnie Road Subdivision.
Transaction # 548241, AA # 3813

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(919) 996-2495
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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: 6-14-2021
Record at least ½ of the land area approved.

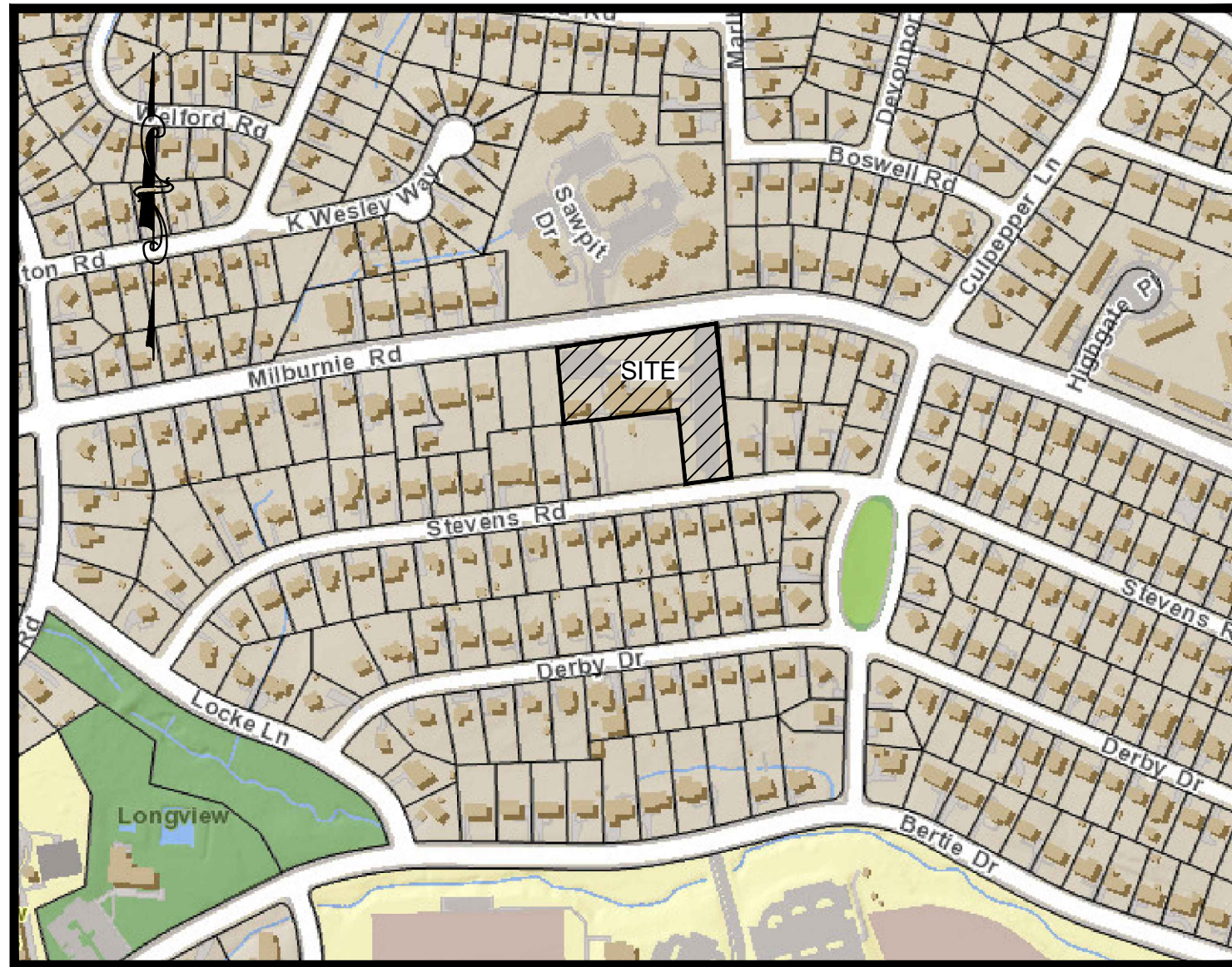
5-Year Sunset Date: 6-14-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 6/14/18

Staff Coordinator: Jermont Purifoy



MILBURNIE ROAD SUBDIVISION SUBDIVISION PLAN

S-10-18

TRANS# 548241

RALEIGH, NORTH CAROLINA

MARCH 16, 2018

REVISED APRIL 20, 2018

REVISED MAY 11, 2018

SITE DATA	
PROPERTY OWNER:	THE BD OF TRUSTEES OF THE NC CONF OF THE UNITED ME 700 WATERFIELD RIDGE PL RALEIGH, NC 27529
SITE ADDRESS:	2320 MILBURNIE ROAD
GROSS TRACT AREA: AREA OF R/W DEDICATION: NET TRACT AREA:	85,550 SF (1.964 AC.) 532 SF (0.012 AC.) 85,056 SF (1.953 AC.)
WAKE COUNTY PIN:	1714722312
ZONING DISTRICT:	R-6
EXISTING USE:	CHURCH
PROPOSED USE:	SINGLE FAMILY
PROPOSED LOTS:	9 LOTS
MIN. REQUIRED LOT WIDTH:	50'
MIN. REQUIRED LOT DEPTH:	80'
MIN. LOT AREA:	6,000 SF
MAXIMUM DENSITY ALLOWED: DENSITY PROPOSED:	6 UNITS/AC. 9 UNITS/ 1.964 AC. = 5 UNITS/AC.
STREET CLASSIFICATION:	MILBURNIE RD: AVENUE 2-LANE UNDIVIDED STEVENS RD: NEIGHBORHOOD LOCAL
MILBURNIE ROAD STREETSCAPE REQUIRED:	6' SIDEWALK 6' TREE LAWN
MILBURNIE ROAD STREETSCAPE PROVIDED:	5' SIDEWALK 5' TREE LAWN
STEVENS ROAD STREETSCAPE REQUIRED:	6' SIDEWALK 6' TREE LAWN
STEVENS ROAD STREETSCAPE PROVIDED:	6' SIDEWALK 6' TREE LAWN
EXISTING IMPERVIOUS AREA:	41,730 SF (0.958 AC.)
PROPOSED IMPERVIOUS:	41,730 SF (0.958 AC.)
LOT ALLOCATION: PROPOSED R/W IMPERVIOUS:	41,070 SF (0.943 AC.) 660 SF (0.015 AC.)

STORMWATER NOTE: THE PROPOSED SUBDIVISION WILL ALLOCATE THE EXISTING IMPERVIOUS COVERAGE TO THE PROPOSED LOTS AS A SUBSTITUTION OF IMPERVIOUS SURFACES PER UDO SEC. 9.2.2.A.3.b

BLOCK PERIMETER EVALUATION: THE EXISTING BLOCK PERIMETER HAS BEEN EVALUATED PER UDO SEC. 8.3. THE EXISTING LOTS AVERAGE BETWEEN 10,000-19,999 SF AND THE EXISTING BLOCK PERIMETER IS 4,800 LF, THEREFORE THE PROPOSED DEVELOPMENT MEETS THE REQUIRED BLOCK PERIMETER

INDEX

CE-1	RECORDED MAP
CE-2	EXISTING CONDITIONS
CE-3	SUBDIVISION PLAN
CE-4	UTILITY PLAN
CE-5	STREET TREE PLAN
CE-6	BLOCK PERIMETER EXHIBIT
CE-7	UTILITY DETAILS



JOHN A. EDWARDS & COMPANY

Consulting Engineers

NC License F-0289

333 Wade Ave., Raleigh, N.C. 27605

Phone: (919) 828-4428

Fax: (919) 828-4711

E-mail: info@jaeco.com

SOLID WASTE COMPLIANCE STATEMENT
DEVELOPERS HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE SOLID WASTE DESIGN MANUAL

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3995 | 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	Milburnie Road Subdivision	
Proposed Use	Single Family	
Property Address(es)	2320 Milburnie Road	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1714722312	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	Five Horizons Development	Owner/Developer Name
		Stuart Cullinan
Address 410 N. Boylan Ave., Raleigh, NC 27603		
Phone 919.398.3927	Email stuart@thefivehorizons.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name	John A. Edwards & Company	Contact Name
		Jason Meadows
Address 333 Wade Ave., Raleigh, NC 27605		
Phone 919.443.0262	Email jason@jaeco.com	Fax 919.828.4711

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
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface	41,730 sf acres/sf
Proposed Impervious Surface	41,730 sf acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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 Attached
Total # of Single Family Lots	9 Total # of All Lots 9
Overall Units/Acre Densities Per Zoning Districts N/A	
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 Jason G. Meadows, P.E. 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	<i>Jason Meadows</i> 03/15/18
	Date
Signature	
	Date

PAGE 1 OF 3

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REVISION 03.11.16



JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

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Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

**MILBURNIE ROAD
SUBDIVISION**
MILBURNIE ROAD
RALEIGH, NC 27610

Client

FIVE HORIZONS DEVELOPMENT
2321 BLUE RIDGE ROAD, STE 201
RALEIGH, NC 27607

Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	4/20/18
2	CITY OF RALEIGH COMMENTS	5/11/18

Approvals

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

Drawing Title

**EXISTING
CONDITIONS**

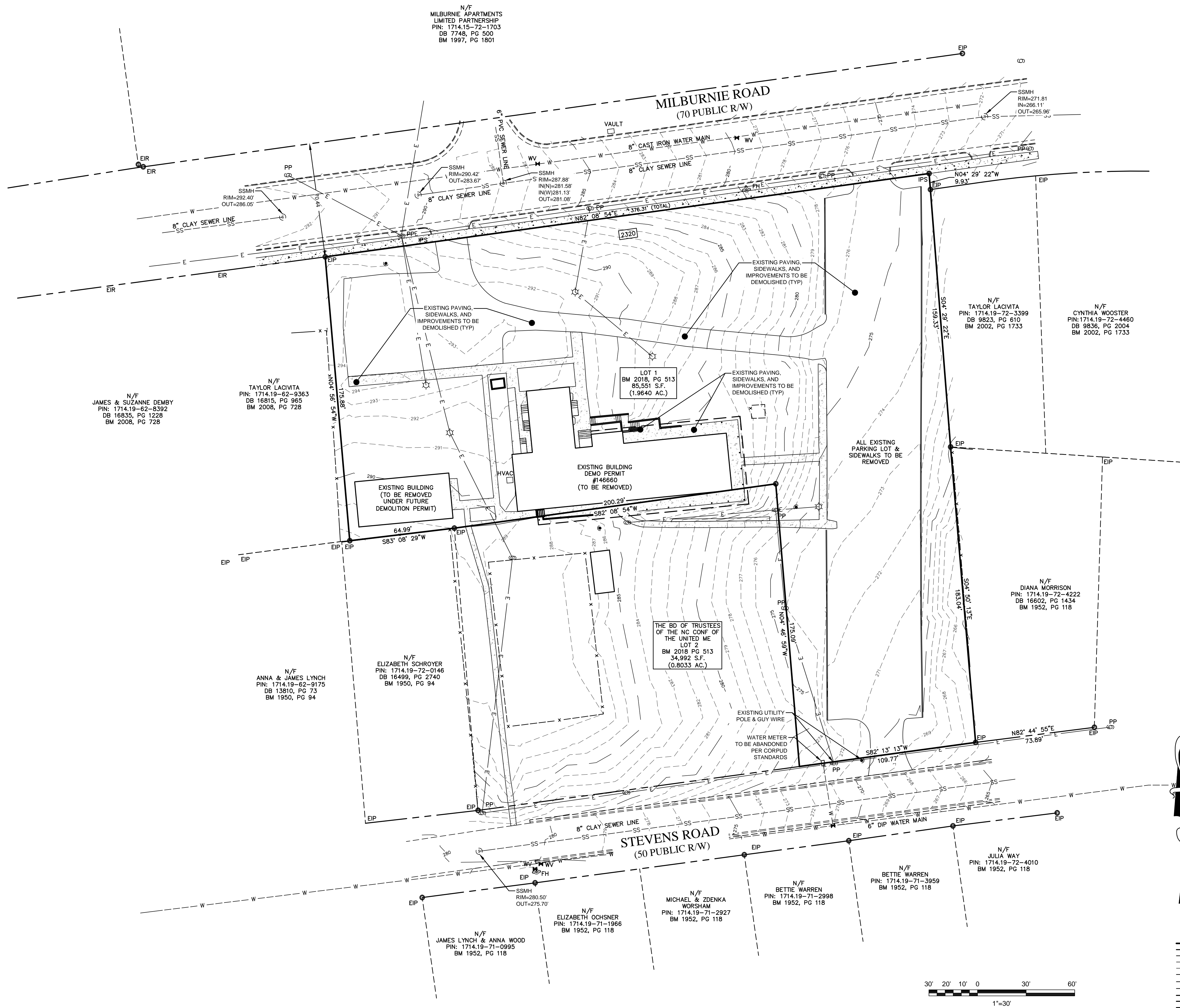
JAECO # 327.05

Drawn By CZB

Checked By JRC

Date Issued 3/16/18

CE-2



LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- EIP EXISTING IRON PIPE
- EMAG EXISTING MAG NAIL
- EPK EXISTING PK NAIL
- ERRS EXISTING RAILROAD SPIKE
- ENAIL EXISTING NAIL FOUND
- ERF EXISTING RAIL FOUND
- ECM EXISTING CONCRETE MONUMENT
- IPS IRON PIPE SET
- MAG MAG NAIL SET
- CP COMPUTED POINT
- RCP REINFORCED CONCRETE STORM PIPE
- PP POWER POLE
- GUY GUY ANCHORS
- ⊗ PROPOSED INSERTION VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ PROPOSED FIRE HYDRANT
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- ⊖ PROPOSED WATER VALVE
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- LINES NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



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RALEIGH, NC 27610

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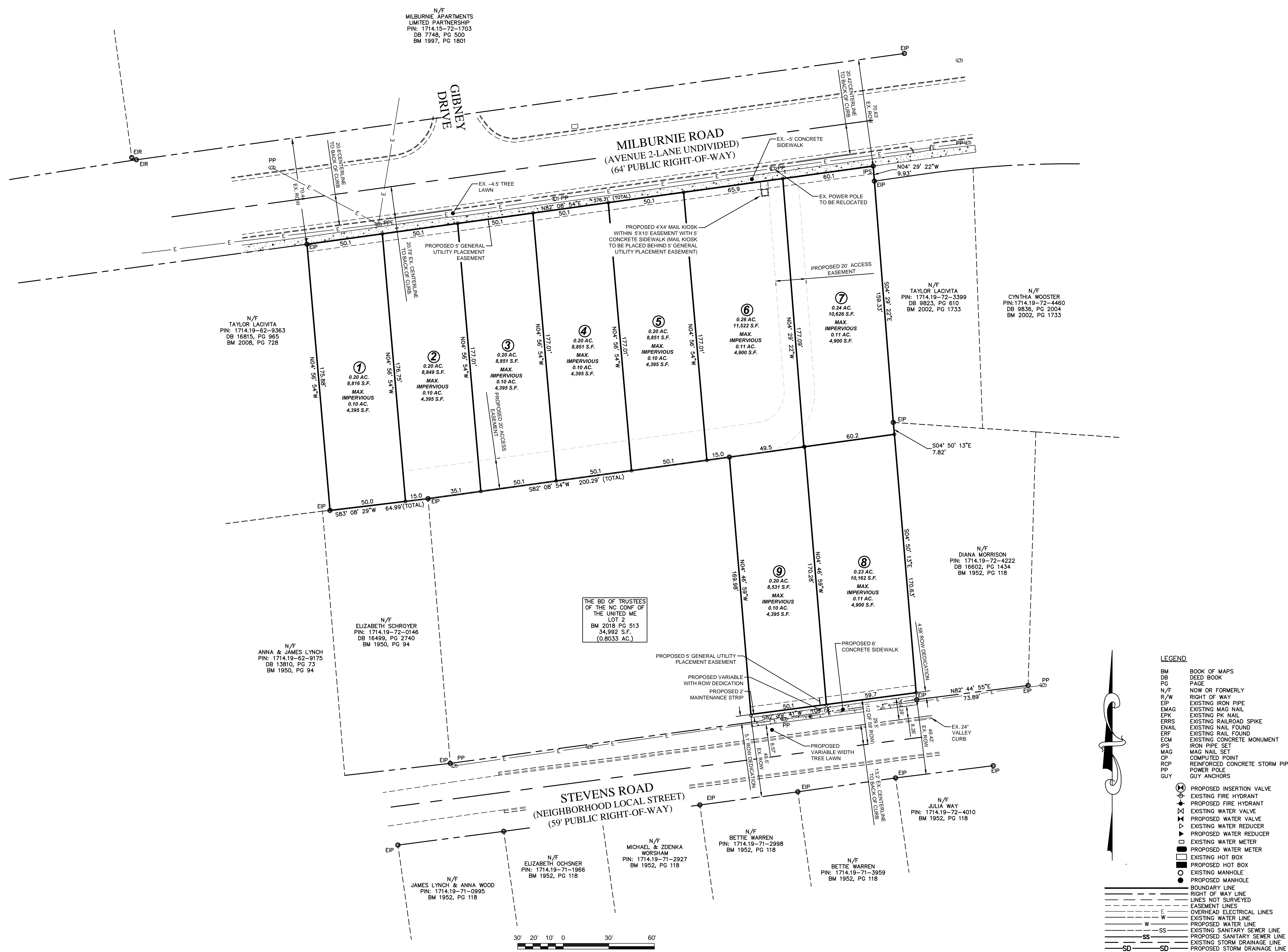
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Drawing Title

SUBDIVISION PLAN

JAECO # 327.05
Drawn By CZB
Checked By JRC
Date Issued 3/16/18

CE-3



THE BD OF TRUSTEES
OF THE NC CONF.
OF THE UNITED ME
LOT 2
BM 2018 PG 513
34,992 S.F.
(0.8033 AC.)

- LEGEND**
- BM BOOK OF MAPS
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 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - ERRS EXISTING IRON PIPE
 - EIP EXISTING IRON PIPE
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 - IFS IRON PIPE SET
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 - PP POWER POLE
 - RGP GUY ANCHORS
 - ⊗ PROPOSED INSERTION VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ PROPOSED WATER VALVE
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 - PROPOSED SANITARY SEWER LINE
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1"=30'



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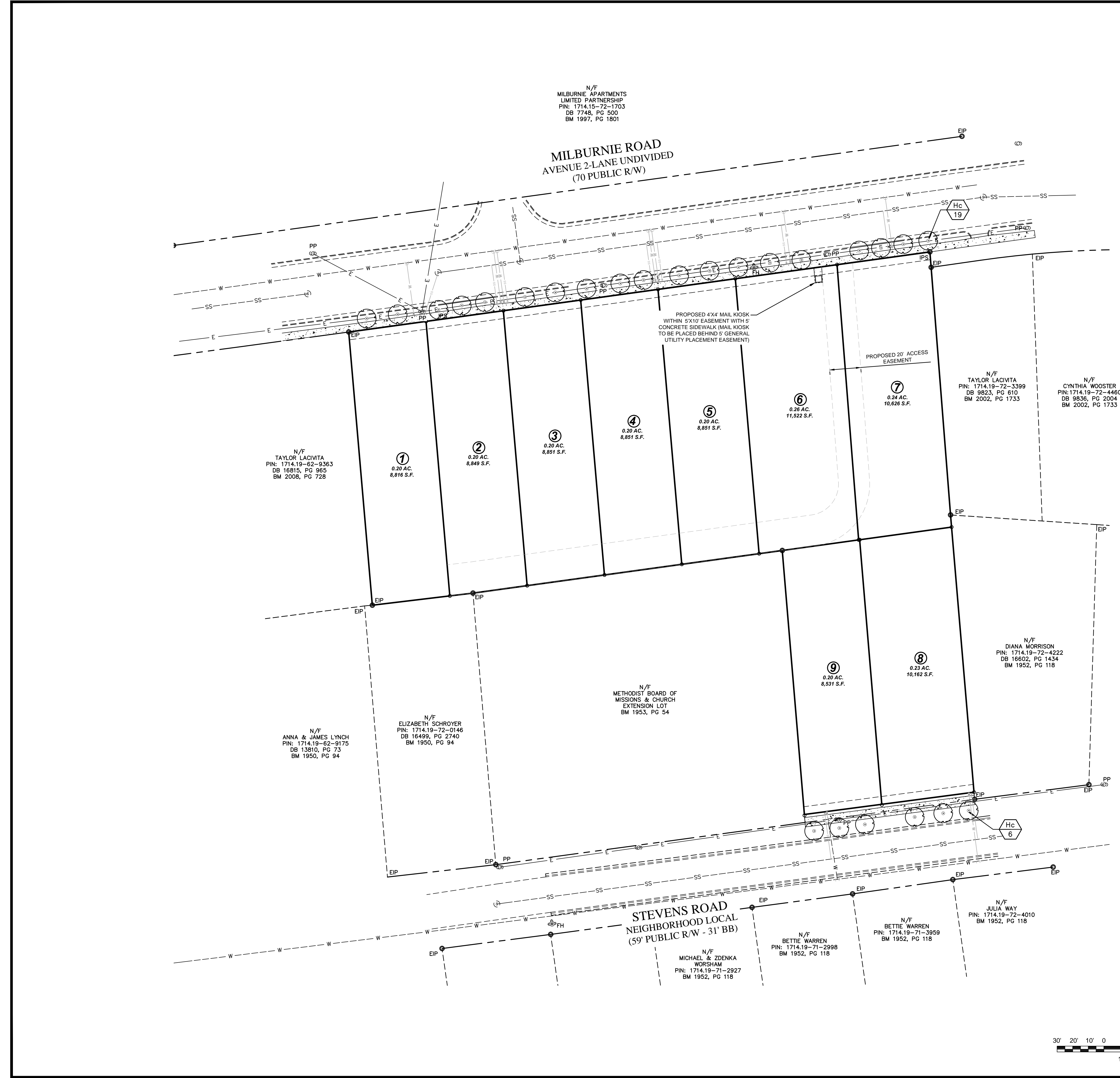
Approvals

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STREET TREE PLAN

JAECO # 327.05
Drawing Title
Drawn By CZB
Checked By JRC
Date Issued 3/16/18

CE-5



N/F
MILBURNIE APARTMENTS
LIMITED PARTNERSHIP
PIN: 1714.15-72-1703
DB 7748, PG 500
BM 1997, PG 1801

**MILBURNIE ROAD
AVENUE 2-LANE UNDIVIDED
(70 PUBLIC R/W)**

N/F
TAYLOR LACIVITA
PIN: 1714.19-62-9363
DB 16815, PG 965
BM 2008, PG 728

①
0.20 AC.
8,816 S.F.

②
0.20 AC.
8,849 S.F.

③
0.20 AC.
8,851 S.F.

④
0.20 AC.
8,851 S.F.

⑤
0.20 AC.
8,851 S.F.

⑥
0.26 AC.
11,922 S.F.

⑦
0.24 AC.
10,626 S.F.

N/F
TAYLOR LACIVITA
PIN: 1714.19-72-3399
DB 9823, PG 610
BM 2002, PG 1733

N/F
CYNTHIA WOOSTER
PIN: 1714.19-72-4460
DB 9836, PG 2004
BM 2002, PG 1733

N/F
ANNA & JAMES LYNCH
PIN: 1714.19-62-9175
DB 13810, PG 73
BM 1950, PG 94

N/F
ELIZABETH SCHROYER
PIN: 1714.19-72-0146
DB 16499, PG 2740
BM 1950, PG 94

N/F
METHODIST BOARD OF
MISSIONS & CHURCH
EXTENSION LOT
BM 1953, PG 54

⑧
0.23 AC.
10,162 S.F.

⑨
0.20 AC.
8,531 S.F.

N/F
DIANA MORRISON
PIN: 1714.19-72-4222
DB 16602, PG 1434
BM 1952, PG 118

N/F
JULIA WAY
PIN: 1714.19-72-4010
BM 1952, PG 118

N/F
BETTIE WARREN
PIN: 1714.19-71-2998
BM 1952, PG 118

N/F
BETTIE WARREN
PIN: 1714.19-71-3959
BM 1952, PG 118

N/F
MICHAEL & ZDENKA
WORSHAM
PIN: 1714.19-71-2927
BM 1952, PG 118

PLANT LIST

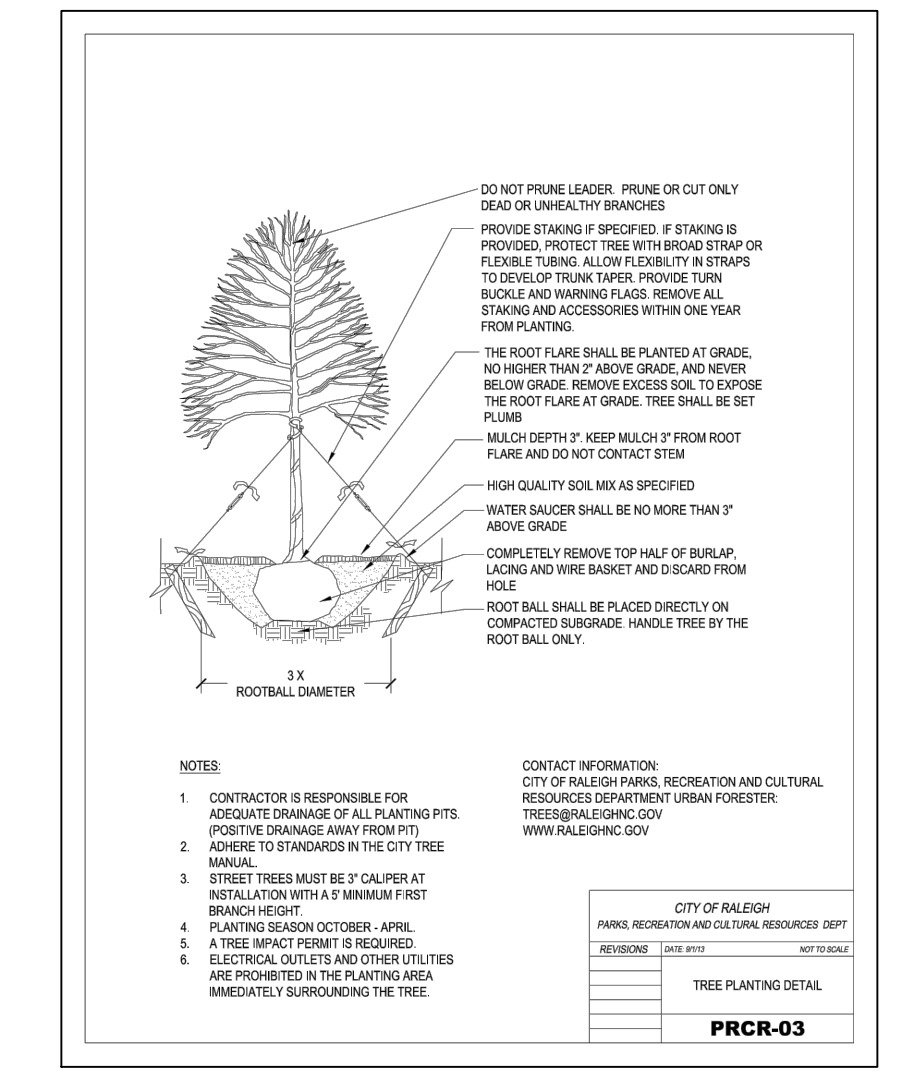
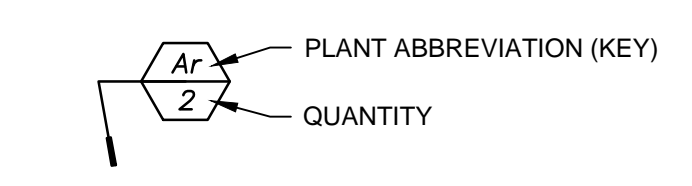
SYMBOL	KEY	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT
	Hc	19	Halesia carolina	Carolina Silverbell	3'	10'	B&B

STREET TREE REQUIREMENTS

MILBURNIE ROAD
TOTAL FRONTAGE: 376.3 LF
TREES REQUIRED: 9 SHADE TREES @ 40' OC
TREES PROVIDED: 19 UNDERSTORY TREES @ 20' OC
(DUE TO OVERHEAD ELECTRIC)

STEVENS ROAD
TOTAL FRONTAGE: 109.7 LF
TREES REQUIRED: 3 SHADE TREES @ 40' OC
TREES PROVIDED: 6 UNDERSTORY TREES @ 20' OC
(DUE TO OVERHEAD ELECTRIC)

PLANT TAG (SEE PLANT LIST)



LEGEND

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- PROPOSED FIRE HYDRANT
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- PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- SD EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

