



Administrative Approval Action

S-7-19 Heather Subdivision
Transaction# 585613 AA#3960

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 south side of Western Boulevard, east side of Heather Drive at 509 Heather Drive.

REQUEST: Development of a 0.519 acre tract zoned R-6 SRPOD into a 22,628 square foot/ three (3) lot subdivision with 226 sf/.005 acres of right-of-way dedication. Proposed New Lot 1 being 6,276/0.144 acres; Proposed New Lot 2 being 7,746/0.178 acres; Proposed New Lot 3 being 8,380/0.192 acres.

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 dated 1/28/2019 by Cawthorne, Moss & Panciera PLS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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. A mass grading permit is required prior to demolition of existing structure.
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

4. A tree impact permit must be obtained for the removal of 4 existing street trees prior to the issuance of a grading permit.



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LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

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

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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for the remainder of a ½ - 27' back to back street and 6' sidewalk is paid to the City of Raleigh (UDO 8.1.10).
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

6. Any impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot.



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BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Heather Drive.

The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
6. Final inspection of all right of way street trees by Urban Forestry Staff.

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: 4-24-2022
Record at least ½ of the land area approved

5-Year Sunset Date: 4-24-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)



Date: 4/24/19

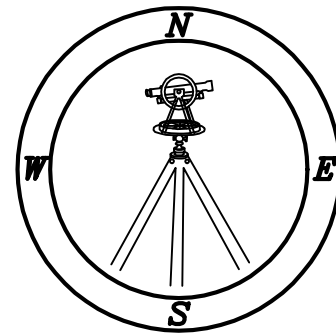
Staff Coordinator: Jermont Purifoy

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

DEVELOPER:

BUILD RALEIGH, LLC
 P.O. BOX 10444
 RALEIGH, NC 27605
 336-740-4401



SHEET INDEX:

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

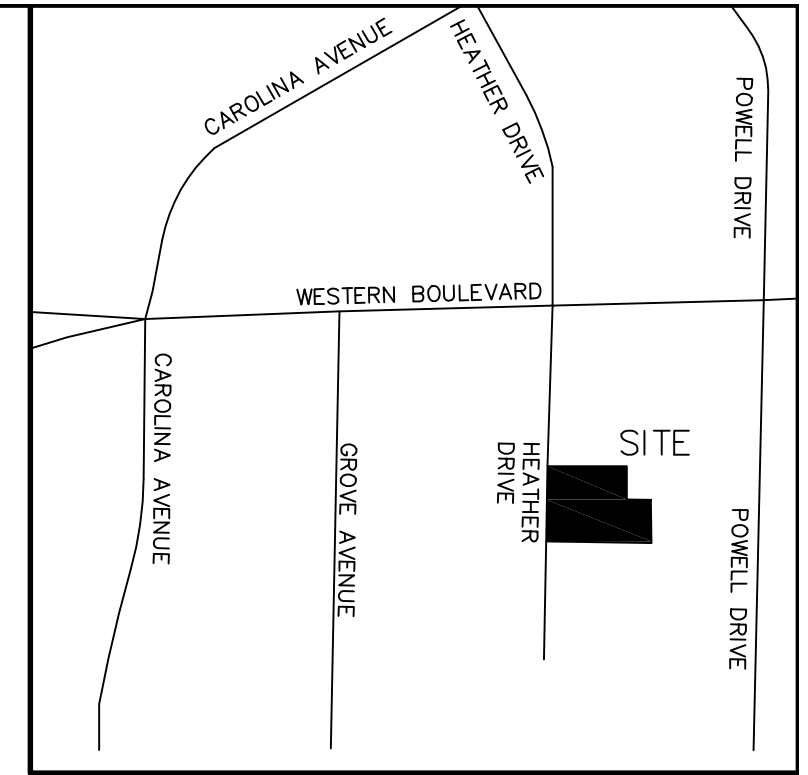
LOT SUMMARY
 TOTAL NUMBER OF LOTS 3
 MIN. LOT SIZE 0.146 AC./ 6,351 S.F.
 AVERAGE LOT SIZE 0.173 AC./ 7,543 S.F.
 TOTAL SITE AREA 0.519 AC./ 22,628 S.F.
 ZONING R-6 SRPOD
 SITE DENSITY 5.78 UNITS PER ACRE

NOTES:

- 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.
- Per 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.

PRELIMINARY
 FOR REVIEW PURPOSES ONLY

HEATHER SUBDIVISION



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
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- XXX - ADDRESS
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- E-WM - EXISTING WATER METER
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ADOPTED FROM GRID NAD 83 (2011)

**Preliminary Subdivision
 Plan Application**



DEVELOPMENT SERVICES DEPARTMENT

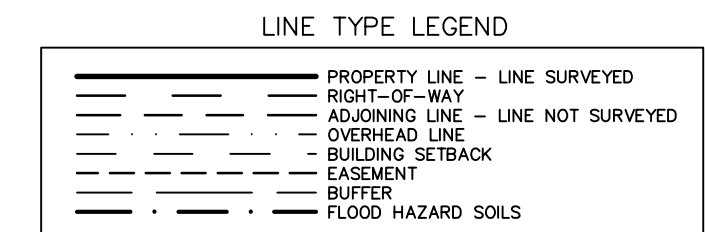
Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-995-2495 | fax 919-995-1831
 Litchford Satellite Office | 5320 - 130 Litchford Road | Raleigh, NC 27601 | 919-995-4200

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 type="checkbox"/> Subdivision *	<input checked="" 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: HEATHER SUBDIVISION		
Proposed Use: DETACHED SINGLE-FAMILY DWELLING		
Property Address(es): 509 HEATHER DRIVE		
Wake County Property Identification Number(s) for each parcel to which these guide/lines will apply:		
PIN Recorded Deed 0784.18-40-9900	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	Owner/Developer Name: DAVID A. HORTON & KAREN D. HORTON	
Address: 3121 GEORGIAN TER RALEIGH, NC 27607		
Phone: N/A	Email: N/A	Fax: N/A
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

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s)	R-6 SRPOD
If more than one district, provide the acreage of each:	
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case #	Z- N/A
COA (Certificate of Appropriateness) Case #	N/A
BOA (Board of Adjustment) Case #	A- N/A
STORMWATER INFORMATION	
Existing Impervious Surface	acres/sf
Proposed Impervious Surface	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 N/A Attached
Total # of Single Family Lots	3 Total # of All Lots 3
Overall Unit(s)/Acre Densities Per Zoning Districts	5.78 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 _____ 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>David Horton</i>	Date: 1-29-19
Signature: <i>Karen D. Horton</i>	Date: 1-29-19

PUBLIC IMPROVEMENTS QUANTITIES
 THERE WILL BE 2 NEW WATER STUBS & 2 NEW SEWER STUBS



SHEET 1 OF 3

PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET

HEATHER SUBDIVISION

509 HEATHER DRIVE
 OWNERS: DAVID A. & KAREN D. HORTON
 REF: D.B. 16092, PAGE 659
 REF: B.M. 1977, PAGE 602
 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=20'

JANUARY 28, 2019
 ZONED R-6 SRPOD
 PIN #0784.18-40-9900

CASE # S-7-19
 TRANSACTION # 585613



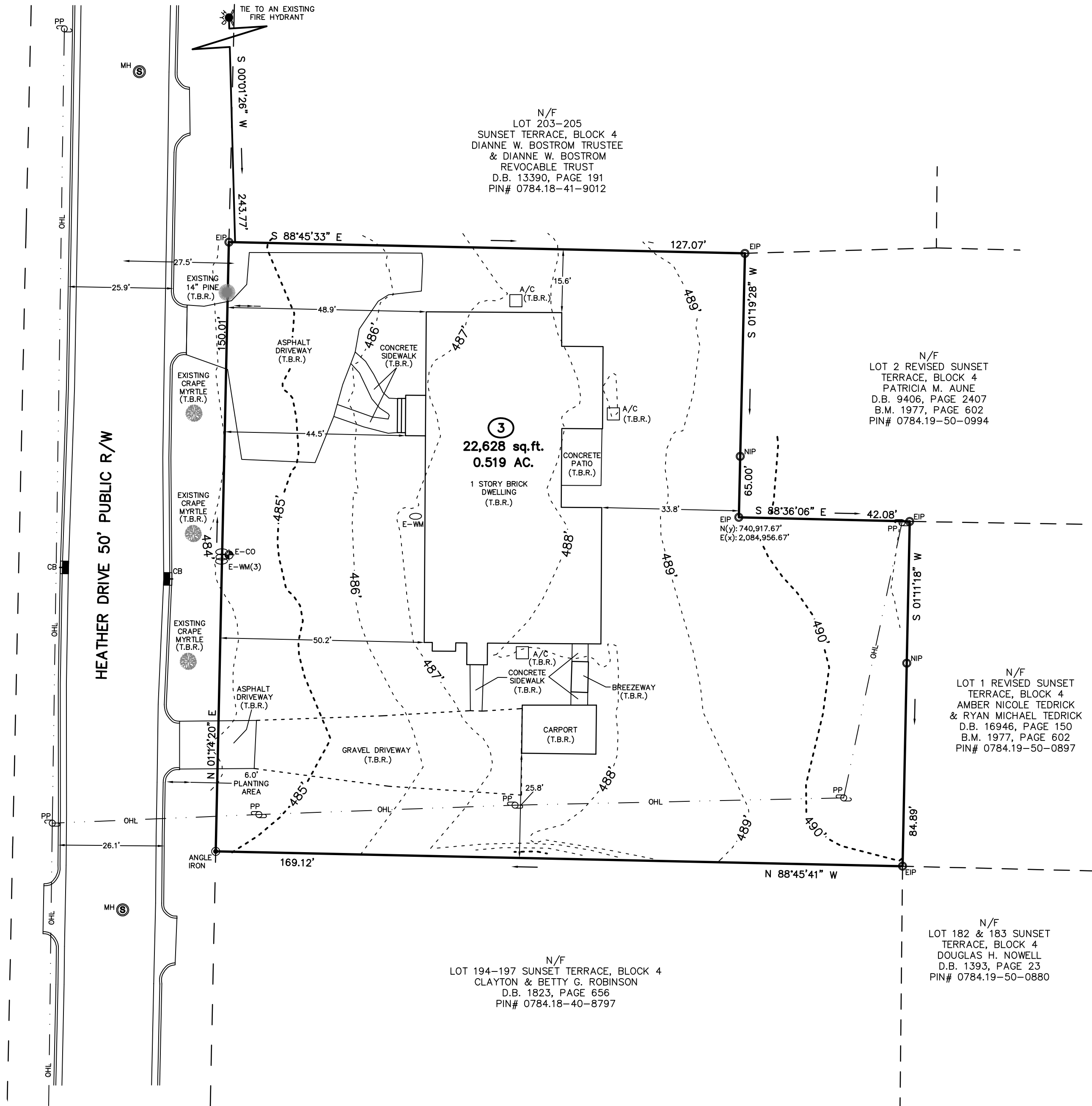
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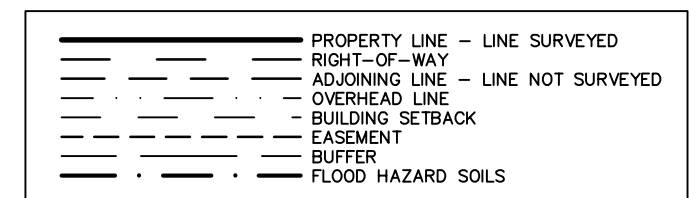


LEGEND:

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- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- T.B.R. - TO BE REMOVED

ADOPTED FROM GRID NAD 83 (2011)

LINE TYPE LEGEND



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.

IMPERVIOUS SURFACE TABLE

HOUSE	3,375 S.F.
PATIO	137 S.F.
BREEZEWAY	31 S.F.
CARPOR	218 S.F.
ASPHALT DRIVEWAY	1,708 S.F.
GRAVEL DRIVEWAY	1,115 S.F.
SIDEWALKS	171 S.F.
MISC./UTILITIES	27 S.F.
TOTAL IMPERVIOUS AREA	6,782 S.F.
TOTAL LOT AREA	22,628 S.F.
PERCENTAGE OF IMPERVIOUS AREA	29.97%
MAX PERCENTAGE OF IMPERVIOUS ALLOWED	51.00%

SHEET 2 OF 3
 EXISTING CONDITIONS SURVEY FOR
HEATHER SUBDIVISION

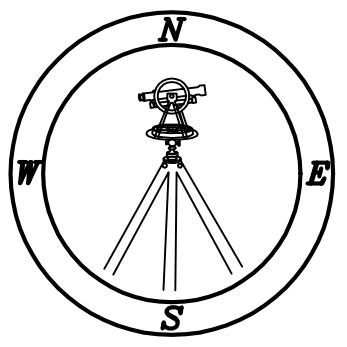
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 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



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(\HEATHERDRIVE.DWG - JC)

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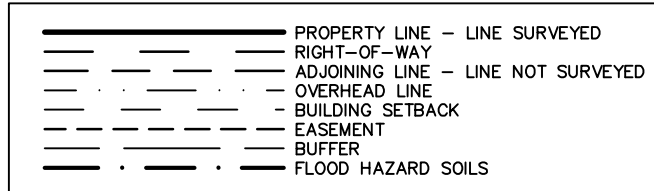
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PRELIMINARY
 FOR REVIEW PURPOSES ONLY

SHADE TREES:

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- HEATHER DRIVE IS 150' IN LENGTH
- (3) 3" CALIPER SINGLE STEM SHADE TREES
- PROPOSED SHADE TREES ARE WILLOW OAK - QUERCUS PHellos
- PROPOSED SHADE TREES WILL BE A MINIMUM CALIPER OF 3 INCHES AND BE AT LEAST 10 FEET TALL AT THE TIME OF PLANTING
- SHADE TREES MATURE HEIGHT WILL BE 40' TO 60'
- SHADE TREES CROWN SPREAD OF AT LEAST 30' OR GREATER

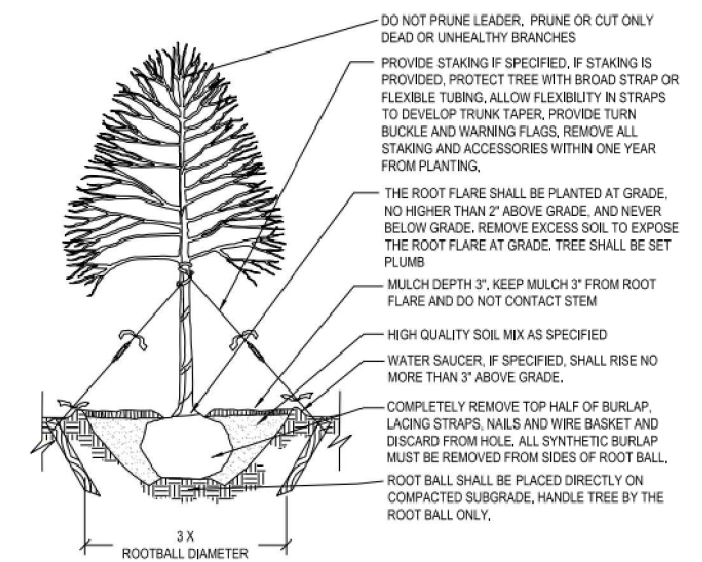
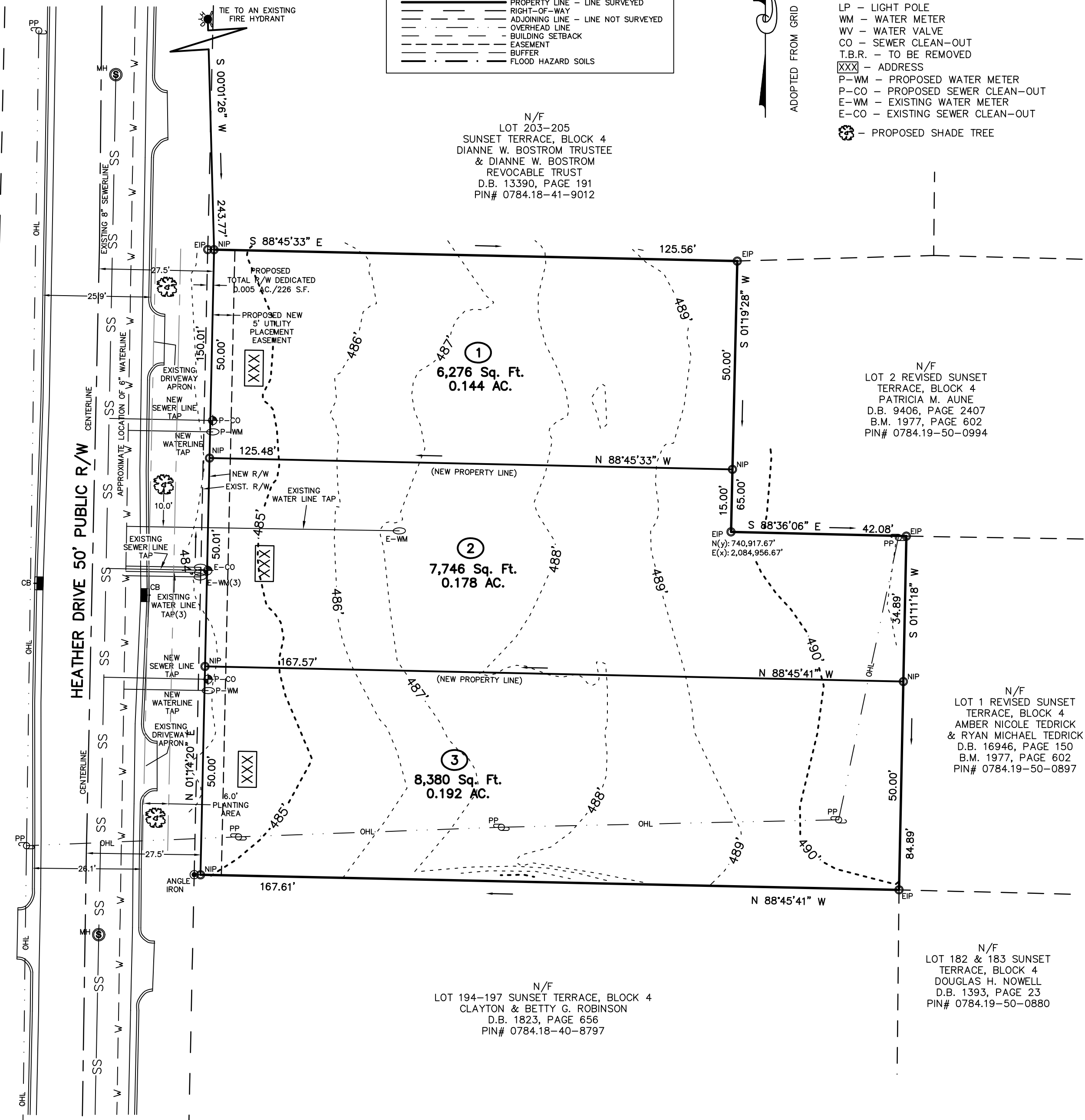
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- ☉ - PROPOSED SHADE TREE

ADOPTED FROM GRID NAD 83 (2011)



- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE	BY/TO/SCALE
		TREE PLANTING DETAIL
TPP-03		

UTILITIES NOTE:

EXISTING WATER METERS AND SEWER SERVICE TO REMAIN IN SERVICE FOR LOT 2

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.
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4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.

LOT SUMMARY

TOTAL NUMBER OF LOTS	3
TOTAL SITE AREA	0.519 AC./ 22,628 S.F.
TOTAL R/W DEDICATION	0.005 AC./ 226 S.F.
ZONING	R-6 SRPOD
SITE DENSITY	5.78 UNITS PER ACRE

SHEET 3 OF 3
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