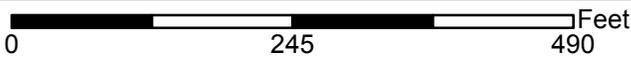
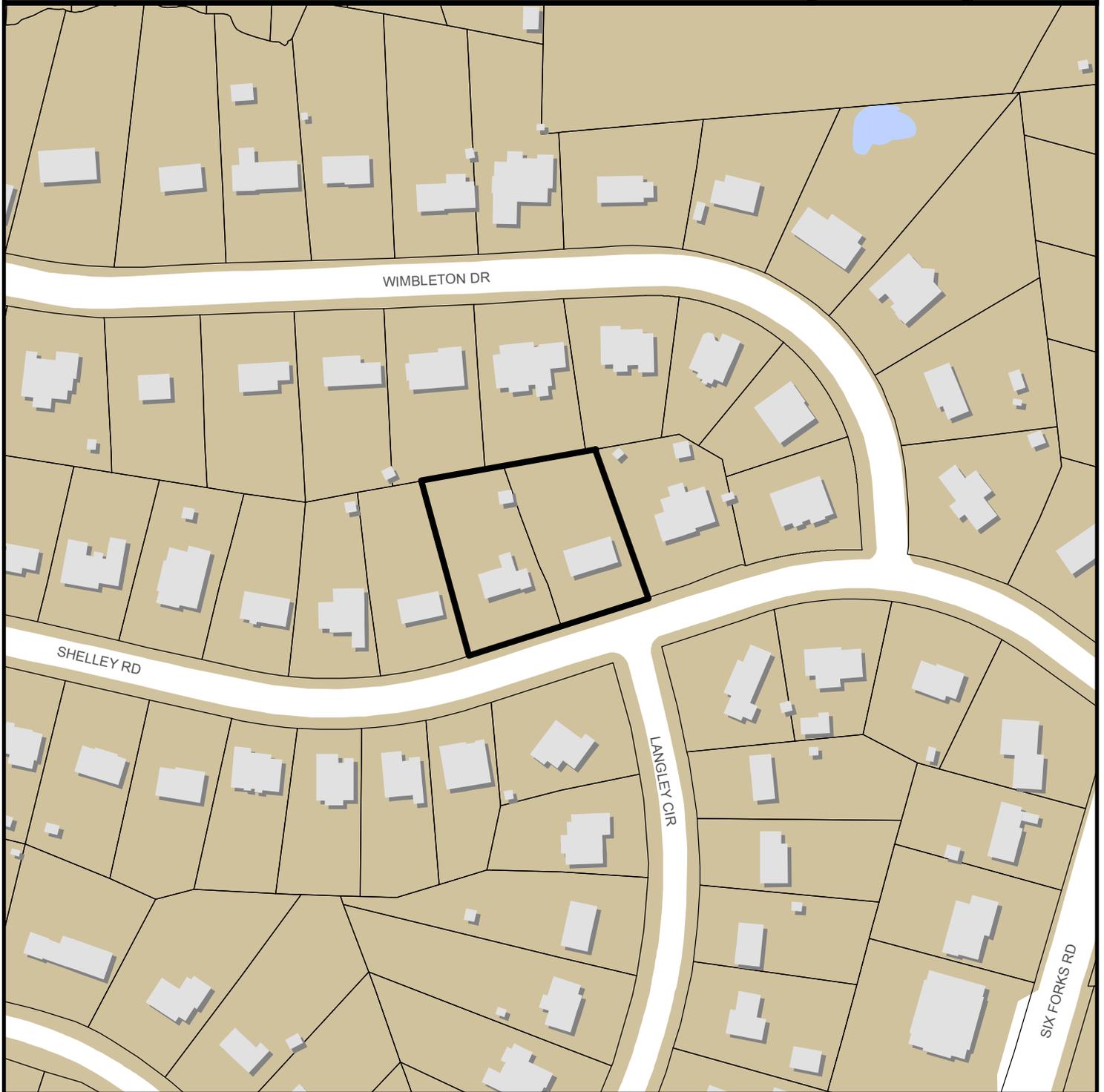
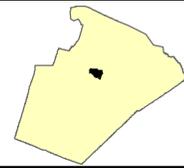


THE ENCLAVE AT SHELLEY ROAD SUBDIVISION S-1-18



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.97**
Number of Lots: **3**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Goldmark**
Construction Group
Phone: **(919) 669-5929**





Administrative Approval Action

The Enclave at Shelley Road: S-1-18,
Transaction# 541582, AA# 3737

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 north side of Shelley Road and north of the intersection of Langley Circle and Shelley Road. The site is located at 602 and 622 Shelley Road. The PIN numbers are 1706550035 and 1706459006.

REQUEST: Subdivision of a 0.971 acre tract currently comprised of two lots zoned Residential-4 (R-4). The applicant is requesting to subdivide the site into 3 single family residential lots. All lots are over 10,000 square feet in size. The proposed density is 3.1 units per acre.

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 Jordan Parker of Cawthorne, Moss & Panciera.

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: 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

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

4. A demolition permit for the structures on site shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING

5. 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.



Administrative Approval Action

The Enclave at Shelley Road: S-1-18,
Transaction# 541582, AA# 3737

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6. 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.
7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk for 220' is paid to the City of Raleigh.
8. 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.

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: 3-12-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Austin B. [Signature]* Date: 3/12/2018
Staff Coordinator: Daniel L. Stegall

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

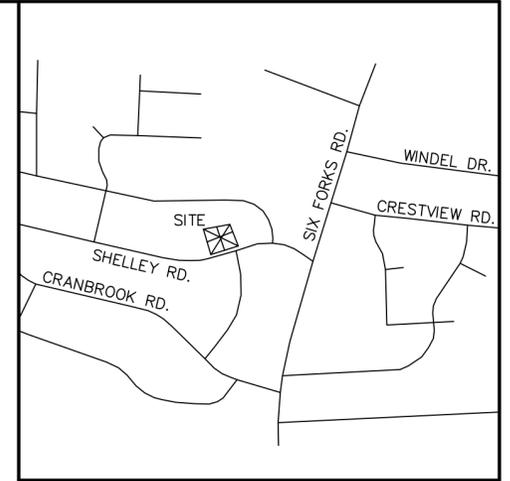
SHEET INDEX:

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

LOT SUMMARY
 TOTAL NUMBER OF LOTS 3
 MIN. LOT SIZE 0.308 AC.
 AVERAGE LOT SIZE 0.324 AC.
 TOTAL SITE AREA 0.971 AC.
 ZONING R-4
 SITE DENSITY 3.1 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.



VICINITY MAP

OWNER/DEVELOPER:

GOLDMARK CONSTRUCTION GROUP, LLC
 P.O. BOX 12135
 RALEIGH, NC 27605
 919-669-5929

THE ENCLAVE AT SHELLEY ROAD SUBDIVISION

Preliminary Subdivision Plan Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-3495 | cfax 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
*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 THE ENCLAVE AT SHELLEY ROAD SUBDIVISION		
Proposed Use RESIDENTIAL		
Property Address(es) 602 & 622 SHELLEY ROAD		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1706.11-55-0035	PIN Recorded Deed 1706.10-45-9006	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 GOLDMARK CONSTRUCTION GROUP, LLC		Owner/Developer Name MARK DOWDY
Address P.O. BOX 12135, RALEIGH, NC 27605		
Phone 919-669-5929	Email MARK@GOLDMARKCG.COM	Fax
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-4
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-	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
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
Total # of Single Family Lots	3
Overall Unit(s)/Acre Densities Per Zoning Districts	3.1 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 MARK DOWDY, GOLDMARK CONSTRUCTION GROUP, LLC 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>Blake D. Aydlett</i>	Date 1-3-2018
Signature <i>Betty B. Aydlett</i>	Date 1-3-2018

Signature <i>James E. Allen</i>	Date 1-8-2018
Signature	Date

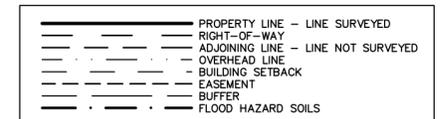
LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
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- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
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- P-WM - PROPOSED WATER METER
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NOTES:

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

LINE TYPE LEGEND



SHEET 1 OF 3
 PRELIMINARY
 SUBDIVISION PLAN
 COVER SHEET
**THE ENCLAVE AT
 SHELLEY ROAD SUBDIVISION**

OWNER: BLAKE D. AYDLETT
 & BETTY B. AYDLETT
 REF: D.B. 1861 PAGE 574
 OWNER: JAMES E. ALLEN, LLC
 REF: D.B. 16966 PAGE 1363

CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

DECEMBER 12, 2017

ZONED R-4

PIN # 1706.10-45-9006
 PIN # 1706.11-55-0035

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:

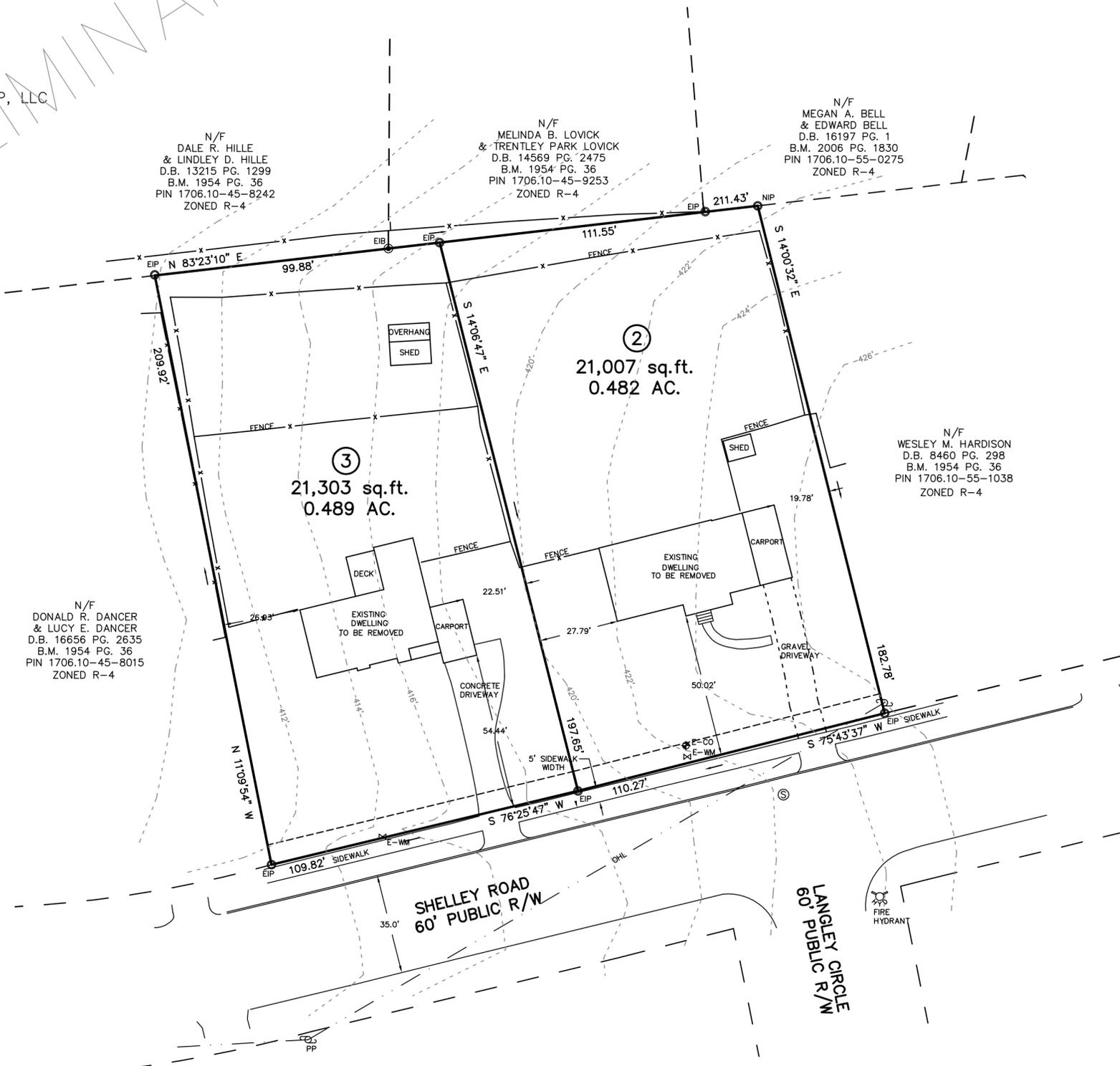
GOLDMARK CONSTRUCTION GROUP, LLC
 P.O. BOX 12135
 RALEIGH, NC 27605
 919-669-5929

EXISTING LOT 2
 IMPERVIOUS SURFACE TABLE

HOUSE	1,420 S.F.
SIDEWALK & STEPS	102 S.F.
DRIVEWAY	540 S.F.
SHED	74 S.F.
CARPORT	300 S.F.
TOTAL IMPERVIOUS AREA	2,436 S.F.
TOTAL LOT AREA	21,007 S.F.
PERCENTAGE OF IMPERVIOUS AREA	11.60%

EXISTING LOT 3
 IMPERVIOUS SURFACE TABLE

HOUSE	1,325 S.F.
DECK	142 S.F.
DRIVEWAY	768 S.F.
SHED & OVERHANG	203 S.F.
CARPORT	238 S.F.
TOTAL IMPERVIOUS AREA	2,676 S.F.
TOTAL LOT AREA	21,303 S.F.
PERCENTAGE OF IMPERVIOUS AREA	12.56%



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- E-CO - EXISTING SEWER CLEAN-OUT

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.

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
**THE ENCLAVE AT
 SHELLEY ROAD SUBDIVISION**

OWNER: BLAKE D. AYDLETT
 & BETTY B. AYDLETT

REF: D.B. 1861 PAGE 574

OWNER: JAMES E. ALLEN, LLC

REF: D.B. 16966 PAGE 1363

CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



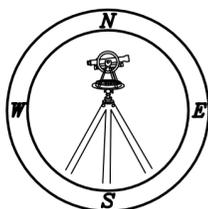
SCALE 1"=30'

DECEMBER 12, 2017

ZONED R-4

PIN # 1706.10-45-9006

PIN # 1706.11-55-0035



LAND SURVEYOR/CONTACT

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 MICHAEL A. MOSS, PLS
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OWNER/DEVELOPER:

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- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- ☉ - PROPOSED 3" SHADE TREE

ADOPTED FROM B.M. 2015 PAGE 1798

NUMBER OF LOTS AND DENSITY
 NUMBER OF SINGLE FAMILY LOTS = 3
 OVERALL UNIT(S)/ACRE = 3.1 UNITS PER ACRE

STREET YARD TREES:

- THE ENCLAVE AT SHELLEY ROAD SUBD. IS 220.1' IN LENGTH
- 6 STREET YARD TREES 3" CALIPER SHADE TREES
- TREE SPECIES WILL BE CHINESE ELM.

LINE TABLE

LINE	LENGTH	BEARING
L-1	73.32'	S 75°43'37" W
L-2	36.94'	S 75°43'37" W
L-3	36.40'	S 76°25'47" W
L-4	73.33'	S 76°25'47" W

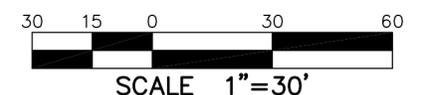
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SHEET 3 OF 3

PRELIMINARY SUBDIVISION PLAN FOR
THE ENCLAVE AT SHELLEY ROAD SUBDIVISION

OWNER: BLAKE D. AYDLETT
 & BETTY B. AYDLETT
 REF: D.B. 1861 PAGE 574
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 CITY OF RALEIGH
 WAKE COUNTY, NORTH CAROLINA



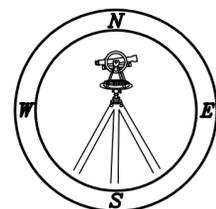
DECEMBER 12, 2017

ZONED R-4

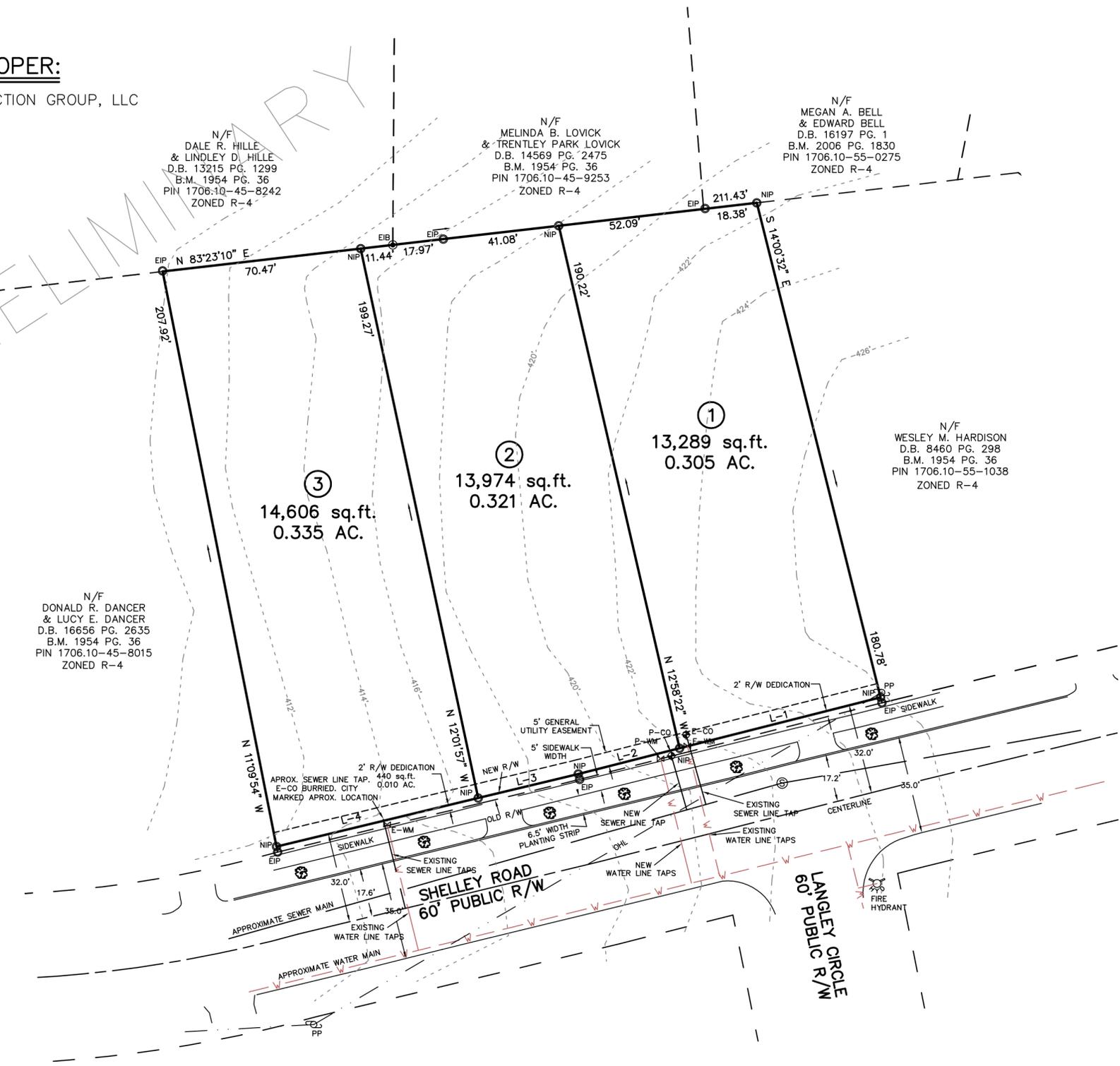
PIN # 1706.10-45-9006

PIN # 1706.11-55-0035

(SHELLYRD02.DWG LUP)



PRELIMINARY



LINE TYPE LEGEND

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