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

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 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.
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.
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 ¼ 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

S-10-18

TRANS# 548241

RALEIGH, NORTH CAROLINA

MARCH 16, 2018

REVISED APRIL 20, 2018

REVISED MAY 11, 2018

OWNER/DEVELOPER:

FIVE HORIZONS DEVELOPMENT

2321 Blue Ridge Road, Suite 201
Raleigh, N.C. 27607
919-443-0262
corey@thefivehorizons.com

CIVIL ENGINEER:

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

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

WAKE COUNTY PIN: 1714722312

ZONING DISTRICT: R-6

EXISTING USE: CHURCH

GROSS TRACT AREA: 85,550 SF (1.964 AC.)

STREET CLASSIFICATION:
- MILBURNIE RD: AVENUE 2-LANE UNDIVIDED
- STEVENS RD: NEIGHBORHOOD LOCAL

STREETSCAPE REQUIRED:
- 6' SIDEWALK
- 6' TREE LAWN

STREETSCAPE PROVIDED:
- 5' SIDEWALK
- 5' TREE LAWN

AREA OF R/W DEDICATION: 532 SF (0.012 AC.)

NET TRACT AREA: 85,056 SF (1.953 AC.)

PROPOSED USE: SINGLE FAMILY

PROPOSED LOTS: 9 LOTS

MIN. REQUIRED LOT WIDTH: 50'

MIN. LOT AREA: 6,000 SF

MAXIMUM DENSITY ALLOWED: 6 UNITS/AC.

EXISTING IMPERVIOUS AREA:
- 41,730 SF (0.958 AC.)

PROPOSED IMPERVIOUS:
- 41,730 SF (0.958 AC.)
- 660 SF (0.015 AC.)

LOT ALLOCATION:
- PROPOSED IMPERVIOUS: 41,070 SF (0.943 AC.)
- PROPOSED R/W IMPERVIOUS: 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. 9.2.2.3.8

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

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EXISTING PAVING, SIDEWALKS, AND IMPROVEMENTS TO BE DEMOLISHED (TYP)

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EXISTING PAVING, SIDEWALKS, AND IMPROVEMENTS TO BE DEMOLISHED (TYP)
MILBURNIE ROAD
AVENUE 2-LANE UNDIVIDED
(50 PUBLIC ROW)

0.20 AC.
8,816 S.F.

0.20 AC.
8,849 S.F.

0.20 AC.
8,851 S.F.

0.20 AC.
8,851 S.F.

0.26 AC.
11,522 S.F.

0.24 AC.
10,626 S.F.

0.23 AC.
10,162 S.F.

0.20 AC.
8,531 S.F.

STREET TREE REQUIREMENTS

MILBURNIE ROAD
TOTAL FRONTAGE: 376.3 LF
TREES REQUIRED: 9 SHADE TREES @ 40' OC
TREES PROPOSED: 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
QUANTITY
PLANT ABBREVIATION (KEY)
(SEE PLANT LIST)

PROPOSED 4'X4' MAIL KIOSK
WITHIN 5'X10' EASEMENT WITH 5'
CONCRETE SIDEWALK (MAIL KIOSK
TO BE PLACED BEHIND 5' GENERAL
UTILITY PLACEMENT EASEMENT)

PROPOSED 20' ACCESS
EASEMENT