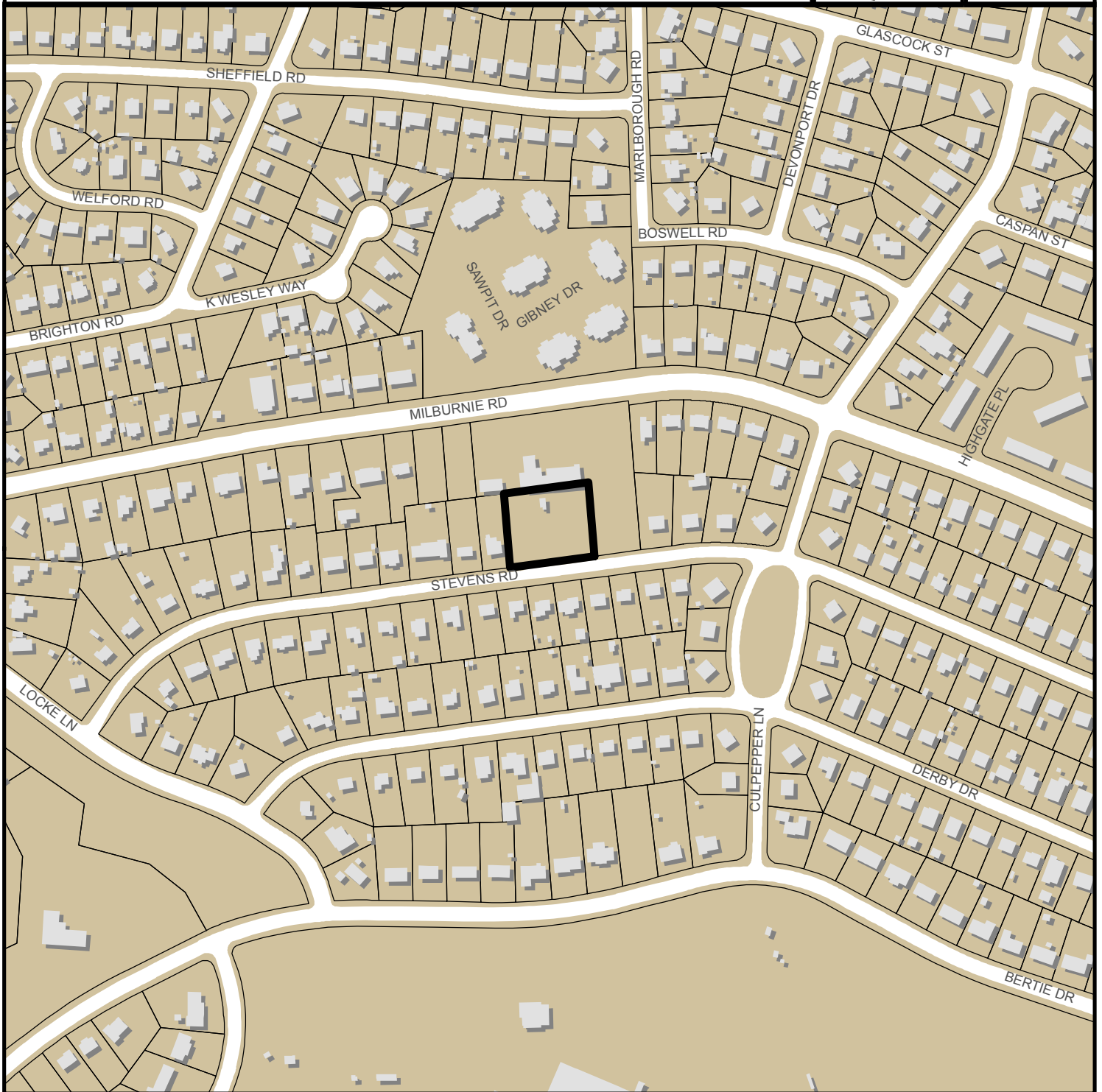
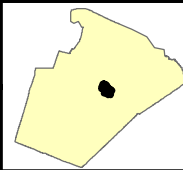


STEVENS SUBDIVISION S-11-2018



0 300 600 Feet

Zoning: **R-6**
CAC: **East Raleigh**
Drainage Basin: **Crabtree Basin**
Acreage: **0.80**
Number of Lots: **4**

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





Administrative Approval Action

AA# 3795 S-11-18, Stevens Subdivision, TR#548242

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 Stevens Road, north of Bertie Drive at 2367 Stevens Road

REQUEST: Development of a 34,992 SF/.803 acre tract zoned R-6 into a four (4) lot subdivision of 33,874 SF/.778 acres with 1,118 SF (.026 acres) of dedicated right-of-way.

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.*

Stormwater: Subdivided lots under UDO Sec.9.2.2.A.2.b.i will be subject to impervious surface limits established under UDO Sec.9.2.2.A.4.a

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued for all existing and accessory structures labeled "to be removed" on the approved preliminary plan. This building permit number is to be referenced & shown on all maps for recording.

ENGINEERING

2. The required slope easements and 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 1/2 of a 31' back to back street section is paid to the City of Raleigh.
5. 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.



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PUBLIC UTILITIES

6. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation

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.
2. A demolition permit shall be obtained and referenced & shown on all recorded plats.

ENGINEERING

3. 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.

PUBLIC UTILITIES

4. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

URBAN FORESTRY

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

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. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.



Administrative Approval Action

AA# 3795 S-11-18, Stevens Subdivision, TR#548242

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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: 5-10-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 5-10-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Riley Zie* Date: 5/10/2018
Staff Coordinator: Jermont Purifoy



STEVENS SUBDIVISION

SUBDIVISION PLAN

S-11-2018

TRANS# 548242

RALEIGH, NORTH CAROLINA

MARCH 16, 2018
REVISED APRIL 10, 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:	2367 STEVENS ROAD
GROSS TRACT AREA:	34,992 SF (0.803 AC.)
AREA OF R/W DEDICATION:	1,118 SF (0.026 AC.)
NET TRACT AREA:	33,874 SF (0.778 AC.)
WAKE COUNTY PIN:	1714721178
ZONING DISTRICT:	R-6
EXISTING USE:	CHURCH
PROPOSED USE:	SINGLE FAMILY
PROPOSED LOTS:	4 LOTS
MIN. REQUIRED LOT WIDTH:	50'
MIN. REQUIRED LOT DEPTH:	80'
MIN. LOT AREA:	6,000 SF
MAXIMUM DENSITY:	6 UNITS/AC.
DENSITY PROPOSED:	4 UNITS/0.803 AC. = 5 UNITS/AC.
STREET CLASSIFICATION:	NEIGHBORHOOD LOCAL (TWO-WAY)
STEVENS ROAD STREETScape REQUIRED:	6' SIDEWALK 6' TREE LAWN
STEVENS ROAD STREETScape PROVIDED:	6' SIDEWALK 7' TREE LAWN

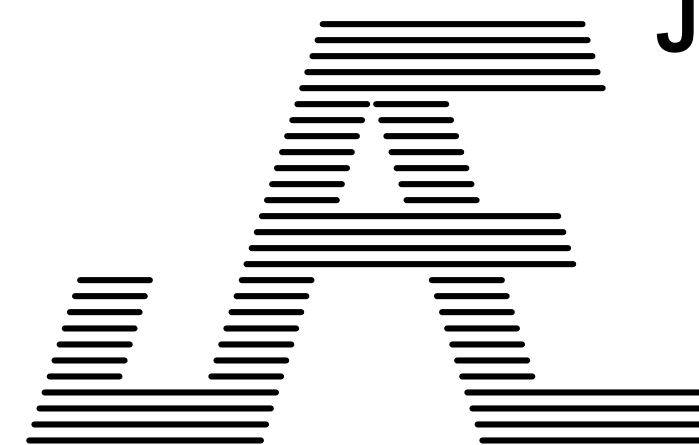
STORMWATER NOTE: SUBDIVIDED LOTS UNDER UDO SEC. 9.2.2.A.2.b.i WILL BE SUBJECT TO IMPERVIOUS LIMITS ESTABLISHED UNDER UDO SEC. 9.2.2.A.4.a

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 PERIEMTER

DESIGN ADJUSTMENT: THE APPLICANT WILL REQUEST A DESIGN ADJUSTMENT FROM THE WIDENING OF STEVENS ROAD ALONG THE SUBJECT FRONTAGE.

INDEX

CE-1	RECORDED MAP
CE-2	EXISTING CONDITIONS
CE-3	SUBDIVISION & UTILITY PLAN
CE-4	STREET TREE PLAN
CE-5	BLOCK PERIMETER EXHIBIT
CE-6	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 | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | 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
	<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: Stevens Road Subdivision		
Proposed Use: Single Family		
Property Address(es): 2367 Stevens Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1714721178	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: 3,070 sf	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: R-6 51%	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	Attached
Total # of Single Family Lots:	4	Total # of All Lots: 4
Overall Unit(s)/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.		
If we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature		Date: 03/15/18
Signature		Date:

PAGE 2 OF 3

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REVISION 03.11.16



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Consulting Engineers
and Land Surveyors

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Project
**STEVENS ROAD
SUBDIVISION**
STEVENS ROAD
RALEIGH, NC 27610

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

Revisions

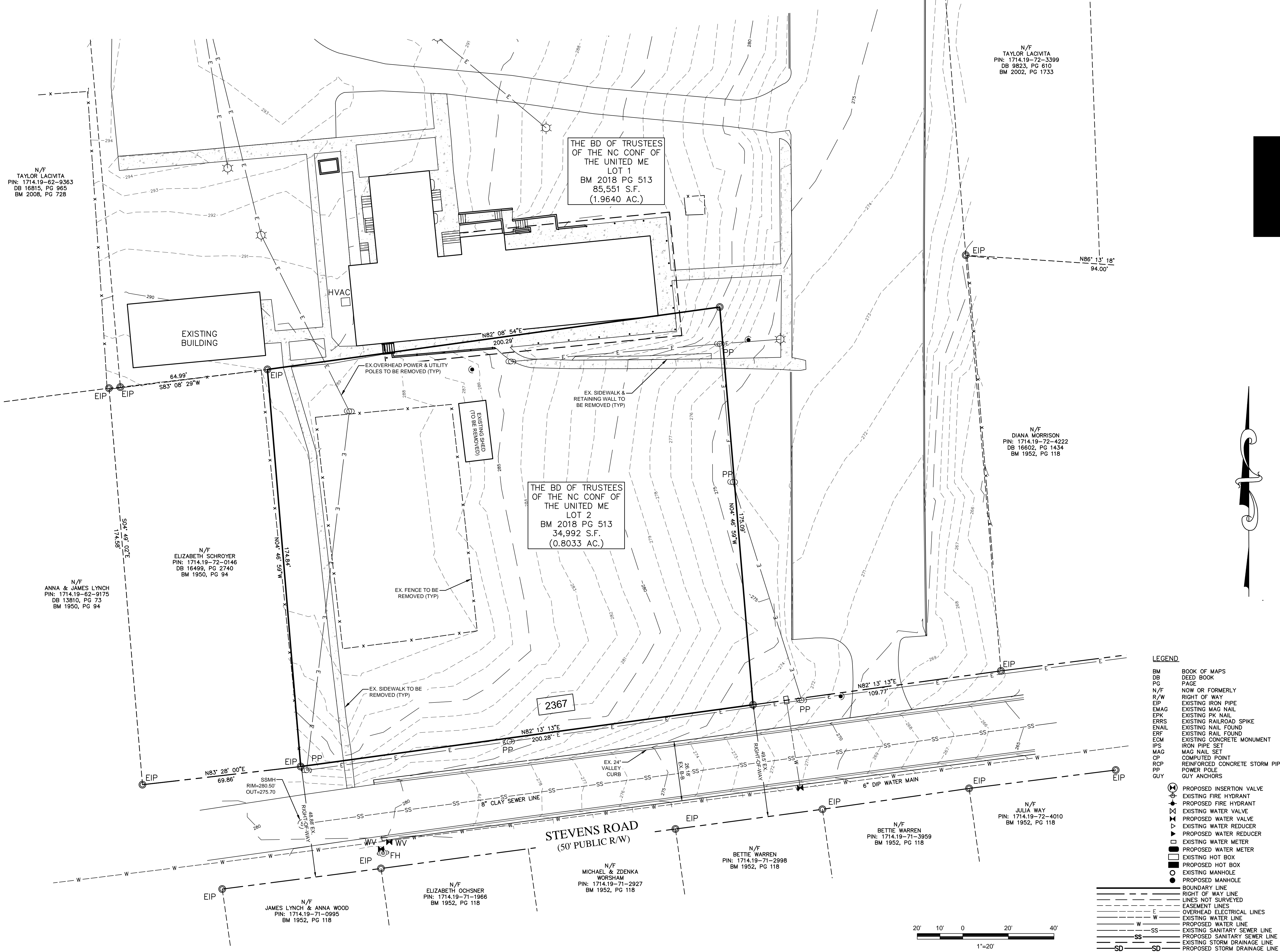
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Approvals
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

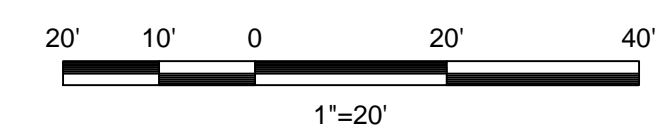
Drawing Title
**EXISTING
CONDITIONS**

JAECO # 327.05
Drawn By CJB
Checked By JRC
Date Issued 3/15/18

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
 - IFS IRON PIPE SET
 - MAG MAG NAIL SET
 - CP COMPUTED POINT
 - CP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - ⊗ PROPOSED INSERTION VALVE
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ EXISTING WATER VALVE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ EXISTING WATER REDUCER
 - ⊕ PROPOSED WATER REDUCER
 - ⊕ EXISTING WATER METER
 - ⊕ PROPOSED WATER METER
 - ⊕ EXISTING HOT BOX
 - ⊕ PROPOSED HOT BOX
 - ⊕ EXISTING MANHOLE
 - ⊕ PROPOSED MANHOLE
 - BOUNDARY LINE
 - - - RIGHT OF WAY LINE
 - - - 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

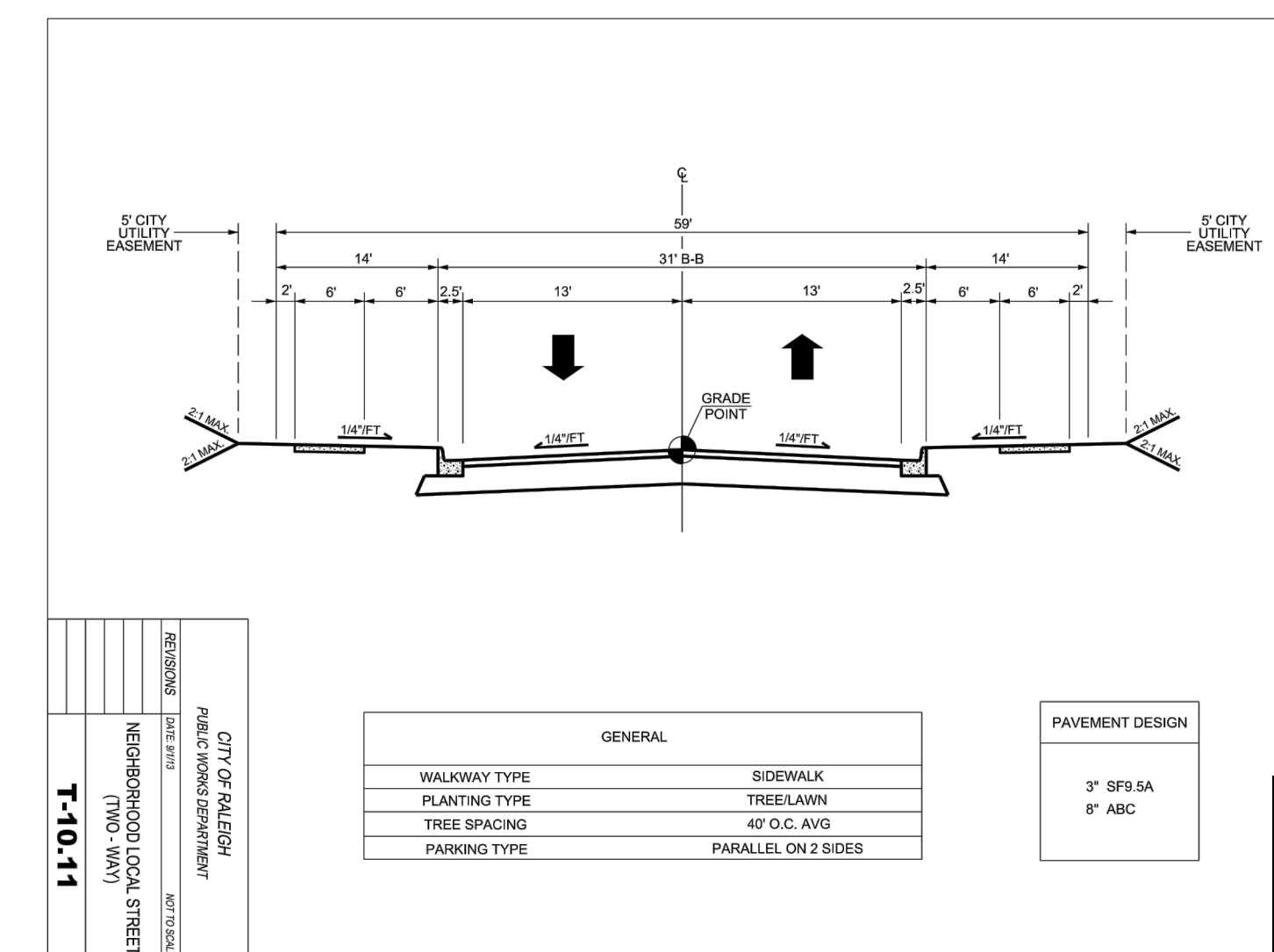




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REVISIONS	DATE	DESCRIPTION
1	10/11/18	FINAL DESIGN

GENERAL	
WALKWAY TYPE	SIDEWALK
PLANTING TYPE	TREELAWN
TREE SPACING	47' O.C. AVG
PARKING TYPE	PARALLEL ON 2 SIDES

PAVEMENT DESIGN	
3" SF 5A	8" ABC

Project
STEVENS ROAD SUBDIVISION
STEVENS ROAD
RALEIGH, NC 27610

Client
FIVE HORIZONS DEVELOPMENT
2321 BLUE RIDGE ROAD, STE 201
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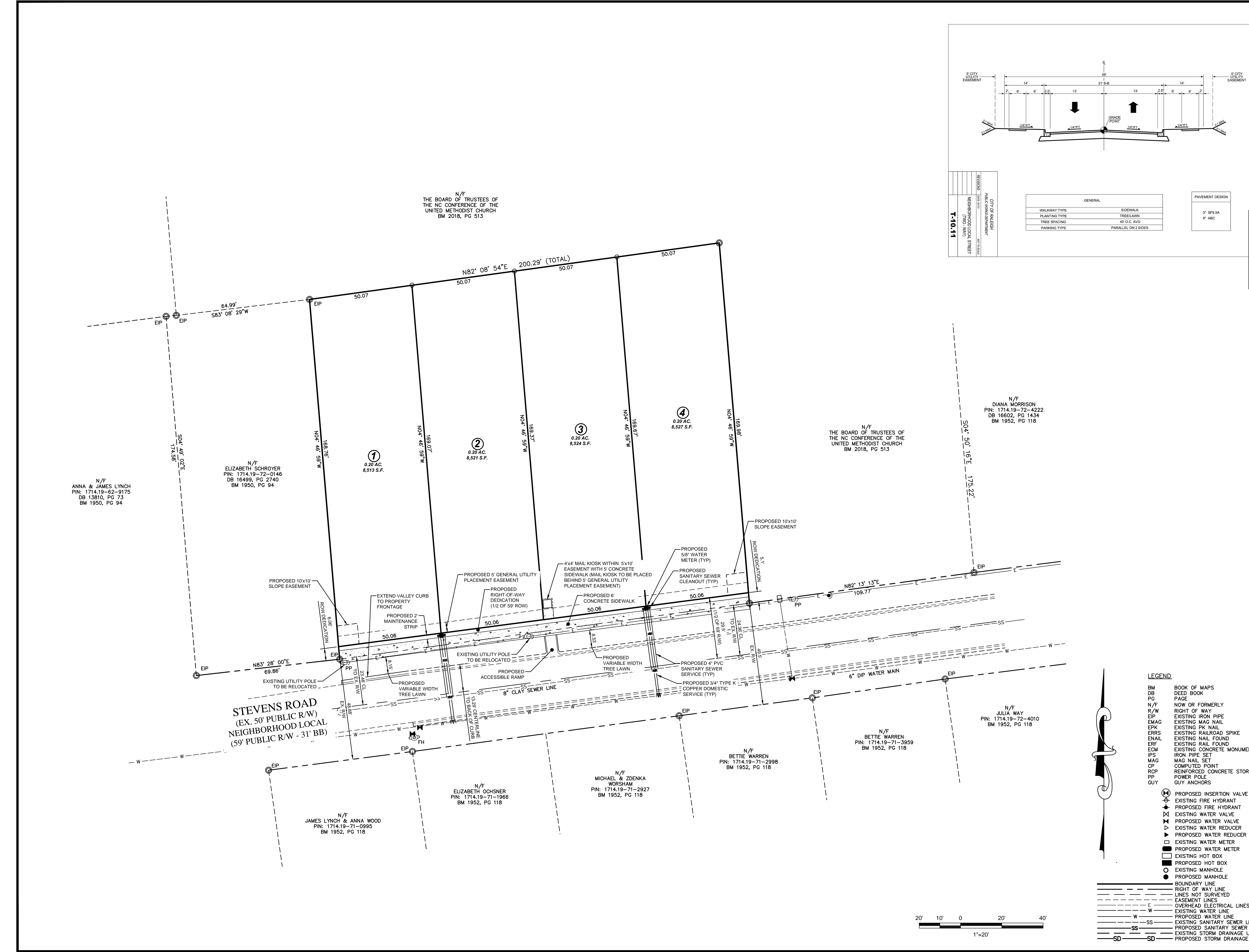
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SUBDIVISION & UTILITY PLAN

JAECO # 327.05
Drawing Title
Drawn By C2B
Checked By JRC
Date Issued 3/15/18

CE-3



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

①
0.20 AC.
8,513 S.F.

②
0.20 AC.
8,521 S.F.

③
0.20 AC.
8,524 S.F.

④
0.20 AC.
8,527 S.F.

N/F
THE BOARD OF TRUSTEES OF
THE NC CONFERENCE OF THE
UNITED METHODIST CHURCH
BM 2018, PG 513

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: 1714.19-71-3959
BM 1952, PG 118

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

N/F
ELIZABETH OCHSNER
PIN: 1714.19-71-1966
BM 1952, PG 118

N/F
JAMES LYNCH & ANNA WOOD
PIN: 1714.19-71-0995
BM 1952, PG 118

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