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
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 ½ 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.
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

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 ⅓ 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) [Signature] Date: 5/10/2018

Staff Coordinator: Jemont Purifoy
STEVENS SUBDIVISION

SUBDIVISION PLAN

S-11-2018

TRANS# 548242

RALEIGH, NORTH CAROLINA

MARCH 16, 2018

REVISED APRIL 10, 2018

OWNER/DEVELOPER:

FIVE HORIZONS DEVELOPMENT

2321 Blue Ridge Road, Suite 201
Raleigh, N.C. 27607
919-398-3927
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

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EXISTING CONDITIONS

EXISTING SHED (TO BE REMOVED)

STEVENS ROAD (50' PUBLIC R/W)

49.5' EX. RIGHT-OF-WAY

48.88' EX. RIGHT-OF-WAY

SSMH RIM=280.50' OUT=275.70

26.18' EX. B-B

EX. FENCE TO BE REMOVED (TYP)

EX. SIDEWALK TO BE REMOVED (TYP)

EX. OVERHEAD POWER & UTILITY POLES TO BE REMOVED (TYP)

EX. SIDEWALK & RETAINING WALL TO BE REMOVED (TYP)
STEVENS ROAD
SUBDIVISION
STEVENS ROAD
RALEIGH, NC 27610

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

1 CITY OF RALEIGH COMMENTS 4/11/18

20' 10' 0
20' 40'

1"=20'

CE-3

SUBDIVISION &
UTILITY PLAN

PROPOSED VARIABLE WIDTH TREE LAWN

PROPOSED 2' MAINTENANCE STRIP

PROPOSED 5' GENERAL UTILITY PLACEMENT EASEMENT

PROPOSED RIGHT-OF-WAY DEDICATION (1/2 OF 59' ROW)

49.5' EX. R/W

48.88' EX. R/W

24.36' CL TO EX. R/W

23.48' CL TO EX. R/W

STEVENS ROAD (EX. 50' PUBLIC R/W)

NEIGHBORHOOD LOCAL (59' PUBLIC R/W - 31' BB)

4'x4' MAIL KIOSK WITHIN 5'x10' EASEMENT WITH 5' CONCRETE SIDEWALK (MAIL KIOSK TO BE PLACED BEHIND 5' GENERAL UTILITY PLACEMENT EASEMENT)

PROPOSED ACCESSIBLE RAMP

PROPOSED 4" PVC SANITARY SEWER SERVICE (TYP)

PROPOSED 3/4" TYPE K COPPER DOMESTIC SERVICE (TYP)

PROPOSED SANITARY SEWER CLEANOUT (TYP)

PROPOSED 5/8" WATER METER (TYP)

29.5' (1/2 OF 59' R/W)

8.15'

PROPOSED 6' CONCRETE SIDEWALK

PROPOSED VARIABLE WIDTH TREE LAWN

8.53'

EXISTING UTILITY POLE TO BE RELOCATED

EXISTING UTILITY POLE TO BE RELOCATED

5.1'

ROW DEDICATION

6.06'

ROW DEDICATION

EXTEND VALLEY CURB TO PROPERTY FRONTAGE

13.29' CENTERLINE TO BACK OF CURB

PROPOSED 10'x10' SLOPE EASEMENT

PROPOSED 10'x10' SLOPE EASEMENT