



# Administrative Approval Action

S-20-18, Western Pineland Subdivision, TR# 555329, AA# 3862

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 Western Blvd, at 5006 & 5008 Western Boulevard

**REQUEST:** Development of a 0.915 acre tract comprised of two lots zoned R-10 with a Special Residential Parking Overlay District (SPROD) into a four (4) lot subdivision. Lot 1 being 0.227 acres; Lot 2 being 0.23 acres; Lots 3 & 4 being 0.229 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 submitted by Cawthorne, Moss & Panciera, P.C PLS.

## **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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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**

3. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

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 if land disturbance exceeds 12,000 sf.

#### **URBAN FORESTRY**

4. Obtain required tree impact permits for removal of trees from the public right-of-way 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.



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2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract or be recombined as part of the new subdivision. The title block should contain the wording "recombination" if recorded with the preliminary subdivision plan.

## ENGINEERING

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 6' wide sidewalks across the entire lot frontage and ½ of a 98' wide back of curb to back of curb shall be paid to the City of Raleigh.
5. A cross access agreement among the proposed lots 1 through 4 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: Should street trees be allowed by NCDOT and 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.
7. A 20' slope 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.

## STORMWATER

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

## STORMWATER

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.



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2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
3. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
4. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be provided with private drainage easements and recorded by deed or shown on all plats for recording.
5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

**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: 9-19-2021**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: 9-19-2023**  
Record the entire subdivision

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Billy* Date: 9/19/2018

Staff Coordinator: Jermont Purifoy

**SHEET INDEX:**  
 SHEET 1 - COVER SHEET  
 SHEET 2 - EXISTING CONDITIONS  
 SHEET 3 - PRELIMINARY SUBDIVISION PLAN

**LOT SUMMARY**  
 TOTAL NUMBER OF LOTS 4  
 MIN. LOT SIZE 0.227 AC.  
 AVERAGE LOT SIZE 0.229 AC.  
 TOTAL SITE AREA 0.915 AC.  
 ZONING R-10  
 SITE DENSITY 4.4 UNITS PER ACRE

**NOTES:**  
 - Driveway locations will be determined at site plan review.  
 - 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.  
 - New Lots 1,2,3 & 4 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.  
 - Per Section 9.2.2.A.1.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.  
 - The existing sidewalk is 5' in width. A 1 ft. fee-in-lieu will be required prior to map recordation.  
 - All taps to water and sewer mains will need to be bore and jack; open cuts are prohibited.

**LAND SURVEYOR/CONTACT**

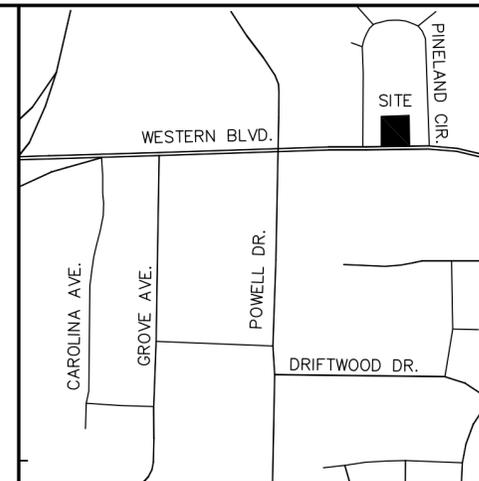
CAWTHORNE, MOSS & PANCIERA, PC  
 MICHAEL A. MOSS, PLS  
 333 S. WHITE STREET  
 WAKE FOREST, NC 27587  
 (919) 556-3148  
 MIKE@CMPPLS.COM

**DEVELOPER:**

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

PRELIMINARY  
 FOR REVIEW PURPOSES ONLY

WESTERN PINELAND SUBDIVISION  
 CASE # S-20-2018  
 TRANSACTION # 555329



VICINITY MAP

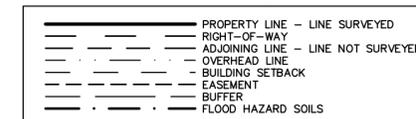
**LEGEND:**

- 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
- XXXX - ADDRESS
- PWM - PROPOSED WATER METER
- PCO - PROPOSED SEWER CLEAN-OUT
- T.B.R. - TO BE REMOVED

**NOTES:**

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

**LINE TYPE LEGEND**



**Preliminary Subdivision  
 Plan Application**



DEVELOPMENT  
 SERVICES  
 DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-976-2493 | ext 519-996-1831  
 Litchford Satellite Office | 8329 - 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
<b>PRELIMINARY APPROVALS</b>		
<input type="checkbox"/> Subdivision *	<input checked="" 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 #:		
<b>GENERAL INFORMATION</b>		
Development Name: WESTERN PINELAND SUBDIVISION		
Proposed Use: RESIDENTIAL		
Property Address(es): 5006 & 5008 WESTERN BLVD.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0784.19-51-9469	PIN Recorded Deed 0784.19-61-0479	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):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: N/A	Owner/Developer Name: JOSIE L. SMITH	
Address: 4307 DRIFTWOOD DRIVE RALEIGH, NC 27606		
Phone: N/A	Email: N/A	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
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

PAGE 1 OF 3

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REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s)	R-10 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	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	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	
	N/A		
Total # of Single Family Lots	4	Total # of All Lots 4	
Overall Units/Acre Densities Per Zoning Districts 4.4 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.			
<i>Josie L. Smith</i>	5-9-18		
Signature	Date		
Signature	Date		

PAGE 2 OF 3

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REVISION 03.11.16

SHEET 1 OF 3  
 PRELIMINARY SUBDIVISION PLAN COVER SHEET  
 WESTERN PINELAND SUBDIVISION

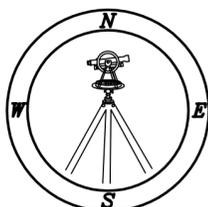
5006 & 5008 WESTERN BOULEVARD  
 OWNERS: JOSIE L. SMITH  
 REF: D.B. 2046, PAGE 246  
 REF: B.M. 1942, PAGE 62  
 CITY OF RALEIGH  
 WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

APRIL 19, 2018  
 ZONED R-10 SRPOD  
 PIN # 0784.19-51-9469 - LOT 33  
 PIN # 0784.19-61-0479 - LOT 32  
 CASE # S-20-2018  
 TRANSACTION # 555329

WESTERN5006-5008.DWG - JC



# PRELIMINARY

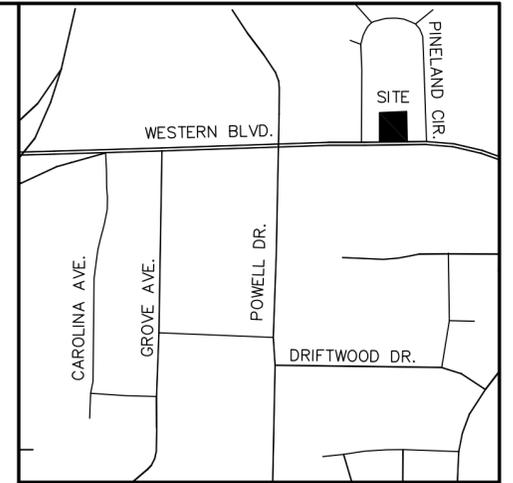
FOR REVIEW PURPOSES ONLY

**LOT 32 EXISTING IMPERVIOUS SURFACE TABLE**

HOUSE	487 S.F.
CONCRETE	64 S.F.
GRAVEL DRIVEWAY	4,555 S.F.
TOTAL IMPERVIOUS AREA	5,106 S.F.
TOTAL LOT AREA	19,987 S.F.
PERCENTAGE OF IMPERVIOUS AREA	25.55%

**LOT 33 EXISTING IMPERVIOUS SURFACE TABLE**

HOUSE	939 S.F.
DECK (340 S.F. @ 60%)	170 S.F.
SHED	92 S.F.
CONCRETE WALK	209 S.F.
GRAVEL DRIVEWAY / WALK	113 S.F.
MISC./UTILITIES	9 S.F.
TOTAL IMPERVIOUS AREA	1,532 S.F.
TOTAL LOT AREA	19,987 S.F.
PERCENTAGE OF IMPERVIOUS AREA	7.67%



VICINITY MAP

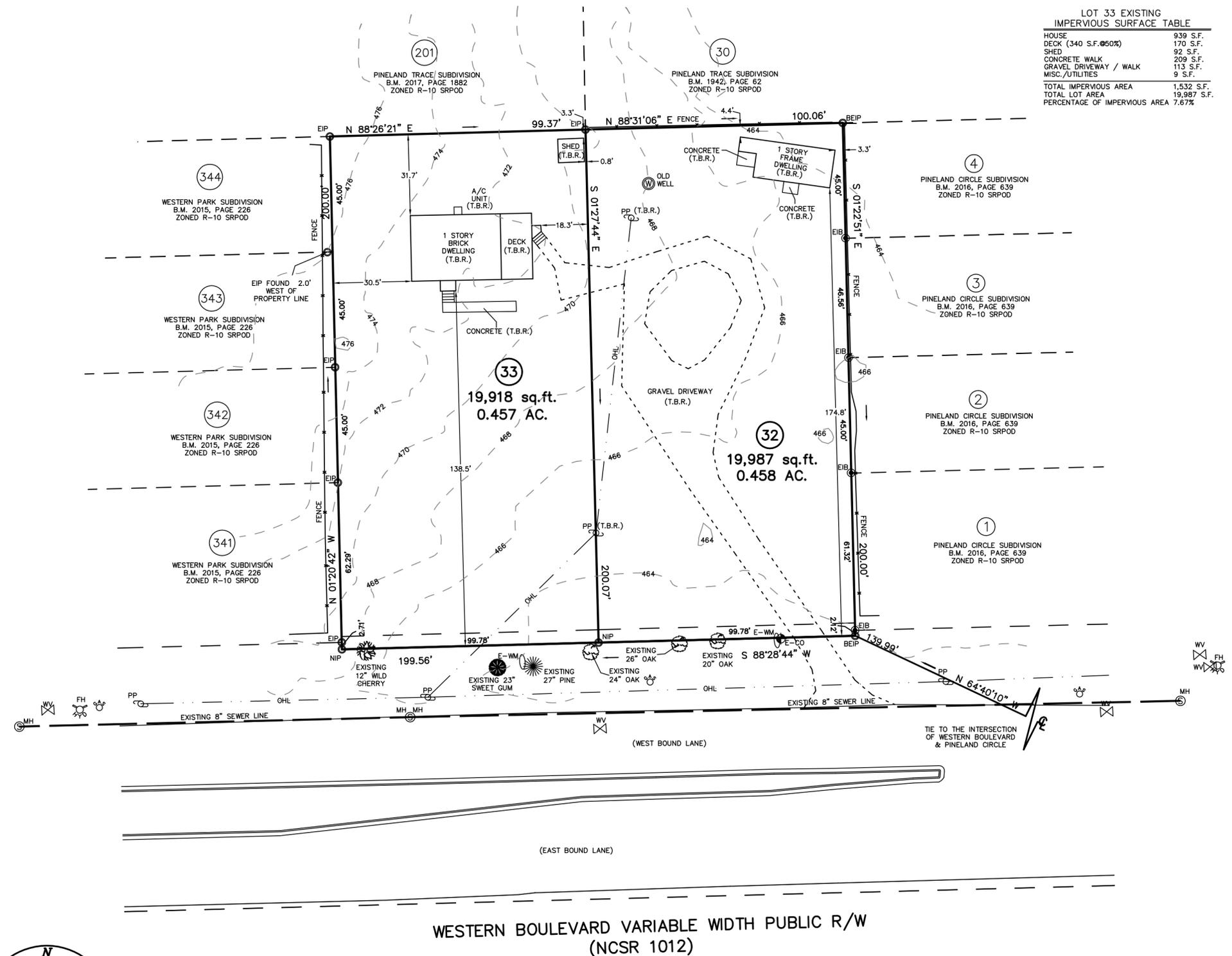
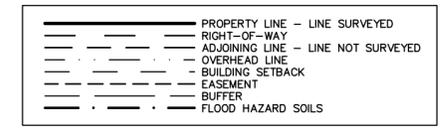
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**NOTES:**

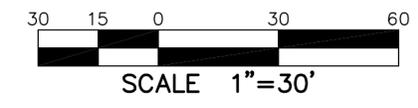
- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.

**LINE TYPE LEGEND**

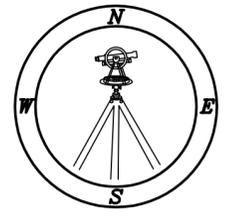


SHEET 2 OF 3  
EXISTING CONDITIONS PLAN FOR  
**WESTERN PINELAND SUBDIVISION**

5006 & 5008 WESTERN BOULEVARD  
OWNERS: JOSIE L. SMITH  
REF: D.B. 2046, PAGE 246  
REF: B.M. 1942, PAGE 62  
CITY OF RALEIGH  
WAKE COUNTY, NORTH CAROLINA



APRIL 19, 2018  
ZONED R-10 SRPOD  
PIN # 0784.19-51-9469 - LOT 33  
PIN # 0784.19-61-0479 - LOT 32  
CASE # S-20-2018  
TRANSACTION # 555329



# PRELIMINARY

FOR REVIEW PURPOSES ONLY

## LAND SURVEYOR/CONTACT

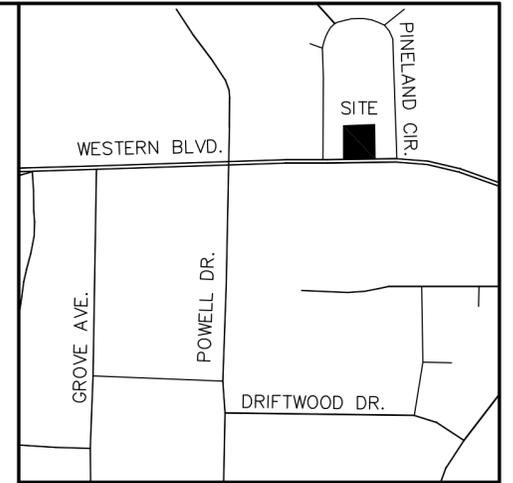
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 MICHAEL A. MOSS, PLS  
 333 S. WHITE STREET  
 WAKE FOREST, NC 27587  
 (919) 556-3148  
 MIKE@CMPPLS.COM

## DEVELOPER:

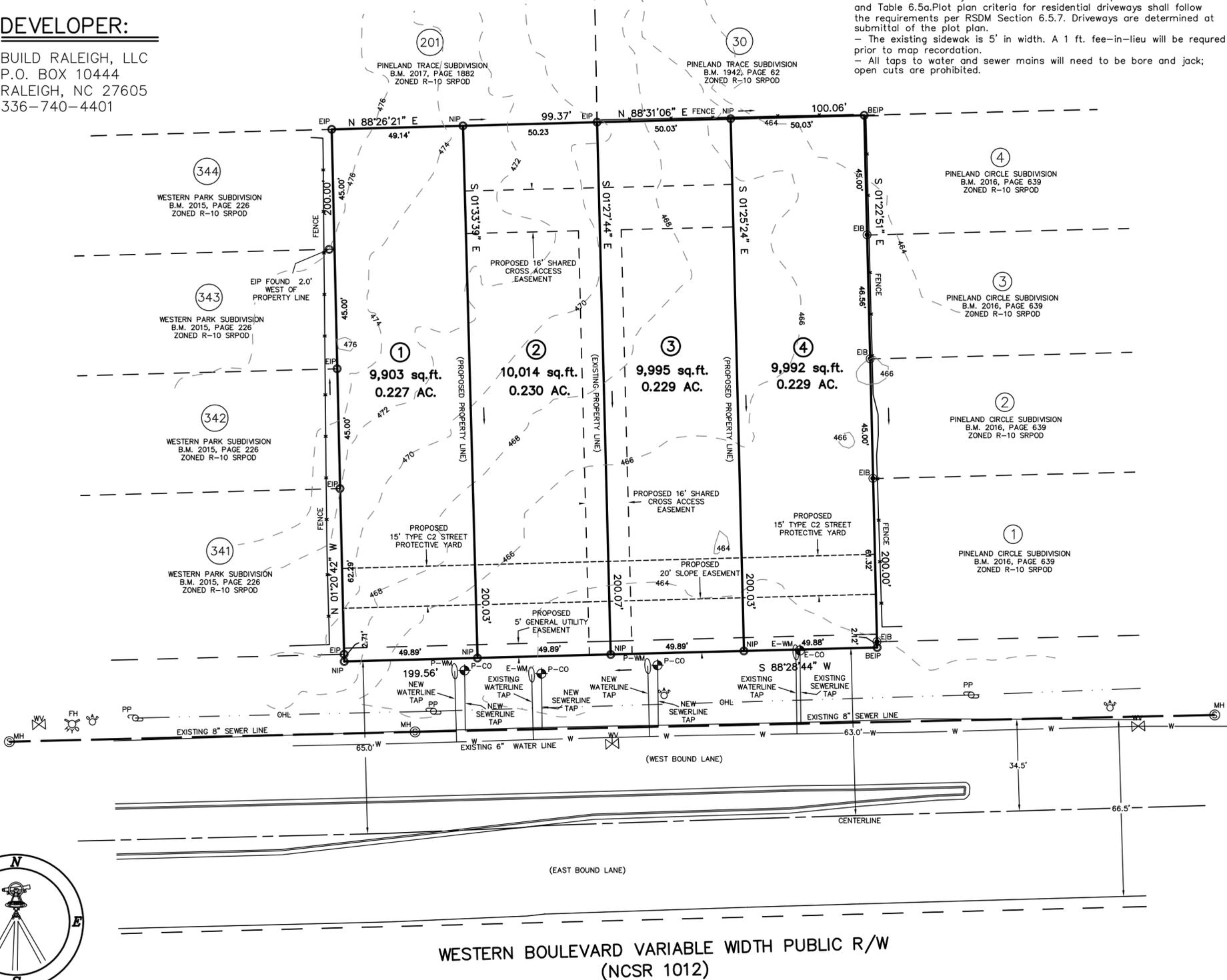
BUILD RALEIGH, LLC  
 P.O. BOX 10444  
 RALEIGH, NC 27605  
 336-740-4401

LOT SUMMARY  
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 ZONING R-10 "SRPOD"  
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NOTES:  
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 - 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.  
 - New Lots 1,2,3 & 4 will use the City of Raleigh Solid Waste Services (SWS) to handle trash needs.  
 - Per Section 9.2.2.A.1.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.  
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  - P-CO - PROPOSED SEWER CLEAN-OUT
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  - E-CO - EXISTING SEWER CLEAN-OUT

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
  - THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 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 3 OF 3  
 PROPOSED PRELIMINARY SUBDIVISION PLAN FOR  
**WESTERN PINELAND SUBDIVISION**

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 OWNERS: T C & JOSIE L. SMITH  
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