

CAMERON FOREST SUBDIVISION S-43-2017



Zoning: **R-6, SRPOD**
CAC: **Wade**

Drainage Basin: **Beaverdam Creek**
Acreage: **0.51**
Number of Lots: **1**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Andy Padiak**
Phone: **(919) 363-4415**





Administrative Approval Action

Cameron Forest Subdivision: S-43-17, Project Name
Transaction# 520851 / AA # 3695

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 Mayview Road, in the northwest corner of the intersection of Mayview Road and Chamberlain Street, at 2502 Mayview Road.

REQUEST: The subdivision of a .524 acre tract zoned Residential-6, SRPOD into three lots, lot one 7,126 sq. ft, lot 2 6,921 sq. ft, and lot 3 8,009 sq. ft.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Two Design Adjustments have been approved for this project, noted below.

1. Due to existing conditions as well as the presence of a public park adjacent to the project, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).
2. Existing conditions limit size of the streetscape shoulder such that the requirement of the 2' maintenance strip has been waived.

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 Alison A. Pockat, ASLA (plan dated 10/3/2017).

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.

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.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions



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3. ½ of the required 55' right of way for both Mayview Road, and Chamberlain Street shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
4. 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.
5. That the existing driveway is to be abandoned and the shoulder is to be regraded and the curb and gutter replaced to match the existing curb and gutter along Mayview Road.
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.
7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way;
8. That a surety be paid to the City for incomplete public improvements in the amount of 125% of construction costs.

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:

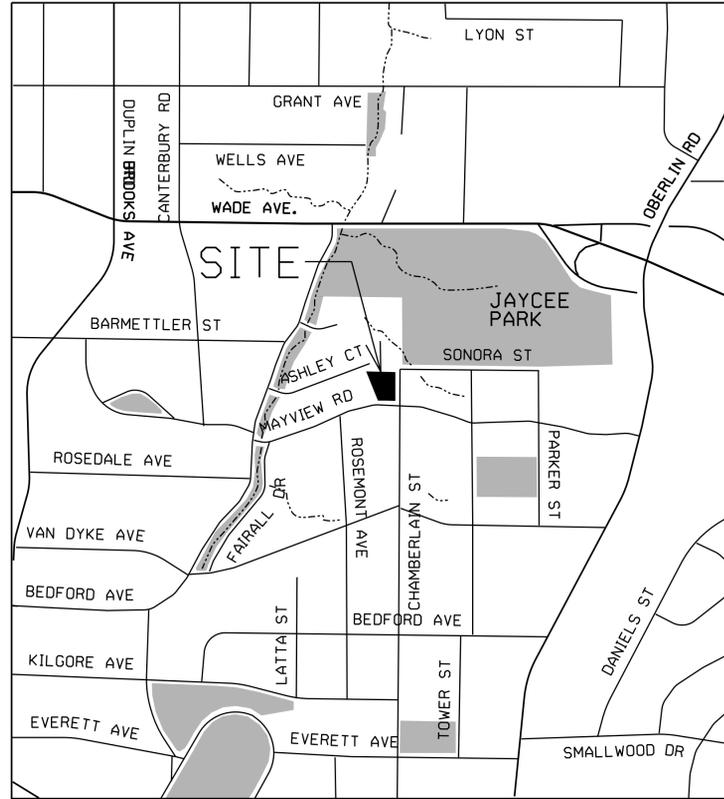
3-Year Sunset Date: 11-1-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-1-2022
Record entire subdivision.

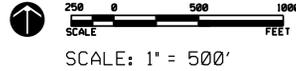
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Angie Biley Date: 11/1/2017

Staff Coordinator: Michael Walters



VICINITY MAP



CAMERON FOREST SUBDIVISION

2502 MAYVIEW RD.
RALEIGH, NORTH CAROLINA

OWNER:
SAUSSY BURBANK GC, LLC
3739 NATIONAL DR.
SUITE 128
RALEIGH, NC 27612
OFFICE PHONE - 919 781-5225
CONTACT: DERMOT O'BRIEN

RALEIGH CASE NUMBER: S-43-17
TRANSACTION NUMBER: 520851

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SITE DATA	
ADDRESS: 2502 MAYVIEW RD., RALEIGH	ACREAGE: 0.524
PIN #: 0794951497	REID: 0022455
ZONING: R-6, SRPOD	LAND CLASS: LOW DENSITY RESIDENTIAL - LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - WADE WATERSHED: CRABTREE CREEK NEUSE RIVER BASIN	
PROPOSED USE - LOW DENSITY RESIDENTIAL	
THE SITE IS A SUBDIVISION OF LOT NO. 191 G PT, FOREST HILLS EXTENSION & STRIP	
TOTAL SURFACE AREA FOR LOT = 22,823 SF, 0.524 ACRES	
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 2,753 SF	
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 191 G = 12.06%	
PROPOSED USE - THREE RESIDENTIAL LOTS	
AREA TO BE DEDICATED TO RIGHT OF WAY = 750.46 SF	
LOT 1 - 7,126.61 SF - 0.164 AC	
LOT 2 - 6,921.36 SF - 0.159 AC	
LOT 3 - 8,009.37 SF - 0.184 AC	
PROJECTED WASTEWATER FLOW = 1,440 GPD	
3 DWELLINGS X 4 BEDROOMS X 120 GRP	

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 type="checkbox"/> Subdivision *	<input checked="" 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: Cameron Forest		
Proposed Use: three single family lots		
Property Address(es): 2502 Mayview Rd. Raleigh, NC 27607		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0794951497	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: Carolina Cottage Homes, LLC		Owner/Developer Name: Saussy Burbank GC, LLC
Address: 3739 National Dr., Suite 128, Raleigh, NC 27612 (local), 3730 Glenlake Dr., Suite 125, Charlotte, NC 28208 (national)		
Phone contact: Dermot O'Brien 919 669-8440	Email: dermot.obrien@saussyburbank.com	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Alison A. Pockat, ASLA		Contact Name: Alison Pockat
Address: 106 Steep Bank Dr., Cary, NC 27518		
Phone: 919 363-4415	Email: aapockat@earthlink.net	Fax:

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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 SRPOD		
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: 2,753 SF	acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 11,000 SF	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: 3	Total # of All Lots: 3	
Overall Unit(s)/Acre Densities Per Zoning Districts: 6 Units / acre		
Total # of Open Space and/or Common Area Lots: None		
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 Alison A Pockat 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:	Date: May 5, 2017	
Signature:	Date:	

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REVISION 03.11.16

RWMA PA
Engineering & Surveying
101 W. Main St., Suite 202
Cary, NC 27513
Phone: (919) 779-4884
Fax: (919) 779-4886



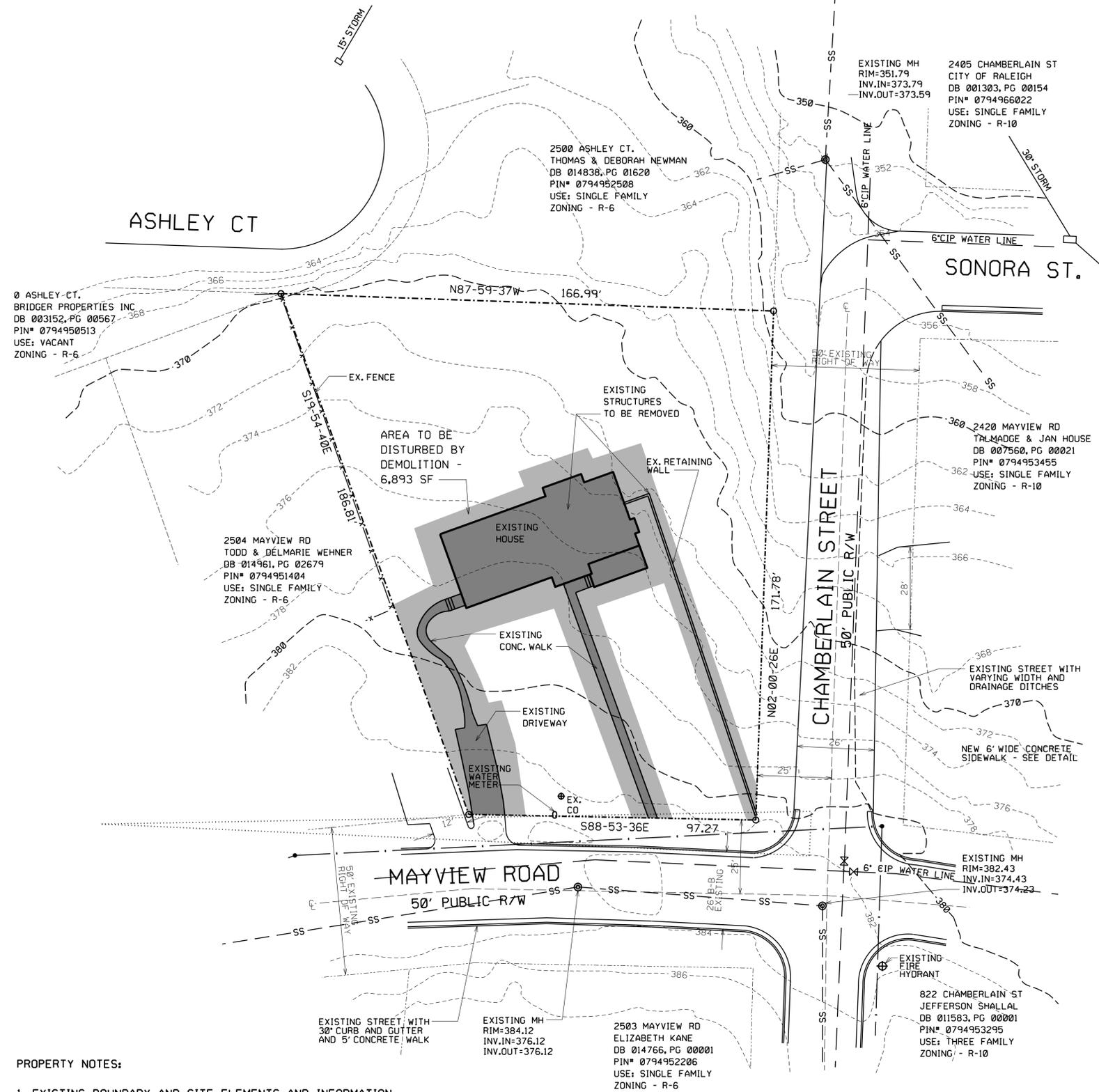
ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER
(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

CAMERON FOREST SUBDIVISION
2502 MAYVIEW RD., RALEIGH
SAUSSY BURBANK GC, LLC
3739 NATIONAL DR., SUITE 128
RALEIGH, NC 27612

REVISIONS	
NO.	DESCRIPTION
1	9-2-17 RALEIGH COMMENTS
2	10-3-17 SITE DATA - LOT 1 SIZE

SCALE: NTS
DATE: MAY 5, 2017
SHEET NO.:
COVER SHEET
CO-1
SEQUENCE NO. 1 OF 4

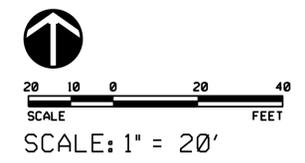


SITE DATA:
 PIN NUMBER - 0794951497
 ADDRESS: 2502 MAYVIEW RD., RALEIGH
 TOTAL ACREAGE - 22,823 SF - 0.524 AC

EXISTING IMPERVIOUS AREA - 2,753 SF - 0.063 AC
 HOUSE - 1,891 SF DRIVE & WALK - 762 SF
 RETAINING WALL & AC PAD - 100 SF

ZONING - R-6, SRPOD
 CITIZENS ADVISORY COUNCIL -
 WADE CAC

POTENTIAL AREA OF DISTURBANCE = 6,893 SF



- LEGEND:
- EXISTING TOPOGRAPHY
 -

- PROPERTY NOTES:
- EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY BERNARD & ASSOCIATES, 324 DIMOCK WAY, WAKE FOREST, NC, PHONE NUMBER: 919 414-3601, ENTITLED 'LANDS OF SAUSSY BURBANK, INC 2502 MAYVIEW ROAD, FOREST HILLS EXTENSION OF FIRST DIVISION' AND DATED 02-20-17. TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEALED BY CHARLES R. PIRATZKY, NC PE AND DATED 6/7/17.

RWK PA
 engineering - surveying
 101 W. Main St., Suite 202
 Corner, NC 27539
 Phone (919) 775-4884
 Fax (919) 775-4886



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

CAMERON FOREST SUBDIVISION
 2502 MAYVIEW RD., RALEIGH, NC

SAUSSY BURBANK GC, LLC
 3739 NATIONAL DR., SUITE 128
 RALEIGH, NC 27612

NO.	DATE	DESCRIPTION

SCALE: NTS
 DATE: MAY 5, 2017
 SHEET NO.:
EXISTING CONDITIONS
 EC-1
 SEQUENCE NO. 2 OF 4

