Zoning: **OX-3-GR w/NCOD**
CAC: **South Central**
Drainage Basin: **Pigeon House**
Acreage: **0.43**
Number of Lots: **3**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **John A Edwards & Co.**  
Phone: **(919) 828-4428**
LOCATION: This site is located on the south side of New Bern Avenue, west of the intersection of South State Street and New Bern Avenue. The address of the site is 908 New Bern Avenue and the PIN number is 1713182838.

REQUEST: Subdivision of a 0.43-acre tract into three lots. The site is zoned Office Mixed Use-3 Stories- Green Frontage (OX-3-GR) in the New Bern - Edenton Neighborhood Conservation Overlay District. The proposed lots meet the standards for the Neighborhood Conservation Overlay District.

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

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved due to existing residential development.
2. A Design Adjustment eliminating the 5’ General Utility Placement Easement from the street section for New Bern Avenue to prevent conflicting utility installations with the street plantings on a State-maintained facility.

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 Jason Meadows of John A. Edwards & Company. (Plan dated 01/05/2018)

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.

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. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering. The driveway location approved by NCDOT will require a cross-access easement agreement between Lots 1, 2 and 3 for the shared use of the driveway.
3. The required 38.5' right of way for ½ of a total 77' right-of-way on New Bern Avenue shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

4. A 20' cross-access easement agreement for a 16' driveway between proposed lots 1, 2 and 3 of the subdivision shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded driveway cross-access easement shall be returned to the Development Services Department within 1 day of lot recordation.

5. In accordance with Part 10A Section 8.1.3, a surety for construction costs for incomplete public improvements will be provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER
6. As adopted by Raleigh Unified Development Ordinance Section 9.2.2.A.1.b.i subject to 4.a, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.

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: 1-29-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: [Date]

Staff Coordinator: Daniel L. Stegall
Design Adjustment
Staff Response

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date completed Application received</th>
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<tbody>
<tr>
<td>908 New Bern Subdivision</td>
<td>1/8/18</td>
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<table>
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<tr>
<th>Case Number</th>
<th>Transaction Number</th>
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<tbody>
<tr>
<td>S-00-17</td>
<td>536151</td>
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Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:
- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.4 New Streets
- UDO Art. 8.5 Existing Streets
- Raleigh Street Design Manual
- Other

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>REPRESENTATIVE SIGNATURE</th>
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<tbody>
<tr>
<td>Dev. Services Planner</td>
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<tr>
<td>Development Engineering</td>
<td>Kathryn Board</td>
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<tr>
<td>Engineering Services</td>
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<tr>
<td>Public Utilities</td>
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<tr>
<td>Transportation</td>
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<td>PRCR</td>
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Findings:
Block Perimeter Waiver request:
The request for relief from the block perimeter requirements is supported by the Staff as per the findings provided in the UDO, Section 8.3.6, Administrative Design Adjustment. These residential properties are 2 tier properties which would only provide 1/2 of a public street length to connect to Cotton Street to the south and would not be a benefit unless this would be extended to E. Hargrett Street for east-west access. Now Born Avenue is State-maintained and street-spacing would be determined by NCDOT and the City.

Relief from the 5' general utility placement easement:
Being a State-maintained facility requires street plantings be provided in a C2 Protective Yard and the utility placement easement would be in conflict due to utility installations and the tree canopy, etc. The Staff is supportive of this waiver of the 5' general utility placement easement.

Development Services Director or Designee Action: Approve ☑ Approval with Conditions ☐ Deny ☐

Authorized Signature

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
Design Adjustment Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<td>S-80-17</td>
<td>Transaction Number 536151</td>
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<tr>
<th>OWNER</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>Five Horizons, LLC</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>2321 Blue Ridge Road Suite 202</td>
<td>City Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
<td>Zip Code 27607</td>
</tr>
<tr>
<td>Phone</td>
<td>919-443-0262</td>
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<thead>
<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Jason G. Meadows P.E.</td>
<td>Firm</td>
</tr>
<tr>
<td>Address</td>
<td>333 Wada Ave</td>
<td>City</td>
</tr>
<tr>
<td>State NC</td>
<td>Zip Code 27605</td>
<td>Phone</td>
</tr>
</tbody>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

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<thead>
<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
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<tbody>
<tr>
<td>Code Section Referenced: UDO Article 8.3 Blocks, Lots, Access &amp; 8.4.6 Major Streets</td>
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<tr>
<td>Justification: The applicant is requesting a design adjustment from the required block perimeter as established under UDO Article 8.3. The existing block perimeter is approximately 4,700'. The current mix of zoning includes NX-3, OX-3, and R-10 which indicates either a 2,500 or 3,000 maximum block perimeter under UDO Sec 8.3.2. Existing buildings and the layout of developed parcels adjacent to the subject project would also limit the ability for a complete block to be established. See attached aerial exhibit and proposed plan. In addition, the applicant is requesting a design adjustment from the required 5' General Utility Placement Easement. New Bern Avenue is an NCDOT maintained facility and as such the required street plantings will be provided within a C2 Protective Yard on private property which conflicts with the required 5' Utility Placement Easement. It is understood that new utilities along the frontage will be installed within the Right-of-Way to avoid damage to the landscaping being provided within the C2 Protective Yard.</td>
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*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

In Witness whereof, the parties signed have executed this document on this date.

Notary Signature Date

WWW.RALEIGHNC.GOV
908 NEW BERN AVE
SUBDIVISION PLANS
S-80-17
TRANS# 536151
RALEIGH, NORTH CAROLINA
NOVEMBER 14, 2017
REVISED DECEMBER 14, 2017
REVISED JANUARY 5, 2018

OWNED/DEVELOPER:
FIVE HORIZONS DEVELOPMENT
410 Boylan Ave.
Raleigh, N.C. 27603
919-398-3927
stuart@fivehorizondevelopment.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

PURPOSE OF THIS SUBDIVISION PLAN IS TO SUBDIVIDE EXISTING LOT INTO 3 LOTS TO BE UTILIZED AS SINGLE FAMILY RESIDENCES WITHIN CIVIC BUILDING TYPES, PER UDO SECTION 1.4.1.G

INDEX
CE-1 EXISTING CONDITIONS
CE-2 SITE PLAN
CE-3 UTILITY PLAN
CE-4 LANDSCAPING PLAN
CE-5 SITE CONSTRUCTION DETAILS
1. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the CE-3 and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control plan.

2. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be as per CORPUD Handbook procedure unless otherwise directed by the City of Raleigh Public Utilities Department prior to construction.

3. All environmental permits applicable to the project must be obtained from NCDWQ, USACE, and North Carolina Department of Environmental Quality & Planning & Development & Natural Resources & Agriculture & Forestry & Energy & Commerce & Commerce & Commerce. These guidelines are the minimum requirements. The devices shall meet American Society of Plumbing Engineers and/or FEMA standards for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Utilities Department must be notified prior to any service interruptions.

5. 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains & services having building drains lower than 1.0' above the next upstream manhole.

6. It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.

7. Install PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet. EX. 6" CIP WATER MAIN.

8. Install 6" DIP FIRE HYDRANT encasement extended 10' on each side of crossing must be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well pipe. The fire hydrant shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well pipe. The fire hydrant shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well pipe.

9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE, and North Carolina Department of Environmental Quality & Planning & Development & Natural Resources & Agriculture & Forestry & Energy & Commerce & Commerce & Commerce. These guidelines are the minimum requirements. The devices shall meet American Society of Plumbing Engineers and/or FEMA standards for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.

11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within &/or railroad ROW prior to construction.

12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be as per CORPUD Handbook procedure unless otherwise directed by the City of Raleigh Public Utilities Department prior to construction.

13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the CE-3 and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control plan.

NOTE: All distances are measured from outside diameter to outside diameter.
LANDSCAPING PLAN

NEW BERN AVENUE SR-2911
4-LANE AVENUE - PARALLEL PARKING
ONE-WAY!

PROJECT DRAWING
Title: SEALS

STREET YARD:
TYPE C2 STREET YARD REQUIRED WHERE NCDOT WILL NOT ALLOW PLANTING IN THE RIGHT-OF-WAY:
NEW BERN AVE.
TOTAL FRONTAGE: 105' (FRONTAGE) - 18' (DRIVEWAY) = 87 LF
REQUIRED: (4) SHADE TREES MIN. PER 100LF = (4) SHADE TREES
(15) SHRUBS MIN. PER 100LF (MIN. HEIGHT 5') = (14) SHRUBS
PROPOSED: (4) SHADE TREES
(14) SHRUBS

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL/COMMON NAME</th>
<th>SIZE</th>
<th>QUANTITY</th>
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</thead>
<tbody>
<tr>
<td>ILLEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY</td>
<td>2' HT</td>
<td>NEW BERN AVE.. - 87' = 14 SHRUBS</td>
</tr>
<tr>
<td>ULMUS PARVIFOLIA / CHINESE ELM</td>
<td>3&quot; CAL/10' HT CONT./ B&amp;B</td>
<td>NEW BERN AVE.. - 87' = 4 TREES</td>
</tr>
</tbody>
</table>

SYMBOLS:
- C2 STREETSCAPE YARD
- PROPOSED 16' CROSS ACCESS DRIVE
- PROPOSED 20' PRIVATE CROSS ACCESS EASEMENT (SEE NOTE 1)