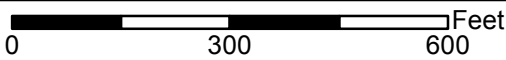
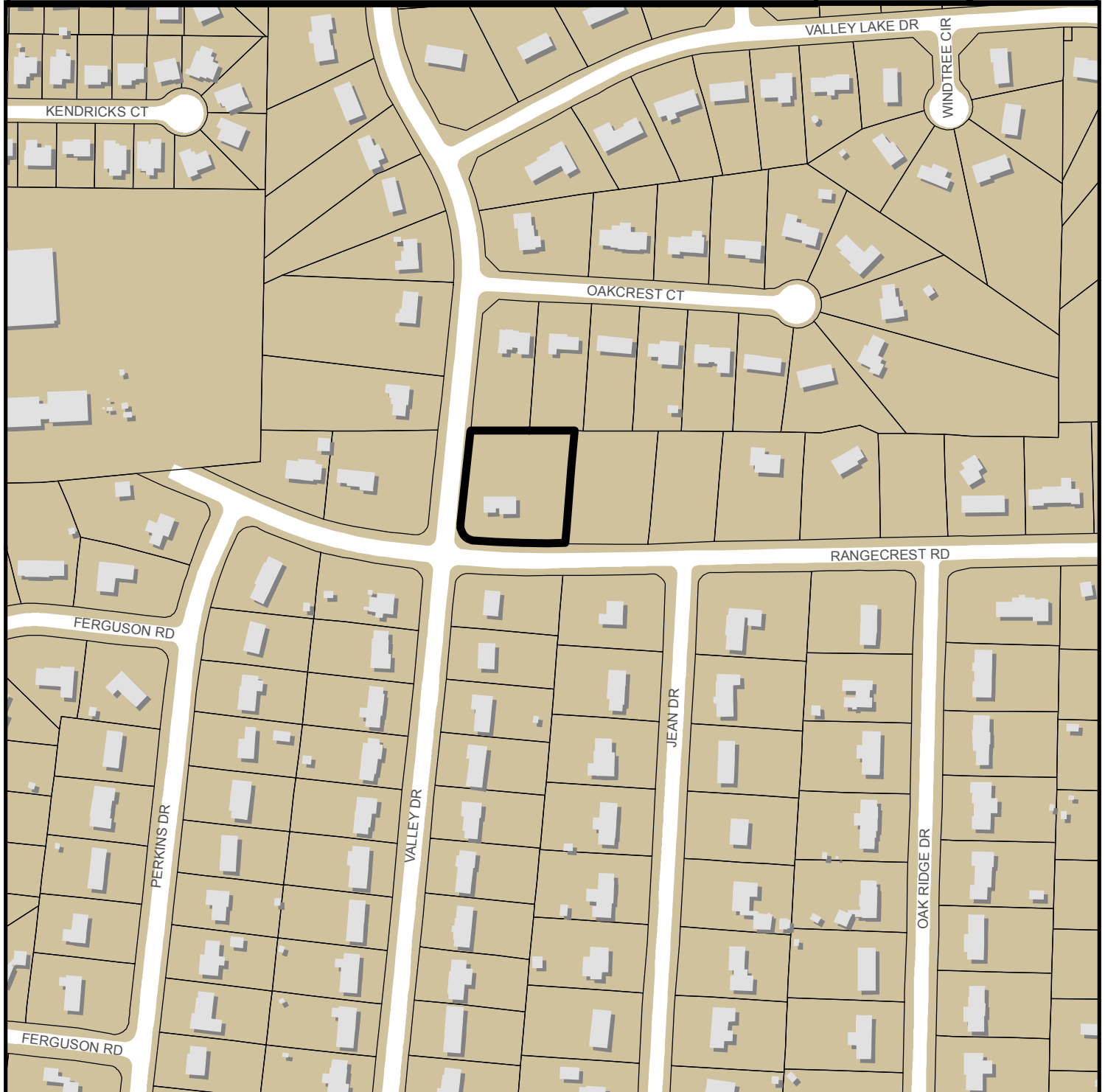
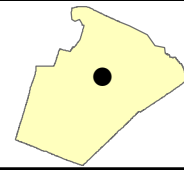


VALLEY DRIVE SUBDIVISION S-89-2017



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Mine**
Acreage: **0.94**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Jeff Davis**
Phone: **(919) 781-0234**





Administrative Approval Action

Case File / Name: S-89-17, Valley Drive Subdivision
Transaction # 539821, AA # 3767

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 Rangecrest Rd, east of Valley Drive. The site is addressed at 2108 Rangecrest Rd, which is inside City limits.

REQUEST: Subdivision of a 0.92 acre tract zoned R-4 into a 2 lots for residential detached homes.

**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 Midtown Properties Group, LLC, dated 2/28/18.

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.

STORMWATER

2. The State of North Carolina shall approve any proposed disturbance within any riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
3. 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.

URBAN FORESTRY

4. Obtain required tree impact permits from the City of Raleigh

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. The required 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.



Administrative Approval Action

Case File / Name: S-89-17, Valley Drive Subdivision
Transaction # 539821, AA # 3767

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2. A 2.5' and 5' general utility easement dependent on their associated street 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.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 388' of 6' sidewalk is paid to the City of Raleigh.
4. 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.

URBAN FORESTRY

5. Obtain required tree impact permit from the City of Raleigh.

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: 3-7-2021
Record the entire subdivision.

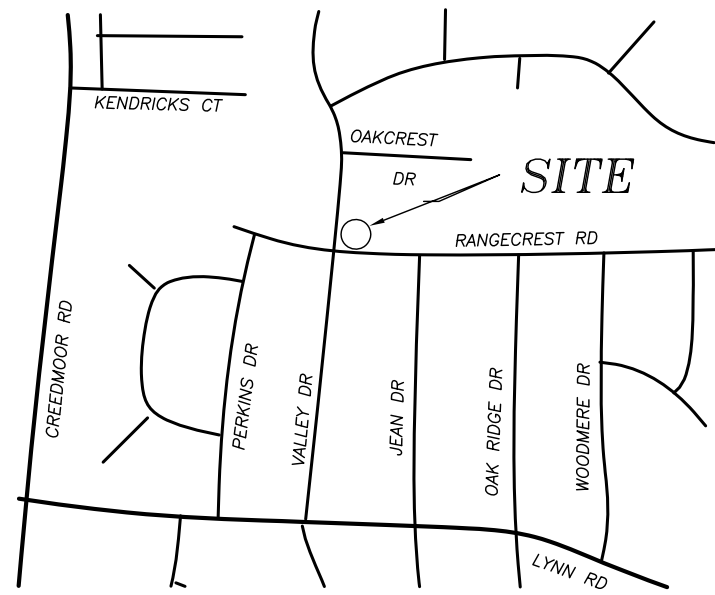
I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)



Date: 3/7/18

Staff Coordinator: Ryan Boivin



VICINITY MAP
(1" = 1000')

PROJECT:
2108 RANGECREST ROAD
OWNER:
LOUIS RAY LONG
2108 RANGECREST RD
RALEIGH NC 27612

SURVEYOR:
TURNING POINT SURVEYING, PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NC 27612
919-781-0234
tpsurvey@ncrbiz.com

CONTACT PERSON:
MIKE WILSON
2100 OAKCREST COURT
RALEIGH, NC 27612
919-271-0220
mwilson@mdtwnpg.com

VALLEY DRIVE SUBDIVISION TRANSACTION # 539821, CASE # S-89-17

Preliminary Subdivision Plan Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

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 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 #: n/a		
GENERAL INFORMATION		
Development Name Valley Drive Subdivision		
Proposed Use Residential single-family House		
Property Address(es) 2108 Rangecrest Road Raleigh, NC 27612		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0797646245	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): Subdivide a double lot containing one house to create two lots and add one house		
OWNER/DEVELOPER INFORMATION		
Company Name Midtown Properties Group, LLC		Owner/Developer Name Mike Wilson
Address 2100 Oakcrest Court, Raleigh, NC 27612		
Phone 919-271-0220	Email mwilson@mdtwnpg.com	Fax n/a
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name Turning Point Surveying		Contact Name Jeff Davis
Address 4113 John S. Raboteau Wynd, Raleigh, NC 27612		
Phone (919) 781-0234	Email tpsurvey@ncrbiz.com	Fax n/a

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s) R-4			
If more than one district, provide the acreage of each: .94			
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	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 X	FEMA Map Panel #	
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached	Attached	
Total # of Single Family Lots	2	Total # of All Lots	2
Overall Unit(s)/Acre Densities Per Zoning Districts 2			
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 Mike Wilson 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		LOUIS LONG OWNER OF NEW LOTS 1 & 2 Date <u>December 15, 2017</u>	
Signature		Date	

REVIEWS
2-05-2018 REVISED PER COR
COMMENTS
2-05-2018 REVISED PER COR
COMMENTS

Preliminary Plat
Not for recordation,
conveyances, or sales

OWNER:
LOUIS RAY LONG
2108 RANGECREST RD
RALEIGH NC 27612

**TURNING POINT
SURVEYING PLLC**

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800-948-0213 PH 919-781-0234
License No: P-0121

SUBDIVISION MAP

NEW LOTS 1 & 2
VALLEY DRIVE
2108 RANGECREST ROAD
WAKE COUNTY
NORTH CAROLINA
RALEIGH

DATE: 12-12-2017

DRAWN BY: jhd

CHK'D BY: JHD

JOB NO. c-880

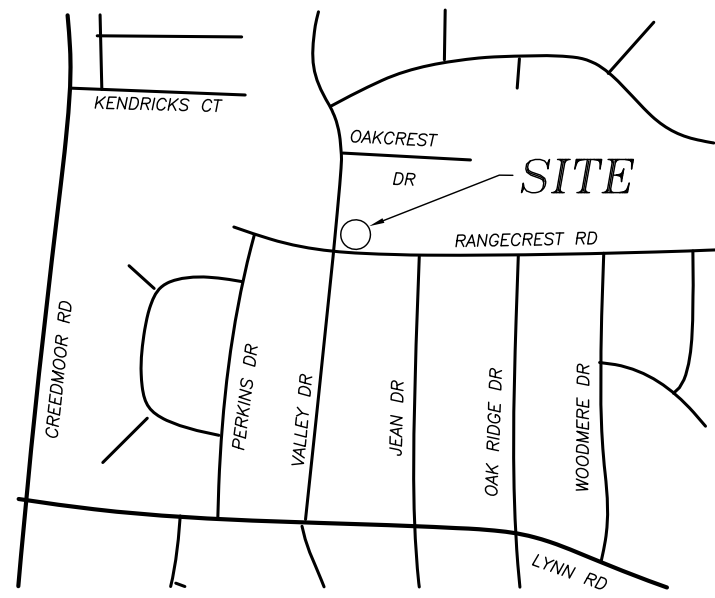
SCALE: 1" = 40'

C.N. = 25788

DWG. NO.

c-880

SHEET 1 OF 3



VICINITY MAP
(N.T.S.)

LEGEND

- Property Line
- - - Property Line (not surveyed)
- Center Line
- - - Old R/W line
- - - Right-of-Way Line
- - - Easement Line
- DL — Drain Line
- WL — Water Line
- SS — Sanitary Sewer
- DHU — Overhead Utility
- DHS — Overhead Service
- — Vinyl Fence
- — Wood Fence
- X — X — Weided Wire Fence

- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- ▲ Existing Concrete Monument
- Concrete Monument Set
- × Property Corner
- PK Nail
- Cable TV Box
- ☐ Telephone Box
- ☐ Power Box
- ☆ Light Pole
- Utility Pole
- Drop Inlet
- ⊙ Storm Drainage Manhole
- ⊙ Curb Inlet
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Existing Water Meter (3/4" Service line)
- ⊙ Proposed Water Meter (3/4" Service line)
- ⊙ Sewer Manhole
- ⊙ Proposed Sewer Manhole
- ⊙ Existing Sewer Clean Out (4" service line)
- ⊙ Proposed Sewer Clean Out (4" service line)

- EIP — Existing Iron Pipe
- NIP — Iron Pipe Set
- DB — Deed Book
- PG — Page
- R/W — Right of Way
- TM — Tax Map
- N/F — Now or Formerly
- XXX — DENOTES ADDRESS

SITE DATA:

TOWNSHIP: RALEIGH
PIN: 0797.15-64-6245

ZONING: R-4

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.92 ACRES

TOTAL # OF LOTS: 2

THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

SITE IS NOT LOCATED IN A FLOOD-HAZARD
AREA ACCORDING TO FLOOD INSURANCE
RATE MAP 3720079100J, EFFECTIVE
MAY 2, 2006

THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.

METHOD OF COMPUTION IS
COORDINATE COMPUTION

REFERENCE:
BOM 1976, PG 518
D.B. 4226, PG 610

N/F ROBERT J. WAYLAND
& ELLEN R. WAYLAND
LOT 1A
HIDDEN VALLEY NORTH
D.B. 8213, PG 925
BOM 1991, PG 1148
PIN # 0797.15-64-3421
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F JOSEPH G. STEVENS
LOT 16
HIDDEN VALLEY NORTH
D.B. 2277, PG 579
BOM 1974, PG 406
PIN # 0797.15-64-4204
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F ALAN C. HICKS
& MARIA A. HICKS
LOT 58B
HIDDEN VALLEY NORTH
D.B. 8213, PG 925
BOM 1991, PG 1148
PIN # 0797.15-64-6541
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F REGINALD S PARKER
& MARGARET JANE PARKER
LOT 58B
HIDDEN VALLEY NORTH
D.B. 8511, PG 433
BOM 1991, PG 1148
PIN # 0797.15-64-7437
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F MARSHA LILLY
LOT H, SECTION FIVE
HIDDEN VALLEY
D.B. 15620, PG 747
BOM 1970, PG 185
PIN # 0797.15-64-8243
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F HUGH A. GOODMAN JR
& NANCY P. GOODMAN
LOT 13, SECTION SIX
HIDDEN VALLEY
D.B. 2398, PG 525
BOM 1974, PG 406
PIN # 0797.15-64-6031
USE TYPE: SINGLE FAMILY
ZONING: R-4

N/F MARSHA LILLY
LOT 10, SECTION FIVE
HIDDEN VALLEY
D.B. 2772, PG 884
BOM 1970, PG 185
PIN # 0797.15-64-8040
USE TYPE: SINGLE FAMILY
ZONING: R-4

S 72°05'11" W 62.57'
TIE TO THE CENTERLINE
INTERSECTION OF VALLEY
DRIVE & RANGECREST ROAD

2' RIGHT OF WAY DEDICATION
407 SQ.FT., 0.01 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.20'	S83°56'00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	135.98'	1289.26'	6°02'35"
C2	39.48'	25.00'	90°28'53"

Notes:
Per Section 9.2.2.A.2.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.

Existing utility services (unused) shall be abandoned at tap (main) & removed from ROW or easement - PU Handbook pg 67 & pg 125

Private water & sewer mains (or services) may not cross property lines - Sec.8-2007.

Solid Waste Compliance Statement: Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Collection Design Manual.

Refuse containers are to be rolled to the curb of the public right-of-way and serviced by City of Raleigh Solid Waste Services. Carts will be stored in garages or on a 6'x6' concrete pad to the side or rear of the house

UDO 8.3.2, the Block Perimeter for R-4, for an average sized lot calculation of 20,030.5 Square Feet in the block permits a Block perimeter of 6,000 linear feet. The Block Perimeter for this lot is 5,776.58 linear feet.

REVISIONS	2-05-2018	REVISED PER COR	COMMENTS

Preliminary Plat
Not for recordation,
conveyances, or sales

OWNER:
LOUIS RAY LONG
2108 RANGECREST RD
RALEIGH NC 27612

TURNING POINT
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX 800-948-0213 PH 919-781-0234
License No: P-0121

SUBDIVISION / UTILITY MAP
NEW LOTS 1 & 2
VALLEY DRIVE
2108 RANGECREST ROAD
WAKE COUNTY
NORTH CAROLINA
RALEIGH

DATE: 12-12-2017

DRAWN BY: jhd

CHK'D. BY: JHD

JOB NO. c-880

SCALE: 1" = 40'

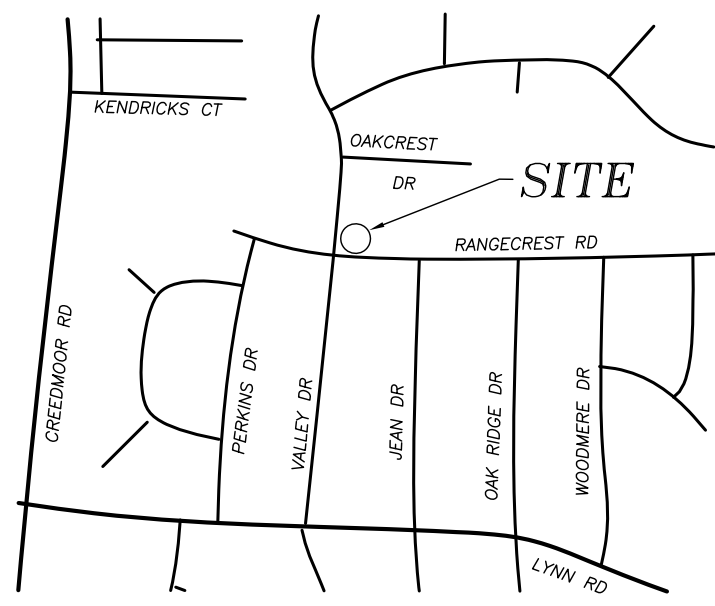
C.N. = 25788

DWG. NO.

C-880

SHEET 2 OF 3

TRANSACTION # 539821, CASE # S-89-17



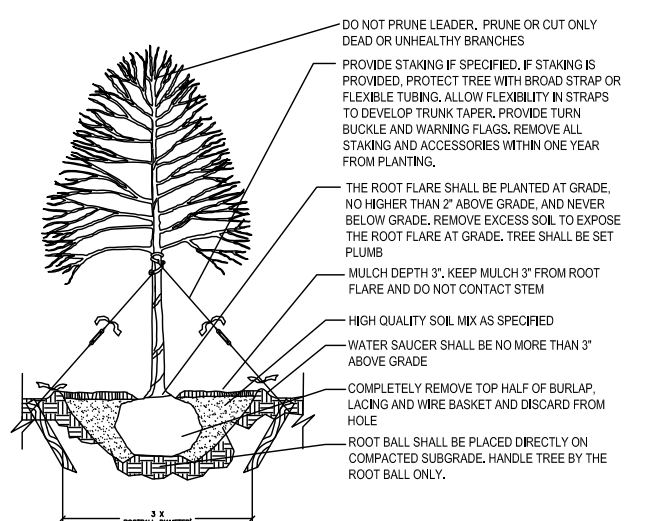
VICINITY MAP
(N.T.S.)

LEGEND

- Property Line
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- - - Easement Line
- DHU Overhead Utility
- DHS Overhead Service
- Vinyl Fence
- Wood Fence
- × Welded Wire Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- △ Existing Concrete Monument
- Concrete Monument Set
- × Property Corner
- PK Nail
- Cable TV Box
- Telephone Box
- Power Box
- ☆ Light Pole
- Utility Pole

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 TOTAL # OF LOTS: 2
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 AREA ACCORDING TO FLOOD INSURANCE
 RATE MAP 3720079100J, EFFECTIVE
 MAY 2, 2006
 THERE ARE NO FLOOD HAZARD AREAS ON THIS SITE.
 METHOD OF COMPUTION IS
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 REFERENCE:
 BOM 1976, PG 518
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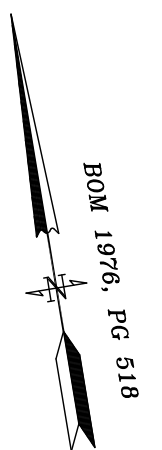
- ⊗ Propose Understory Tree
- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- DB - Deed Book
- PG - Page
- R/W - Right of Way
- TM - Tax Map
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS



NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5" MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

CITY OF RALEIGH
 PARKS, RECREATION AND CULTURAL RESOURCES DEPT
 TREE PLANTING DETAIL
 PRCR-03



N/F ROBERT J. WAYLAND
 & ELLEN R. WAYLAND
 LOT 1A
 HIDDEN VALLEY NORTH
 D.B. 8213, PG 925
 BOM 1991, PG 1148
 PIN # 0797.15-64-3421
 USE TYPE: SINGLE FAMILY
 ZONING: R-4

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 LOT 16
 HIDDEN VALLEY NORTH
 D.B. 2277, PG 579
 BOM 1974, PG 406
 PIN # 0797.15-64-4204
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 ZONING: R-4

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 & MARIA A. HICKS
 LOT 58B
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 D.B. 8213, PG 925
 BOM 1991, PG 1148
 PIN # 0797.15-64-6541
 USE TYPE: SINGLE FAMILY
 ZONING: R-4

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 & MARGARET JANE PARKER
 LOT 58B
 HIDDEN VALLEY NORTH
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 BOM 1991, PG 1148
 PIN # 0797.15-64-7437
 USE TYPE: SINGLE FAMILY
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 LOT H, SECTION FIVE
 HIDDEN VALLEY
 D.B. 15620, PG 747
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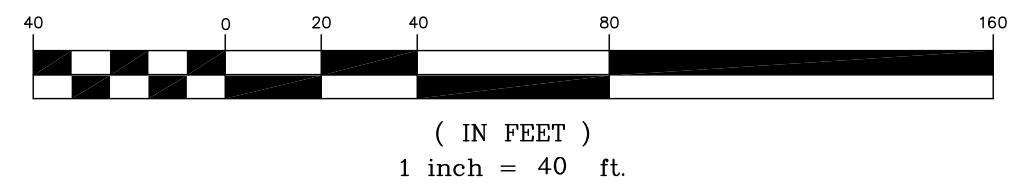
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 LOT 10, SECTION FIVE
 HIDDEN VALLEY
 D.B. 2772, PG 884
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 PIN # 0797.15-64-8040
 USE TYPE: SINGLE FAMILY
 ZONING: R-4

N/F HUGH A. GOODMAN JR
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 PIN # 0797.15-64-6031
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 407 SQ.FT., 0.01 ACRES

S 72°05'11" W 62.57'
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 INTERSECTION OF VALLEY
 DRIVE & RANGECREST ROAD

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L1	34.20'	S83°56'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	135.98'	1289.26'	6°02'35"
C2	39.48'	25.00'	90°28'53"

Notes:
 Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.
 A Tree Impact Permit is required prior to subdivision or prior to issuance of building permits, whichever occurs first, for street trees installed in the public right-of-way
 UDO 8.3.2, the Block Perimeter for R-4, for an average sized lot calculation of 20,030.5 square feet in the block permits a Block perimeter of 6,000 linear feet. The Block Perimeter containing this lot is 5,776.58 linear feet.

REVISIONS

NO.	DATE	REVISION
1	2-05-2018	REVISED PER COR COMMENTS
2		REVISED PER COR COMMENTS

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 FAX 800-948-0213 PH 919-781-0234
 License No: P-0121

LANDSCAPE PLAN
 NEW LOTS 1 & 2
 VALLEY DRIVE
 2108 RANGECREST ROAD
 WAKE COUNTY
 NORTH CAROLINA
 RALEIGH

DATE: 12-12-2017
 DRAWN BY: jhd
 CHK'D BY: JHD
 JOB NO. c-880
 SCALE: 1" = 40'
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 DWG. NO. C-880
 SHEET 3 OF 3