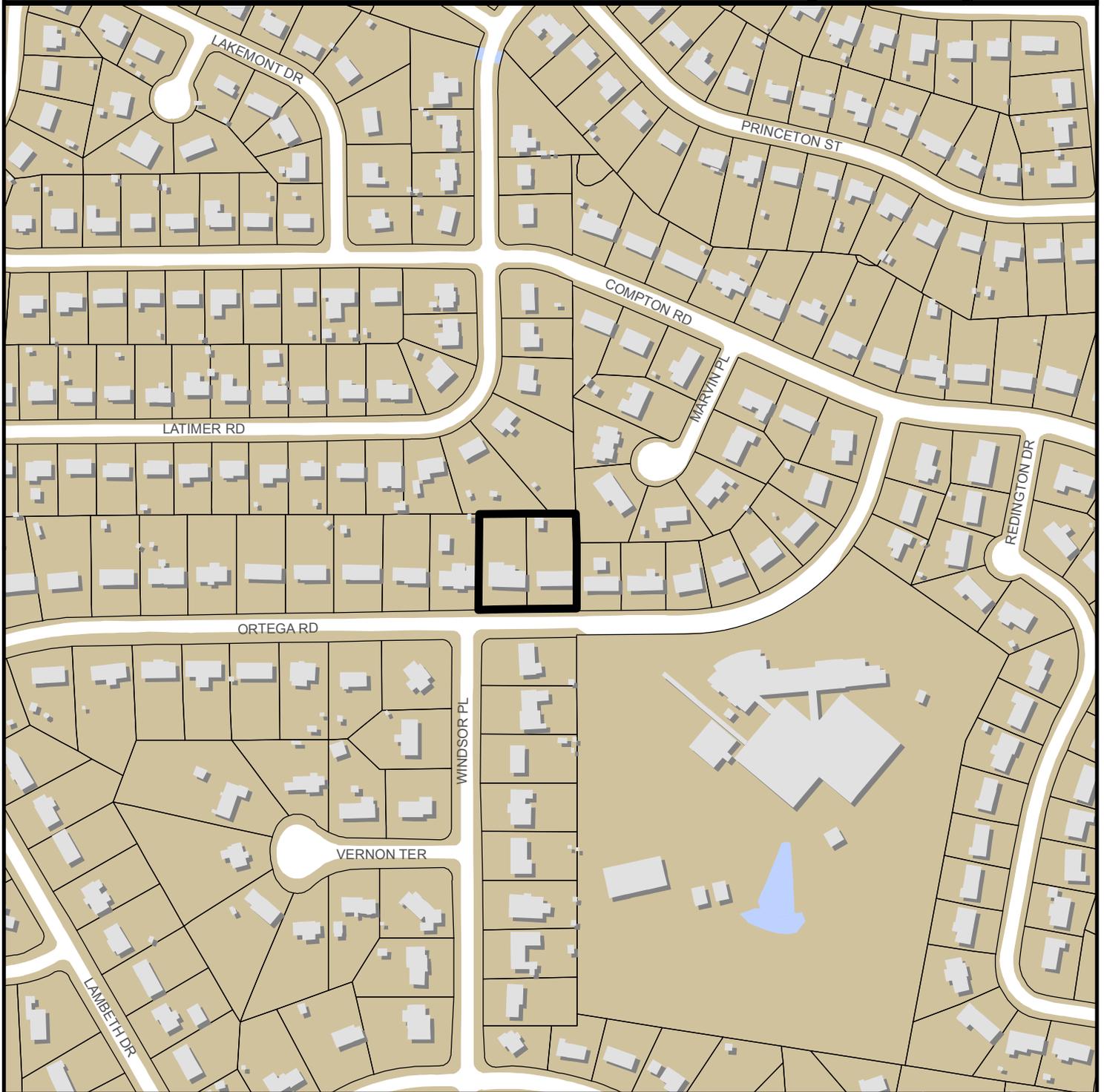
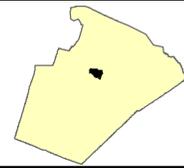


FARRIOR HILLS ESTATES SUBDIVISION S-94-17



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **B ig Creek**
Acreage: **0.89**
Number of Lots: **2**

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

Applicant: **Nancy Lowe**
Phone: **(919) 271-2465**





Administrative Approval Action

Farrior Hills Estates Subdivision / S-94-17,
Transaction# 540211, AA# 3722

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 Ortega Road and northeast of the intersection of Windsor Place and Ortega Road. The address is 501 Ortega Road and PIN: 1706913325.

REQUEST: Subdivision of a 0.89 acre tract zoned Residential-4 into two lots for recordation. Existing conditions indicate the site has two single family dwellings that will remain on each of the proposed lots. The current lot is recorded as a reserved lot in Book of Maps 1959, page 289. After subdivision the proposed density is 2.24 units per acre. Lot 13 is 19,659.82 square foot and Lot 14 is 20,033.44 square foot.

Note this plan is to subdivide a lot of record that was never formally subdivided and recorded. Despite title searches and previously approved building permits for separate homes, the lot was never recorded as two lots. The site was thought to be subdivided until recently.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: Not applicable.

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 Taylor Blakely or Blakely Design Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. Next Step: In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements at 125% of construction costs is provided to the City of Raleigh Development Services – Development Engineering program.
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.
3. A fee-in-lieu of construction of a 6' width public sidewalk shall be paid to the City of Raleigh Development Services – Development Engineering program.
4. A 2.5' 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.



**Administrative
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URBAN FORESTRY

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

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: 2-14-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie B. Taylor* Date: 2/14/2018

Staff Coordinator: Daniel L. Stegall

PRELIMINARY SUBDIVISION PLAN

FARRIOR HILLS ESTATES SUBDIVISION

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 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.

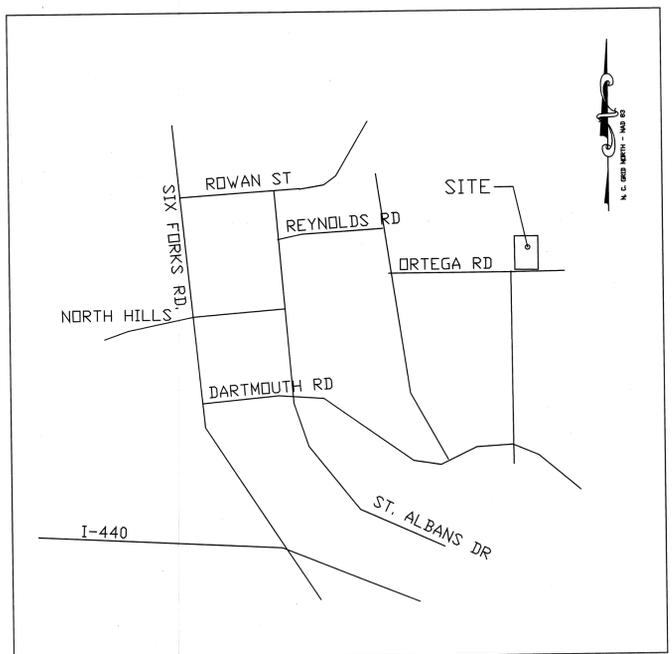
Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
*May require City Council approval 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: <i>FARRIOR HILLS ESTATES SUBDIVISION</i>		
Proposed Use: Subdivision of 2 lots		
Property Address(es): 501 Ortega Road & 505 Ortega Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1706-91-3325	PIN Recorded Deed 1706-91-4315	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: <i>Willow Renovations, LLC & Nancy Lowell/Sylvia Williams</i>		Owner/Developer Name: <i>Willow Renovations & Nancy Lowell/Sylvia Williams</i>
Address: 400 Ortega Road, Raleigh, N. C. 27609-5953		
Phone: 919-271-2465	Email: <i>nlowe1@yahoo.com</i>	Fax: <i>n/a</i>
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: <i>Blakely Design Group</i>		Contact Name: <i>B. Taylor Blakely</i>
Address: 700 Exposition Pl., Ste 105, Raleigh, N.C. 27615		
Phone: 919-412-5415	Email: <i>taylor@blakelydesign.net</i>	Fax: <i>n/a</i>

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): <i>R-4</i>	
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 #	<i>Z- n/a</i>
COA (Certificate of Appropriateness) Case #	<i>n/a</i>
BDA (Board of Adjustment) Case #	<i>A- n/a</i>
STORMWATER INFORMATION	
Existing Impervious Surface 11,849.11 s.f. acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 11,849.11 s.f. 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: <i>n/a</i>	Flood Study: <i>n/a</i>
	FEMA Map Panel #: <i>n/a</i>
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots: <i>2</i>	Total # of All Lots: <i>2</i>
Overall Unit(s)/Acre Densities Per Zoning Districts: <i>2.19</i>	
Total # of Open Space and/or Common Area Lots: <i>n/a</i>	
SIGNATURE BLOCK (Applicable to all developments)	
I, the undersigned, being the duly authorized agent of the applicant, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the applicant is qualified to carry out the proposed subdivision.	
I hereby designate <i>B. Taylor Blakely</i> 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>Nancy C. Lowe</i> Signature	Date January 23, 2018
<i>Nancy C. Lowe</i> Signature	Date January 23, 2018

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

501 ORTEGA ROAD



VICINITY MAP
NOT TO SCALE

PER SECTION 9.2.2A.2.b.i. SUBJECT TO 4.g. OF THE PART 10A RALEIGH UDO, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

THIS SITE IS EXEMPT FROM TREE CONSERVATION REGULATIONS PER UDO SEC. 9.1.2. APPLICABILITY, A SUBDIVISION OR SITE PLAN LESS THAN 2 ACRES IS EXEMPT FROM REGULATIONS.

SOLID WASTE SERVICES STATEMENT
 THE DEVELOPERS HAVE REVIEWED THE SOLID WASTE SERVICES MANUAL. THE SERVICE FOR THESE 2 RESIDENCES WILL COMPLY WITH THE GUIDELINES IN THE MANUAL. THE 96 GALLON ROLL-OUT CONTAINERS WILL BE USED FOR THESE LOTS.

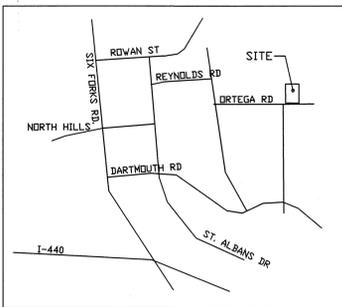
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LOT 14 DEED BOOK	16239, PG 01997
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OWNER lot 14	NANCY G. LOWE & SYLVIA G. WILLIAMS 400 ORTEGA ROAD RALEIGH, N. C. 27609-5953 (919) 271-2465
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S-94-17 Transaction # 540211

INDEX OF SHEETS	
EXISTING CONDITIONS PLAN	EX.0
PRELIMINARY SUBDIVISION PLAN	C1.0
LANDSCAPE PLAN	C2.0

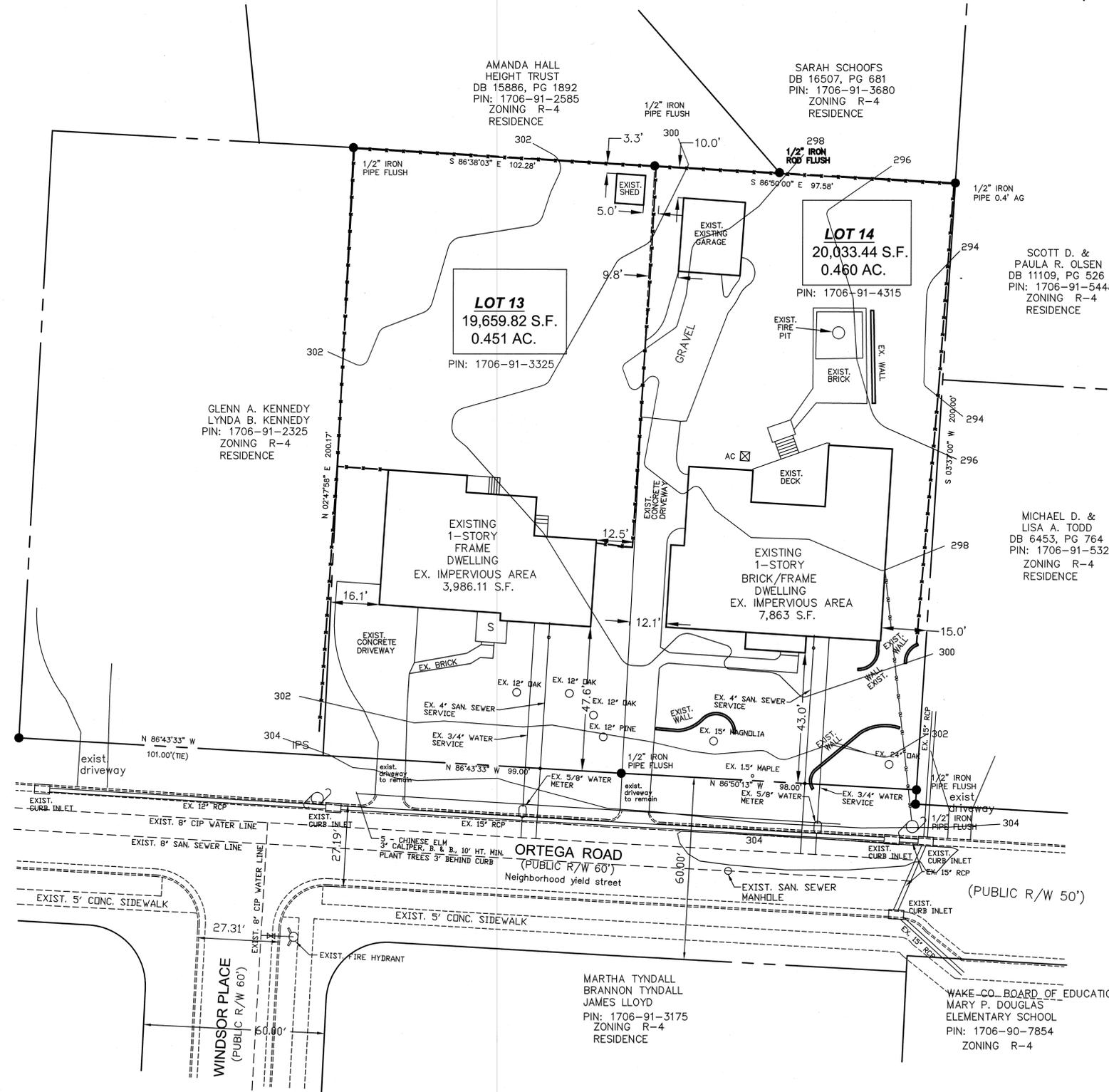
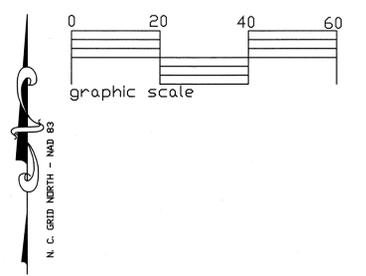
PREPARED BY

BLAKELY DESIGN GROUP
 Landscape Architecture Site Planning
 700 EXPOSITION PLACE, SUITE 105
 RALEIGH, N. C. 27615
 (919) 412-5415
 email - taylor@blakelydesign.net



VICINITY MAP
NOT TO SCALE

- LEGEND**
- EIP - EXISTING IRON PIPE
 - AXLE - EXISTING AXLE
 - WATER METER
 - SEWER MANHOLE
 - TELEPHONE PEDESTAL
 - CATCH BASIN
 - POWER POLE
 - ADJOINING LOT LINES



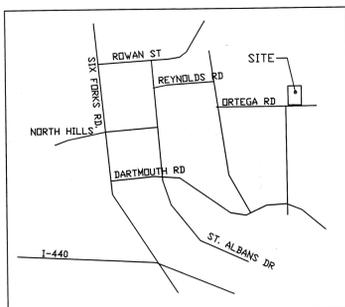
- NOTES**
1. BOUNDARY INFORMATION TAKEN FROM SURVEY BY NEWCOMB LAND SURVEYORS DATED DEC. 2017.
 2. TOPOGRAPHIC INFORMATION FROM AERIAL MAPS BY WAKE COUNTY.
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 12. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning

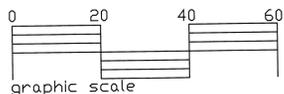
EXISTING CONDITIONS PLAN
FARRIOR HILLS ESTATES SUBDIVISION
ORTEGA ROAD, RALEIGH, N.C.

DATE	DEC.19.17
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	
SHEET	EX.0

700 Expedition Place, Suite 105, Raleigh, North Carolina 27615
Telephone: (919) 412-5415
E-Mail: toyorb@blakelydesign.net



VICINITY MAP
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LEGEND

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ATTENTION CONTRACTORS

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FAILURE to call for INSPECTION, INSTALL A DOWNSTREAM PLUG, have PERMITTED PLANS on the JOBSITE, or any other VIOLATION OF CITY OF RALEIGH STANDARDS will result in a FINE and POSSIBLE EXCLUSION from future work in the CITY OF RALEIGH.

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P.I.N.	1706-91-3325	400 ORTEGA ROAD RALEIGH, N. C. 27609-5953 (919) 271-2465
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PER UDD SECTION 2.2.7 RESIDENTIAL INFILL COMPATIBILITY C. STREET SETBACK
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LOT FRONTAGE FOR PROPOSED LOT 13 - 99.00'
LOT FRONTAGE FOR PROPOSED LOT 14 - 98.00'

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRoACH ON THIS MINIMUM CORNER CLEARANCE.

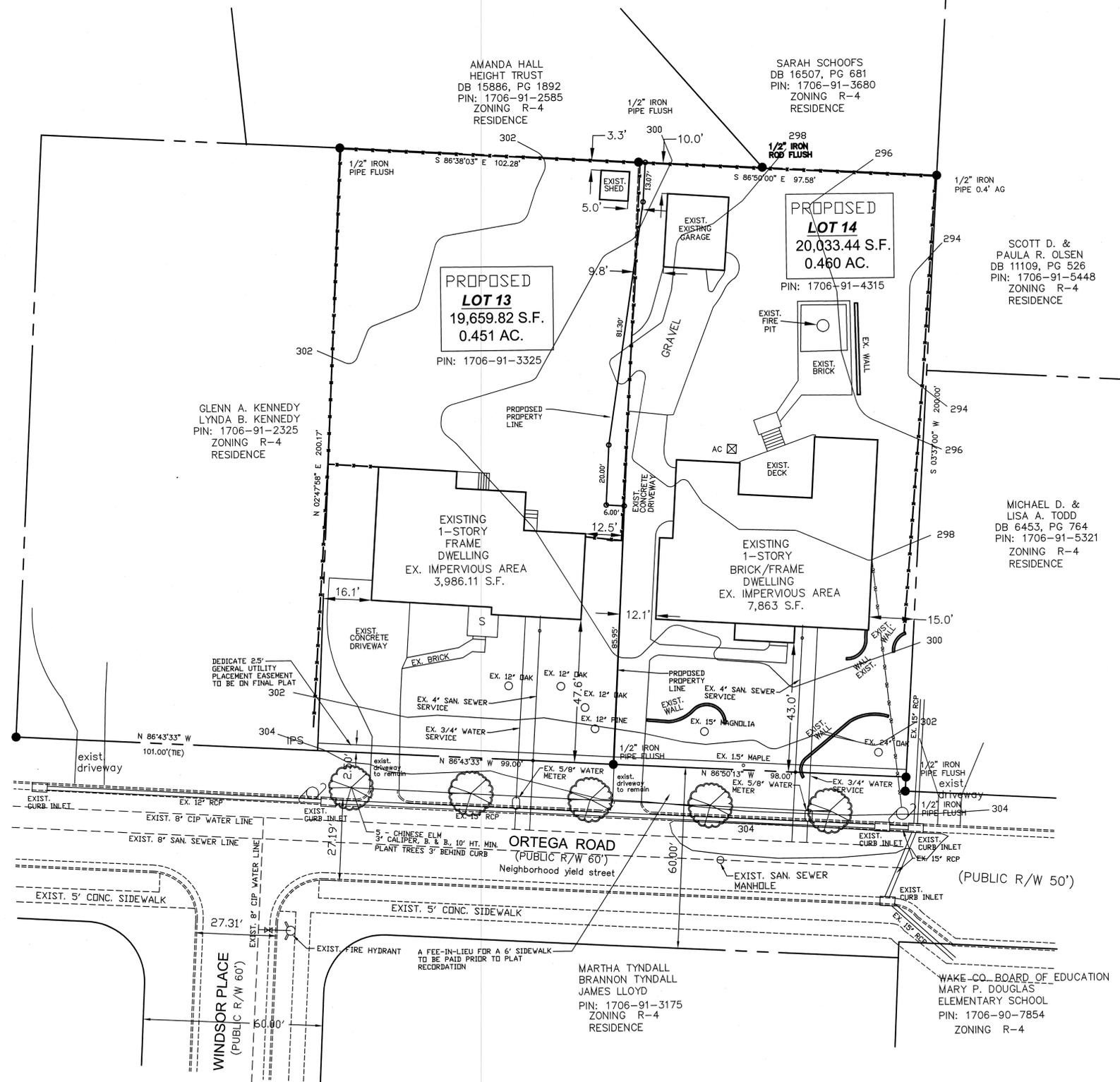
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STREET YARD REQUIREMENTS
1" 2" CAL. TREE PER 40' L.F.
ORTEGA ROAD - 197.0' L.F./40' L. = 5 - 2" CAL. TREES
7 EXISTING TREES, NO PROPOSED NEW TREES

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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.

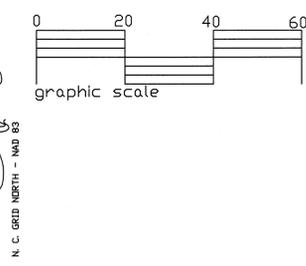
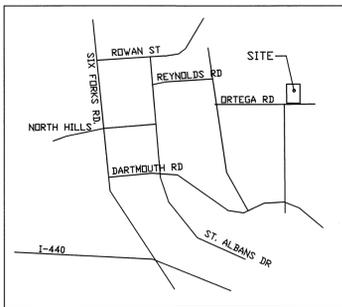


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PRELIMINARY SUBDIVISION PLAN
FARRIOR HILLS ESTATES SUBDIVISION
ORTEGA ROAD, RALEIGH, N.C.

DATE	DEC.19.17
SCALE	1"=20'
DRAWN	BTB
JOB NO.	
REVISIONS	12-29-18 BTB REVISED PER CDR COMMENTS
SHEET	C1.0

C:\Documents and Settings\taylor\My Documents\NANCY LOWE\NANCY Williams Ortega_NLS survey base 12-20-17.dwg, 1/24/2018 3:06:45 PM, Xerox 6204 Wide Format



- LEGEND**
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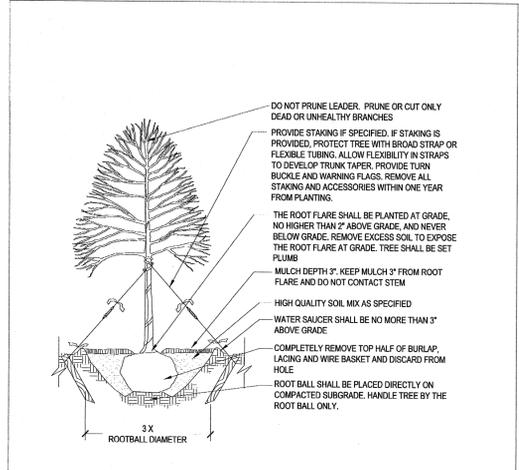
1 - 2" CAL. TREE PER 40 L.F.
ORTEGA ROAD - 197.0 l.f./40l.f. = 5 - 2" CAL. TREES
7 EXISTING TREES, NO PROPOSED NEW TREES

SOLID WASTE SERVICES STATEMENT

THE DEVELOPERS HAVE REVIEWED THE SOLID WASTE SERVICES MANUAL. THE SERVICE FOR THESE 2 RESIDENCES WILL COMPLY WITH THE GUIDELINES IN THE MANUAL. THE DR GALLON ROLL-OUT CONTAINERS WILL BE USED FOR THESE LOTS.

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.



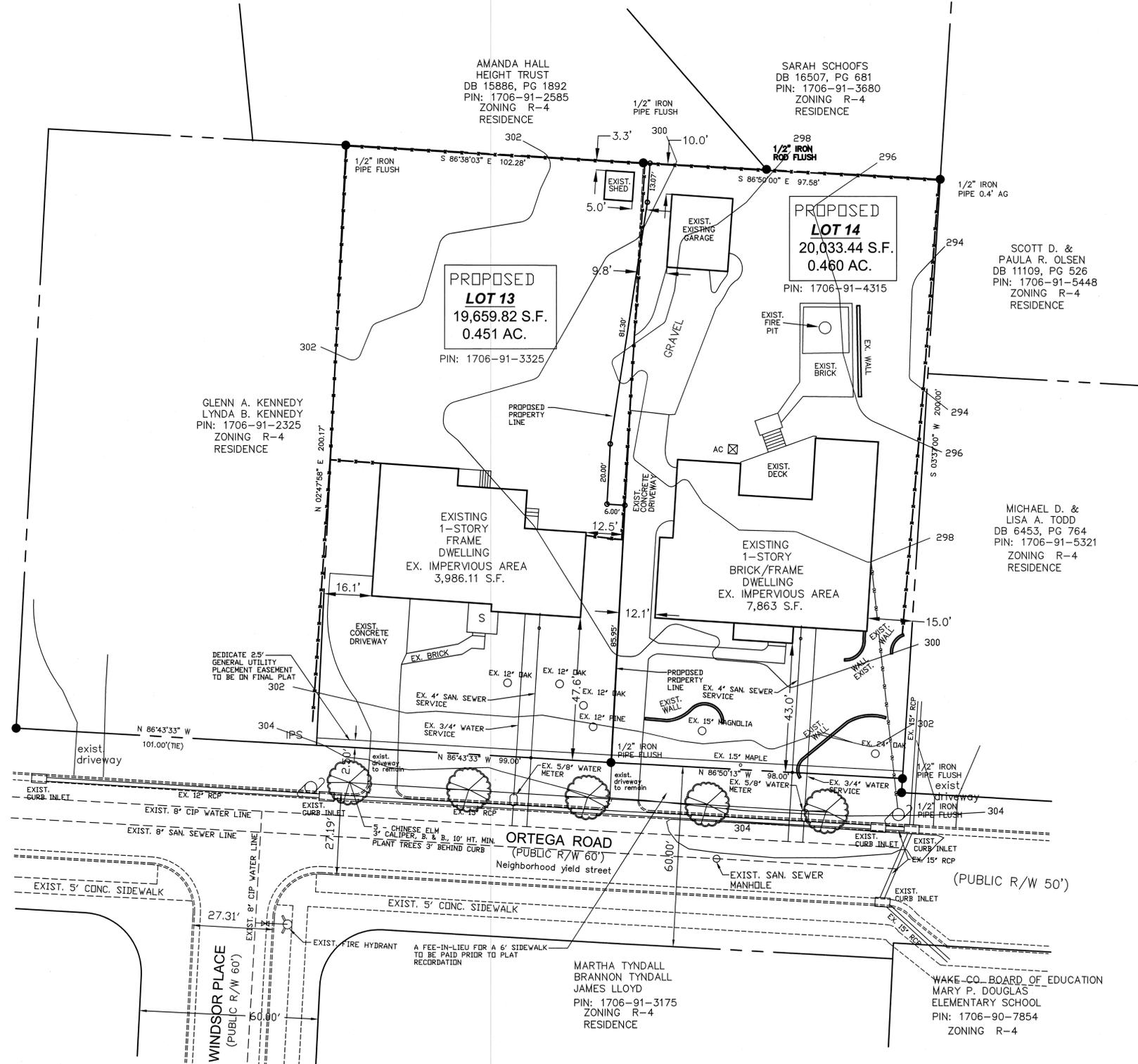
- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - 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:
TRES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATE	BY	NOT TO SCALE

TREE PLANTING DETAIL
PRCR-03



BLAKELY DESIGN GROUP
Site Planning
Landscape Architecture

700 Expedition Place, Suite 100, Raleigh, North Carolina 27615
Telephone (919) 412-5415
E-Mail: tylor@blakelydesign.net

PRELIMINARY LANDSCAPE PLAN

FARRIOR HILLS ESTATES SUBDIVISION
ORTEGA ROAD, RALEIGH, N.C.

DATE DEC. 19, 17
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS 1-23-18 BTB REVISED PER COR COMMENTS

SHEET
C2.0