



Administrative Approval Action

Case File / Name: SUB-0009-2020
Ocotea Street Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** The site is located on the south side of Ocotea Street, west of Ridge Road and east of Nakoma Place. The site address is 3333 Ocotea Street, which is inside City Limits.
- REQUEST:** Subdivision of a 0.93-acre tract zoned R-4. The plan proposes two Single-Family house lots under the Conventional Development option.
- 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 dated June 10, 2020 by Ward Surveying Services, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

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.
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for 150 linear feet of a 6 ft sidewalk along the frontage of the properties is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

6. A public infrastructure surety for the street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. 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.)



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Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Ocotea Street.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:

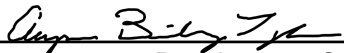
3-Year Sunset Date: July 2, 2023

Record at least ½ of the land area approved.

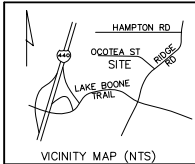
5-Year Sunset Date: July 2, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 07/02/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler



OCOTEA STREET

PRELIMINARY SUBDIVISION PLAN REVIEW

SUB-0009-2020 FEBRUARY 11, 2020 (REV. APRIL 1, 2020)
(REV. JUNE 10, 2020)

- LEGEND:**
- R/W = RIGHT OF WAY
 - IPS = IRON PIPE SET
 - EIP = EXISTING IRON PIPE
 - = OVERHEAD UTILITY LINE
 - = CABLE TV PEDESTAL
 - = SAN SEWER MANHOLE
 - = TELECOM PEDESTAL
 - = ELECTRIC PEDESTAL
 - = UTILITY POLE
 - ### = ADDRESS
 - = WATER METER
 - = METAL FENCE
 - = SEWER LINE
 - = WATER LINE
 - = EXISTING CONTOUR LINE
 - = CURB INLET
 - = DRAIN INLET
 - = SEWER CLEAN-OUT
 - = BACK OF CURB
 - EP = EDGE OF PAVEMENT

N
BOM 1957, PAGE 94

NOTES AND INFORMATION FOUND:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. ALL AREA CALCULATED BY COORDINATE COMPUTATION.
3. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
4. UNDERGROUND OBJECTS, IF ANY, NOT LOCATED BY THIS OFFICE.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720079500 J, DATED MAY 2, 2006.
6. LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.a. UPON ADDITION OF IMPERVIOUS.
7. SITE IS EXEMPT FROM TREE CONSERVATION (LESS THAN 2 ACRES). (9.1.2.)
8. CONDITION OF APPROVAL: A FEE-IN-LIEU WILL BE REQUIRED FOR 6 FT OF SIDEWALK ALONG THE FRONTAGE OF THE DEVELOPMENT ON OCOTEA STREET.
9. SUBJECT PROPERTY IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER U.D.O. 8.3.2.A.1.b.ix.
10. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
11. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
12. TREES LOCATED IN THE RIGHT-OF-WAY ARE MANAGED BY CITY OF RALEIGH AND REQUIRE PROTECTION FROM DISTURBANCE (CITY CODE SEC. 9-8005).

SITE DATA:

PIN NUMBER: 0795327566
 ADDRESS: 3333 OCOTEA ST.
 TOTAL AREA: 40,518 SF/0.930 AC.
 DENSITY: 2.15 D.U./AC.
 ZONING: R-4
 CURRENT USE: SINGLE FAMILY
 LOTS: 2/DETACHED HOUSE

DRAWING INDEX:

- PAGE 1 OF 5: COVER SHEET FOR SUBDIVISION
- PAGE 2 OF 5: EXISTING CONDITIONS & DEMOLITION PLAN
- PAGE 3 OF 5: SUBDIVISION & LANDSCAPE PLAN
- PAGE 4 OF 5: STORMWATER & UTILITY PLAN
- PAGE 5 OF 5: DETAIL SHEET

DEVELOPMENT SERVICES
Preliminary Subdivision Plan Application
 Development Services Customer Service Center - One Exchange Place, Suite 401 Raleigh, NC 27601 | 919.996.3400

This form is used when submitting a Preliminary Subdivision (UDC Section 30.2.5). Please check the appropriate review type and include the plan checker document.

Please email your completed application to CS.Inquiry@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____
 Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 21.2)
 Conventional Subdivision Compact Development Conservation Development Cottage Court

GENERAL INFORMATION:
 Occupancy/plan case number(s): DIVIDE 1 LOT INTO 2 LOTS
 Development name (subject to approval): OCOTEA STREET
 Property Address(es): 3333 OCOTEA STREET
 Parcel/Deed/PIN(s): DEED BOOK 17733, PAGE 1834
 0795327566

What is your project type?
 Single-family Townhouse Attached houses
 Apartment Non-residential

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
 NOTE: Please attach purchase agreement when submitting this form.
 Company: MBM BUILDERS, INC. | Website: www.mbmbuilders.com
 Address: 266 W. MILLBROOK ROAD, RALEIGH, NC 27609
 Phone: (919) 422-0401 | Email: MBMBUILDERSINC@GMAIL.COM
 Applicant Name and Title: SONJA WARD, SENIOR SURVEYOR
 Address: 124 SEABOARD ST. | Phone: (919) 367-7858 | Email: SONJA@WARD-SURVEYING.COM, CMA

Continue to the next page.
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DEVELOPMENT TYPE + SITE DATA TABLE
 (Applicable to all developments)

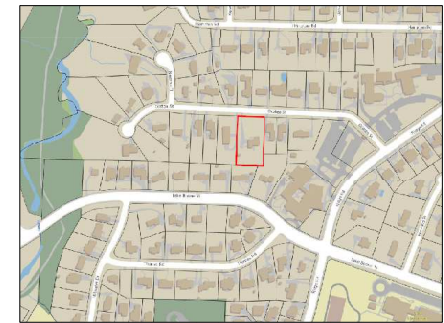
ZONING INFORMATION
 Gross site acreage: 0.930 AC.
 Zoning: R-4
 Overlay district: NONE
 Conditional Use District (CUD) Case # Z: _____

STORMWATER INFORMATION
 Existing Impervious Surface: Acres: 0.1113 | Square Feet: 6,1193
 Proposed Impervious Surface: Acres: 0.3535 | Square Feet: 15,377
 Is this a flood hazard area? Yes No
 If yes, please provide the following:
 Flood Study: _____
 FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY
 Total # of lot/rowhouse lots: 2
 Total # of single-family lots: 2
 Proposed density for each zoning district (UDO 15.2.F): XXXXXXXX
 2/0.930 AC. = 2.15 DU/AC.
 Total # of open space and/or common area lots: 0
 Total # of requested lots: 2

SIGNATURE BLOCK
 I am filing this plan as the property owner(s). I, we do hereby agree and affirm that I/we, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct, all improvements and make all dedications as shown on the proposed development plan as approved by the City of Raleigh.
 I hereby declare: SONJA A. WARD
 I have read and acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and substantial policy which applies to applications and expires after 180 days of receipt.
 Signature: Sonja A. Ward | Date: 2/11/2020
 Printed Name: Sonja A. Ward, Senior Surveyor | Title: Senior Surveyor
 Date: _____

Please email your completed application to DS.Inquiry@raleighnc.gov.
 Page 2 of 2 08/15/2019 raleighnc.gov

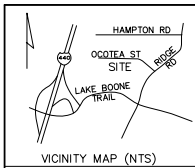


VICINITY MAP
 1" = 500'

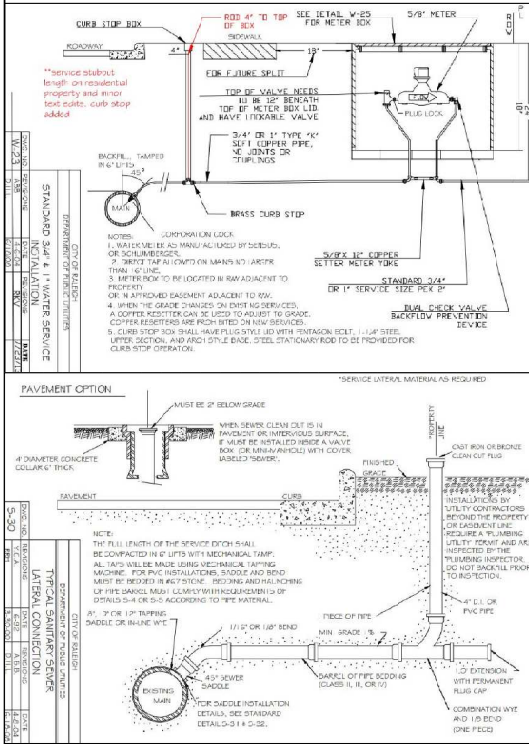
Justin Biegler
 Digitally signed by Justin Biegler
 DN: C=US,
 E=justin.biegler@raleighnc.gov,
 O=Planning and Development,
 CN=Justin Biegler
 Reason: I am approving this document
 Date: 2020.07.06 15:26:51-0400'

SEAL	OWNER/DEVELOPER INFORMATION: MBM BUILDERS, INC. 266 W. MILLBROOK RD RALEIGH, NC 27609 PHONE: (919)422-0401 EMAIL: MBMBUILDERSINC@GMAIL.COM	4/20	ADDRESS C.O.R. COMMENTS	SW	Date: 08/15/2019	COVER SHEET FOR SUBDIVISION OCOTEA STREET FOR MBM BUILDERS INC.	SHEET 1
	REFERENCES: WAKE COUNTY REGISTRY -BOOK OF MAPS 1957, PAGE 94 -DEED BOOK 17733, PAGE 1834	6/20	ADDRESS STORMWATER ISSUE	SW	Scale: 1" = 30'		
					Drawn By: S. WARD	WARD SURVEYING SERVICES, PLLC LAND SURVEYING & PLANNING 124 SEABOARD ST. APEX, N.C. 27502 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833	OF 5
		Date	Revision	By	Field Book: 309p47		

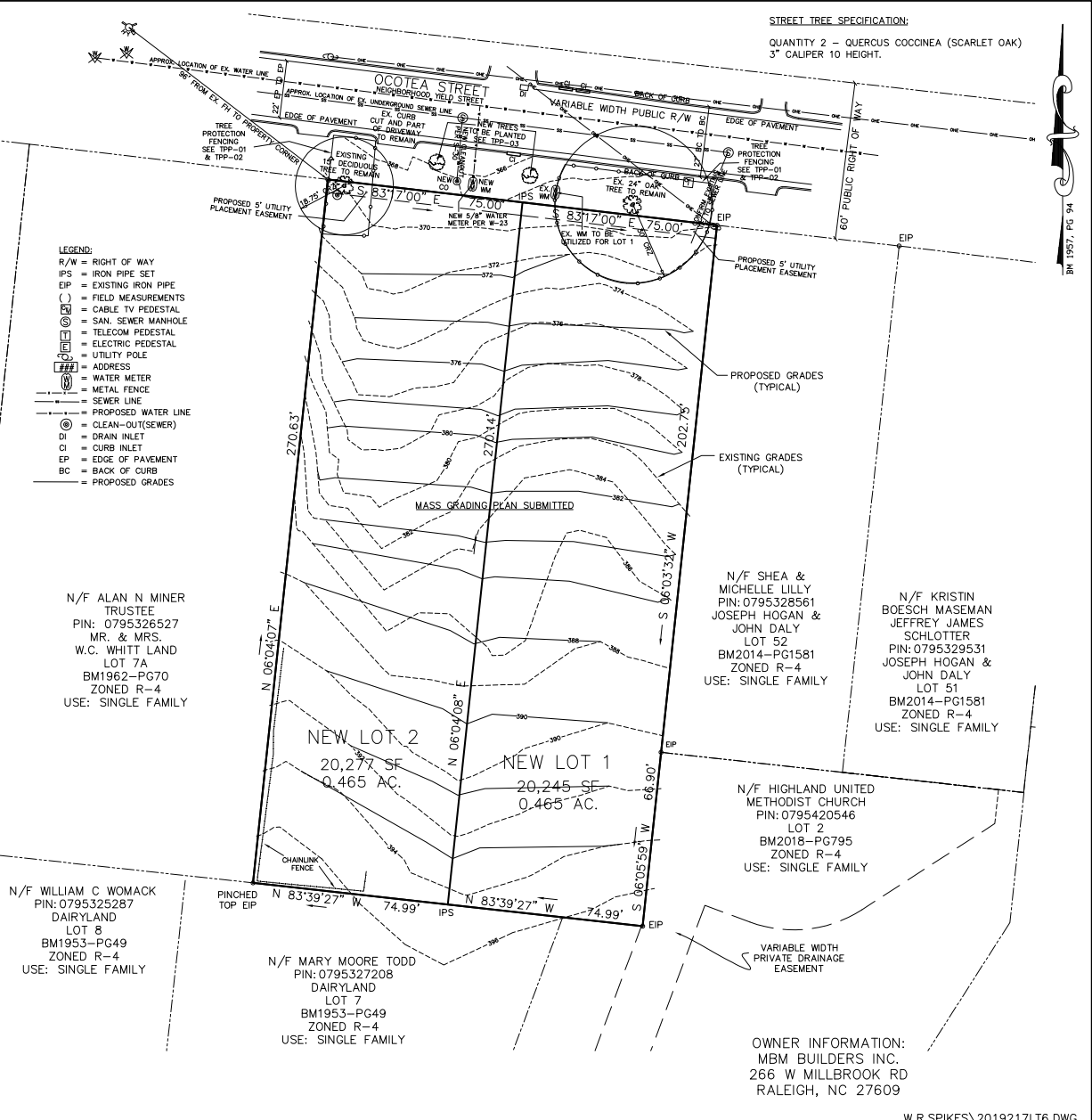
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MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2.A.4.b&c.
LOT 1 IMPERVIOUS LIMIT: (20,245SF x 38%) - 4505F* IMPERVIOUS IN R/W = 7,243 SF
LOT 2 IMPERVIOUS LIMIT: (20,277SF x 38%) - 4505F* IMPERVIOUS IN R/W = 7,255 SF
 * IMPROVEMENTS WITHIN THE R/W = 450SF/LOT OF FEE-IN-LIEU FOR SIDEWALK

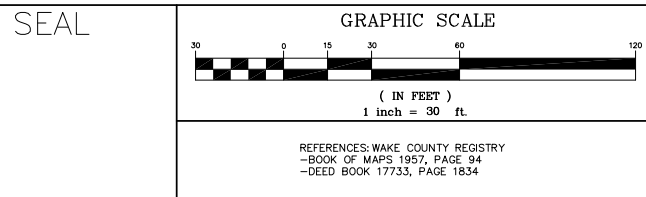


- NOTES:**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - TOPOGRAPHIC CONTOUR DATA WAS BASED ON WAKE COUNTY GIS(MAPS) WITH AN ASSUMED ELEVATION ADOPTED.
 - PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES.
 - LOTS ARE EXEMPT FROM ACTIVE STORMWATER CONTROL MEASURES AND LIMITED TO IMPERVIOUS AMOUNTS IN 9.2.2.4.a. UPON ADDITION OF IMPERVIOUS.
 - WATER/SEWER SERVICE CONNECTIONS: WATER METERS AND CLEANOUTS SHALL NOT BE PLACED IN DRIVEWAYS NOR CROSS PROPERTY LINES.
 - WATER SERVICE: USE EXISTING WATER METER FOR LOT 1 AND ADD NEW 5/8" WATER METER PER DETAIL W-23 AS SHOWN TO ACCOMMODATE LOT 2.
 - SEWER SERVICE: ADD NEW CLEANOUT AND 4" PVC SERVICE FOR LOT 2 PER DETAIL S-30. ALL SERVICES TO BE IN COMPLIANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES & SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS ACTIVITIES. CALL UTILITY LOCATOR SERVICE AT LEAST 48 HOURS PRIOR TO DIGGING.
 - CONDITION OF APPROVAL: A FEE-IN-LIEU WILL BE REQUIRED FOR 6 FT OF SIDEWALK ALONG THE FRONTAGE OF THE DEVELOPMENT ON OCOTEA STREET.
 - DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



SEAL

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 CURRENT USE: SINGLE FAMILY



Date	Revision	By
4/20	ADDRESS C.O.R. COMMENTS	SW
6/20	ADDRESS STORMWATER ISSUE	SW

Date: 08/07/2019
 Scale: 1" = 30'
 Drawn By: S. WARD
 Checked By: S. WARD
 Field Book: 309p47

STORMWATER & UTILITY PLAN
 OCOTEA STREET
 FOR MBM BUILDERS, INC.

CITY OF RALEIGH WAKE COUNTY N.C.

WARD SURVEYING SERVICES, PLLC
 LAND SURVEYING & PLANNING
 124 SEABOARD ST. APEX, N.C. 27502
 TELEPHONE: (919) 367-7858 FAX: (919) 367-7833

SHEET 4 OF 5