



Administrative Approval Action

Case File / Name: SUB-0037-2019
Mayview Tower Subdivison

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 Mayview Road and west side of Tower Street. The site is addressed at 2405 Mayview Rd, which is inside City limits.

REQUEST: Subdivision of a 0.33-acre tract zoned R-10 and located in the Oberlin Village Neighborhood Conservation Overlay District (NCOD) and Special Residential Parking Overlay District (SRPOD). The plans propose two Detached House lots, under the Conventional Development Option.

Variance BOA-0026-2019 was approved to provide relief from minimum lot width standards for proposed Lot #2.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: RCMP-0183-2020: DSLC - Recorded Maps/Boundary Survey - Major
RCMP-0185-2020: DSLC - Recorded Maps/Subdivision

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 May 6, 2020 by Cawthorne, Moss & Panciera.

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:

☒ **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. 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.
3. A fee-in-lieu for 6' of sidewalk along Mayview Road and Tower Street is paid to the City of Raleigh (UDO 8.1.10).



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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 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

5. Cumulative disturbance for the subdivision development, from demolition through single family home construction, shall be less than 12,000 sf. Prior to the issuance of any demolition permit, a sealed letter from a licensed NC surveyor shall be provided to stormwater review staff verifying that the overall limits of disturbance have been marked in the field and total less than 12,000 sf. If at any time demolition, construction of new single family homes, and other associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be required via the site permitting review process. (UDO 9.4.6)
6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for (1) street tree on Tower St. shall be provided to the City of Raleigh Development Services – Development Engineering (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. 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
3. 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.)

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree protection and installation in the right of way. This development proposes saving 11 street trees along Mayview Rd. and planting 1 shade tree along Tower St.



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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:

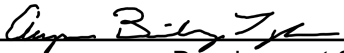
3-Year Sunset Date: July 2, 2023

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

LAND SURVEYOR/CONTACT

CAWTHORNE, MOSS & PANGIERA, PC
MICHAEL A. MCSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

DEVELOPER:

BLUE HEEL DEVELOPMENT
442 SOUTH MAIN STREET SUITE 100
DAVIDSON, NC 28036
919-360-0867

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - EXISTING CONDITIONS
SHEET 3 - PRELIMINARY SUBDIVISION PLAN

SITE SUMMARY

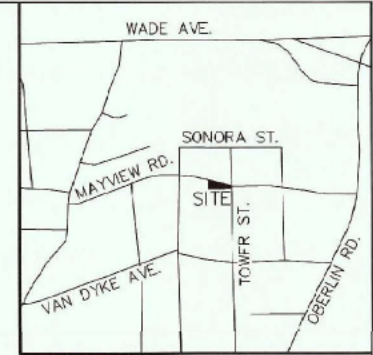
TOTAL NUMBER OF LOTS 2
NEW LOT 1
TOTAL SITE NET AREA 0.332 AC/7,542 S.F.
AREA DEDICATED AS R/W 0.014 AC/304 S.F.
TOTAL SITE GROSS AREA 0.332 AC/14,436 S.F.
ZONING R-10 NCDD
SITE DENSITY 6.02 UNITS PER ACRE

NOTES:

- All construction shall be in accordance with all City of Raleigh Standards and Specifications.
- Developer is responsible for installation of all lines necessary to provide service to this site.
- The developer acknowledges that he has reviewed and is in compliance with the requirements set forth in the Solid Waste Design. The lots will be using residential bins.
- 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 garage or on a 6' x 6' concrete pad to the side or rear of the house.
- Per Section 9.2.2.2.A.2.b.i subject to 4.0 of the Fort 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.
- The subject property is exempt from Tree Conservation requirements due to gross site acreage being less than 2 ac.
- No lots are proposed to require a private pump service.
- This Project requires reconstruction of a Subdivision Plat prior to issuance of a Building Permit.
- Proposed lots are subject to Residential Infill Rules, as per Sec. 2.2.7.
- Diameter & material of water & sewer services are 3/4" CU with 5/8" meter & 4" PVC or DIP @ 1.0% min. grade for each lot.
- Residential driveways are to be constructed as per RSDM Sections 3.5.2 and Table 6.0a Plot plan criteria for residential driveways shall follow the requirements per RSDM Section 6.5.7. Driveways are determined at submittal of the plot plan.
- All existing services to be abandoned will be abandoned per PU Handbook pages 67-68.
- Approved variances A-0026-2019, which provides relief for minimum lot width for lot 2.



MAYVIEW TOWER SUBDIVISION



VICINITY MAP
1"=500'

LEGEND:

EIP - EXISTING IRON PIPE
EPK - EXISTING P.K. NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
- ADDRESS
P-WM - PROPOSED WATER METER
P-CO - PROPOSED SEWER CLEAN-OUT
E-WM - EXISTING WATER METER
E-CO - EXISTING SEWER CLEAN-OUT

LINE TYPE LEGEND

PROPERTY LINE - LINE SURVEYED
RIGHT-OF-WAY
ADJOINING LINE - LINE NOT SURVEYED
OVERHEAD
BUILDING SETBACK
EASEMENT
BARRIER
FLOOD HAZARD SOILS

SHEET 1 OF 3

PRELIMINARY
SUBDIVISION PLAN
COVER SHEET

MAYVIEW TOWER SUBDIVISION

2405 MAYVIEW ROAD
OWNERS: DAVID FONTAINE
REF: D.B. 13222, PAGE 643
REF: B.M. 1942 PAGE 94
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

JUNE 11, 2019
REVISED FEBRUARY 10, 2020
REVISED MAY 6, 2020
ZONED R-10 SRPOD/NCDD
PIN # 0794.12-95-5254
SUB-0037-2019

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • Cox Exchange Plaza, Suite 100 • Raleigh, NC 27601 | 919-596-2495



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5.)
Please check the appropriate review type and include this plan checklist document.

Office Use Only: Transaction #:		Planning Coordinator:	
DEVELOPMENT TYPE (UDO Section 2.1.2) <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Development <input type="checkbox"/> Cottage Court NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.			
GENERAL INFORMATION Development name (subject to approval): MAYVIEW TOWER SUBDIVISION Property Address(es): 2405 MAYVIEW ROAD, RALEIGH, NC 27607 Recorded Deed PIN(s): 0794.12-95-5254			
What is your project type? <input checked="" type="checkbox"/> Single-family <input type="checkbox"/> Townhouse <input type="checkbox"/> Other <input type="checkbox"/> Attached Houses <input type="checkbox"/> Apartment <input type="checkbox"/> Non-residential			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION NOTE: please attach purchase agreement when submitting this form. Company: BLUE HEEL DEVELOPMENT; Owner/Developer Name and Title: KATHERINE CANNON Address: 442 SOUTH MAIN STREET SUITE 100 DAVIDSON, NC 28036 Phone #: (919) 360-0867 Email: KATHERINE@BLUEHEELGROUP.COM			
APPLICANT INFORMATION Company: CAWTHORNE, MOSS & PANGIERA Contact Name and Title: JORDAN PARKER Address: 333 S. WHITE STREET, WAKE FOREST NC, 27587 Phone #: 919-556-3148 Email: JORDAN@CMPPLS.COM			

DEVELOPMENT TYPE & SITE DATE TABLE

(Applicable to all developments)

ZONING INFORMATION

Gross site acreage: 0.332 AC.
Zoning districts (if more than one, provide acreage of each): R-10
Overlay district: SRPOD/NCDD (OBERLIN VILLAGE); Inside City limits? ☒ Yes ☐ No
Conditional Use District (CUD) Case # Z: N/A Board of Adjustment (BOA) Case # A: N/A

Please continue to page two...

Page 1 of 2

REVISIONS 04.20
raleighnc.gov

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.125 Square Feet: 5,463	Proposed Impervious Surface: Acres: Square Feet:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please 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:	2
Proposed density for each zoning district (UDO 1.5.2.F): 6.02 UNITS PER ACRE	
Total # of open space and/or common area lots:	N/A
Total # of requested lots:	2

SIGNATURE BLOCK	
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 development plan as approved by the City of Raleigh.	
I hereby designate JORDAN PARKER to serve as my agent regarding this application, to receive and respond to administrative comments, to submit 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 applicable requirements applicable with the proposed development use. I acknowledge that this application is subject to the "filing calendar" and submit this plan, which states applications will expire after 180 days of inactivity.	
Signatures: David Fontaine	Date: 7/8/2019
Printed Name: DAVID FONTAINE	Date:
Signatures:	Date:
Printed Name:	

Page 2 of 2

Digitally signed by Justin Biegler
DN: C=US,
E=justin.biegler@raleighnc.gov, raleighnc.gov
O=Planning and Development,
CN=Justin Biegler
Reason: I am approving this document
Date: 2020.07.06 15:37:48-04'00'

Justin Biegler



CAWTHORNE, MOSS & PANGIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

LAND SURVEYOR/CONTACT

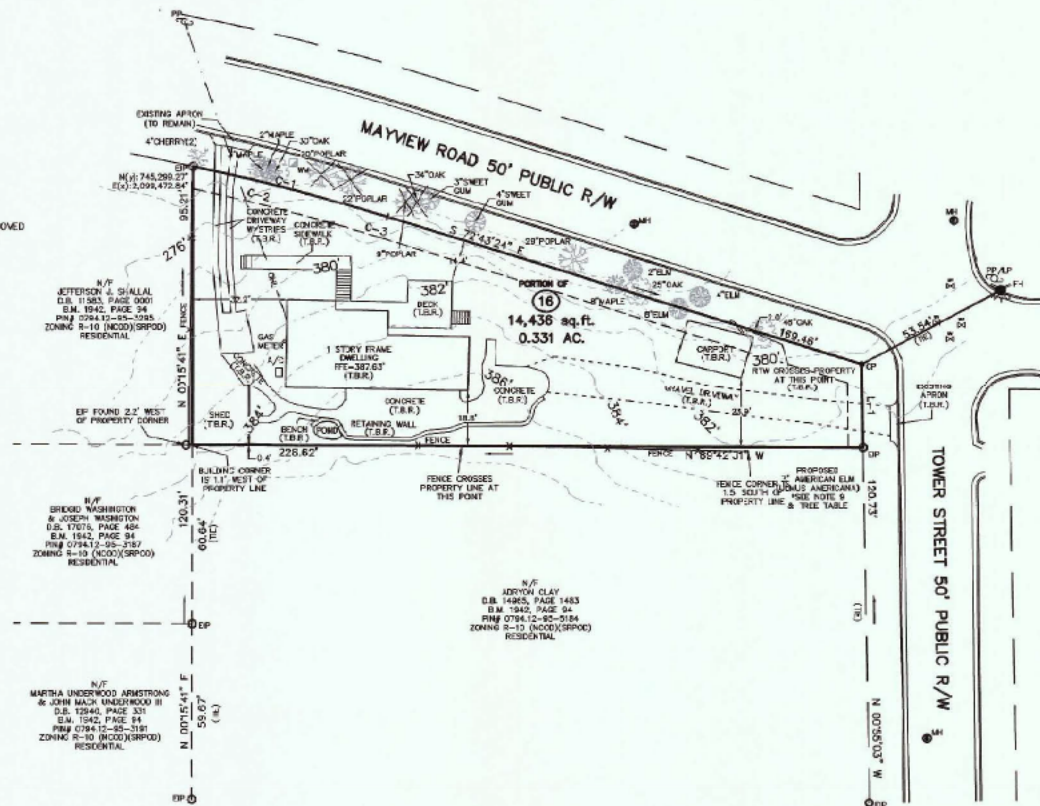
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MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPFLS.COM

DEVELOPER:

BLUE HILL DEVELOPMENT
442 SOUTH MAIN STREET SUITE 100
DAVIDSON, NC 28036
919-360-0857

NOTES:

1. THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
2. NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAT.
3. ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
4. CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
5. ALL CONTOURS ARE AT 2' INTERVALS.
6. EXISTING TREES ALONG MAYVIEW ROAD IS TO BE REMOVED & GROUNDED TO 6" BELOW GRADE, BACKFILLED WITH SOIL & SEEDING TO MATCH SURROUNDING GRADES.



LEGEND:

EP - EXISTING IRON PIPE
EPK - EXISTING PK. RAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
T.B.R. - TO BE REMOVED
F.H. - FIRE HYDRANT
CP - COMPUTED POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 00°42'31" E	28.71'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	66.26'	733.89'	66.26'	S 75°17'04" E

IMPERVIOUS SURFACE TABLE

HOUSE	1,502 S.F.
DECK (435 S.F. @ 50%)	217 S.F.
CONCRETE DRIVEWAY	339 S.F.
GRAVEL DRIVEWAY	1,101 S.F.
SIDEWALKS	232 S.F.
CARPORT	538 S.F.
SHED	391 S.F.
CONCRETE	1,233 S.F.
RETAINING WALLS	96 S.F.
MISC./UTILITIES	22 S.F.
TOTAL IMPERVIOUS AREA	5,463 S.F.
TOTAL LOT AREA	14,436 S.F.
PERCENTAGE OF IMPERVIOUS AREA	37.84%

LINE TYPE LEGEND

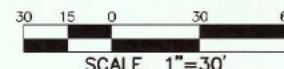
—	PROPERTY LINE - LINE SURVEYED
- - -	RIGHT-OF-WAY
- - -	ADJOINING LINE - LINE NOT SURVEYED
- - -	OVERHEAD LINE
- - -	BUILDING SEWAGE
- - -	EASEMENT
- - -	SUPPLY
- - -	FLOOD HAZARD ZONE

SHEET 2 OF 3

EXISTING CONDITIONS PLAN FOR

MAYVIEW TOWER SUBDIVISION

2405 MAYVIEW ROAD
OWNERS: DAVID FONTAINE
REF: D.B. 13222, PAGE 643
REF: B.M. 1942 PAGE 94
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



JUNE 11, 2019
REVISED FEBRUARY 10, 2020
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CMP

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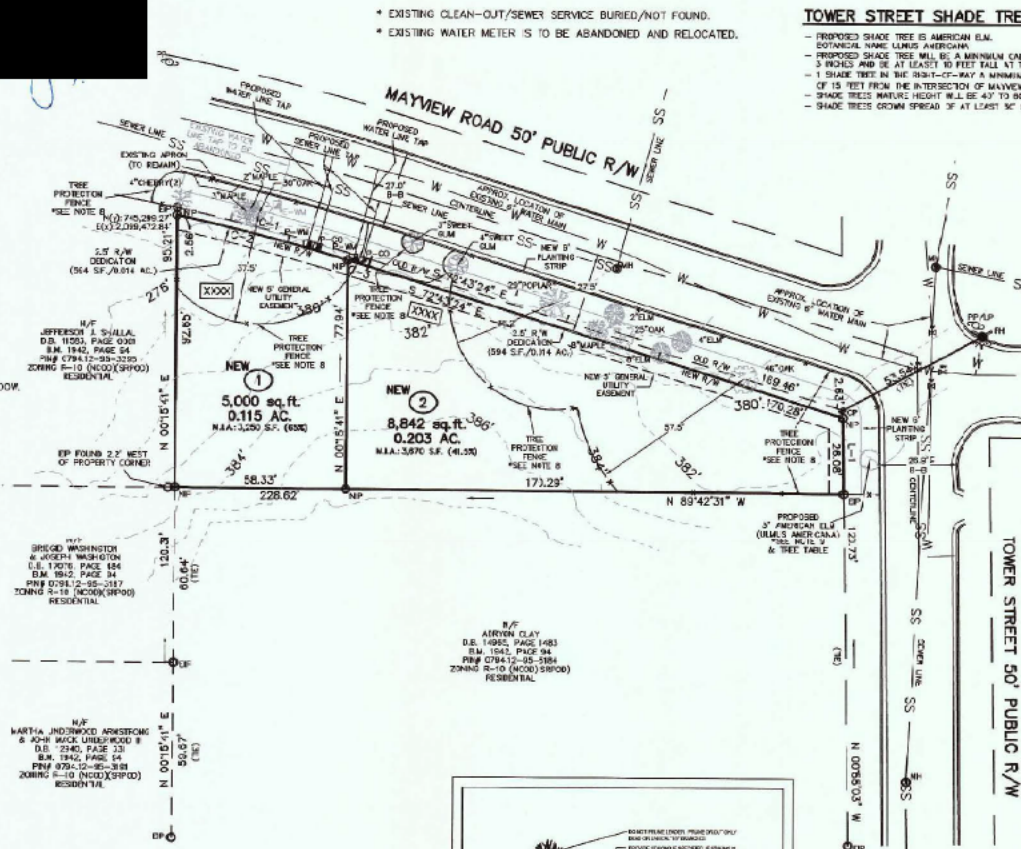
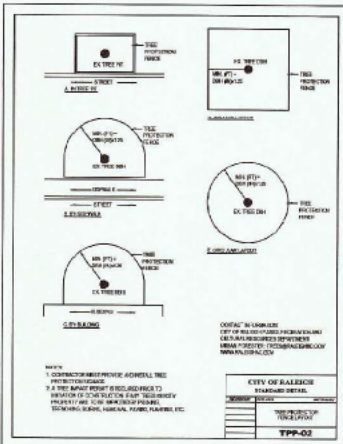
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NOTES:

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- NO UNDERGROUND UTILITIES HAVE BEEN MARKED OR LOCATED FOR THIS PLAN.
- ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- CONTOUR LINES HAVE BEEN TAKEN FROM WAKE COUNTY GIS SITE.
- ALL CONTOURS ARE AT 2' INTERVALS.
- ALL EXISTING SERVICES TO BE ABANDONED WILL BE ABANDONED PER PU HANDBOOK PAGES 67-69.
- FEE-IN-LIEU WILL BE PAID FOR SIDEWALK IN ACCORDANCE WITH TYP-01 & TYP-02.
- ALL EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED IN ACCORDANCE WITH TYP-03 CITY DETAIL, BETWEEN OCTOBER 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CO IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.



LEGEND:

- EP - EXISTING IRON PIPE
- EPK - EXISTING P.V. NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- ES - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PH - POWER POLE
- OH - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- ADDRESS
- P-WM - PROPOSED WATER METER
- P-CO - PROPOSED SEWER CLEAN-OUT
- E-WM - EXISTING WATER METER
- E-CO - EXISTING SEWER CLEAN-OUT
- B-B - BACK OF CURB TO BACK OF CURB
- FM - FIRE HYDRANT
- MEA - MAX IMPERVIOUS ALLOWED

LINE	BEARING	DISTANCE
L-1	S 00°42'31" E	28.71'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	68.28'	733.89'	68.28'	S 75°17'04" E
C-2	60.13'	731.39'	60.13'	S 75°33'07" E
C-3	7.35'	731.39'	7.35'	S 72°54'25" E

SITE SUMMARY
TOTAL NUMBER OF LOTS 2
NEW LOT 1 0.115 AC./5,000 S.F.
NEW LOT 2 0.203 AC./8,842 S.F.
TOTAL SITE NET AREA 0.318 AC./13,842 S.F.
AREA DEDICATED AS R/W 0.014 AC./594 S.F.
TOTAL SITE UPGRADE AREA 0.302 AC./13,248 S.F.
ZONING R-10 NCOD
SITE DENSITY 6.02 UNITS PER ACRE

LINE TYPE LEGEND



SHEET 3 OF 3

PRELIMINARY SUBDIVISION
& LANDSCAPE PLAN FOR

MAYVIEW TOWER SUBDIVISION

2405 MAYVIEW ROAD
OWNERS: DAVID FONTAINE
REF: D.B. 13222, PAGE 643
REF: D.M. 1942 PAGE 94
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=30'

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ZONED R-10 SRPO/NCOD
PIN # 0794.12-95-5254
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