LOCATION: This site is located on the south side of Western Boulevard, west of Heather Drive at 5301 Western Boulevard.

REQUEST: Development of a 22,297 sf/0.512 acre tract zoned R-6 and SRPOD into a proposed 3 lot subdivision with 511 sf/.012 acres of right-of-way dedication. Proposed New Lot 1 being .173 acres/7,548 sf; Proposed New Lot 2 being .152 acres/6,623 sf; Proposed New Lot 3 being .175 acres/7,614 sf. The proposed net site area is .5 acres/21,785 sf.

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 February 17, 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:

☑ 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City unless an exhibit is provided to show that the disturbed area from demo and SFD construction will be less than 12,000 sf (UDO 9.4.4).

☑ 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 Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering
2. A public infrastructure surety for the proposed sidewalk is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

3. 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.

4. A 5’ utility placement easement along Heather Drive 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.

5. A 5’ utility placement easement and 5’ slope easement along Western Blvd and associated deeds of easements shall be approved by the City and the location of the easements shall be shown on the map approved for recordation. The deeds of easements 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.

6. A shared driveway and cross access agreement among the 3 new lots that are part of this subdivision shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

**Stormwater**

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

**Urban Forestry**

8. A public infrastructure surety for street trees along Heather Drive is provided to the City of Raleigh (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:*

**General**
1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement. And if a planting schedule is noted or provided with the permit building plans, the required shrub planting height required shall be 5'ft as noted in Sec.7.2.4.B of the UDO (revising the 3'ft listed on the preliminary subdivision plans set).

**Engineering**

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**Stormwater**

3. 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.

4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

5. 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.)

**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 15, 2023  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date:** July 15, 2025  
**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: ___________________________  Date: 07/15/2020  
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
WESTERN SUNSET SUBDIVISION

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Department Office (919) 733-7820

This form is used when submitting a Preliminary Subdivision (LCO Section 18.23)
Please check the appropriate "check box" type and include the plan check worksheet.

Office Use Only: Transmittal Information:

Preplanning Coordinator:

DEVELOPMENT TYPE (LCO Section 18.23)

Conventional Subdivision

Conversion Development

Conversion Existing Lot

CDBG

NOTE: Subdivisions may require City Council approval if in a Metro Plan, Downtown or Historic District.

GREAT SUBDIVISION NAME (to be approved)

WESTERN SUNSET SUBDIVISION

Property Address:

5301 WESTERN BOULEVARD, RALEIGH, NC 27606

Property Mailing Address:

5301 WESTERN BOULEVARD, RALEIGH, NC 27606

what is your project type?

Single family

Multi-family

Commercial

Industrial

Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

Company:

A SQUARED, LLC

Owner/Developer Name and Title:

DAN MILLER

Address:

5301 WESTERN BOULEVARD, RALEIGH, NC 27606

Phone #:

(919) 556-3148

Email:

dan@asquarednc.com

APPLICATION INFORMATION

Company:

CAWTHORNE MOSS & PANCIERA

Address:

333 S. WHITE STREET, WAKE FOREST NC 27587

Phone #:

(919) 556-3148

Email:

cmp@cmp PLLC

DEVELOPMENT TYPE = SITE BASED TABLE (Applicable to all developments)

ZONING INFORMATION

Gross site area: (LOT 227, 220, 297, 507, 1112, 497)

Zoning district (if one exists): (C-1-81, City Limit)

Dwelling Unit District: (507, 1112, 220, City Limit)

Condition of Use District (where applicable): (C-1-81, 507, 1112)

Dwelling Unit District: (507, 1112, 220, City Limit)

Condition of Use District (where applicable): (C-1-81, 507, 1112)

CRANE:

12000 LB

Please continue to page two

Page 1 of 2

Digitaly signed by Jordon Purdy

Reason: I am approving this document

Date: 2020-07-08

17:08:05-04'00'
LAND SURVEYOR/CONTACT
CAITHORNE, MOSS & PANCIERA, P.C.
MICHAEL A. MOSS, PLLC
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
Mike@CMFLPS.COM

DEVELOPER:
A SQUARED, LLC
51 KUMAYNE DRIVE STE#100
CARY, NC 27511
336-740-4401

NOTES:
1. THIS PLAT SUBJECT TO ALL
   GATEWAYS, APHRITMENTS AND
   RIGHTS OF WAY OF RECORD
   PRIOR TO THE DATE OF THIS PLAT.
   2. ALL POINTS SHOWN ARE
   BASED ON 1983 NSRS.
   3. ALL POINTS SHOWN ARE
   BASED ON 1983 NSRS.
   4. ALL CONTOURS SHOWN ARE
   BASED ON 1983 NSRS.
   5. ALL CONTOURS ARE AT 2.5' INTERVALS
   6. THERE IS NO WINDORUMENT WITHIN
   7. GRADES WILL NOT CHASTE.
   8. PER TC-5A-11, PRIMARY STREET DESIGNATION
   WILL BE WESTERN BOULEVARD.

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

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