

ALTERNATES, ETC:

N/A

## Administrative Approval Action

Case File / Name: SUB-0043-2019 Western Sunset Subdivision

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

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).

☑ <u>**RECORDED MAP(S)**</u> - 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



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- 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).

☑ <u>BUILDING PERMITS</u> - 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



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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  $\frac{1}{2}$  of the land area approved.

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

I hereby certify this administrative decision.

Signed:

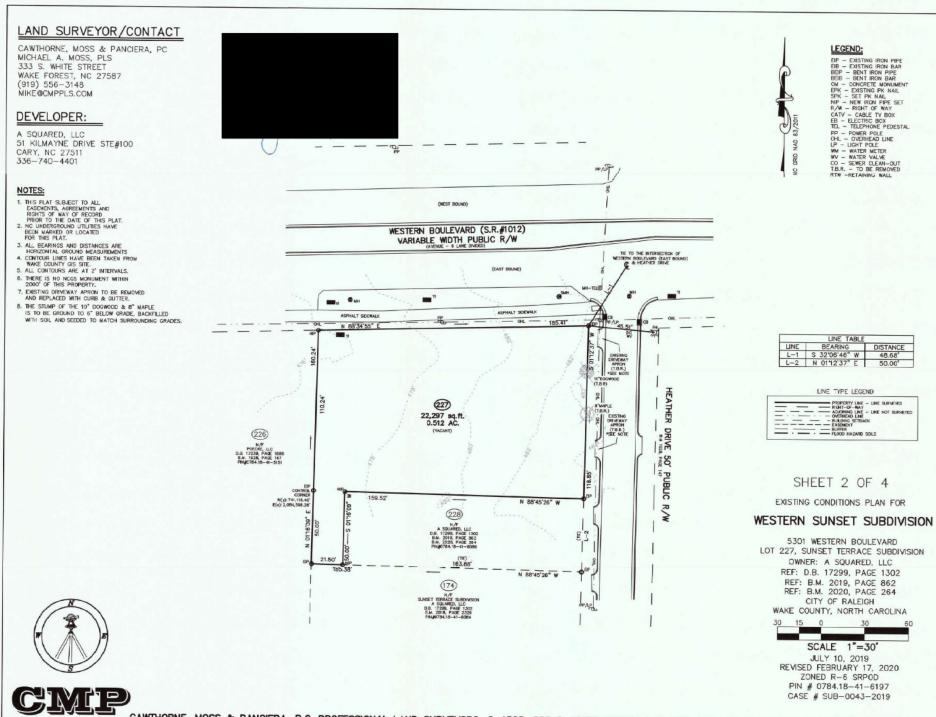
Development Services Dir/Designee

Date: 07/15/2020

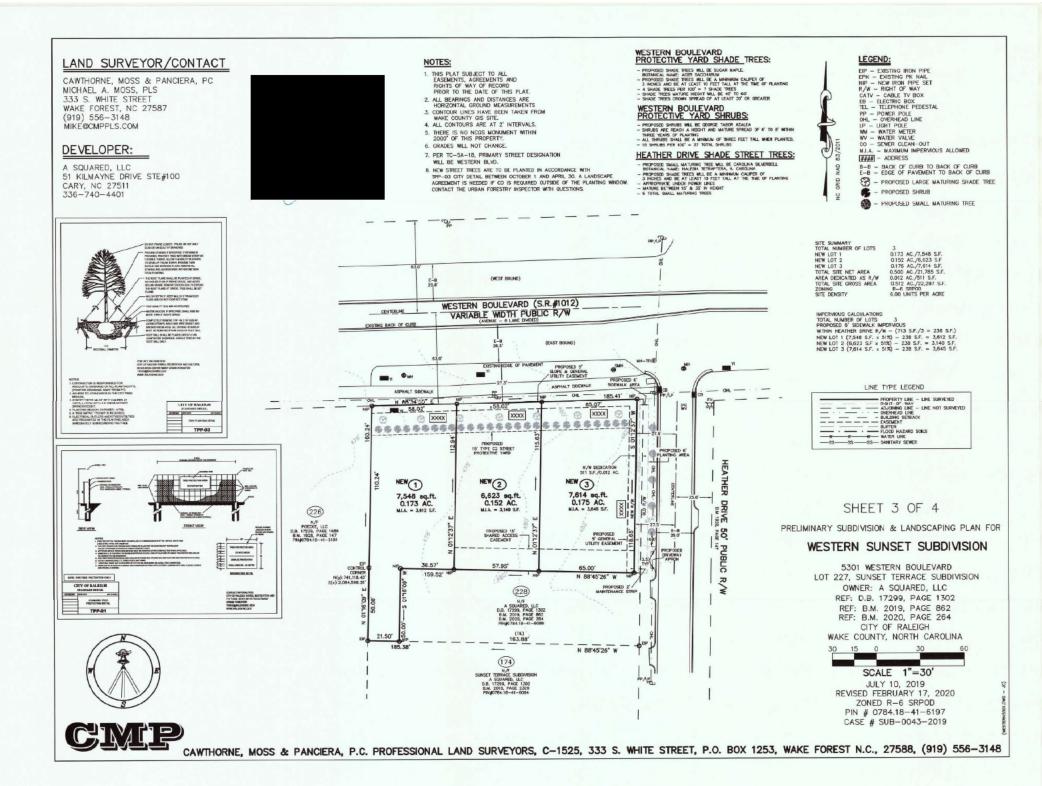
Staff Coordinator: Jermont Purifoy

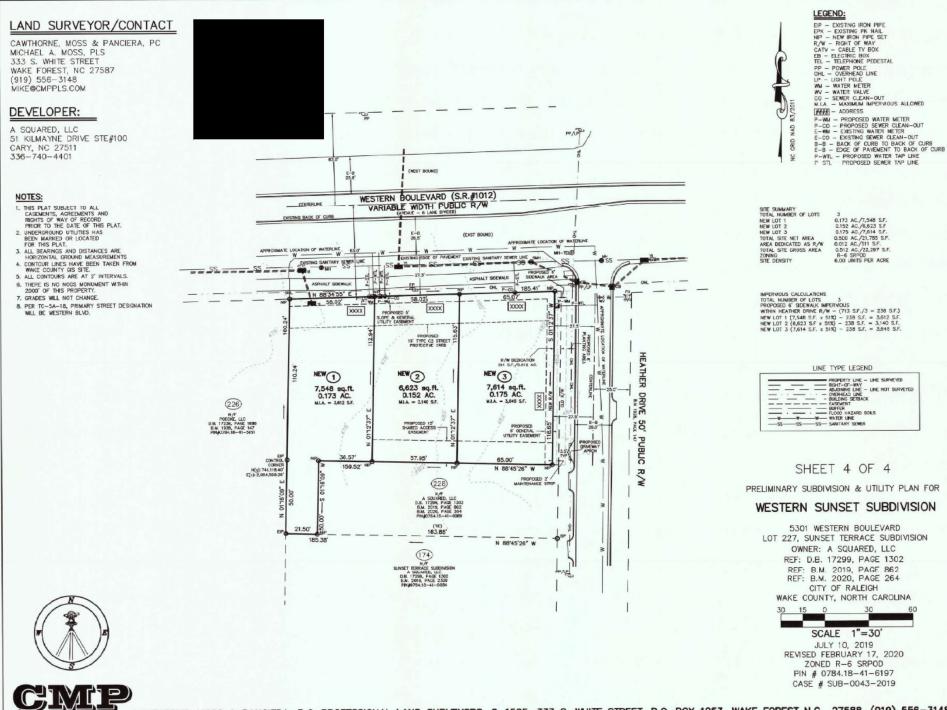
THORNE, MOSS & PANCIERA, PC SHEET 1 - COVER SHEET 1 - COVER SHEET 1 - COVER SHEET 1 - COVER SHEET 3 - EXISTING CONDITIONS NEW SHEET 3 - PRELIMINARY SUBDIVISION TOTA & LANDSCAPING PLAN SHEET 5 COVERS, NC 27587 SHEET 4 - PRELIMINARY SUBDIVISION 1000	SUMMARY LIVMBER OF LOTS         3	To struction shall be in accordance with all City obligh Standards and Specifications. realoger is responsible for installation of all lines sary to provide service to this site. revelopers have reviewed and are in compliance with regularements set forth in the Solid Waste Beergin Manual, fuse containers are to be rolled to the curb of the public right- ent serviced by City of Roleigh Solid Waste Services. Carts with be store arroge or an 0.5 × 5 concrete pod to the side or rear of the hous in Section 9.2.2.4.2.b.1 subject to 4.a serviced by City of Roleigh Solid Waste Services and Subject to see exampt from active starmwater measures and subject to see exampt from active starmwater measures and subject to subject property is exampt from Tree Conservation internets due to grass site arroads private pump service. Is Project requires recordance for a Subdivision Plat prior to make a Building Permit. Togets and Subject to Residential fill Rules, as per Sec. 2.2.7 formeter & material of water & severe services are 3/4 <sup>4</sup> CU with 5/4 Fibblich as interview from Subject to 6.5.7. Driveways avoid follow includence of the Subject to 6.5.7. Driveways are Biblich er TC-5A-1.8. Subject to 4.a. of part 10A Roleigh Unriddo De encludence of the Subject to 7. Subject Biblich er TC-5A-1.8. Subject to 7. Subject Biblich er TC-5A-1.8. Subject to 7. Subject Biblich er Sobio 9.2.2.A.b.1. Subject to 7. Driveways avoid follow includence the severe Biblich Schormeder measures and winther review upon placement of material arms surface areas.	in meter 12. 13. 13. 13. 13. 13. 13. 13. 13
DEVELOPMENT SERVICES         SUNS           Preliminary Subdivision Plan Application         Saleigh		ATER INFORMATION Proposed Impervious Surface: 3 Acres: N/A Square Feet: N/A	LEGEND: EP - EXISTING PRO PIPE EPK - EXISTING PIN NAIL NP - NEW RON PIPE SET R/W - RIGHT OF WAY CATY - CAULE TV BOX EB - ELECTRIC BOX EB - ELECTRIC BOX FL - TELEPHONE PEDESTAIL PP - POWER POLE ILP - LIGHT POLE ILP - LIGHT RETER
	Neusa River Buffer Ves No Is this a flood hazard ance? Ves No If yes, please provide the following: Alluvial solits: Flood study: FEMA Map Panel #: NUMBER O	FLOTS AND DENSITY V/A Attached N/A 2:F): 6.00 UNITS PER ACRE	WW - WATER VALVE       WW - WATER VALVE       CO - SEVER CLEAN-OUT       F-WM - PROPOSED WATER METER       F-WM - PROPOSED SEVER CLEAN-OUT       E-WM - EXSTING WATER METER       Z     E-OO - EXSTING SEVER CLEAN-OUT       PUBLIC IMPROVEMENTS QUANTITIES       THERE WILL BE 3 NEW WATER STUBS       LINE TYPE LEGEND
Recorded Deed PIN(s): 0784.18-41-6197         What is your project type?       Single family apartment         Non-residential       Other:         CURRENT PROPERTY OWNER/DEVELOPER INFORMATION         NOTE: please attach purchase agreement when submitting this form.         Company: A SQUARED, LLC       Owner/Developer Name and Titls: DAN MILLER         Address: 51 KILMAYNE DRIVE, STE#100, CARY, NC 27511	In filing this plan as the property owner(s), live do 1 executors, administrators, successors, and assign all dedications as shown on this proposed develope I hereby designate JORDAN PA this epilcation, to receive and response to administ represent me in any public meeting regarding this a live have read, advocatiedge, and affirm that this p	RKER to serve as my agent rogarding trative comments, to resubmit plans on my behalf, and to pplication. rojet is conforming to all application requirements applicable that this application is subject to the filing calendar and	SHEET 1 OF 4 PRELIMINARY SUBDIVISION PLAN
Phone #: 336-740-4401     Email: DAN@BUILDRALEIGH.COM       APPLICANT INFORMATION       Company: CAWTHORNE, MOSS       Context Name and Title: JORDAN PARKER       & PANCIERA     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)     DEVELOPMENT TYPE + SITE DATE TABLE	With the process descent policy and the process of	Date: 7 30 17	COVER SHEET WESTERN SUNSET SUBDIVISION 5301 WESTERN BOULEVARD LOT 227, SUNSET TERRACE SUBDIVISION OWNER: A SQUARED, LLC REF: D.B. 17299, PAGE 1302
Control the Oktivation	Page 2 of 2 Journovet	Digitally signed by Jermont Purifoy Reason: I am approving this document Date: 2020.07.08 Review, 17:08:05-04'00' rateighnc.gov	REF: D.B. 17299, FAGE 1502 REF: B.M. 2019, PAGE 862 REF: B.M. 2020, PAGE 264 CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA 30 15 0 30 60 SCALE 1"=30' JULY 10, 2019 REVISED FEBRUARY 17, 2020

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



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