



# Administrative Approval Action

Case File / Name: SUB-0046-2019  
Pettigrew Place

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 east side of S. Pettigrew Street. The site is addressed at 17 S. Pettigrew St, which is inside City limits.

**REQUEST:** Subdivision of a vacant 0.32-acre tract, the majority of which is zoned R-10. Very small portions are zoned NX-3 and RX-3. The plans propose two Detached 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 December 4, 2019 by Capital Civil Engineering.

## **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 (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:*

### **Engineering**

1. A fee-in-lieu for 1' of sidewalk width across the frontage of the two lots is paid to the City of Raleigh (UDO 8.1.10).
2. 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.



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## Stormwater

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

## Urban Forestry

4. A public infrastructure surety for (2) 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. 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. 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

3. 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 S. Pettigrew 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).

## Urban Forestry

2. Final inspection of all right of way street trees by Urban Forestry Staff.

**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: January 23, 2023**

**Record at least ½ of the land area approved.**



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currentplanning@raleighnc.gov  
www.raleighnc.gov

5-Year Sunset Date: January 23, 2025  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_

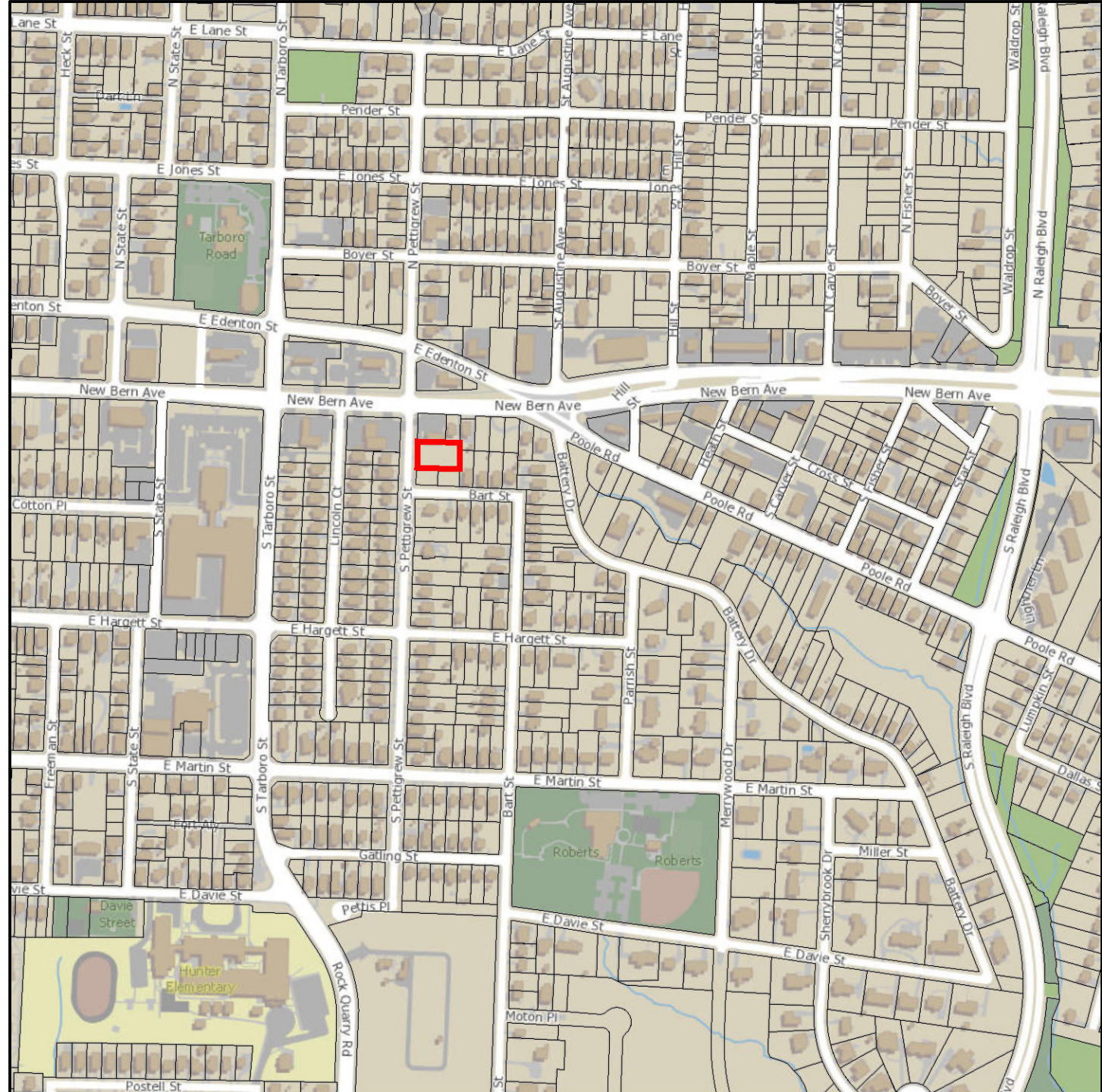
A handwritten signature in black ink, appearing to read "Ryan Boivin", written over a horizontal line.

Development Services Dir/Designee

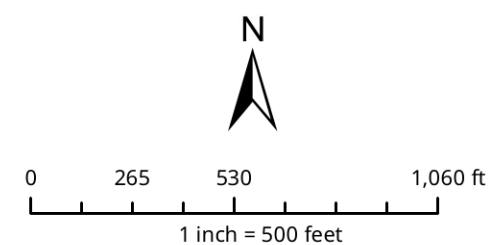
Staff Coordinator: Ryan Boivin

Date: 01/24/2020





VICINITY MAP



**Disclaimer**  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

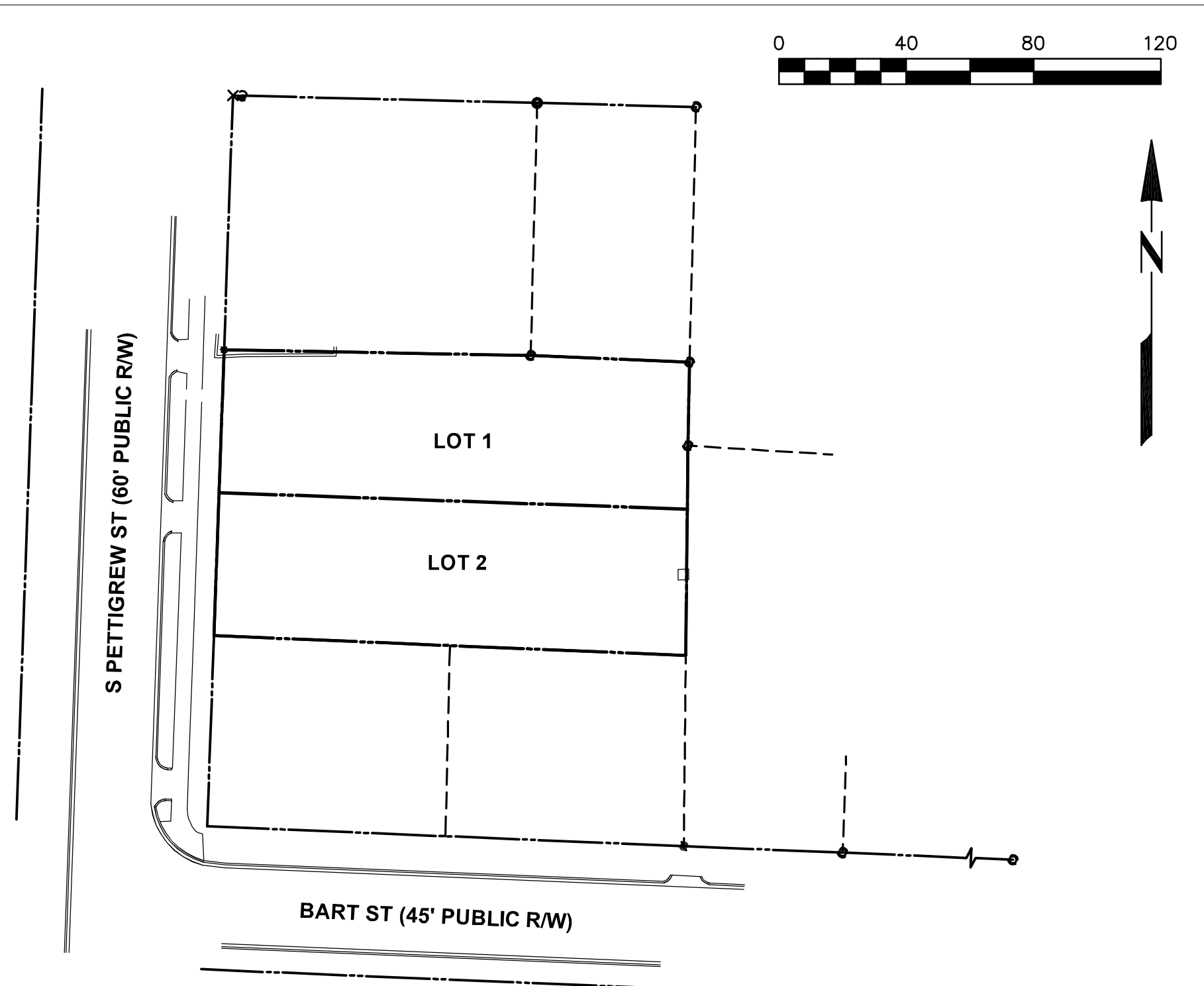
**STORMWATER EXCEPTION**

PER UDO SECTION 9.2.2.A.1, SITE CLAIMS STORMWATER EXCEPTION FOR DETACHED SINGLE-UNIT AND ATTACHED TWO-UNIT LIVING PART OF A SUBDIVISION 1 ACRE OR LESS IN AGGREGATE SIZE.

# PETTIGREW PLACE

## 17 S PETTIGREW STREET

### PRELIMINARY SUBDIVISION - SUB-0046-2019



**OVERVIEW**

SCALE: 1" = 40'

**ENGINEER**

CAPITAL CIVIL ENGINEERING, PLLC  
1011 PEMBERTON HILL RD, STE 203  
APEX, NC 27502  
PH: 919 249-8587  
MICHAEL J. KANE, PE  
mkane@capitalcivil.com

**OWNER**

CALIBER HOMES CAROLINA, LLC  
3330 OCOTEA STREET  
RALEIGH, NC 27607  
PH: 919 749-2595  
CEANNE MELKERSON  
ceanne@caliberhomesportland.com

**INDEX**

COVER	PS1
EXISTING CONDITIONS	PS2
PRELIMINARY SUBDIVISION PLAN	PS3

**REVISIONS**

9/16/2019 1ST REVIEW  
12/4/2019 2ND REVIEW

SITE DATA	
PLAT	BM 2019 PG 1040
DEED	BK 5037 PG 0610
ADDRESS	17 S PETTIGREW STREET
PARCEL ID NO	1713-28-6708
ZONING	R-10
OVERLAY	NONE
AREA GROSS EXISTING	0.32 AC
AREA NET AFTER R/W	0.32 AC (NO R/W DEDICATION REQUIRED)
EXISTING USE	VACANT
PROPOSED USE	TWO, SINGLE FAMILY USE DETACHED HOMES
DENSITY	6.25 UNITS/AC PROPOSED (2/0.32), 10 ALLOWABLE
PRIMARY STREET	S PETTIGREW ST
EXISTING IMPERVIOUS	0 SF
PROPOSED IMPERVIOUS	15,455 SF
EXISTING BUILDING	0
PROPOSED BUILDINGS	2 (1,600~1,800 SF EACH)
100YR FLOOD PLAIN	NONE ON THIS LOT
HEIGHT ALLOWABLE	40' / 3 STORIES

**DEVELOPMENT SERVICES**

### Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

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

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	
Scoping/sketch plan case number(s): none	
Development name (subject to approval): Pettigrew Place	
Property Address(es): 17 S Pettigrew St	
Recorded Deed PIN(s): 1713-28-6708	
What is your project type?	<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Apartment
	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential
	<input type="checkbox"/> Other:
	<input type="checkbox"/> Attached houses

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: Caliber Homes Carolina, LLC   Owner/Developer Name and Title: Ceanne Melkersen - Member/Manager	
Address: 3330 Ocotia Street, Raleigh, NC 27607	
Phone #: 919 749-2595	Email: ceanne@caliberhomesportland.com
APPLICANT INFORMATION	
Company: Caliber Homes Carolina, LLC   Contact Name and Title: Michael Kane, Managing Partner	
Capital Civil Engineering, PLLC   Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502	
Phone #: 919 249-8587	Email: mkane@capitalcivil.com

Continue to the next page->

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.32	
Zoning districts (if more than one, provide acreage of each): R-10	
Overlay district: none	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: tbd Square Feet: tbd
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): 6.25 units per acre (2 units on 0.32 gross acres)	
Total # of open space and/or common area lots: 0	
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 Michael Kane of Capital Civil Engineering to serve as my agent regarding this application, to receive and response 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 acknowledge that this application is subject to the filing calendar and submittal policy which states applications will expire after 180 days of inactivity.	
Signature: <u>Ceanne Melkersen</u>	Date: <u>9/13/19</u>
Printed Name: Ceanne Melkersen	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to [DS.intake@raleighnc.gov](mailto:DS.intake@raleighnc.gov).

CALIBER  
HOMES

PETTIGREW PLACE - SUB-0046-2019

17 S PETTIGREW STREET, RALEIGH, NC 27610

ZONED: R-10 OVERLAY: NONE

COVER SHEET

CCE  
CAPITAL CIVIL ENGINEERING -

1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH 919 249-8587 FX 919 590-1687  
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DATE

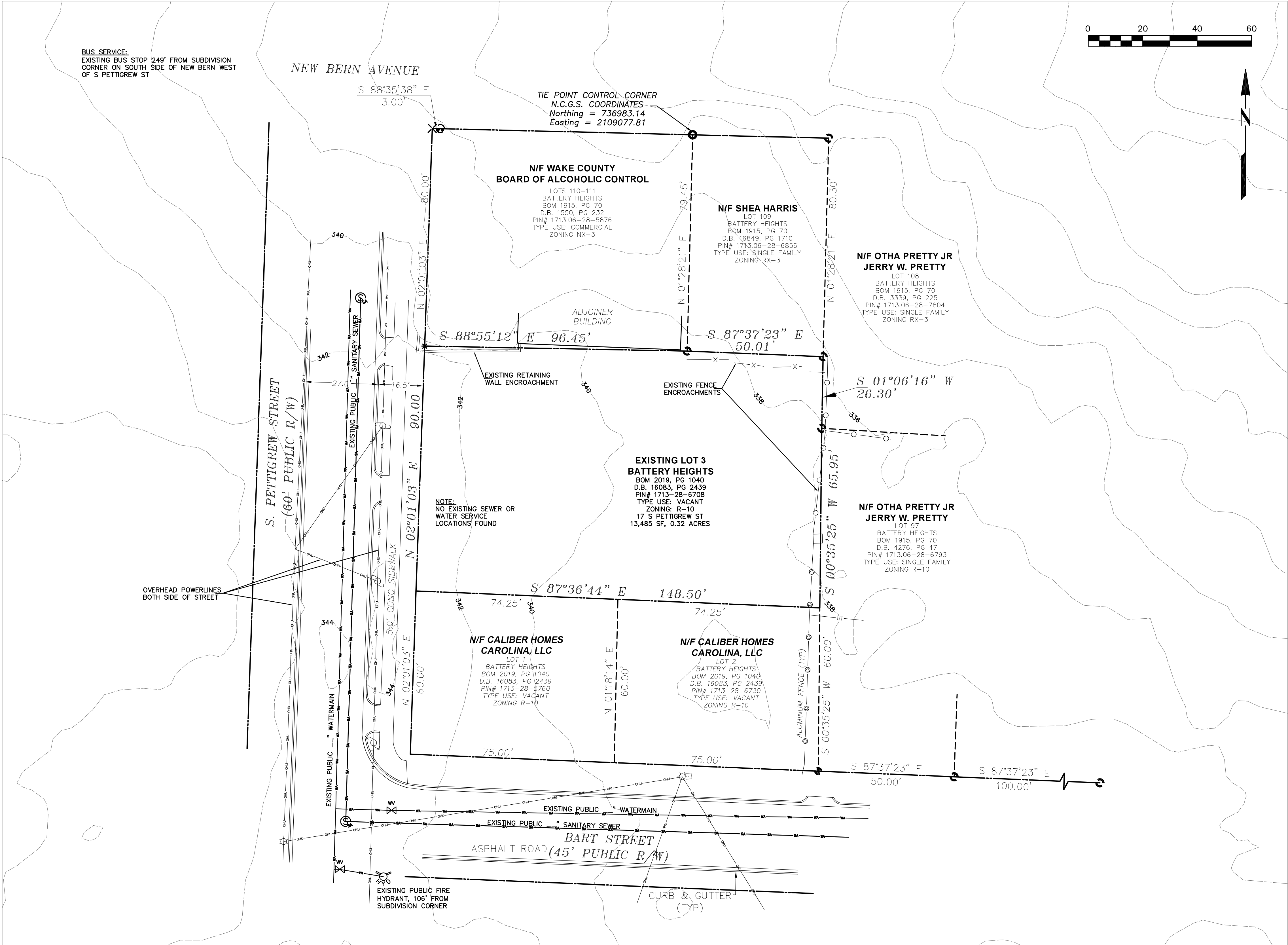
DECEMBER 4, 2019

ISSUED FOR APPROVAL

SHEET NO.

PS1





BUS SERVICE:  
EXISTING BUS STOP 249' FROM SUBDIVISION  
CORNER ON SOUTH SIDE OF NEW BERN WEST  
OF S PETTIGREW ST

NEW BERN AVENUE

S 88°35'38" E  
3.00'

TIE POINT CONTROL CORNER  
N.C.G.S. COORDINATES  
Northing = 736983.14  
Easting = 2109077.81

N/F WAKE COUNTY  
BOARD OF ALCOHOLIC CONTROL

LOTS 110-111  
BATTERY HEIGHTS  
BOM 1915, PG 70  
D.B. 1550, PG 232  
PIN# 1713.06-28-5876  
TYPE USE: COMMERCIAL  
ZONING RX-3

N/F SHEA HARRIS  
LOT 109  
BATTERY HEIGHTS  
BOM 1915, PG 70  
D.B. 16849, PG 1710  
PIN# 1713.06-28-6856  
TYPE USE: SINGLE FAMILY  
ZONING RX-3

N/F OTHA PRETTY JR  
JERRY W. PRETTY

LOT 108  
BATTERY HEIGHTS  
BOM 1915, PG 70  
D.B. 3339, PG 225  
PIN# 1713.06-28-7804  
TYPE USE: SINGLE FAMILY  
ZONING RX-3

ADJOINER  
BUILDING

EXISTING RETAINING  
WALL ENCROACHMENT

EXISTING FENCE  
ENCROACHMENTS

S 01°06'16" W  
26.30'

EXISTING LOT 3  
BATTERY HEIGHTS  
BOM 2019, PG 1040  
D.B. 16083, PG 2439  
PIN# 1713-28-6708  
TYPE USE: VACANT  
ZONING: R-10  
17 S PETTIGREW ST  
13,485 SF, 0.32 ACRES

N/F OTHA PRETTY JR  
JERRY W. PRETTY

LOT 97  
BATTERY HEIGHTS  
BOM 1915, PG 70  
D.B. 4276, PG 47  
PIN# 1713.06-28-6793  
TYPE USE: SINGLE FAMILY  
ZONING R-10

NOTE:  
NO EXISTING SEWER OR  
WATER SERVICE  
LOCATIONS FOUND

N/F CALIBER HOMES  
CAROLINA, LLC

LOT 1  
BATTERY HEIGHTS  
BOM 2019, PG 1040  
D.B. 16083, PG 2439  
PIN# 1713-28-5760  
TYPE USE: VACANT  
ZONING R-10

N/F CALIBER HOMES  
CAROLINA, LLC

LOT 2  
BATTERY HEIGHTS  
BOM 2019, PG 1040  
D.B. 16083, PG 2439  
PIN# 1713-28-6730  
TYPE USE: VACANT  
ZONING R-10

OVERHEAD POWERLINES  
BOTH SIDE OF STREET

EXISTING PUBLIC WATERMAIN

EXISTING PUBLIC SANITARY SEWER

BART STREET  
ASPHALT ROAD (45' PUBLIC R/W)

EXISTING PUBLIC FIRE  
HYDRANT, 106' FROM  
SUBDIVISION CORNER

CURB & GUTTER  
(TYP)

EXISTING CONDITIONS

SCALE: 1" = 20'

NOTES

- BOUNDARY & UTILITY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC
- CONTOURS PER WAKE COUNTY GIS 2013 DATA

CALIBER  
HOMES

PETTIGREW PLACE - SUB-0046-2019

17 S PETTIGREW STREET, RALEIGH, NC 27610

ZONED: R-10 OVERLAY: NONE

EXISTING CONDITIONS

CCE

- CAPITAL CIVIL ENGINEERING -

1011 PEMBERTON HILL RD, STE 203, APEX, NC 27502  
PH 919 249-8587 FX 919 590-6887

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DATE  
DECEMBER 4, 2019

ISSUED FOR  
APPROVAL

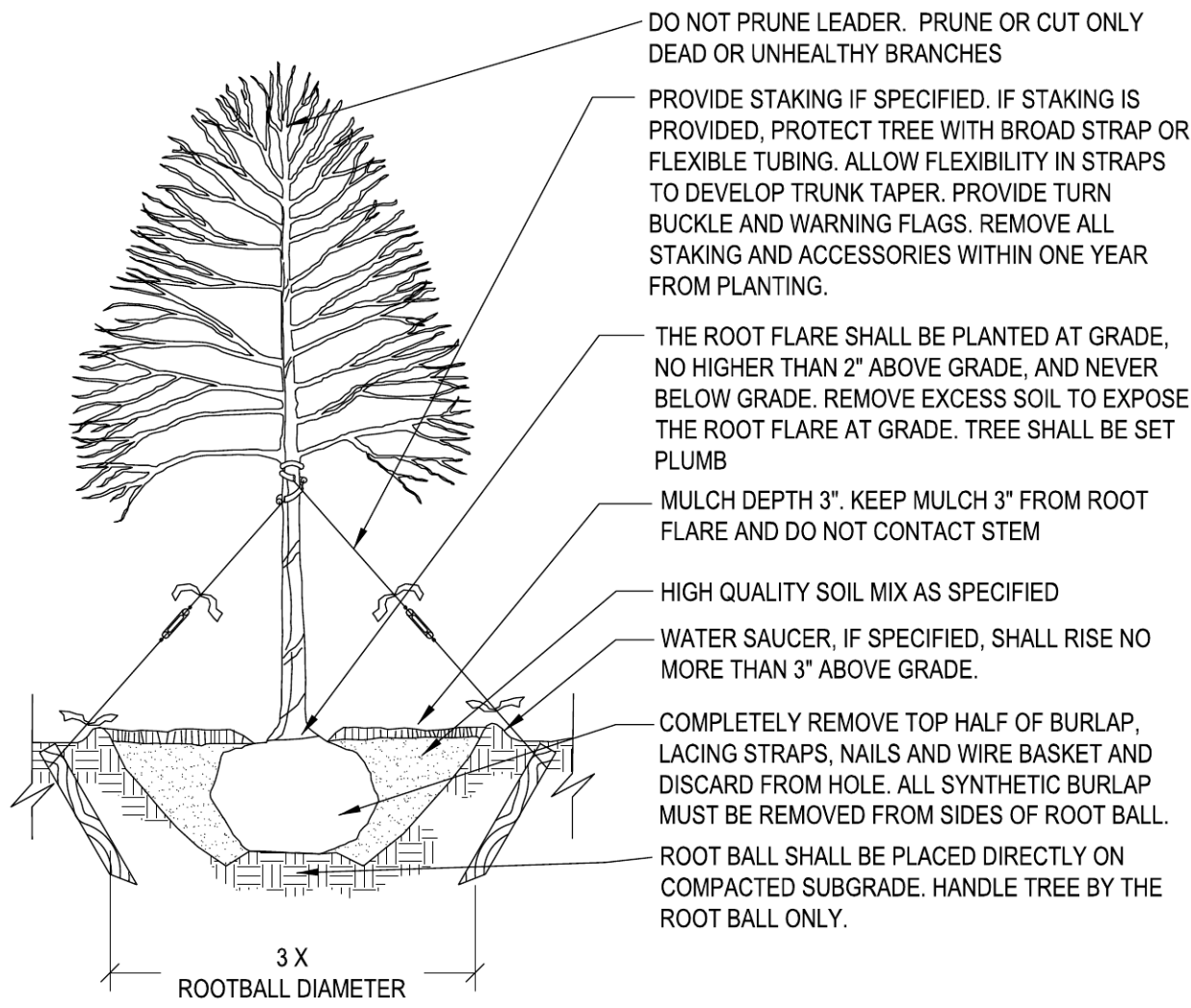
SHEET NO.

PS2





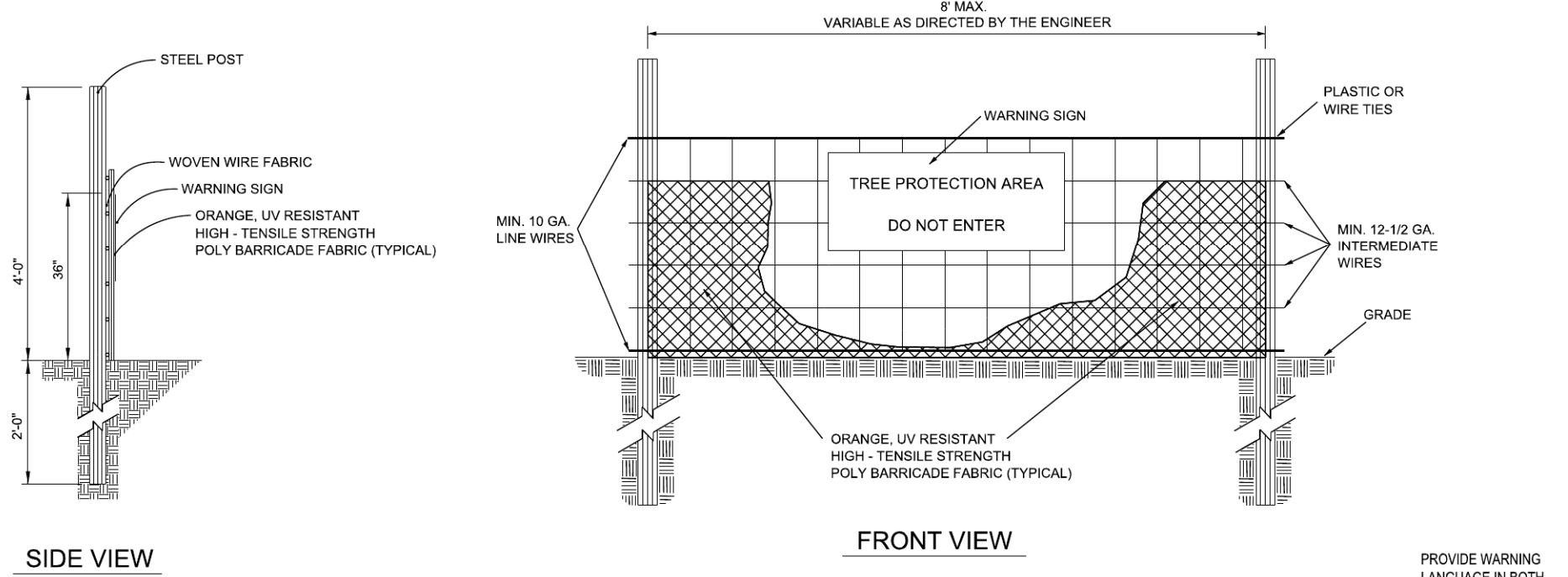
Know what's below.  
Call before you dig.



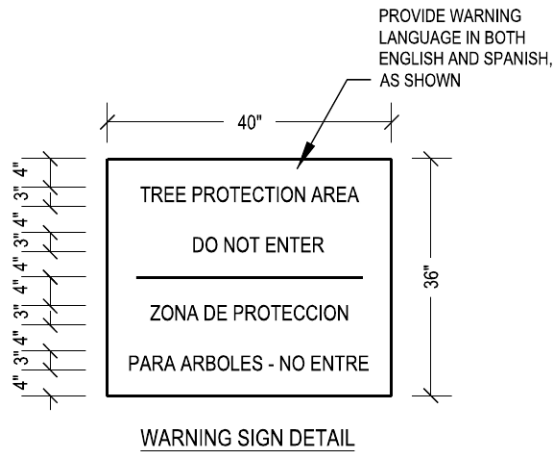
CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITTS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' 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.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 8/1/19	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		



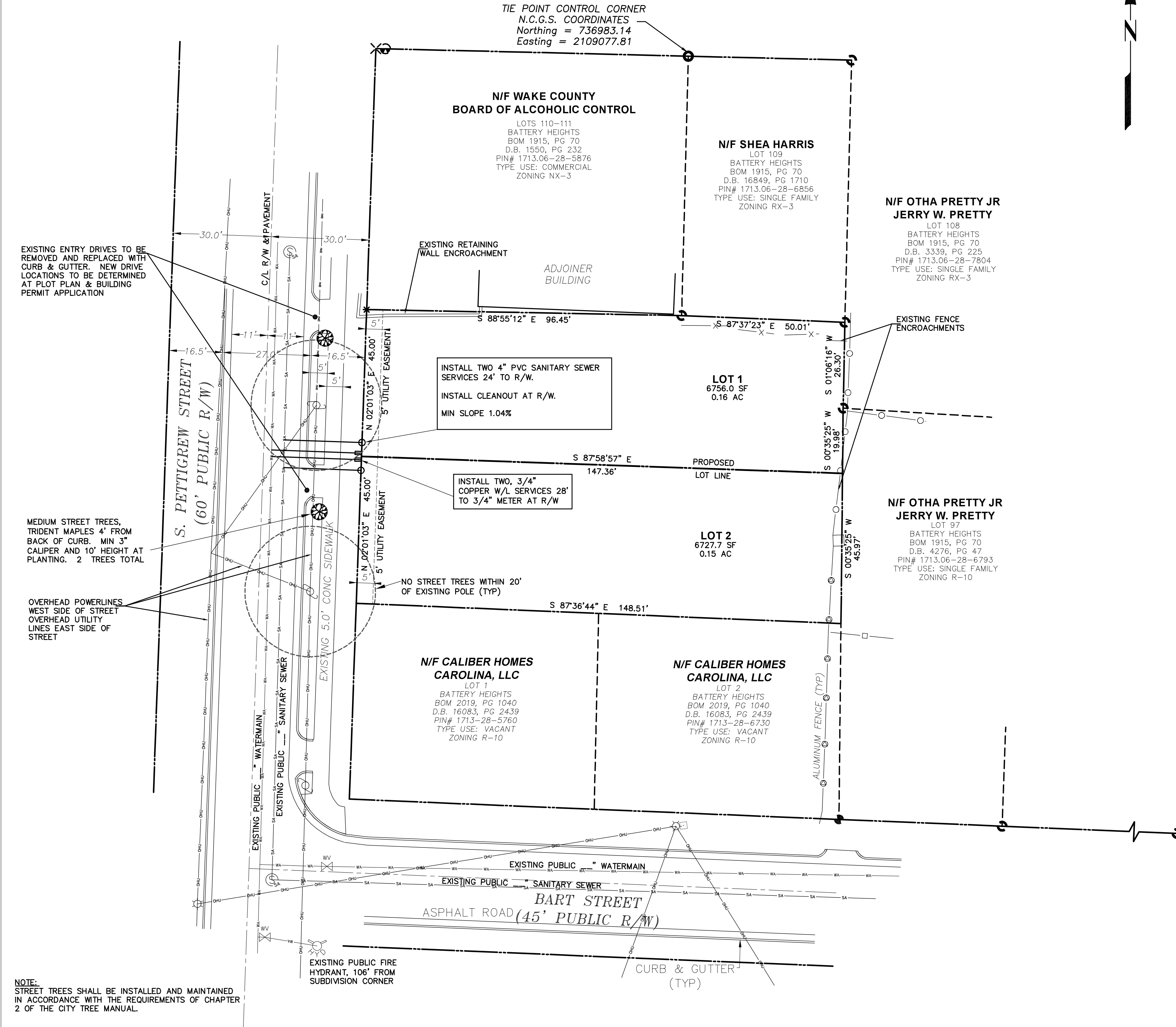
NOTES  
AT PLOT PLAN TREES AT BACK OF LOT OUTSIDE OF DISTURBED AREA TO BE IDENTIFIED AND PROTECTED PER THIS DETAIL.



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND  
CULTURAL RESOURCES DEPARTMENT  
URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

BUS SERVICE:  
EXISTING BUS STOP 249' FROM SUBDIVISION  
CORNER ON SOUTH SIDE OF NEW BERN WEST  
OF S PETTIGREW ST

NEW BERN AVENUE



PRELIMINARY SUBDIVISION PLAN  
SCALE: 1" = 20'

LOT SUMMARY	
TOTAL NUMBER OF LOTS	2
NEW LOT 1	0.16 AC (6756.0 SF)
NEW LOT 2	0.15 AC (6727.7 SF)

CALIBER  
HOMES

PETTIGREW PLACE - SUB-0046-2019

17 S PETTIGREW STREET, RALEIGH, NC 27610

ZONED: R-10 OVERLAY: NONE

PRELIMINARY SUBDIVISION PLAN

CCE  
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PH 919 249-8387 FX 919 590-6887  
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SEAL  
DATE  
DECEMBER 4, 2019  
ISSUED FOR  
APPROVAL  
SHEET NO.

PS3