LOCATION: This site is located on the north side of E. Six Forks Road, east of Belvin Drive at 3114 Belvin Drive.

REQUEST: Development of a 0.611 acre tract zoned R-4 into a proposed 2 lot subdivision. Proposed Lot 1 being 12,967.5 sf/.298 acres, Lot 2 being 13,004/.299 acres and 652.5 sf/.015 acres of right-of-way dedication. The proposed density for the site is 3.35 units/ acres.

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 24, 2020 by ALISON A POCKAT, ASLA.

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 NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

☑ 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.

☑ Utility Placement Easement Required ☐ Slope Easement 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. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A fee-in-lieu for 6' wide sidewalks across the lot frontages is paid to the City of Raleigh (UDO 8.1.10).

4. 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.

5. Slope 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.

6. 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.

Stormwater

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

8. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

10. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

Urban Forestry

11. A public infrastructure surety for 13 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
Administrative Approval Action
Case File / Name: SUB-0062-2019
Belvin North Subdivision

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 installation in the right of way. This development proposes 13 street trees along Belvin Dr.

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

Urban Forestry

1. 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: April 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: April 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 04/01/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
BELVIN NORTH
SUBDIVISION
3114 BELVIN DR.
RALEIGH, NORTH CAROLINA
OWNER,
MATTOX PROPERTY GROUP, LLC
127 W. HARGETT ST.
SUITE 500
RALEIGH, NC 27601
CONTACT: ISABEL MATTOX
PHONE - 919 828-7171

SITE DATA
ADDRESS: 3114 BELVIN DR, RALEIGH
ACCURACY DATE:
DRW. BY: 1995
PT. 9/11/1995
MULTIPLE SHEETS
SCALE: 1" = 500' (sheet 1)

SITE DETAILS
Acreage: 0.611

TOTAL SURFACE AREA:
LOT 1: 26,624 SF
LOT 2: 27,000 SF

EXISTING IMPERVIOUS SURFACE AREA:
LOT 1: 3,845 SF
LOT 2: 3,845 SF

WATER USE:
LOT 1: 2 DWELLINGS X 4 BEDROOMS X 120 GRP = 960 GPD
LOT 2: 2 DWELLINGS X 4 BEDROOMS X 120 GRP = 960 GPD

SITE DENSITY:
LOT 1: 3.35 DU/AC
LOT 2: 3.35 DU/AC

ZONE:
LOW DENSITY RESIDENTIAL

LOT 1:
LOT 2:

PERCENT IMPERVIOUS:
EXISTING CONDITION FOR LOT 1 = 14.4%
EXISTING CONDITION FOR LOT 2 = 14.4%

PERCENT IMPERVIOUS:
TOTAL SURFACE AREA:
LOT 1: 26,624 SF
LOT 2: 27,000 SF

PROJECTED WASTEWATER FLOW:
LOT 1: 960 GPD
LOT 2: 960 GPD

PROJECTED TREES:
LOT 1: 4 TREES
LOT 2: 4 TREES

 playlist_bearbg19200749athering disability in some way, are provided by video, a tree impact fee is required when plot plans are submitted for building permit in order for permits trees in the public right of way.
Midtown Citizens Advisory Council - Existing House/Walk/Drive to be demolished

Patio/Walk - 685 SF, Drive - 1,780 SF
House/Garage - 1,115 SF, Deck - 265 SF
Total Acreage - 26,624 SF - 0.61 AC

Lot 8, Part of Lot 8A A.C. BAREFOOT SUBDIVISION
Address: 3114 Belvin Dr., Raleigh
Pin Number - 1715051071

Site Data:

200 Feet
Scale: 1" = 20'

Legend:
- Stormwater Drain Line
- Sanitary Sewer Line
- Property Line
- Sidewalk
- Water Meter
- Water Valve
- Own Man Hole
- Existing Right of Way

Zoning - R-4
Use: Single Family
Pin# 1705949978
Garrett Young
David & Robert Broyles, 3123 Belvin Dr

Zoning - R-4
Use: Vacant
DB: 002082 PG: 00301
City of Raleigh
3119 Belvin Dr

Zoning - R-4
Use: Single Family
DB: 015790 PG: 02176
Pin# 1715040737
Martha & Grant Livengood
3115 Belvin Dr

Zoning - R-4
Use: Single Family
DB: 014905 PG: 02346
Pin# 1715041746
Marian & Warren Shaw
3126 Belvin Dr

Zoning - R-4
Use: Single Family
DB: 014975 PG: 00413
Joseph & Catherine
3112 Belvin Dr

Design: S. Mattos Property Group, LLC
Presented herein, as an instrument of services, is intended on ly for the specific purpose and client for which it was prepared. Use of and improper reliance on this document shall be without liability to S. Mattos Property Group, LLC.

Remarks:

EXISTING:
- House/Drive/Walk to be demolished
- Patio/Walk - 685 SF, Drive - 1,780 SF
- House/Garage - 1,115 SF, Deck - 265 SF
- Total Acreage - 26,624 SF - 0.61 AC
- Lot 8, Part of Lot 8A A.C. BAREFOOT SUBDIVISION
- Address: 3114 Belvin Dr., Raleigh
- Pin Number - 1715051071
- Site Data:
  - Scale: 1" = 20'
- Legend:
  - Stormwater Drain Line
  - Sanitary Sewer Line
  - Property Line
  - Sidewalk
  - Water Meter
  - Water Valve
  - Own Man Hole
  - Existing Right of Way
- Zoning - R-4
  - Use: Single Family
  - Pin# 1705949978
  - Garrett Young
  - David & Robert Broyles, 3123 Belvin Dr
- Zoning - R-4
  - Use: Vacant
  - DB: 002082 PG: 00301
  - City of Raleigh
  - 3119 Belvin Dr
- Zoning - R-4
  - Use: Single Family
  - DB: 015790 PG: 02176
  - Pin# 1715040737
  - Martha & Grant Livengood
  - 3115 Belvin Dr
- Zoning - R-4
  - Use: Single Family
  - DB: 014905 PG: 02346
  - Pin# 1715041746
  - Marian & Warren Shaw
  - 3126 Belvin Dr
- Zoning - R-4
  - Use: Single Family
  - DB: 014975 PG: 00413
  - Joseph & Catherine
  - 3112 Belvin Dr

Suggested Use:
- Single Family
- Vacant
- Additional areas to be impacted

Revised:
- Sequence No.
- Drawn:
- Approved:
- Presented here in, as an instrument of services, is intended on ly for the specific purpose and client for which it was prepared. Use of and improper reliance on this document shall be without liability to S. Mattos Property Group, LLC.