



Administrative Approval Action

Case File / Name: SUB-0062-2019
Belvin North Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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).



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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



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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:

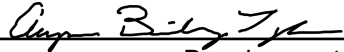
3-Year Sunset Date: April 1, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: April 1, 2025

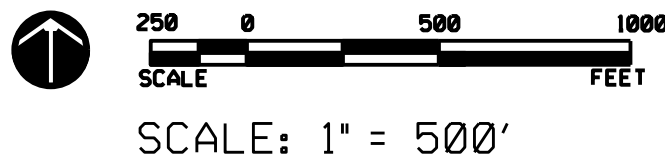
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 04/01/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy



VICINITY MAP



RALEIGH PLAN NUMBER: SUB-0062-2019

LIST OF DRAWINGS		
SEQ. NO.	DWG. NO.	TITLE
1	CO-0	COVER SHEET
2	EC-1	EXISTING CONDITIONS PLAN
3	SP-1	PROPOSED SUBDIVISION
4	D-1	UTILITY DETAILS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

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
PIN #: 1715-05-1071 ACREAGE: 0.611
BM 1995, PG 988
BM 1966, PG 177
BM 1954, PG 87
DB 2900, PG 666

ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL -
LESS THAN 10 UNITS PER AC - HOMESITE
CITIZENS ADVISORY COUNCIL - MIDTOWN
WATERSHED: CRABTREE CREEK
NEUSE RIVER BASIN
PROPOSED USE - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT 1 R,
W N H JONES SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 26,624 SF, 0.611 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,845 SF
PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 11 = 14.4%

PROPOSED USE - TWO RESIDENTIAL LOTS
R/W DEDICATION - 652.5 SF - 0.015 AC
LOT 1 - 12,967.5 SF - 0.298 AC
LOT 2 - 13,004.0 SF - 0.299 AC

SITE DENSITY = 3.35 DU/AC

PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

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.

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):	
Development name (subject to approval): Belvin North Subdivision	
Property Address(es): 3114 Belvin DR., Raleigh, NC	
Recorded Deed PIN(s): 1715051071	
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: Mattox Property Group, LLC	Owner/Developer Name and Title: Isabel Mattox, manager
Address: 127 W. Hargett St., Suite 500, Raleigh, NC 27601	
Phone #: 919 828-7171	Email: isabel@mattoxlawfirm.com
APPLICANT INFORMATION	
Company: Mattox Property Group, LLC	Contact Name and Title: Alison Pockat, Landscape Architect
	Address: 106 Steep Bank Dr., Cary, NC 27518
Phone #: 919 363-4415	Email: aapockat@earthlink.net

Continue to the next page>

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DEVELOPMENT TYPE + SITE DATE TABLE	
(Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 0.61 acres	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: none	Inside City limits? <input 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: .088 Square Feet: 3,845	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):	3.35
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	

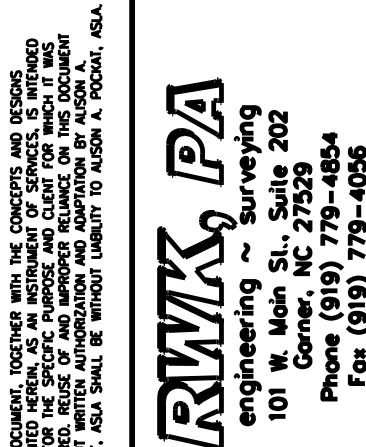
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Alison Pockat</u> to serve as my agent regarding this application, to receive and respond 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: _____	Date: 11/8/19
Printed Name: <u>Isabel W. Mattox</u>	
Signature: _____	Date: _____
Printed Name: _____	

Please email your completed application to DS.intake@raleighnc.gov.

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ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

(919) 363-4415
106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP
DRAWN:
APPROVED:

BELVIN NORTH SUBDIVISION
3114 BELVIN DR., RALEIGH NC

REVOLUTION HOMES LLC
5580 CENTERVIEW DR.,
SUITE 115, RALEIGH, NC 27606

REVISIONS	
NO.	DESCRIPTION
1	11.21.20 PLAN NUMBER ADDED

SCALE: NTS
DATE: OCT. 23, 2019
SHEET NO.:
COVER SHEET
CO-1

SEQUENCE NO. 1 OF 4

RALEIGH PLAN NUMBER: SUB-0062-2019

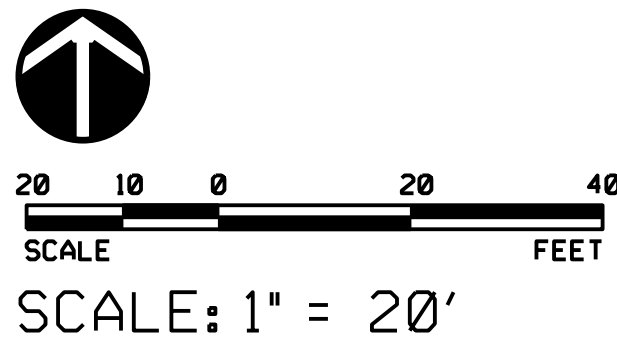
SITE DATA:

PIN NUMBER - 1715051071
ADDRESS: 3114 BELVIN DR., RALEIGH
LOT 8, PART OF LOT 8A A.C.BAREFOOT SUBDIVISION
BOM 1954, PAGE 120
BOM 1957, PAGE 70
DB 8633, PAGE 429 - 431
TOTAL ACREAGE - 26,624 SF - 0.61 AC
EXISTING IMPERVIOUS AREA - 3,845 SF - 0.088 AC
HOUSE / GARAGE - 1,115 SF, DECK - 265 SF
PATIO / WALK - 685 SF, DRIVE - 1,780 SF
EXISTING HOUSE / WALK / DRIVE TO BE DEMOLISHED

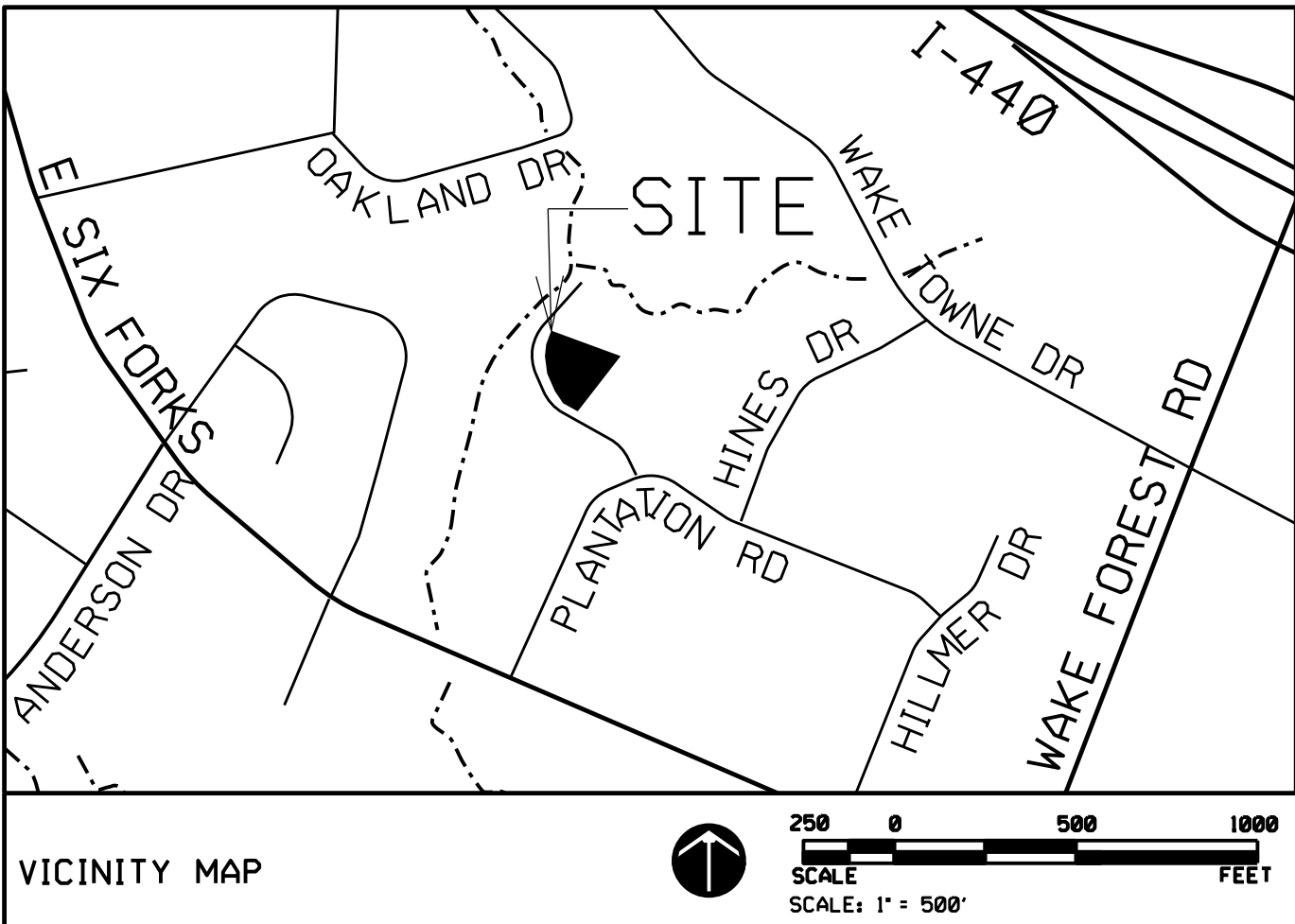
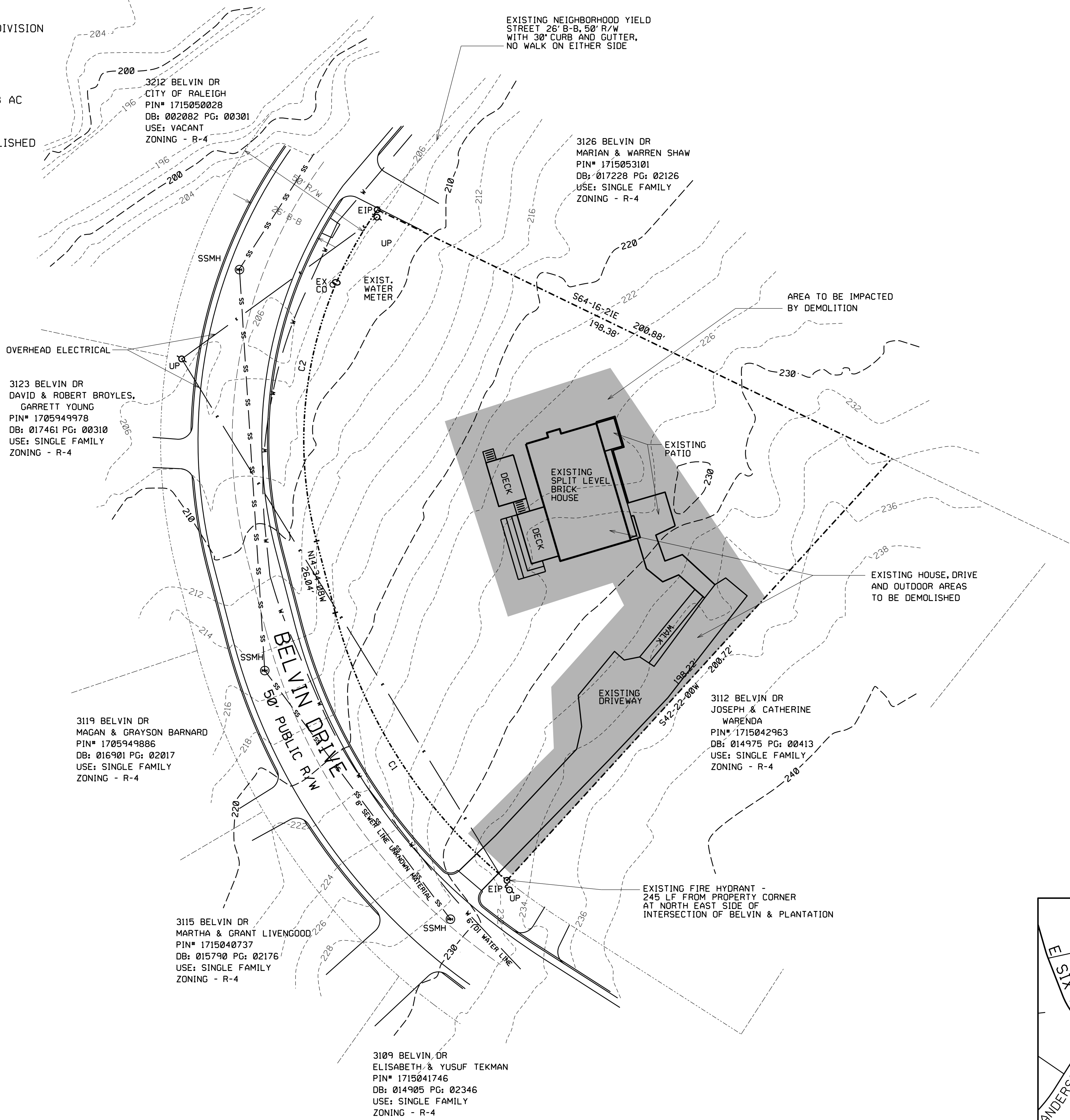
ZONING - R-4
CITIZENS ADVISORY COUNCIL -
MIDTOWN CAC

LEGEND:

- EXISTING TOPOGRAPHY
18" STORMWATER DRAIN LINE
SANITARY SEWER LINE
PROPERTY LINE
CLEANOUT
WATER METER
WATER VALVE
MAN HOLE
EXISTING RIGHT OF WAY



NUMBER	RADIUS'	DELTA	ARC '	CHORD BRG.	CHORD '
C1	180.00	36°10'31"	113.65	N32°40'41"W	111.77
C2	140.18	49°50'40"	121.95	N10°19'56"E	118.14



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LAND PLANNER

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106 STEEPBANK DRIVE
CARY, NC 27518

DESIGNED: AAP

DRAWN:

APPROVED:

BELVIN NORTH SUBDIVISION
SUBDIVISION & PLANTING PLAN
3114 BELVIN DR., RALEIGH, NC

MATTOX PROPERTY GROUP, LLC
127 W. HARGETT ST.
SUITE 500, RALEIGH, NC 27601

SCALE: NTS

DATE: OCT. 24, 2019

SHEET NO. 1

EXISTING
CONDITIONS
EC-1

SEQUENCE NO. 2 OF 4

PIN NUMBER 1715051071
ADDRESS: 3114 BELVIN DR., RALEIGH
TOTAL ACREAGE - 26,624 SF - 0.61 AC
AREA OF RIGHT OF WAY DEDICATION - 652.5 SF
LOT 1 - 12,967.5 SF - 0.298 AC
LOT 2 - 13,004.0 SF - 0.299 AC
PROPOSED SITE DENSITY - 3.35 UNITS / ACRE
EXISTING IMPERVIOUS AREA - 3,845 SF - 0.088 AC
HOUSE, GARAGE - 1,115 SF, DECK - 265 SF
PATIO, WALK - 685 SF, DRIVE - 1,780 SF
ZONING - R-4
CITIZENS ADVISORY COUNCIL - MIDTOWN CAC

NUMBER	RADIUS'	DELTA	ARC '	CHORD BRG.	CHORD
C1	180.00	36°10'31"	113.65	N32°40'41"W	111.77
C2	140.18	49°50'40"	121.95	N10°19'56"E	118.14

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 26,624 SF - 0.61 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 OF PLAT 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.61 ACRES. UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, WALK AND DRIVEWAY STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. A TREE IMPACT PERMIT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.
7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
8. A FEE-IN-LIEU FOR 6' OF SIDEWALK AND 0.5' OF ROAD PAVING IS REQUIRED FOR THE ENTIRE FRONTAGE OF BELVIN DR. AND A SURETY BOND FOR THE PROPOSED STREET TREES INDICATED ON THE PLAN.
9. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
10. SUBDIVISION PLAN CREATES TWO LOTS.
11. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
12. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.

LOT 1 -
127.7 LF ALONG STREET
6' FUTURE WALK = 776.2 SF
(12,967.5 X .38) - 776.2 = 4,151.45 SF
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 1 = 4,151.45 SF

LOT 2 -
129.4 LF ALONG STREET
6' FUTURE WALK = 776.4 SF
(13,004 X .38) - 776.4 = 4,165.12 SF
MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 2 = 4,165.12 SF

KEY	COUNT	PLANT NAME	SPACE	SIZE
AG	6	AMELANCHIER GRANDIFLORA, SERVICEBERRY	20'	1.5" CAL, 8-10' HT
CC	7	CERCIS CANADENSIS, REDBUD	20'	1.5" CAL, 8-10' HT

VICINITY MAP

250 0 500 1000
SCALE
1" = 500'
FEET

ALISON A. POCKAT, ASLA
LANDSCAPE ARCHITECT

DESIGNED:	AAP
DRAWN:	
APPROVED:	

**BELVIN NORTH SUBDIVISION
SUBDIVISION & PLANTING PLAN
3114 BELVIN DR., RALEIGH, NC**

MATTOX PROPERTY GROUP, LLC
127 W. HARGETT ST.
SUITE 500, RALEIGH, NC 27601

[illegible]