



Administrative Approval Action

Case File / Name: SUB-0062-2021
DSLCL - EVANS PLACE REAVIS

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 the Reavis Road PIN #0794015024. The site is zoned R-10 and SRPOD within the corporate city limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.45 acre lot into two lots for Attached Residential structures. Lot 1 and 2 will be created with shared access from Reavis Road.

**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 October 5, 2021 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:

☒ **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.

☒ Shared Parking Agreement Required

☒ Utility Placement 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 for 2 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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3. 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.
4. 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.
5. A cross access and shared driveway agreement between the two proposed lots shall be recorded in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation.

Stormwater

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

☒ **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:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

2. 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.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Reavis Road.

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



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General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
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: March 1, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 1, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysis Bailey Taylor Date: 11/02/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell



INSTRUCTIONS: 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 all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

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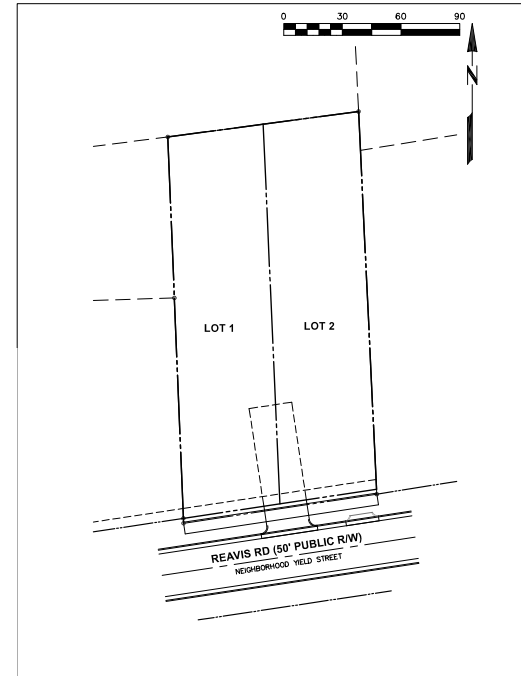
DEVELOPMENT TYPE (UDD Section 2.1.5)			
<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): Not required			
Development name (subject to approval): Evans Place Reavis			
Property Address(es): 4104 Reavis Rd			
Recorded Deed PIN(s): 0794-01-5024			
What is your project type? <input type="checkbox"/> Single family Apartment <input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Attached houses			
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION			
NOTE: Please attach purchase agreement when submitting this form			
Company/Press Power Developer: V.L. LLC / Owner/Developer Name and Title: O'Hara Power, Member-Manager			
Address: 1700 Hillsborough St., Raleigh, NC 27605			
Phone # : 919 795-0918		E-mail: elpotracantrac@yahoo.com	
APPLICANT INFORMATION			
Contact Name and Title: Michael J. Karan, PE, Managing Partner			
Address: 1011 Pemberton Hill Rd, Ste 203 Apex, NC 27502			
Phone # 919 249-8587		E-mail: mkaran@capitalcivl.com	

Continue to page 2 >>

EVANS PLACE REAVIS

4104 REAVIS RD

PRELIMINARY SUBDIVISION - SUB-0062-21



OVERVIEW
SCALE: 1" = 30'

LOT SUMMARY	
TOTAL NUMBER OF LOTS	2
NEW LOT 1	0.22 AC (9,607 SF)
NEW LOT 2	0.22 AC (9,565 SF)
R/W DEDICATION	0.01 AC (250 SF)

SITE DATA	
PLAT	NONE KNOWN
DEED	BK 1828 PG 873
ADDRESS	4104 REAVIS ROAD
PARCEL ID NO	0794-01-5024
ZONING	R-10
OVERLAY	SPROD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
AREA GROSS EXISTING	0.45 AC
AREA NET AFTER R/W	0.44 AC
EXISTING USE	SINGLE FAMILY
PROPOSED USE	TWO, TWO UNIT DUPLEXES
DENSITY	9.1 UNITS/AC PROPOSED (4/0.44), 10 ALLOWABLE
PRIMARY STREET	REAVIS ROAD
EXISTING IMPERVIOUS	3,140 SF
ALLOWABLE IMPERVIOUS	658 = 12,461 SF
EXISTING BUILDING	
PROPOSING BUILDINGS	2 PLUS 2 ACCESSORY DWELLING UNITS
100% FLOOR PLAN	ON THIS LOT
HEIGHT ALLOWABLE	40' 3" STORES FOR ATTACHED HOUSE, 26' FOR GARAGE

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

PREISS POWELL DEVELOPMENT VI, LLC
1700 HILLSBOROUGH STREET
RALEIGH, NC 27605
PH: 919 870-5080
etpcontracting@yahoo.com

INDEX	
COVER	PS1
EXISTING CONDITIONS	PS2
PRELIMINARY SUBDIVISION PLAN	PS3

Cara Russell

Digitally signed by Cara Russel
DN: C=US, E=cara.russel@raleighnc.gov,
O=City of Raleigh Planning and
Development Department, OU=Current
Planning, CN=Cara Russel
Reason: I am approving this document

REVISION:
8/19/2021 - PRELIM SUBOIV. REVIEW 1
10/5/2021 - PRELIM SUBOIV. REVIEW 2

EVANS PLACE REAVIS - SUB-0062-2021 - PRELIMINARY SUBDIVISION

4104 REAVIS ROAD, RALEIGH, NORTH CAROLINA, 27608

COVER SHEET



SEAL

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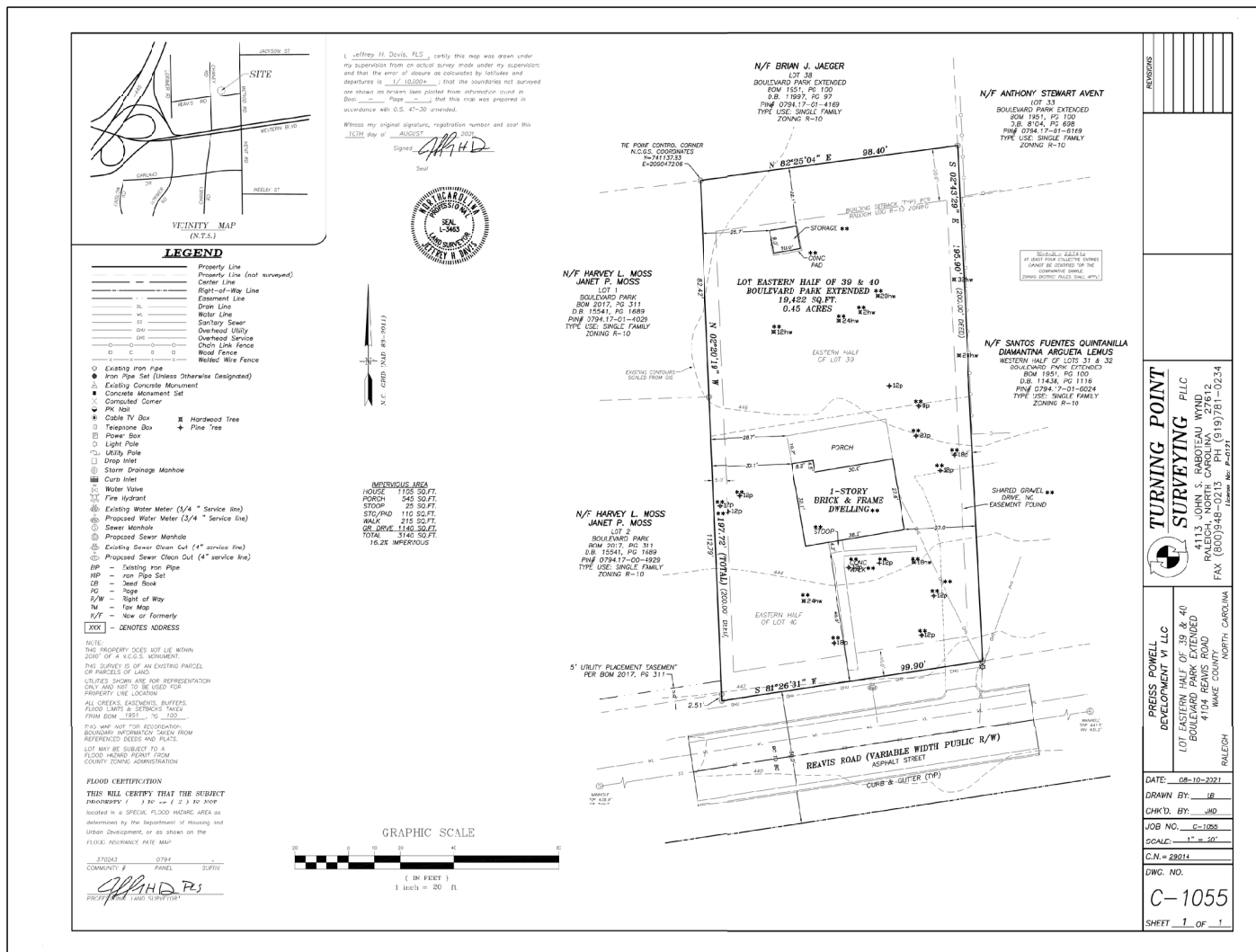
DATE
OCTOBER 5, 2021

ISSUED FOR
APPROVAL

SHEET NO. _____

DS1

101



ALL EXISTING STRUCTURES, DRIVE AND OVERHEAD ELECTRIC SERVICE TO BE DEMOLISHED PER PERMIT DEMO-044792-2021.

NONE OF THE TREES ONSITE TO REMAIN. THERE ARE NO TREES WITHIN THE REAVIS ROAD RIGHT-OF-WAY.

REVISIONS

10/10/2021 - PRELIM SURV. REVIEW 2

EVANS PLACE REAVIS SUB-0062-2021 - PRELIMINARY SUBDIVISION

4104 REAVIS ROAD, RALEIGH, NORTH CAROLINA, 27606

R-10 ZONING, RSPD OVERLAY

EXISTING CONDITIONS

CCE

CAPITAL CIVIL ENGINEERING

1011 PEARSON HILL RD., STE. 203, APOC, NC 27602

TEL: (919) 486-1111 FAX: (919) 486-1112

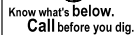
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OCTOBER 5, 2021

ISSUED FOR APPROVAL

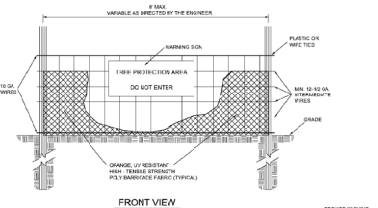
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PS2



- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		

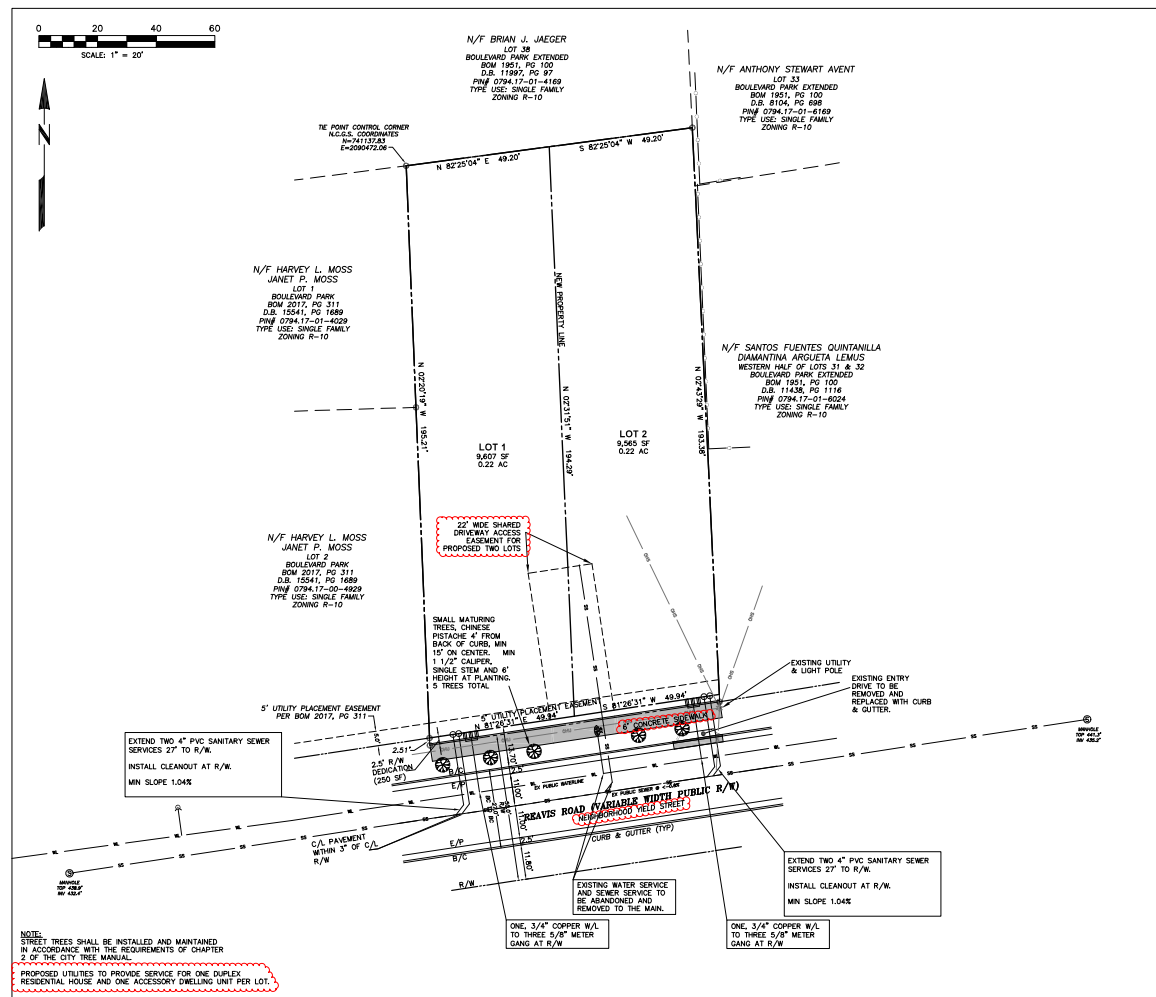
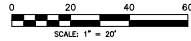


NOTE FOR TREE PROTECTION ONLY

CITY OF RALEIGH	
STANDARD DETAIL	
REVISIONS	DATE
	01/18
STANDARD TREE PROTECTION DETAIL	NOTE SCALE
TPP-01	

- NOTES:**
1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE SIZE SEE TABLE 101 FOR DAMAGE RADIUS
 2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT
 3. THE FENCING MUST BE MAINTAINED BY THE USER, FORTY-FOUR (44) HOURS PER WEEK
 4. APPROVED MAINTENANCE PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE
 5. SIGNS SHALL BE PLACED AT MAXIMUM INTERVALS PLACED AT EACH CORNER OF EACH PROTECTION AND SO AS TO BE VISIBLE FOR THE MAXIMUM OF 100 FEET
 6. FOR TREE PROTECTION AREAS LESS THAN 200 FEET IN DIAMETER, PROVIDE NO LESS THAN ONE SIGNER PROTECTION AND ONE SIGNER FOR EACH END OF THE PROTECTION
 7. ADDITIONAL SIGNS MAY BE REQUIRED BY ONE OF FOLLOWING BASED ON ACTUAL FIELD CONDITIONS:
 - A. PROTECTIVE SIGN, WARNING, TRAFFIC CONTROL, MATERIAL WITH LETTERS A MINIMUM OF 3" G. CLEARLY LEGIBLE AND CAPABLE OF 360° TURN

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



PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 20'

LOT SUMMARY	
TOTAL NUMBER OF LOTS	2
NEW LOT 1	0.22 AC (9,607 SF)
NEW LOT 2	0.22 SC (9,565 SF)
R/W DEDICATION	0.01 AC (250 SF)

IMPERVIOUS SUMMARY

MAXIMUM IMPERVIOUS WITHOUT DEVICE OR STUDY PER UDO 9.2.2.A.4.b & c.

LOT	LOT AREA	65% LIMIT - IMPERVIOUS IN R/W = ALLOWABLE		
1	9,607	6,244	- 298	= 5,946
2	9,585	6,217	- 302	= 5,915

- NOTE:
- IMPERVIOUS IN R/W FOR 6' SIDEWALK IMPROVEMENTS
 - IMPERVIOUS LIMIT FOR EACH LOT TO BE RECORDED ON PLAT PRIOR

STREET TREE CALCULATION

TOTAL SUBDIVISION FRONTAGE 99.88 FT

SPACING	20 FT
TOTAL TREES REQUIRED	99.88/20
TOTAL TREES PROVIDED	5

REVISION: 08/19/2021 -- PRELIM SUBDIV. REVIEW 1
10/5/2021 -- PRELIM SUBDIV. REVIEW 2

EVANS PLACE REAVIS - SUB-0062-2021 - PRELIMINARY SUBDIVISION

4104 REAVIS ROAD, RALEIGH, NORTH CAROLINA, 27606

PRELIMINARY SUBDIVISION PLAN



- CAPITAL CIVIL ENGINEERING -
1011 PEMBERTON HILL RD., STE 203, APEX, NC 27502
PH 919 249-8587 FX 919 500-1087
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SEMI-STRUCTURED INTERVIEW

ISSUED FOR APPROVAL
SHEET NO.

PS3