



Administrative Approval Action

**Case File / Name: SUB-0064-2019
Paul Houghton Subdivision**

**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 south side Linville Drive east of the intersection of Linville Drive and Grove Avenue, with an address of 6521 Linville Drive.
- REQUEST:** Conventional subdivision of 0.335 acres zoned R-6 and SRPOD to create two detached house lots. A house exists on the parcel currently and will remain on one of the two lots.
- 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 July 21, 2020 by Stewart-Proctor.

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.

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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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 6' wide sidewalk across the entirety of the frontage is paid to the City of Raleigh (UDO 8.1.10).
2. 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.
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.



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4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
5. A shared driveway easement is required per the conditionally approved subdivision plan.

Stormwater

6. Cumulative disturbance for the subdivision development, from demolition through single family home construction, shall be less than 12,000 sf. If at any time demolition, construction of new single family homes, and other associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be required via the site permitting review process. (UDO 9.4.6)
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 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:

General

1. Permit applications for future construction on the lots shall show conformance with Residential Infill Compatibility standards of UDO section 2.2.7 and vehicular surface standards of the Special Residential Parking Overlay District, UDO Section 5.6.1.

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.
4. Cumulative disturbance for the subdivision development shall be less than 12,000 sf. If at any time construction of new single family homes and other associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be required via the site permitting review process. (UDO 9.4.6)



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Urban Forestry

5. 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 Linville Drive.

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

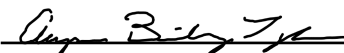
2. Final inspection of all right of way street trees by Urban Forestry Staff.

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: August 27, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 27, 2025
Record entire subdivision.

I hereby certify this administrative decision.

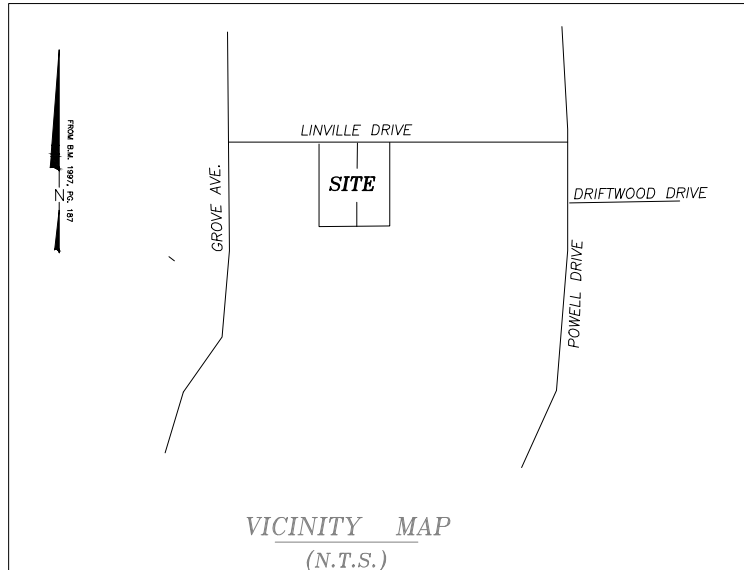
Signed:  Date: 08/27/2020
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

PRELIMINARY SUBDIVISION PLAN FOR 6321 LINVILLE DRIVE

CITY OF RALEIGH, NORTH CAROLINA
OWNER: CHARLES PAUL HOUGHTON JR.
LOT 274 SUNSET TERRACE
DEED BOOK 17331, PAGE 1467, PAGE 318
BOOK OF MAPS 1997, PAGE 187
SUB-0064-2019

IMPERVIOUS SURFACE AREAS (EXISTING)	
HOUSE =	1,017 S.F.
GRAVEL DRIVE =	570 S.F.
CONC. =	110 S.F.
MISC. =	50 S.F.
TOTAL =	1,747 S.F. 0.040 ACS. (12.0%)



SUB-0064-2019

SITE DATA TABLE	
TRANSACTION #	0783-49-6921
PIN#:	R-6
ZONED:	SPECIAL RESIDENTIAL PARKING (SRPOD)
OVERLAY DISTRICT	14,577 S.F. (0.335 ACS.)
TOTAL AREA:	2 SINGLE FAMILY
TOTAL LOTS PROPOSED:	0.17 ACRES
AVERAGE LOT SIZE:	0.14 ACRES
MINIMUM LOT SIZE:	5.8 UNITS/ACRE
DENSITY: 2 LOTS / 0.34 ACS. =	0.040 ACS. / 1,747 S.F.
EXISTING IMPERVIOUS SURFACE:	RESIDENTIAL
PROPOSED USE:	

PROPOSED LAND USE: SINGLE FAMILY DETACHED
PROPERTY LIES WITHIN RALEIGH CITY LIMITS

INDEX TO PLANS	
SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SUBDIVISION PLAN LANDSCAPE AND UTILITY

Digitally signed by Kasey Evans
Reason: I am approving this document
Date: 2020.08.21 11:07:25-04'00'

SHEET 1 OF 3

PRELIMINARY PLAT
NOT FOR RECORDATION,
SALES, OR CONVEYANCES

THIS SUBDIVISION WILL CLAIM AN EXEMPTION TO ACTIVE STORMWATER CONTROLS UNDER 9.2.2.A.2.b OF THE UDO AS THIS IS A SUBDIVISION LESS THAN 1 ACRE IN CUMULATIVE SIZE

SITE IS LESS THAN 2 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION REQUIREMENTS, AS PER CITY OF RALEIGH UDO 9.1.2.

LOTS CREATED BY THIS SUBDIVISION WILL BE SUBJECT TO MAXIMUM IMPERVIOUS LIMITATIONS AS DESCRIBED IN UDO 9.2.2.A.4 (AS AMENDED BY TC-2-16)

THIS PROPERTY _____ IS NOT _____ LOCATED IN A F.E.M.A. 100 YEAR FLOOD HAZARD AREA
3720078300 J
REFERENCE: F.E.M.A. COMMUNITY PANEL NO. _____ MAY 2, 2006 _____

SITE ADDRESS:
6321 LINVILLE DRIVE
RALEIGH, N.C.
TRANSACTION #
SUB-0064-2019

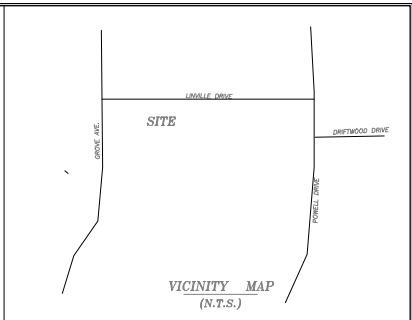
STEWART-PROCTOR, PLLC ENGINEERING and SURVEYING (FIRM LICENSE # P-0143) 319 CHAPANOKE ROAD SUITE 106 RALEIGH, NC 27603 TEL. 919 779-1855 FAX 919 779-1661				COVER SHEET <i>6321 LINVILLE DRIVE</i>		
DATE	12/04/2019	SURVEYED BY		JOB	RALEIGH TOWNSHIP	NORTH CAROLINA
SCALE	1"=20'	DRAWN BY			WAKE COUNTY	OWNER
REVISIONS:	04/08/2020 (FIRST COR COMMENTS)			DWG. NO.	ZONED	R-6
REVISIONS:	07/21/2020 (SECOND COR COMMENTS)			6321-LINVILLE ROAD-PRELIM	P.I.N.	1714-92-0399



MINIMUM BUILDING SETBACKS (R-6)
 FRONT = 10'
 SIDE = 5' MIN
 SIDE = 15' AGGREGATE
 REAR = 20'

MAXIMUM HEIGHT = 40' (PRINCIPAL BLDG.)
 MAXIMUM HEIGHT = 25' (ACCESSORY STRUCTURE)

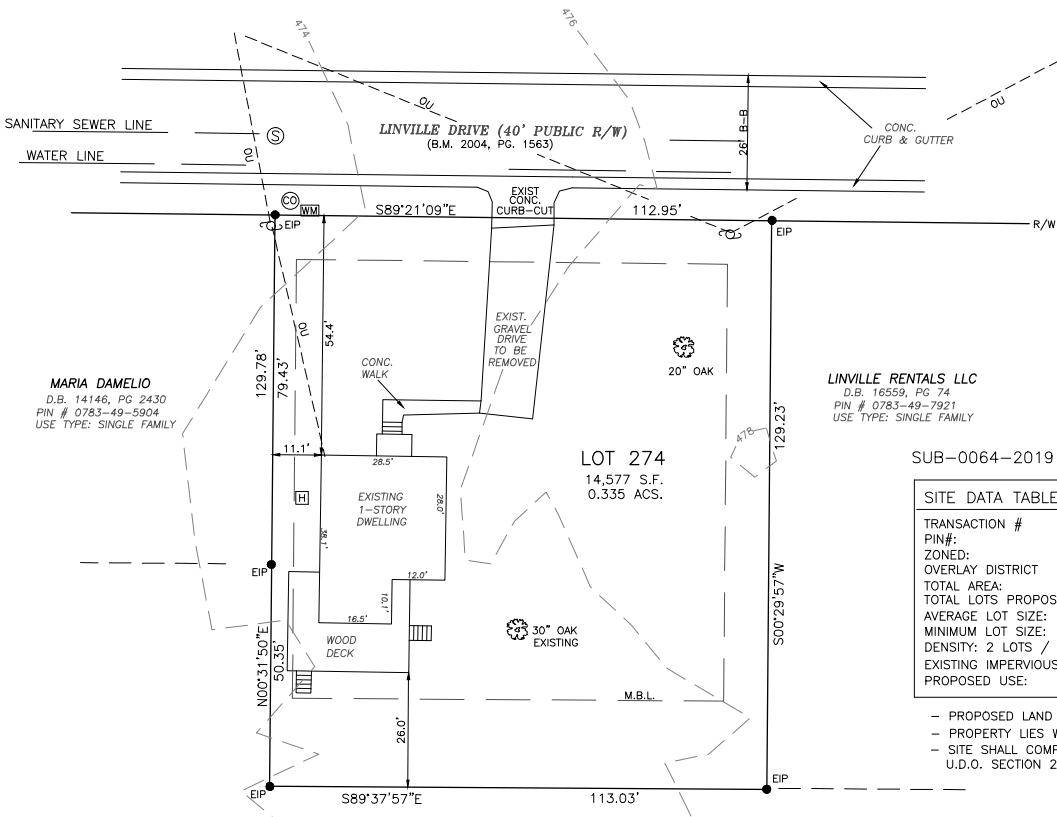
REFERENCES
 - B.M. 1987, PG. 187
 - B.M. 2004, PG. 1563
 - D.B. 17331, PG. 1467
 - ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
 - WAKE COUNTY G.I.S. INFO.



CITY OF RALEIGH
 PIN # 0784-40-5365
 USE TYPE: PUBLIC PARK AND OPEN SPACE

LEGEND

- EIP = EXISTING IRON PIN
- R/W = RIGHT-OF-WAY
- M.B.L. = MINIMUM BUILDING SETBACK
- [H] = HEATING AND AIR UNIT
- [WM] = WATER METER
- [U] = UTILITY POLE
- [OU] = OVERHEAD UTILITY LINE
- [S] = SANITARY SEWER MANHOLE
- [CC] = SEWER CLEAN-OUT
- [CONC.] = CONCRETE
- [CONC.] = CONCRETE



MARIA DAMELIO
 D.B. 14146, PG 2430
 PIN # 0783-49-5904
 USE TYPE: SINGLE FAMILY

LINVILLE RENTALS LLC
 D.B. 16559, PG 74
 PIN # 0783-49-7921
 USE TYPE: SINGLE FAMILY

LOT 274
 14,577 S.F.
 0.335 ACS.

SUB-0064-2019

SITE DATA TABLE

TRANSACTION #	0783-49-6921
PIN#	R-6
ZONED:	R-6
OVERLAY DISTRICT	SPECIAL RESIDENTIAL PARKING (SRPOD)
TOTAL AREA:	14,577 S.F. (0.335 ACS.)
TOTAL LOTS PROPOSED:	2 SINGLE FAMILY
AVERAGE LOT SIZE:	0.17 ACRES
MINIMUM LOT SIZE:	0.14 ACRES
DENSITY: 2 LOTS / 0.34 ACS. =	5.8 UNITS/ACRE
EXISTING IMPERVIOUS SURFACE:	0.040 ACS. / 1,747 S.F.
PROPOSED USE:	RESIDENTIAL

- PROPOSED LAND USE: SINGLE FAMILY DETACHED
- PROPERTY LIES WITHIN RALEIGH CITY LIMITS
- SITE SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE CITY OF RALEIGH U.D.O. SECTION 2.2.1 (DETACHED HOUSING) FOR ZONING DISTRICT R-6

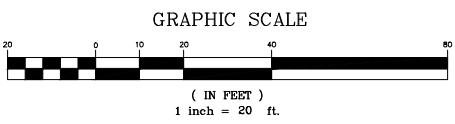
IMPERVIOUS SURFACE AREAS (EXISTING)
 HOUSE = 1,017 S.F.
 GRAVEL DRIVE = 570 S.F.
 CONC. = 110 S.F.
 MISC. = 50 S.F.
 TOTAL = 1,747 S.F. 0.040 ACS. (12.0%)

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- LANDSCAPE AND UTILITY

SHEET 2 OF 3

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 SALES, OR CONVEYANCES



JAEGER HOMES INC.
 D.B. 12724, PG 847
 PIN # 0783-49-5881
 USE TYPE: MULTI-FAMILY COMMON AREA

PROPERTY ADDRESS: 6321 LINVILLE DRIVE

STEWART-PROCTOR, PLLC
 ENGINEERING and SURVEYING
 (FIRM LICENSE # P-0148)
 319 CHAPANOCKE ROAD SUITE 106
 RALEIGH, NC 27603
 TEL. 919 779-1855 FAX 919 779-1661

EXISTING CONDITIONS
6321 LINVILLE DRIVE
 SOURCE OF TITLE: DEED BOOK 17331, PAGE 1467

DATE	08/14/2019	SURVEYED BY	JOB
SCALE	1"=20'	DRAWN BY	
REVISIONS:	04/08/2020 (FIRST COR COMMENTS)	DWG. NO.	6321 LINVILLE ROAD-PRELIM
REVISIONS:	07/21/2020 (SECOND COR COMMENTS)	ZONED	R-6

RALEIGH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
P.I.N.	0783-49-6921

SITE ADDRESS:
 6321 LINVILLE DRIVE
 RALEIGH, N.C.

TRANSACTION #
 SUB-0064-2019

LEGEND

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MINIMUM BUILDING SETBACKS (R-6)

- FRONT = 10'
- SIDE = 5' MIN
- SIDE = 15' AGGREGATE
- REAR = 20'

MAXIMUM HEIGHT = 40' (PRINCIPAL BLDG.)
MAXIMUM HEIGHT = 25' (ACCESSORY STRUCTURE)

NOTE: MAINTENANCE AND USE OF SHARED DRIVEWAY SHALL BE THE RESPONSIBILITY OF OWNERS OF LOTS 1 AND 274 EQUALLY.

NOTE*
A FEE-IN-LIEU FOR 6' SIDEWALK IS REQUIRED FOR ENTIRE PROPERTY FRONTAGE (113') ALONG LINVILLE DRIVE

REFERENCES

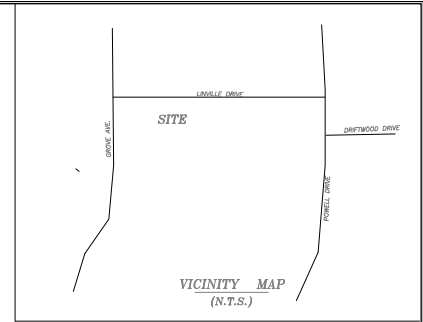
- B.M. 1997, PG. 187
- B.M. 2004, PG. 1563
- D.B. 17331, PG. 1467
- ALL DEEDS AND MAPS SHOWN ON THIS SURVEY.
- WAKE COUNTY G.I.S. INFO.

CITY OF RALEIGH

PIN # 0784-40-5365
USE TYPE: PUBLIC PARK AND OPEN SPACE

NOTE: SHARED DRIVEWAY EASEMENT TO BE RECORDED WITH SUBDIVISION PLAT.

LINVILLE DRIVE IS A NEIGHBORHOOD YIELD STREET TYPE EXISTING R/W 40' FUTURE R/W 55'



IMPERVIOUS SURFACE AREAS (EXISTING)

LOT 274
HOUSE = 1,017 S.F.
GRAVEL DRIVE = 570 S.F.
CONC. = 110 S.F.
MISC. = 50 S.F.
TOTAL = 1,747 S.F. 0.040 ACS. (12.0%)
LOT 1
TOTAL = 0

MAXIMUM IMPERVIOUS SURFACE COVERAGE = 51%

MAX. IMPERVIOUS SURFACE COVERAGE LOT 1 = (7,253 S.F. X 0.51) - 357 S.F. IMPERVIOUS IN R/W) = 3,342 S.F.

MAX. IMPERVIOUS SURFACE COVERAGE LOT 274 = (6,533 S.F. X 0.51) - 321 S.F. IMPERVIOUS IN R/W) = 3,010 S.F.

SUB-0064-2019

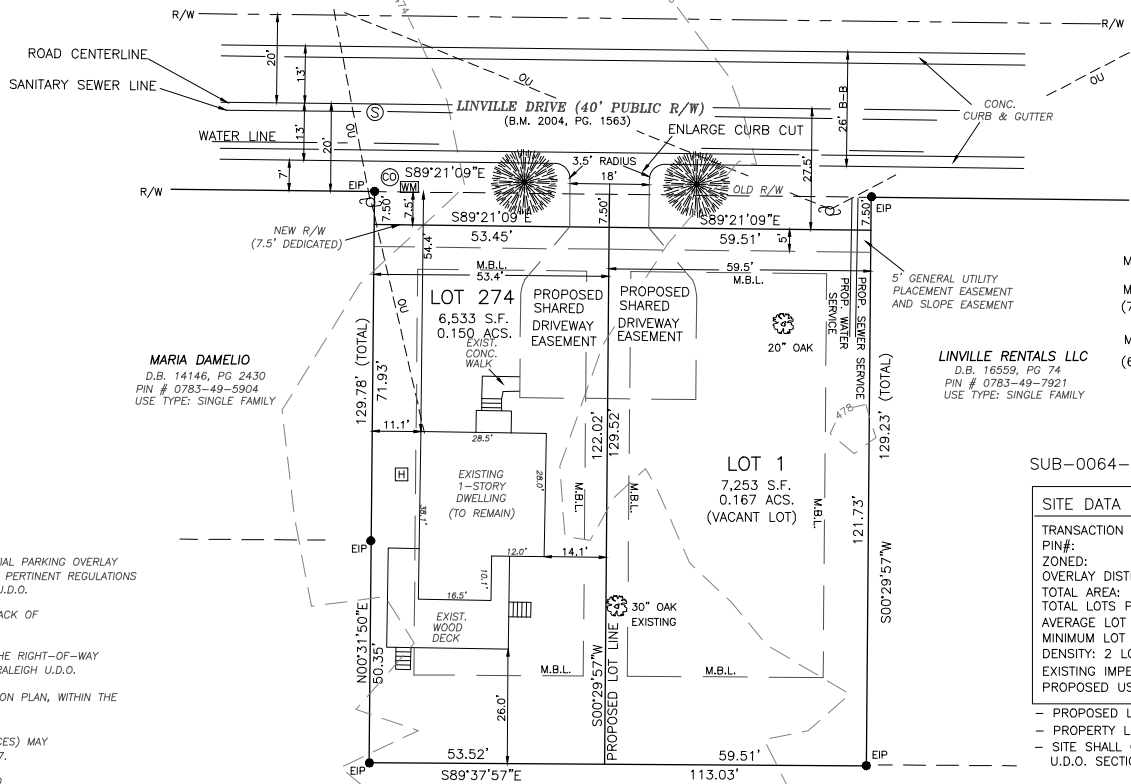
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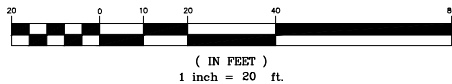
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GRAPHIC SCALE



SITE ADDRESS:
6321 LINVILLE DRIVE
RALEIGH, N.C.

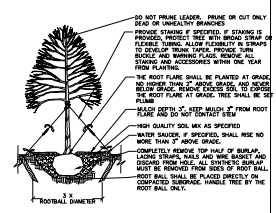
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DATE 08/14/2019	SURVEYED BY
SCALE 1"=20'	DRAWN BY
REVISIONS: 04/08/2020 (FIRST COR COMMENTS)	DWG. NO. 6321 LINVILLE ROAD-PRELIM
REVISIONS: 07/21/2020 (SECOND COR COMMENTS)	

SUBDIVISION, LANDSCAPE AND UTILITY PLAN	
6321 LINVILLE DRIVE	
SOURCE OF TITLE: DEED BOOK 17331, PAGE 1467	
DATE 08/14/2019	JOB
RALEIGH TOWNSHIP	NORTH CAROLINA
WAKE COUNTY	OWNER
ZONED R-6	P.I.N. 0783-49-6921

FROM B.M. 1997, PG. 187



NOTE: PLANTING IS RESPONSIBILITY FOR...
CONTACT INFORMATION:
CITY OF RALEIGH RECREATION AND CULTURAL RESOURCES DEPARTMENT
RECREATION/PLANTING UNIT
WWW.RALEIGH.GOV

- [Tree Symbol] = WHITE OAK TREE ALSO KNOWN AS QUERCUS ALBA (W/ 3" CALIPER TREE AT TIME OF PLANTING)
- 1 TREE ON LOT 1
- 1 TREE ON LOT 274

- NOTE: PROPERTY LIES WITHIN THE SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT (SRPOD) AND SHALL ADHERE TO ALL PERTINENT REGULATIONS AS PER SECTION 5.6.1 OF CITY OF RALEIGH U.D.O.
- NOTE: TREES SHALL BE PLANTED BETWEEN BACK OF CURB AND SIDEWALK
- NOTE: DEVELOPER WILL INSTALL A SHADE TREE IN THE RIGHT-OF-WAY AS DESCRIBED IN SECTION 12.2 OF CITY OF RALEIGH U.D.O.
- NOTE: THE TREES SHOULD BE PLANTED AS SHOWN ON PLAN, WITHIN THE RIGHT-OF-WAY AND SPACED 40' APART
- NOTE: PRIVATE WATER AND SEWER MAINS (OR SERVICES) MAY NOT CROSS PROPERTY LINES PER SE. B-2007.
- NOTE: WATER METERS MUST BE LOCATED BEHIND SIDEWALK, WITHIN ROW OR WITHIN A 2'X2' CITY OF RALEIGH WATER LINE EASEMENT (PU HANDBOOK P. 38) WATER METERS AND OR SEWER CLEAN-OUTS SHALL NOT BE WITHIN A SIDEWALK OR DRIVEWAY