



Administrative Approval Action

Case File / Name: SUB-0067-2020
Bass Palmer Subdivision

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

LOCATION: This 0.79 acre subdivision zoned R-4 is located on the north side of Shelley Road east of the intersection of Shelly Road and Wimbleton Drive at 1102 Shelley Road.

REQUEST: This is a three lot residential conventional subdivision with right-of-way dedication with a density of 3.8 units/acre.

**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 March 1, 2021 by JOHN A EDWARDS AND CO.

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).
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.

☒ **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. 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.



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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.
3. A fee-in-lieu for 1-ft of sidewalk width along length of frontage is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

4. The required water line easement shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

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

Urban Forestry

6. A public infrastructure surety for 5 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 understory street trees along Shelley Rd.

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

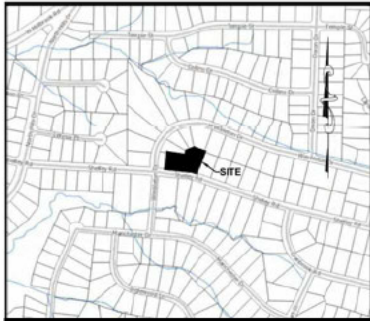
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: August 18, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: August 18, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 04/21/2021
Development Services Dir/Designee
Staff Coordinator: Michael Walters



VICINITY MAP
(NOT TO SCALE)

SITE DATA

LOT 2
OWNER: DOROTHY BASS & PAMELA PALMER
ADDRESS: 1102 SHELLEY ROAD
PIN: 1706-25-6503
AREA: 34,664 S.F. (0.7912 AC.)
ZONING: R-4
REFERENCES: BM 2021, PG 386
WAKE COUNTY REGISTRY

Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right of Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofway@raleighnc.gov or www.raleighnc.gov/permits. Right-of-Way Services.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NC DOT road within Raleigh's jurisdiction.
- All Traffic Control Signs and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NC DOT "Standard Specifications for Roadway Structures", NC DOT "Roadway Standard Drawing Manual", and the NC DOT Supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be consistent with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

Construction Notes:

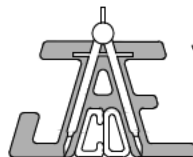
- All construction shall be in accordance with City of Raleigh and/or NC DOT standards.
- The Contractor shall protect the work in a safe manner and with a minimum amount of inconvenience to traffic.
- The Contractor shall be responsible for all traffic control and shall adhere to the provisions of the MUTCD (latest current edition).
- Prior to start of work, a preconstruction meeting must be set up with the Contractor and the City of Raleigh Transportation Public Services Staff, Contact Engineering Inspectors at (919) 828-4428 to set up the meeting.
- The Contractor shall obtain a Right-of-Way Obstruction Permit for any work which requires the temporary closure of a street, sidewalk, parking space or sidewalk from Right-of-Way Services at least 48 hours in advance. Any temporary street closure must be submitted 72 hours prior to the "Right-of-Way Obstruction Permit" or "Right-of-Way Obstruction Permit" and must be submitted 72 hours prior to the "Right-of-Way Obstruction Permit" or "Right-of-Way Obstruction Permit".
- Prior to construction beginning, all existing and alternative pedestrian routes during construction shall be required to be consistent with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- The Contractor shall repair any damages to adjacent properties and restore it to previous or better condition.
- All sidewalks must be accessible to persons who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be consistent with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).

Traffic Control and Pedestrian Plan (TCPP) Notes:

- Prior to any work that impacts the right-of-way, closing or detouring of any street, lane, or sidewalk, the contractor must apply for a permit with Right of Way Services. Please direct any questions to rightofway@raleighnc.gov.
- The street, lane, sidewalk, closure permit is required for any closure on city streets and all NC DOT streets within Raleigh's jurisdiction.
- A permit request with a TCPP Plan shall be submitted to Right-of-Way Services through the City of Raleigh Permit and Development Portal.
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspection Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- All TCPP Plans shall comply with all Local, State, and Federal requirements and standards, including but not limited to:
 - Manual on Uniform Traffic Control (MUTCD);
 - Public Rights of Way Accessibility Guidelines (PROWAG);
 - American Disability Act (ADA) requirements;
 - Raleigh Street Design Manual (SSDM);
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be consistent with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.

Public Improvement Quantity Table

Phase Number (s)	Phase 1
Number of Lot (s)	3
Lot Number (s) by Phase	1, 2, 3
Number of Units	3
Liveable Buildings	3
Open Space (s)	0
Number of Open Space Lots	0
Public Water (L.F.)	0
Public Sewer (L.F.)	0
Public Street (L.F.) - PUL	0
Public Street (L.F.) - PAV	0
Public Sidewalk (L.F.)	0
Street Signs (L.F.)	0
Water Service Stubs	3
Sewer Service Stubs	3



CIVIL ENGINEER:
JAECO
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

BASS PALMER SUBDIVISION

PRELIMINARY SUBDIVISION

SUB-0067-2020

RALEIGH, NORTH CAROLINA

REVISED FEBRUARY, 2021
REVISED MARCH, 2021

OWNER/DEVELOPER:

LEGACY CUSTOM HOMES, INC
Ward Russell
3304 Six Forks Road, Suite 100
Raleigh, N.C. 27609
919-781-3800
ward@legacycustomhomes.com

CIVIL ENGINEER:

JAECO
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. PRIVATE SERVICE TO BE PROVIDED.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83

EMAIL SENT TO USPS FOR MAIL BOXES



Preliminary Subdivision Application

Planning and Development Services Center • One Exchange Place, Suite 400 • Raleigh, NC 27601 • (919) 996-2200

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (LDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plan to subdiv@raleighnc.gov.

DEVELOPMENT TYPE (LDO Section 10.2.5)	
<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 Historic Part Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Scoping/attach plan case number(s):	
Development name (subject to approval): Bass Palmer Subdivision	
Property Address(es): 1102 Shelley Road	
Recorded Deed PIN(s): 1706-25-6503	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<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: Legacy Custom Homes, Inc. Owner/Developer Name and Title: Ward Russell / Owner	
Address: 3304 Six Forks Road, Suite 100, Raleigh NC 27609	
Phone #: (919) 781-3800 Email: ward@legacycustomhomes.com	
APPLICANT INFORMATION	
Company: John A. Edwards & Company Contact Name and Title: Johnny Edwards	
Address: 333 Wade Ave., Raleigh NC 27605	
Phone #: (919) 828-4428 Email: johnny@jaeco.com	

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www.raleighnc.gov

subdiv@raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE	
(Applicable to all developments)	
General site information	
Gross site acreage: 0.79 Acres	
Zoning district (if more than one, provide acreage of each): R-4	
Overlay district: N/A	
Is the site within a historic district? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is the site within a historic district? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.18 Square Feet: 7,717	
Proposed Impervious Surface: Acres: 1.18 Square Feet: 7,717	
Newer Street Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the site located within a flood zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood zone: Flood study: FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of lots: 3	
Total # of single-family lots: 3	
Proposed density for each zoning district (LDO 10.2.7): 0.79 AC / 3 Lots = 3.8 DU/AC. Proposed: 4.0 DU/AC. Max Allowed: 4.0 DU/AC. Max Allowed: 4.0 DU/AC.	
Total # of open space or other common area lots: 0	
Total # of requested lots: 3	
SIGNATURE BLOCK	
I hereby designate <u>JOHNNY EDWARDS</u> to serve as my agent regarding this application. I receive and respond to administrative comments, to resubmittals on my behalf, and to represent me in any public meeting regarding this application.	
Date: <u>11/11/2020</u>	
Signature: <u>JOHNNY EDWARDS</u>	
Printed name: <u>JOHNNY EDWARDS</u>	
Signature: <u>WARD RUSSELL</u>	
Printed name: <u>WARD RUSSELL</u>	

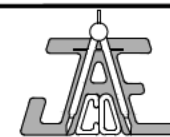
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subdiv@raleighnc.gov

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CE-4	UTILITY / STORMWATER MANAGEMENT PLAN



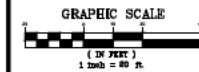
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Phone: (919) 828-4428
Fax: (919) 828-4711
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www.jaeco.com

BASS PALMER
SUBMISSION

LEGACY CUSTOM HOMES LLC
3304 SIX FORKS RD, STE 100
RALEIGH, NC 27609

LEGEND			
AL	ALUMINUM	W	WOLFRAM
AS	ARSENIC	Y	YTERBIUM
BA	BARIUM	Z	ZINC
BI	BIOTITE		
BO	BORON		
BR	BROMINE		
BU	BUTYRACIC ACID		
CA	CALCIUM		
CB	CARBON		
CC	CHLORINE		
CD	CADMIUM		
CE	CELESTINE		
CH	CHLORINE		
CI	CHLORINE		
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BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	77.28'	335.00'	77.66'	N79° 26' 48"W



EXISTING CONDITIONS & DEMOLITION PLAN

Revisions		
Number	Description	Date

Drawing Scale: 1" = 20'

Drawn By: BT

Checked By: JAC, JR

Date Issued: 11/18/20

CE-2

of

