

Case File / Name: SUB-0089-2021 DSLC - BEN BUR SUBDIVISION

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

LOCATION: This 3.67 acre site zoned R-6 CU (Z-42-2021) is located on the east side of Ben

Bur Road, south of the intersection of Ben Bur Road and Lynn Road at 6500, 6504,

and 6508 Ben Bur Road.

REQUEST: The subdivision of a three lot tract into 14 conventional lots and one common lot

for stormwater control for a total of 15 lots.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0220-2022: DSLC - Site Permitting Review/Major [Signature Set]

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 5, 2022 by FLM

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

- 4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- 5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ **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.



Case File / Name: SUB-0089-2021 DSLC - BEN BUR SUBDIVISION

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

Ø	Other Requirements
Ø	Slope Easement Deed of Easement Required
Ø	Stormwater Maintenance Covenant Required

V	Utility Placement Deed of Easement Required
Ø	Right of Way Deed of 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.
- A sign deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved
- Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

- 4. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 5. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)



Case File / Name: SUB-0089-2021 DSLC - BEN BUR SUBDIVISION

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

- 6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 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.
- 8. A fee-in-lieu for 1' of sidewalk along Ben Burr Road is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

- A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 11. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 12. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
- 13. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

- 14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.38 acres of tree conservation area.
- 15. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure (i.e. a total of 35 street trees).

☑ <u>BUILDING PERMITS</u> - 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.



Case File / Name: SUB-0089-2021 DSLC - BEN BUR SUBDIVISION

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

The following items must be approved prior to the issuance of building permits:

Stormwater

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

Urban Forestry

- 2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Burnette Flower Way, 7 street trees along Burnette Garden Path, and 19 street trees along Ben Bur Road.
- 3. A public infrastructure surety shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure (i.e. a total of 35 street trees).

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).
- 2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: October 5, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 5, 2027

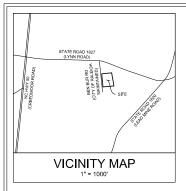
Record entire subdivision.

I hereby certify this administrative decision.

 Signed:
 Daniel
 Stegall
 Date:
 10/05/2022

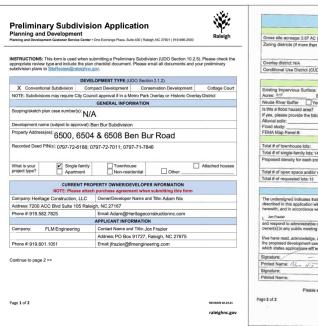
Development Services Dir/Designee

Staff Coordinator: Michael Walters



PRELIMINARY SUBDIVISION PLANS FOR BEN BUR SUBDIVISION

6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NORTH CAROLINA 27612 PIN: 0797-72-6188; 0797-72-7011; 0797-71-7846 SUB-0089-2021



DEVELOPMENT	TYPE + SITE DATE TABLE
	to all developments)
	SINFORMATION
Gross site acreage: 3.67 AC (160,053 SF)	
Zoning districts (if more than one, provide acreage or	f each): R-6
Overlay district: N/A	Inside City limits? Ves No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMWA	TER INFORMATION
Existing Impervious Surface: Acres: 0.17 Square Feet; 7,338	Proposed Impervious Surface: Acres; 1.59 Square Feet: 69.257
Neuse River Buffer ☐ Yes ☑ No	Wetlands Yes No
Is this a flood hazard area? Yes No f yes, please provide the following: Alluvial soils: Flood study: FEMA Map Panel #:	
	LOTS AND DENSITY
Total # of townhouse lots: Detached	Attached
Total # of single-family late: 14	
Proposed density for each zoning district (UDO 1.5.2.	F): 3.81 Units/AC (Max - 6 Units/Ac
Total # of open space and/or common area lots: 1	
Total # of requested lots: 15	
- etter ii or rodenoston total 13	
SIGNA	TURE BLOCK
SIGNAM The undersigned indicates that the property even of july described in this application will be maintained in all res herewith, and in accordance with the provisions and rep and respond to administrative comments, resulting light mornally like you be medic repeated in a pile and like the property of the propert	wwere of this application and that the proposed project process in accordance with the plane and specifications submitted postals accordance with the plane and specifications submitted postals and project project and project project and sill serve as the agent regarding this application, and will receive a find applicable documentation, and will represent the property of the project projec
SIGNAM The undesigned indicates that the property converty, indi- described in this application will be maintained for all tre- terms of the provisions and me provisions and p	wwere of this application and that the proposed project posts in accordance with the plans and spool(teations submitted posts) as accordance with the plans and spool(teations submitted posts and the plans are proposed to the plans are proposed as the applicable documentation, and will represent the property of the plans are property of the conforming to all application requirements applicable with another than the plans are proposed to the plans are property of the conforming to all applications requirements applicable with another than the plans are proposed to the plans are proposed to the plans are proposed to the plant and the plans are proposed to the plans are proposed to the plant are plant and the plant are proposed to the plant are plant and the plant are proposed to the plant are plant and the plant are plant are plant and the plant are plant are plant and the plant are plant are plant are plant and the plant are plant are plant are plant are plant are plant and the plant are plant are plant are plant are plant are plant and the plant are pl
SIGNAY. The underelipmed indicatase that the property cover of pic described in this application will be manifered in all ras networks, and in accordance with the provisions and rap and a recordance with the provisions and rap and respond to administrative comments, resulting the application moverably in any public meeting respecting this application between the proposed development use. I acknowledge that this proposed development use. I acknowledge that this explosion will be proposed development use. I acknowledge that the supplication will explore after 150 days of in Signature.	memor of the application end that he provised project profits is accordence with the pairs and opportunities, unbrillated profits is accordence with the pairs and opportunities of the City of Relating to Unified Development Ordinance. Iff servir as the agent regarding this application, and will neceive and application conversation, and will represent the propriet of the opportunities of the propriet of the propriet of the significant of the propriet of the propriet of the propriet of a to conforming to all application requirements applicable with application is subject to the filing calendar and submittal policy, circles,
SIGNAY The undereloped indicates that the property cover of p is described in this application will be manifered in all residence of the second of the seco	memor of this application and fast the provised grapes prefer is recordence with the pairs are opposituations untrillate prefer is recordence with the pairs are opposituation untrillate publishment of the City of Relaight Unified Development Ordinance. Iff servis as the appent repairing this application, and will recoive and application commensation, and will represent the propriet is to conforming to all application requirements applicable with application is subject to the filtrip calendar and submittal policy, circles,
SIGNAY The undereligned indicates that the property cover of ip of described in this application will be manifered in all ras neverthing and in accordance with the provisions and rap and reversible and in accordance with the provisions and regular to the provisions and regular to the property of the	memor of this applicables and fast the provised project profest is recordence with the palms and oppositioner submitted profest is recordence with the palms and oppositioner submitted policitions of the City of Relation Unified Development Ordinance. It is servir as the appart reparding this application, and will sociole a local applicable observations, and will express at the property at its conforming to all application requirements applicable with applicables is subject to the filing calendar and submittal policy, activity. Date: 12/1/9/21.
SIGNAM The undersigned indicates that the property envery is a described in this application will be manifered in all resemble in the application will be manifered in all resemble in the provisions and respond to administratile comments, and a second to administratile comments in the application will be proposed development use. I advantage that this proposed development use. I advantage that this which states applications will expire after 180 days of in Signature. Phritech Names:	memor of this applicables and first the proposed proper profest is recordence with the plant and separation on apprillate profest in secondance with the plant and separation of the profession of the City of Reliefly Unified Development Ordinance and applicable decommendation, and will represent the proposed a cost applicable decommendation, and will represent the proposed a cost applicable decommendation, and will represent the proposed a cost applicable decommendation, and will represent the proposed at its conforming to all application requirements applicable with application is subject to the filing calendar and schmittal policy bedsity. Date: 12/fy 7.

DEVELOPMENT NAME: BEN BUR SUBDIVISION STREET ADDRESS: 6500, 6504 & 6508 BEN BUR ROAD PIN NUMBER: 0797-72-6188: 0797-72-7011: 0797-71-7846 TOTAL ACREAGE: 3.67 AC; 160,053 SF NET ACREAGE: 3.67 AC; 160,053 SF EXISTING USE: SINGLE FAMILY RESIDENTIA JURISDICTION: CITY OF RALEIGH ZONING DISTRICT: R-6 PROPOSED UNITS: 14 MAX ALLOWABLE DENSITY: 6 UNITS/AC PROPOSED DENSITY: 3.81 UNITS/AC REQUIRED MIN LOT WIDTH: 50' (STANDARD) PROPOSED MIN LOT WIDTH: 50' BUILDING/STRUCTURE SETBACKS FROM PRIMARY STREET (MIN): 10' FROM SIDE STREET (MIN): 10' FROM SIDE LOT LINE (MIN): 5' FROM REAR LOT LINE (MIN): 20' EXISTING IMPERVIOUS SURFACES: 0.17 AC; 7,338 SF (4.6%) PROPOSED IMPERVIOUS SURFACES: 1.59 AC; 69,257 SF (43.3%) LOTS: 49,000 SF (3,500 SF PER LOT) WATERSHED: NEUSE/MINE CREEK) STREET(S): BURNETTE GARDEN PATH - NEIGHBORHOOD YIELD BURNETTE FLOWER WAY - NEIGHBORHOOD YIELD DEVELOPER: HERITAGE CONSTRUCTION, LLC. 7200 ACC BLVD SUITE 105 RALEIGH, NC 27167 919.582.7825 ENGINEER: FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.610.1051

SUMMARY INFORMATION

SHEET	TITLE
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PRELIMINARY SUBDIVISION PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	LANDSCAPING PLAN
C-7	TREE CONSERVATION PLAN
	SURVEY

R-6 ZONING CONDITIONS [RALEIGH ORDINANCE (2021) NO. 283 ZC 827]

- FOR REZONED PROPERTIES ALONG BEN BUR ROAD, TOWNHOME AND APARTMENT BUILDING TYPES ARE PROHIBITED. THE PROPOSED BEN BUR SUBDIVISION WILL BE SINGLE FAMILY HOMES, AND WILL NOT INCLUDE TOWNHOMES OR APARTMENTS.
- 2. NO MORE THAN 16 PRINCIPAL DWELLING UNITS (PDU) ARE PERMITTED, THE PROPOSED BEN BUR ROAD SUBDIVISION WILL ONLY HAVE 14 PDUS CONSTRUCTED, WHICH IS WITHIN THE MAXMUM LISTED OF 16.

DEVELOPER:

HERITAGE CONSTRUCTION, LLC.
CONTACT: ADAM NIX
7200 ACC BLVD SUITE 105
RALEIGH, NC 27167
919.582.7825
ADAM@HERITAGECONSTRUCTIONNC.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC CONTACT: JON FRAZIER, PE PO BOX 91727 RALEIGH, NC 27675 919.610.1051 JFRAZIER@FLMENGINEERING.COM



LL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

	REVISION HISTORY				
#	DESCRIPTION	DATE	BY		
1	C.O.R. COMMENTS	4/12/2022	FLM		
2	C.O.R. COMMENTS	7/5/2022	FLM		

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMEN
THIS BAR IS 1 NICH IN LENG
ON ORIGINAL DRAWING

PRELIMINARY SUBDIVISION PLANS

SUB-0089-2021 BEN BUR SUBDIVISION 6500, 6504 & 6508 BEN BUR ROAD

RALEIGH, NC 27707

HERITAGE CONSTRUCTION

DATE:	12-14-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21034

COVER





NOTES

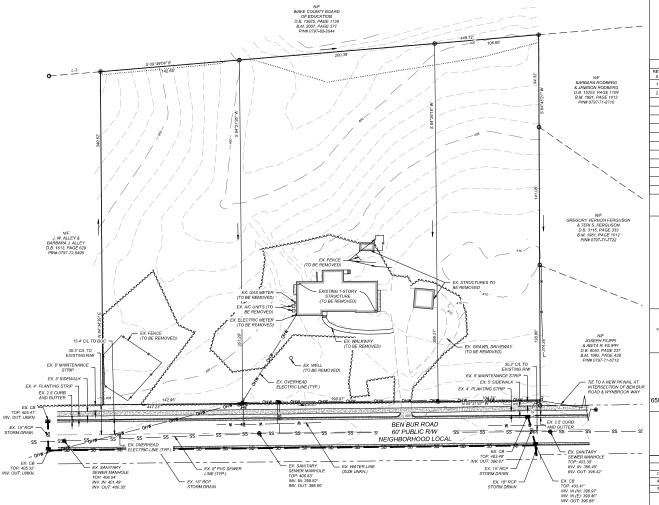
- SURVEY DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON MAY 13, 2021.
- TOPOGRAPHIC DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON MAY 13, 2021.
- REFER TO THE FINAL SUBDIVISION PLAT BY CAWTHORNE, MOSS & PANCIERA, PC FOR FINAL SITE BOUNDARY METES AND BOUNDS.
- 4. THERE ARE NO WETLAND OR STREAM FEATURES PRESENT ON SITE .
- THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720079700J, EFFECTIVE MAY 02, 2006.
- TREE LINES SHOWN PER AERIAL PHOTOGRAPHY.
- THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.

SOIL TYPES

CIC - CECIL-URBAN LAND COMPLEX, 2 TO 10 PERCENT SLOPES

PbD - PACOLET-URBAN LAND COMPLEX, 10 TO 15 PERCENT SLOPES

LINE TABLE				
LINE	LENGTH	BEARING		
L-1	178.30	N 04"18'49" E		
L-2	4.93	N 84°45'21" E		
1.2	E2 72'	© 00°40′04° E		





POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

l					
	REVISION HISTORY				
REV #	DESCRIPTION	DATE	BY		
1	C.O.R. COMMENTS	4/12/2022	FLM		
2	C.O.R. COMMENTS	7/5/2022	FLM		

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY **PLANS** DO NOT USE FOR CONSTRUCTION

THIS BAR IS 1 INCH IN LENG ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE PRELIMINARY SUBDIVISION

PLANS SUB-0089-2021 BEN BUR SUBDIVISION

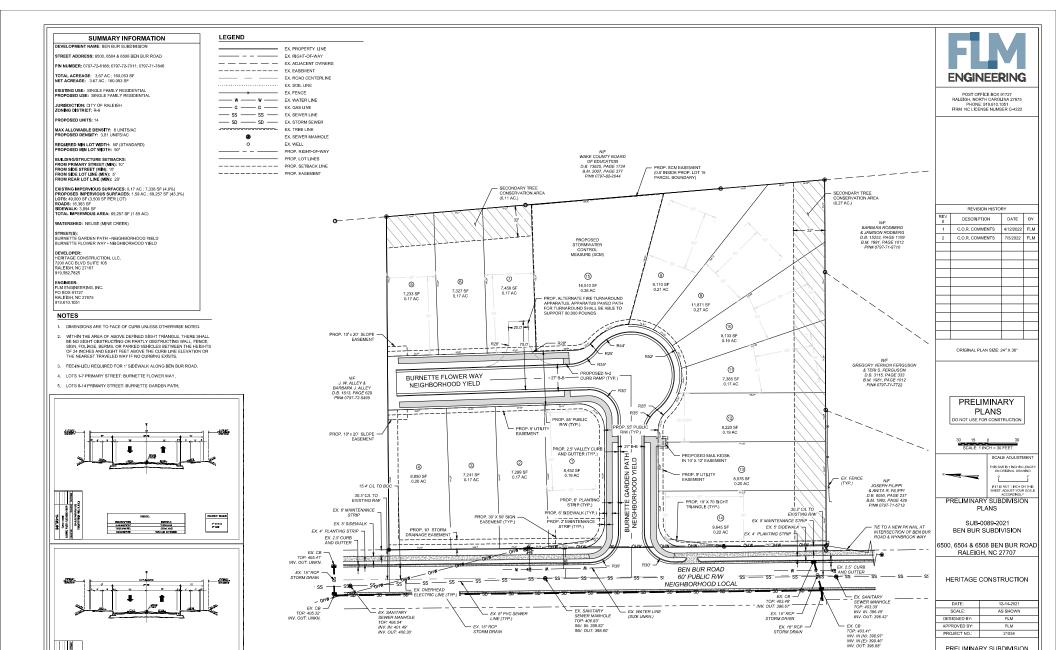
6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NC 27707

HERITAGE CONSTRUCTION

DATE:	12-14-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21034

EXISTING CONDITIONS

C-2 SHEET 2 OF 8



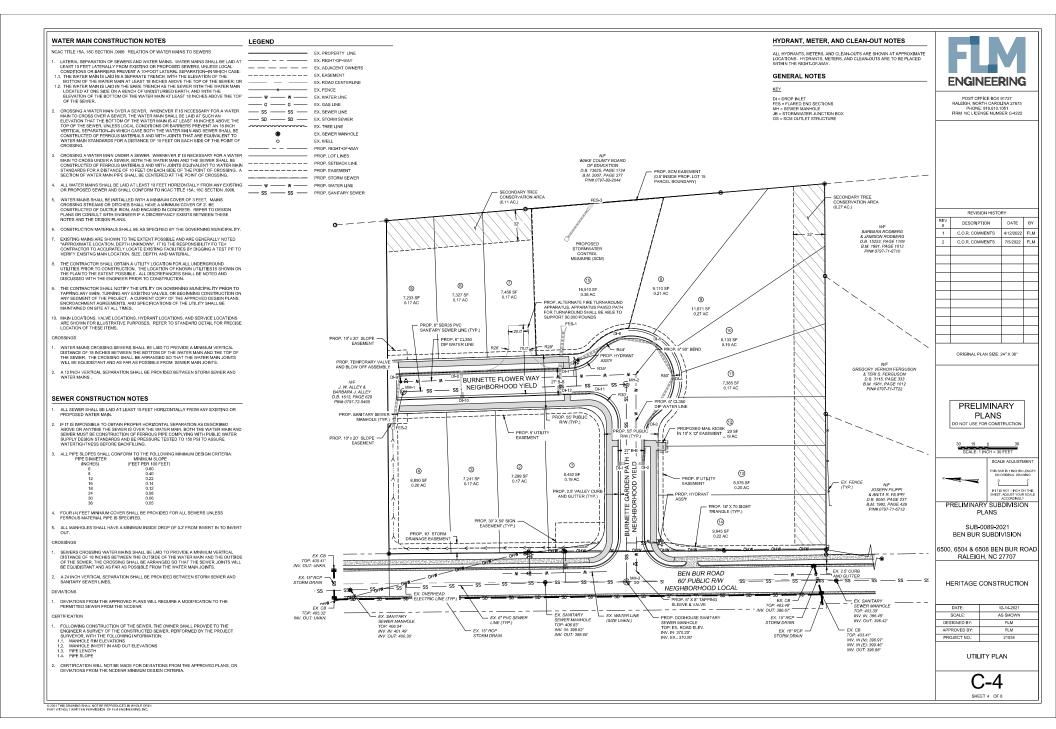
PROJECT NO.:

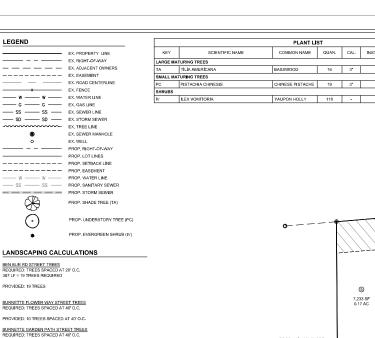
21034

PRELIMINARY SUBDIVISION PLANS

SHEET 3 OF 8

7 00 a





	PLANT LIST						
KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL.	INSTALL HT.	MATURE HT.	CROWN SPREAD
LARGE MATURING TREES							
TA	TILIA AMERICANA E	BASSWOOD	16	3*	10'	50' - 80'	50' - 80'
SMALL MATURING TREES							
PC	PISTACHIA CHINESIS C	CHINESE PISTACHE	19	3*	10"	15 - 35	15' - 35'
SHRUBS							
IV	ILEX VOMITORIA	AUPON HOLLY	118	-	18"	10 - 20	8 - 12

NOTES

- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH TPP-33 GITY DETAIL BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF COI B REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH OUSSTIONS



POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

	REVISION HISTORY					
REV #	DESCRIPTION	DATE	BY			
1	C.O.R. COMMENTS	4/12/2022	FLM			
2	C.O.R. COMMENTS	7/5/2022	FLM			

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY **PLANS** DO NOT USE FOR CONSTRUCTION

THIS BAR IS 1 INCH IN LENG ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE PRELIMINARY SUBDIVISION PLANS

SUB-0089-2021 BEN BUR SUBDIVISION

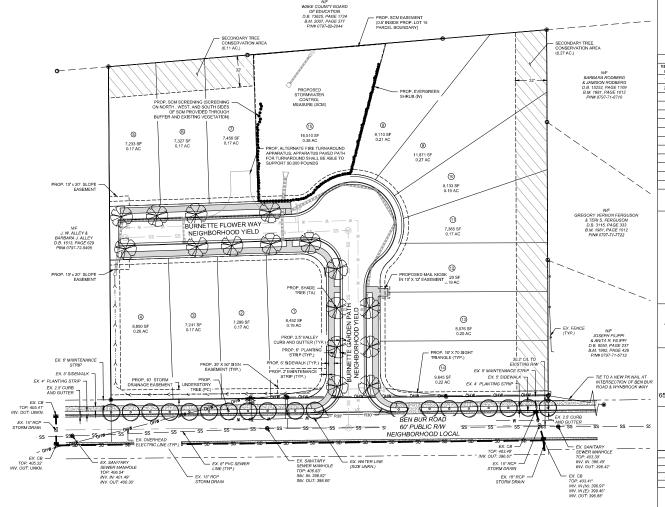
6500, 6504 & 6508 BEN BUR ROAD RALEIGH, NC 27707

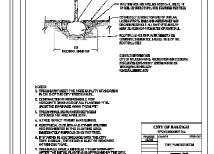
HERITAGE CONSTRUCTION

DATE:	12-14-2021
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21034

LANDSCAPING PLAN

C-6 SHEET 6 OF 8





MILE HOEFT HET KOTE THING PHETPHILLER P PICE ROOT FLASE AND EQUICATION OF HER

PROVIDED: 7 TREES SPACES AT 40' O.C.

BMP SCREENING PROVIDED: 118 EVERGREEN SHRUBS