Administrative Approval Action
S-23-18, North Ridge Staghorn Subdivision
Transaction #556920, AA#3848

LOCATION: This site is located on the south side of Harps Mill Road, north of Staghorn Lane at 6901 Buckhead Drive inside the Raleigh City Limits.

REQUEST: Development of a 0.54-acre tract zone R-6 into a two (2) lot subdivision, proposed new Lot 1 being 10,238.77 sf/.235 acres & proposed new Lot 2 being 13,231.23 sf/.304 acres. There is no right-of-way being dedicated as part of this proposed subdivision plan.

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 submitted by Alison A. Pockat, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
3. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
4. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING
5. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14-day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk for 300' is paid to the City of Raleigh.

7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

8. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications.

9. A demolition permit shall be obtained.

URBAN FORESTRY

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

11. Next Step: Final inspection of all required right of way tree plantings 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: 8-29-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)  
Staff Coordinator: Jermont Punfoy  
Date: 8/29/2018
**North Ridge Staghorn Subdivision**

8901 Buckhead Dr.  
Raleigh, North Carolina

**Owner:**  
Raleigh Custom Homes

6736 Falls of Neuse Rd., Suite 300  
Raleigh, NC 27615

**Title:**  
Site Data

**Address:**  
6901 Buckhead Dr., Raleigh, NC 27615

**Scale:**  
1" = 500'

**List of Drawings**

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**Notes:**  
All construction to be in accordance with all City of Raleigh stormwater standards and specifications. This development creates two single family lots. These lots will be provided with city sized stormwater collection through the use of the gallon roll-out carts brought to the curb. Solid waste collection will be in compliance with page 5, Chapter 2 'Solid Waste Services' of the Raleigh City Code and the City of Raleigh Solid Waste Collection Design Manual.
STATEMENT:

1. PER SECTION 92-5.2.2.3.a, SUBJECT TO 4% of the PART 208 MILLENIUM DEVELOPMENT ORDINANCE, these lots shall be oriented on equal lot measures and subject to further review upons placement of impervious surfaces.

2. The site is 2 acres, under Section 92.1.52(a) of the use of tree conservation plan will be required.

3. Existing house, walks, and driveway structures are to be removed with the subdivision of the land.

4. The developer is responsible for the installation and maintenance of all utility lines necessary to provide service to these sites.

5. All construction is to be in accordance with all city of Raleigh property codes.

6. A fee-in-lieu will be required for the additional 1' 6" of sidewalk width along both streets.

7. Existing impervious area - 0.11 AC

8. Existing impervious area - 0.11 AC

9. Existing impervious area - 0.11 AC

10. Existing impervious area - 0.11 AC

NOTES:

1. EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE TO BE REMOVED WITH THE SUBDIVISION OF THE LAND.

2. A TREE IMPACT PERMIT IS REQUIRED.

3. STREET TREES MUST BE 3" CALIPER AT ROOTBALL DIAMETER.

4. DEAD OR UNHEALTHY BRANCHES FROM PLANTING.

5. PROVIDE STAKING IF SPECIFIED. IF STAKING IS BUCKLE AND WARNING FLAGS. REMOVE ALL PLUMB BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET HOLE COMPLETELY REMOVE TOP HALF OF BURLAP, ROOT BALL ONLY.

6. MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT. COMPACTED SUBGRADE. HANDLE TREE BY THE AND CULTURAL RESOURCES REVISIONS DATE: 9/1/13