

Administrative Approval Action

Case File / Name: SUB-S-51-2018
BATTERY HEIGHTS LOT 120 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 of Battery Drive, west of the intersection of

Battery Drive and Parish Street at 1332 Battery Drive.

REQUEST:

Proposed is a subdivision of a .255 acre lot into two separate detached residential lots zoned R-10. There is an existing single family residence on site which is currently under construction. Two Variances have been granted by the Board of Adjustment for this subdivision (cases A-62-19, and A-76-18).

BOA Case A-62-19, granting a 252' variance from the required 2500' block

parameter.

BOA Case A-76-18, granting a 13' variance from lot width requirements allowing

two separate lots each with 32' width.

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 June 11, 2019 by Chance and Associates.

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>RECORDED MAP(S)</u> - 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. The building permit associated with the detached single family dwelling at 1332 Battery Drive (currently under construction) will need to be revised and approved to reflect the new parcel boundaries of the plat to be recorded.

Engineering

- A fee-in-lieu for 6-ft sidewalk width along the 64-ft of site frontage is paid to the City of Raleigh (UDO 8.1.10).
- 3. 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 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 public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3) for street trees.
- 5. A 10' slope 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.
- 6. 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.
- 7. A cross access agreement between the 2 lots created by this subdivision, currently identified as PIN 1713381326, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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 7, 2022

Record at least 1/2 of the land area approved.

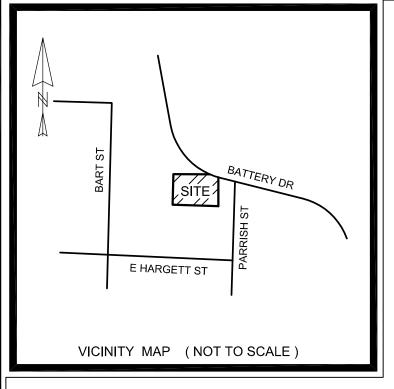
I hereby certify this administrative decision. /

5-Year Sunset Date: August 7, 2024

Staff Coordinator: Michael Walters

Record entire subdivision.

Signed:	Josh flat	Date:	08/07/2019	
	Development Services Dir/Designes	_		<u>.</u>

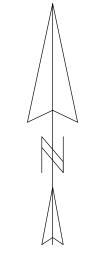


SUMMARY DATA: PROJECT ADDRESS: 1332 BATTERY DRIVE RALEIGH, NC 27610

TOTAL AREA OF SITE: 11,107.8 SF/0.255 AC

TOTAL NUMBER OF LOTS: 2 MIN. LOT SIZE: 5,441 SF AVER. LOT SIZE: 5,467 SF ZONING R-10 PIN#: 1713381326 INSIDE RALEIGH CITY LIMITS

AREA IN NEW R/W: 174 SF/.004 AC LOT 1 AREA: 5,441 SF/.125 AC LOT 2 AREA: 5,493 SF/.126 AC



PROJECT OWNER/DEVELOPER:

HATTERAS HOLDINGS, LLC BRADLEY K. RANSOME, MANAGER 12321 PAWLEYS MILL CIRCLE RALEIGH, NC 27614

PLANS SHEET INDEX

SHEET 1 OF 6 - COVER SHEET

SHEET 2 OF 6 - EXISTING CONDITIONS SHEET

SHEET 3 OF 6 - PROPOSED PRELIMINARY SUBDIVISION PLAN

SHEET 4 OF 6 - PROPOSED PRELIMINARY STREETSCAPE PLAN

SHEET 5 OF 6 - PROPOSED PRELIMINARY UTILITY PLAN

SHEET 6 OF 6 - DETAIL SHEET



- 1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY COMPANY DATED 05/10/18.
- 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY. 3. THE LOCATION OF EXISTING WATER MAIN IF SHOWN PER CITY OF RALEIGH
- 4. CONTOURS WERE TAKEN FROM ABOVE SURVEY.
- 5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH
- DEVELOPMENT STANDARDS AND SPECIFICATIONS.
- 6. EXISTING DRIVEWAY ON BATTERY DRIVE WILL BE CLOSED AND REPLACED WITH STANDARD CURB & GUTTER PER CITY OF RALEIGH STANDARDS.
- 7. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT
- SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.

 8. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WAST CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
- 9. A SURITY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
- 10. PER SEC. 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:

PER SEC. 9.2.2, A.2. b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORM— WATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

BOA CASE A-62-19

DECISION: Approved as requested.

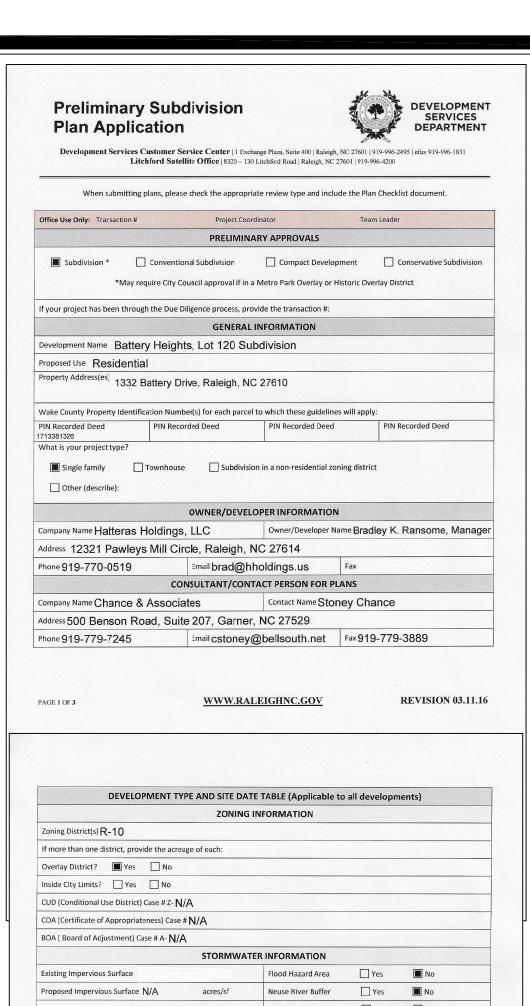
WHEREAS Hatteras Holdings, LLC, property owner, requests a 252' variance from the 2,500' block perimeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 2,752' as part of a two-lot subdivision on a .25-acre property zoned Residential-10 located at 1332 Battery Drive.

BOA CASE A-76-18

DECISION: Approved as requested.

WHEREAS Hatteras Holdings, LLC, property owner, requests a 13' variance from the minimum lot width requirements set forth in Section 2.2.1, of the Unified Development Ordinance in order to subdivide the parcel into two 32' wide tracts as well as a variance to the requirement set forth in Section 8.3.5.C.2.b. In order to permit the two proposed detached house building lots that are less than 40' in width to take vehicular access from driveways. The subject property is a .25 acre parcel zoned Residential—10 and located at 1332 Battery Drive.

	SCALE	E : 1" = 20'		
)	20'	40	D' 60)'



ZONING INFORMATION Zoning District(s) R-10 If more than one district, provide the acreage of each: Overlay District? ves no Inside City Limits? ves no CUD (Conditional Use District) Case # Z- N/A COA (Certificate of Appropriateness) Case # N/A BOA (Board of Adjustment) Case # A- N/A STORMWATER INFORMATION Existing Impervious Surface Flood Hazard Area ves no Proposed Impervious Surface N/A acres/sf Neuse River Buffer ves no If in a Flood Hazard Area, provide the following: Alluvial Soils Flood Study FEMA Map Panel # NUMBER OF LOTS AND DENSITY Total # of Townhouse Lots: Detached N/A Attached Total # of Single Family Lots 2 Total # of All Lots 2 Overall Unit(s)/Acre Densities Per Zoning Districts 2/.0. 255=7.84 Total # of Open Space and/or Common Area Lots N/A SIGNATURE BLOCK (Applicable to all developments) In filing this plan as the property owner(s), //we do hereby agree and firmly bind ourselves, my/our heirs, executors, administratos successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City. I hereby designate Stoney Chance to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application. I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed subdivision plan as approved by the City. Beach The All Post Revision 03.11. August 24, 2018 Date D	DEVELOPMENT TYPE AN	ID SITE DATE TA	BLE (Applicable to	o all developm	nents)
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PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.	Signature BRADLEY K. RANSOME,	MANAGER	Date August 24, 2018		
	PAGE 2 OF 3 <u>V</u>	WWW.RALEIO	GHNC.GOV	1	REVISION 03.11.1

A-76-18

SUBDIVISION

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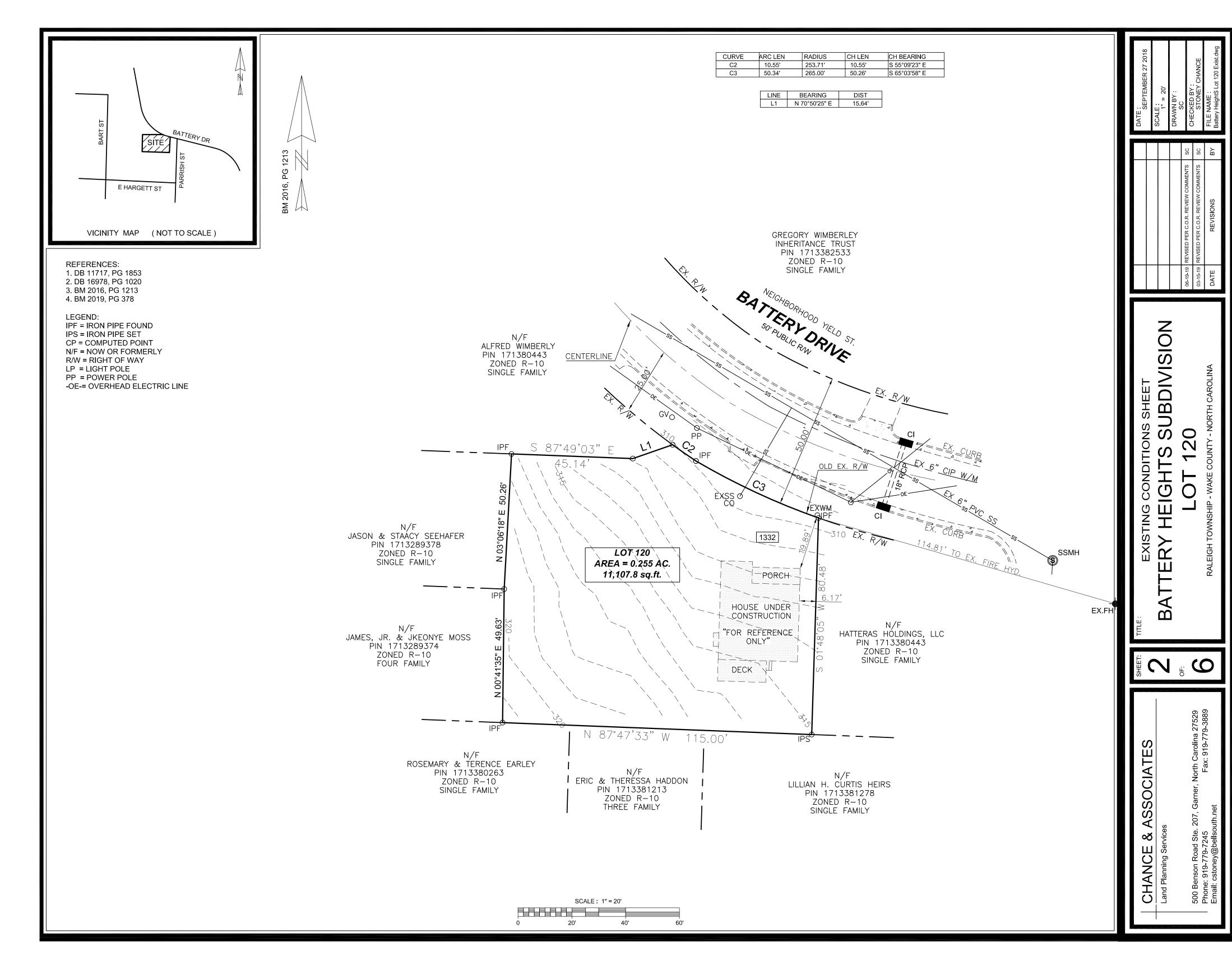
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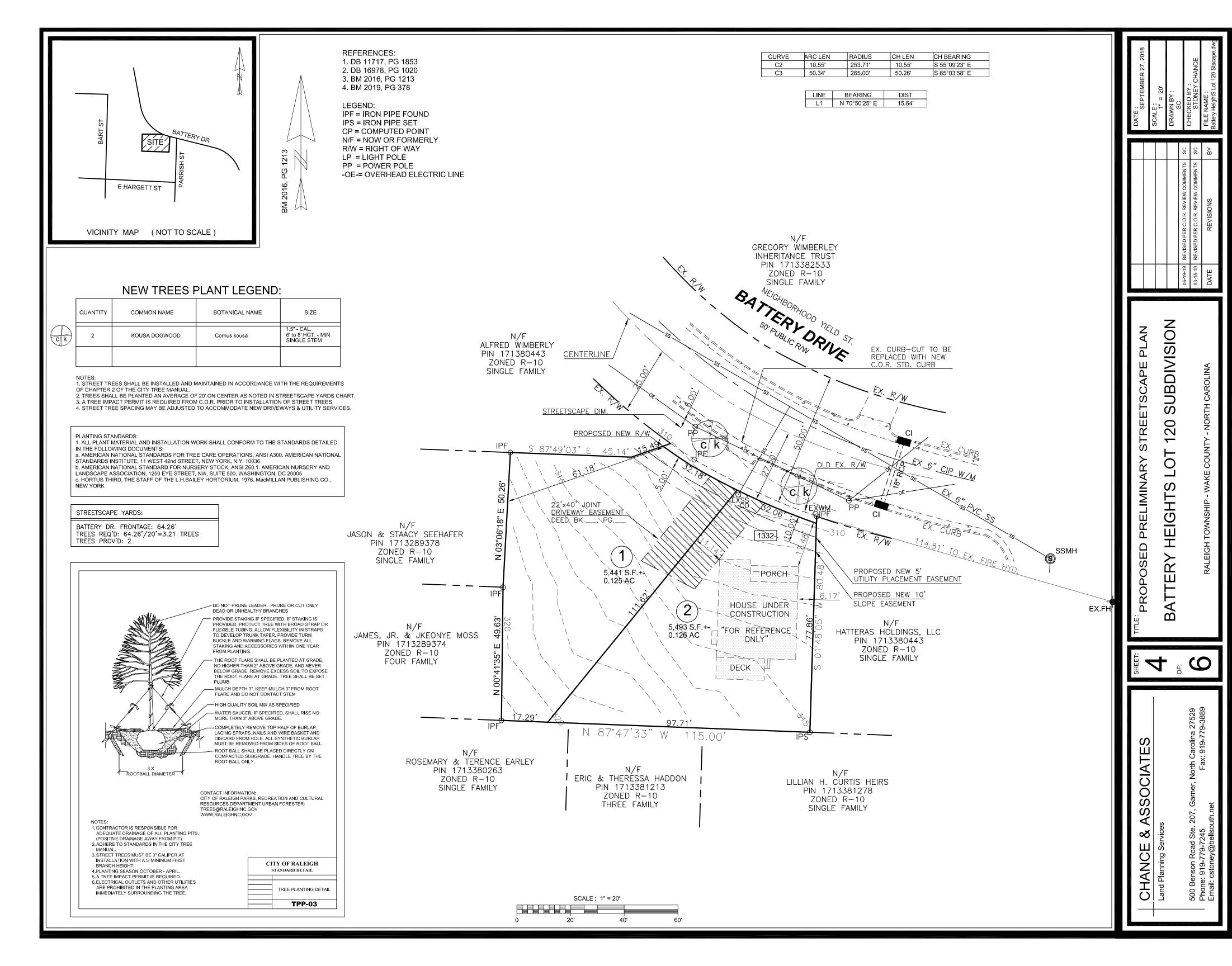
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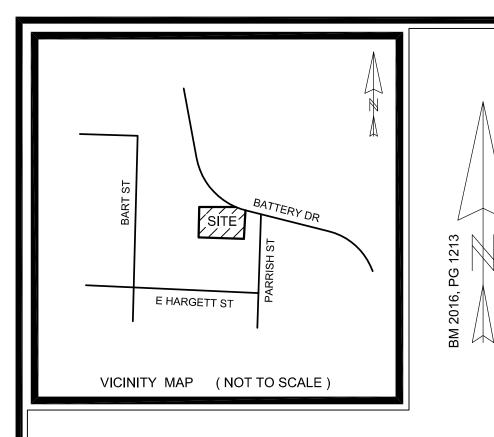
SOS



NOT RELEASED FOR CONSTRUCTION



NOT BEI EASED FOR CONSTRIICTION



REFERENCES: 1. DB 11717, PG 1853 2. DB 16978, PG 1020 3. BM 2016, PG 1213 4. BM 2019, PG 378

3. BM 2016, PG 1213 4. BM 2019, PG 378 LEGEND:

LINE BEARING DIST
L1 N 70°50'25" E 15.64'

RADIUS

253.71'

265.00

CH LEN

10.55'

50.26'

CURVE

C2

C3

ARC LEN

10.55'

50.34'

CH BEARING

S 55°09'23" E

S 65°03'58" E

IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
CP = COMPLITED POINT

CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
LP = LIGHT POLE
RP = POWER POLE

PP = POWER POLE
-OE-= OVERHEAD ELECTRIC LINE

BLOCK PERIMETER: EXISTING BLOCK PERIMETER: 2,725'

EXISTING BLOCK PERIMETER. 2,723

EXISTING ZONING: R-10; RX-3; NX-3-UL

BLOCK PERIMETER ALLOWED: 3,000'

SEE BOA CASE #A-62-19

DRIVEWAY NOTE:

EXISTING DRIVEWAY WILL BE REMOVED AND REPLACED WITH NEW JOINT DRIVEWAY PER CITY OF RALEIGH STANDARDS.

THE NEW JOINT DRIVEWAY WILL BE 20' IN WIDTH WITHIN BATTERY DRIVE RIGHT OF WAY AND WILL BE SHOWN ON PLOT PLAN.

NEW PRIVATE ACCESS & MAINTENANCE AGREEMENT WILL INCLUDE ALL JOINT DRIVEWAY AREA.

SIDEWALK NOTE:

A FEE IN LIEU FOR THE 6' SIDEWALK WILL BE REQUIRED TO BE PAID TO CITY OF RALEIGH PRIOR TO MAP RECORDATION.

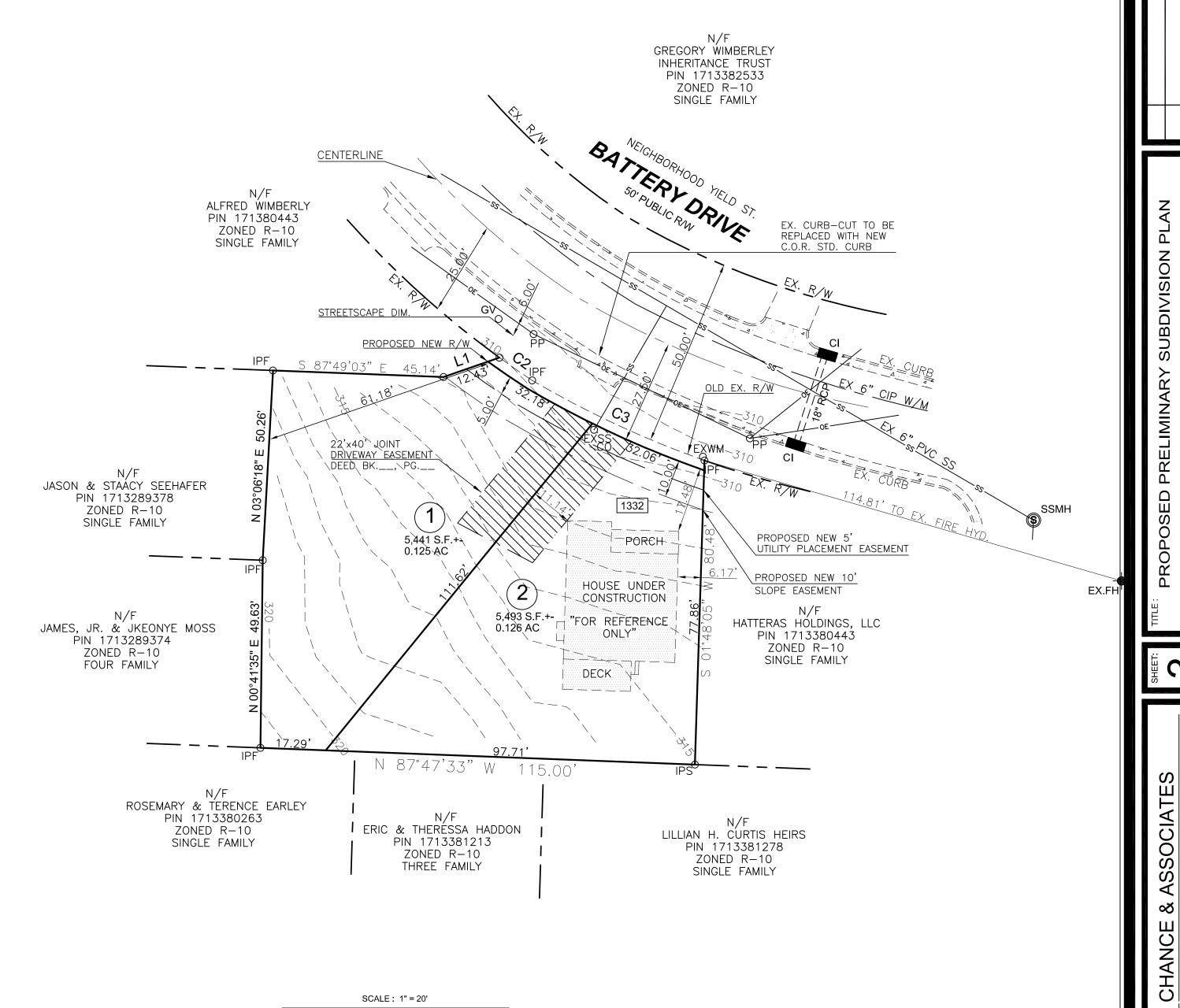
BUILDING NOTE:

THE EXISTING HOUSE UNDER CONSTRUCTION AS SHOWN ON THIS PLAN IS FOR REFERENCE ONLY AND IS NOT BEING CONSIDERED FOR REVIEW WITH THIS SUBDIVISION PLAN.

AT TIME OF PLOT PLAN/BUILDING PERMIT REQUEST, APPLICANT WILL SHOW HOW BUILDING UNDER CONSTRUCTION IS IN COMPLIANCE WITH SEC. 2.2.7.D, INFILL REQUIREMENTS.

NOTE:

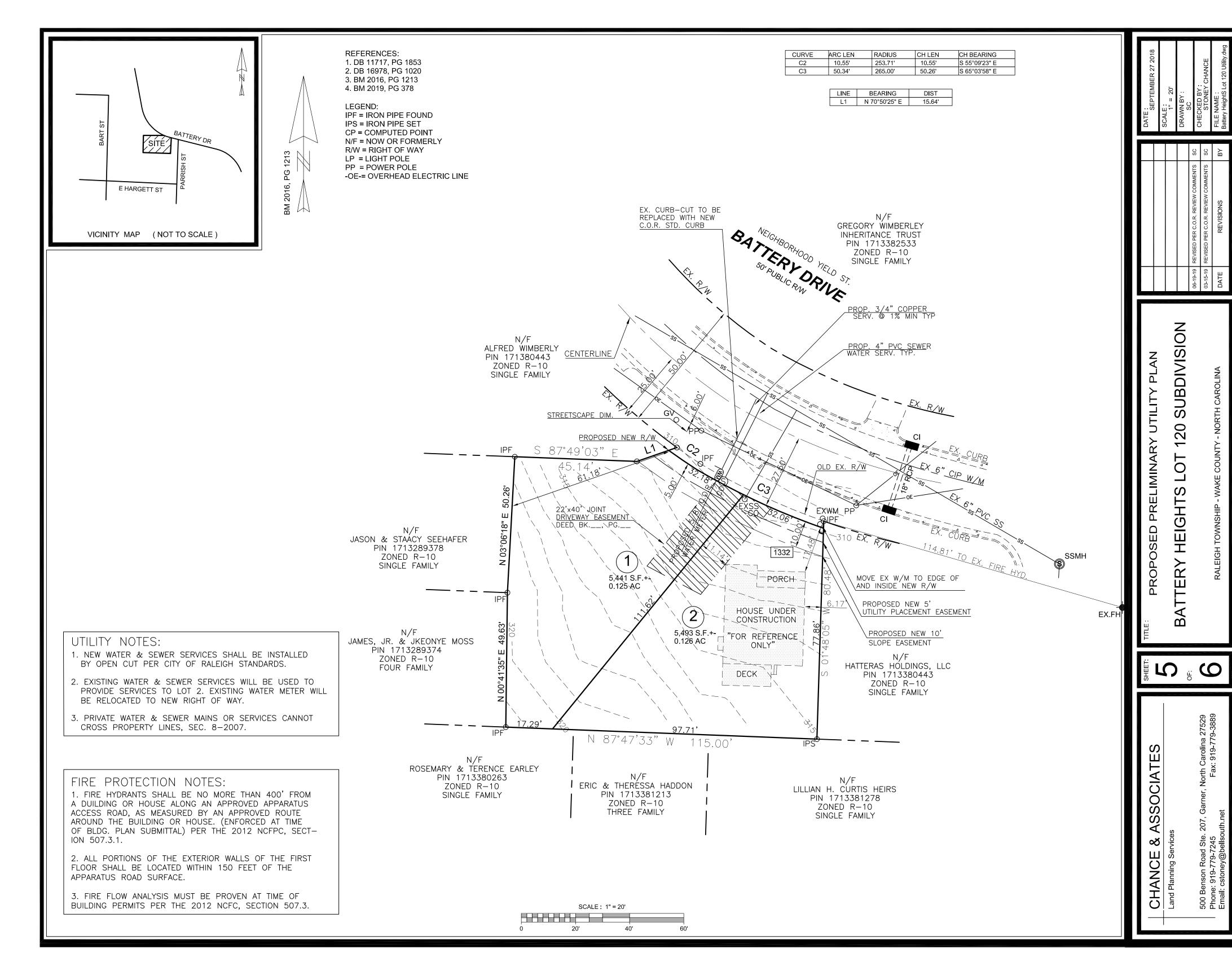
RIGHT OF WAY IS NOT EXEMPT. CHANGES TO RIGHT OF WAY MUST COMPLY WITH NITROGEN AND RUNOFF REQUIREMENTS OF 9.2.



S BATTERY HEIGHTS LOT 120 SUBDIVISION PLAN

BATTERY HEIGHTS LOT 120 SUBDIVISION

า Road Ste. 207, Garner, North Carolina 27529 -779-7245 nev@bellsouth.net



NOT REI FASED FOR CONSTRUCTION