RHYS PARK SUBDIVISION
S-55-2017

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.58**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**

Applicant: **Ryan Johnson**
Phone: **(919) 536-2781**
LOCATION: This site is located on the south side of Manchester Drive, at 1201 Manchester Drive (inside City limits).

REQUEST: Subdivision of a 0.57 acre tract zoned R-4 into 2 interior lots. Proposed lots are 0.26 and 0.31 acres in size. The density of the site will be 3.39 units/acre.

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, dated 10/12/17.

CONDITIONS OF APPROVAL and NEXT STEPS:

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHER 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 the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance exceeds 12,000 sf.

URBAN FORESTRY

3. Obtain required stub permits from the City of Raleigh. (used with new streets and infrastructure)

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

ENGINEERING

2. The required right of way and 20’ slope easement 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' 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 within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 137' of 6' sidewalk is paid to the City of Raleigh.

URBAN FORESTRY

5. A fee in lieu for three street trees for the Manchester Dr frontage is required prior to recordation of the final subdivision map.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

Prior to issuance of building occupancy permit:

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.

2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: 11-9-2020
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)  
Date: 11/9/2017

Staff Coordinator: Ryan Boivin
**RHYS PARK SUBDIVISION**

**1201 MANCHESTER DR**
**RALEIGH, NORTH CAROLINA**

**DEVELOPER:**
**REVOLUTION HOMES LLC**

**5580 CENTERVIEW DR., SUITE 115**
**RALEIGH, NC 27606**

**OFFICE PHONE - 919 536-2781**

**CONTACT:** RYAN W. JOHNSON

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**SITE DATA**

**ADDRESS:** 1201 MANCHESTER DR., RALEIGH

**PIN #:** 1702242814 **ACREAGE:** 0.50

**ZONING:** R-4

**LAND CLASS:** LOW DENSITY RESIDENTIAL

**EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 3,173 SF**

**TOTAL SURFACE AREA FOR LOT = 24,688.7 SF, 0.57 ACRES**

**SITE IS A SUBDIVISION OF NORTH HILLS ESTATES**

**APPROVED: 19/21/17**

**REVOLUTION HOMES LLC**

**1201 MANCHESTER DR**

**RALEIGH, NC 27606**

**RHYS PARK SUBDIVISION**

**DESIGNED:**

**APPROVED:**

**COVERED SHEET**

**NOTES:**

**ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.**

**SOLID WASTE COMPLIANCE STATEMENTS:**

**DEVELOPERS MUST REVIEW AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.**

**REVISED:**

**REVISED:**

**RALEIGH, NORTH CAROLINA**

**UTILITY DETAILS**

**SUBDIVISION**

**1000**

**4**

**L FEET**

**10/12/17**

**RALEIGH TRANSACTION NUMBER: 526138**

**RALEIGH CASE NUMBER: S-55-17**

**WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES.**

**THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL ARE Fulfilled.**

**DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE SOLID WASTE COMPLIANCE STATEMENT: CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.**

**NOTE:** ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
MIDTOWN CITIZENS ADVISORY COUNCIL - ZONING - R-4

DRIVE / WALK - 476 SF

HOUSE / GARAGE / PORCH - 2,622 SF

EXISTING IMPERVIOUS AREA - 3,173 SF - 0.07 AC

TOTAL ACREAGE - 25,650 SF - 0.59

ADDRESS: 1201 MANCHESTER DR., RALEIGH

PIPE SIZE REQUIRED FOR THE 100 YR STORM @ 1% = 24" RCP

Q10 = 10.43 CFS, Q100 = 15.18 CFS

Tc=40, i10=3.3, i100=4.8, C=3

LOWEST SPOT ELEVATION - 326

SLOPE LENGTH - 1,316 LF

459,025 SF, 10.54 AC

TOTAL WATERSHED AREA FLOWING TO THE PIPE -

SUPPORT THE SIZING OF THE PIPE:

REPLACED WITH A NEW 36" PIPE. THE FOLLOWING CALCULATIONS

STREET. THAT PIPE IS CURRENTLY 36" RCP AND TP BE

BE TURNED, PLACED IN THE ACTUAL EASEMENT AND

LOCATED ABOVE THE LOW SPOT IS ALSO PROPOSED TO

IN ADDITION THE EXISTING PIPE WHICH CURRENTLY IS

RELOCATED TO ADDRESS THE ACTUAL STORWATER FLOW.

AN EXISTING PRIVATE STORMWATER EASEMENT IS BEING

NOTE:

EXISTING NEIGHBORHOOD STREET

EXISTING NEIGHBORHOOD DRAINAGE

EXISTING PRIVATE EASEMENT

EASEMENT TO BE ABANDONED

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE BLOCKS AND INFORMATION

ARE BASED ON A PLAT OF SURVEY OF THE CONVEYANCE OF THE

PROPERTY TO THE MIDGE AND SURVEY OF THE CONVEYANCE OF THE

PROPERTY TO THE CITY OF RALEIGH. THE SITE BLOCKS AND INFORMATION

SUBSEQUENT TO THE CONVEYANCE ARE BASED ON THE SITE BLOCKS AND

INFORMATION OF THE PRECEDING TRANSFER. THE SITE BLOCKS AND

INFORMATION PROVIDED HEREIN ARE NOT TO SCALE AND ARE FOR

REFERENCE ONLY.

2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL

BUILDING CODES AND REGULATIONS IN EFFECT AT THE TIME OF

CONSTRUCTION.

3. CONSTRUCTION TO BE IN ACCORDANCE WITH THE EXISTING

SITE CONDITIONS AND ALL APPROPRIATE LOCAL, STATE, AND FEDERAL

REGULATIONS.

SCALE: 1" = 20'