EDGEMONT WAY SUBDIVISION
S-62-2017

Zoning: R-4
CAC: Northwest
Drainage Basin: Crabtree Creek
Acreage: .52
Number of Lots: 2

Planner: Ryan Boivin
Phone: (919) 996-2681

Applicant: Hugh Surles Builders
Phone: (919) 422-7065
LOCATION: This site is located on the south and west side of Edgemont Drive at 3315 Edgemont Drive. The site is in City limits.

REQUEST: Subdivision of a 0.52 acre tract zoned R-4 into 2 lots. Lot 1 is 11,244.9 SF/0.26 acres and lot 2 is 11,380.5 SF/0.26 acres.

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 10/31/17.

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.

STORMWATER

Next Step: 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

1. Obtain required tree impact permit from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

ENGINEERING

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. A slope easement will be required as measured 10 feet from the public right-way and to run along the entire frontage of the lots associated with this proposed subdivision.
5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu is to be paid to the City of Raleigh for pavement, curb and gutter, and sidewalks along the frontage of this street (UDO 8.1.10) (RSDM 5.3.4) The fee is due prior to authorization to record lots.

6. 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

7. 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, and Tree Save Areas.

ENGINEERING

8. Driveways and any work in the public right-of-way shall meet the requirements of article 8 of The Raleigh UDO and the Raleigh Street Design Manual.

Prior to issuance of building occupancy permit:

9. 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.

10. 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: 12/1/2020
Record the lots.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ___________________________ Date: 12/1/2017

Staff Coordinator: Ryan Boivin
**SITE DATA**

**ADDRESS:** 3315 Edgemont Dr., Raleigh, NC 27616

**USE:** Low Density Residential

**Lands:** 2 single family lots

**Premises:**

- **LOT 1:** 11,244.9 SF, 0.258 AC
- **LOT 2:** 11,380.5 SF, 0.261 AC

**EXISTING IMPERVIOUS SURFACE AREA:** 6,996.5 SF

**TOTAL SURFACE AREA:** 22,672 SF, 0.52 ACRES

**EXISTING CONDITIONS:**

- **PERCENT IMPERVIOUS (EXISTING COND.)** for LOT 1 = 31%

**PROPOSED USE:** Two residential lots

- **LOT 1:** 11,244.9 SF, 0.258 AC
- **LOT 2:** 11,380.5 SF, 0.261 AC

**PROJECTED WASTEWATER FLOW:** 960 GPD

**EXISTING CONDITIONS PLAN**

- **EXISTING SITE DATA**
- **EXISTING UTILITIES**
- **EXISTING ZONING**
- **EXISTING LAND USE**
- **EXISTING CONSTRAINTS**

**PROPOSED SUBDIVISION**

- **LOT 1:** 11,244.9 SF, 0.258 AC
- **LOT 2:** 11,380.5 SF, 0.261 AC

**PROPOSED USE:**

- **LOW DENSITY RESIDENTIAL**

**EXISTING ROADWAYS:**

- **EXISTING UTILITIES:**
- **EXISTING STORMWATER:**

**EDGEMONT WAY SUBDIVISION**

3315 Edgemont Dr.
Raleigh, North Carolina

Owner:
Hugh Surles Builders
126 Brandon Dr.
Lillington, NC 27546

Office Phone - 919-422-7088
Contact: Hugh Surles
SITE DATA

PIN NUMBER - 8683393434
ADDRESS - EDGEMONT WAY, CARY
TOTAL ACRES - 22.42 AC
EXISTING IMPROVED AREA - 16.64 AC - OVER 1600 SF HOUSE / GARAGE - 2,819 SF
SHED - 200 SF

PROPERTY NOTES:
1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY ROBINSON & PLANTE PC DATED 2/4/16. EXISTING SURVEY FOR EXISTING HOUSE & GARAGE, LOT IN EDGEMONT SUBDIVISION, AND DATED 3/2/16.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS, AND DATED 7-24-17.
3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND DATED 8/14/17.

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HUGH SURLES BUILDERS, LOT 19 EDGEMONT SUBDIVISION
PHONE NUMBER: 919 481-1245, ENTITLED 'SURVEY FOR 1240 SE MAYNARD RD., SUITE 203, CARY, NC, 27511

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1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON A PLOT PLAN BY ROBINSON & PLANTE PC LABORATORY MILL, SUITE 150, CARY, NC. PHONE NUMBER 919-433-2265. ELIGIBLE SURVEY FOR A LARGER SUBDIVISION, LOT IN EQUIPMENT SUBDIVISION AND DATED 3-24-90.

2. GRAPHIC INFORMATION IS BASED ON MAP COUNTY GIS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AERIAL, PLANNING AND ZONING REQUIREMENTS.
4. THE TOTAL AREA AVAILABLE FOR DEVELOPMENT OF THE TWO LOTS EQUALS 23,472 SF. NO TREATY CAN BE CONTRACTED WITH EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES UNLESS THE STRUCTURES ARE TO BE DEMOLISHED.

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LAND SURFACE DEFINED UNDER YC-2-18 SECTION 92.2 A 4. DEVELOPMENT OF THESE TWO LOTS WILL MEET THE MINIMUM SURFACE RESTRICTION OF 38%.

STREET TREES MUST BE PLANTED WITH A MINIMUM 5' MINIMUM FIRST INSTALLATION WITH A 5' MINIMUM FIRST CURVATURE AND TO THE SUBDIVISION OF THE PROPERTY IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

1. STREET TREES SHALL BE INSTALLED IN AND MAINTAINED FOR THE REQUIREMENTS FOUND IN CHAPTER 2 OF THE RALEIGH TREE MANUAL.
2. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
3. EXISTING HOUSE, WALKS AND DRIVEWAY STRUCTURES ARE PROHIBITED IN THE PLANTING AREA.
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PUBLIC RIGHT-OF-WAY:
1. A NEW WATER METER EASEMENT, AND LINE TO THE EXISTING WATER METER AND WATER SERVICE PIPE BOX AND 3/4" TYPE K COPPER WATER SERVICE LINE 15' 46" & 3/4" TYPE K COPPER WATER SERVICE LINE.
2. THE TOTAL AREA TO BE DISTURBED WITH BOTH LOTS.
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LOT 2 - 11,380.5 SF - 0.261 AC

ADDRESS:  3315 EDGEMONT DR., RALEIGH, NC

SITE DATA:
1. EXISTING IMPERVIOUS AREA - 5,790 SF - 0.30 AC
2. DRIVE - 3,635 SF
3. WALK / PATIO - 6,445 SF
4. SHED - 208 SF

REVISIONS - PARKS, RECREATION AND CULTURAL RESOURCES DEPT.TREE PLANTING DETAIL

DEPARTMENT URBAN FORESTER:

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