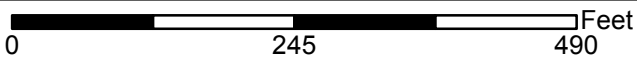
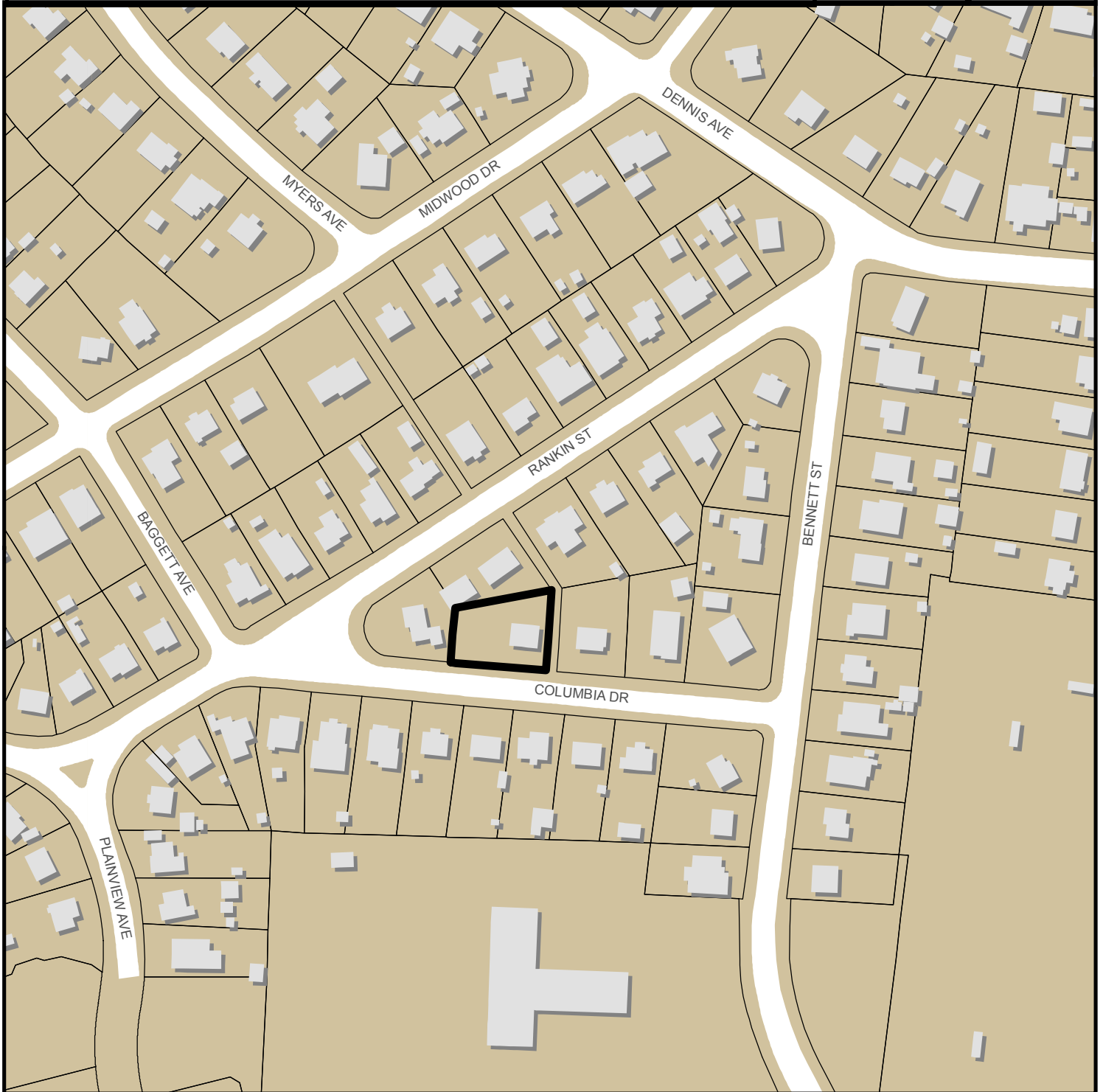
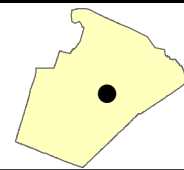


403 COLUMBIA DRIVE SUBDIVISION S-67-17



Zoning: **R-10**
CAC: **East Raleigh**
Drainage Basin: **Pigeon House**
Acreage: **0.21**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **Wanda Williamson**
Phone: **(919) 946-1911**





Administrative Approval Action

Case File / Name: S-67-17, 403 Columbia Dr Subdivision
Transaction # 531332, AA # 3673

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Columbia Drive, to the east of the intersection of Columbia Dr. and Rankin St. The address of the site is 403 Columbia Drive, which is inside the City limits.

REQUEST: Subdivision of a 0.204 acre tract zoned R-10 into 2 lots. Proposed lot 1 is 4,157 SF/0.095 acres and lot 2 is 4,428 SF/0.102 acres.

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 Bass, Nixon, & Kennedy, Inc., dated 10/25/17.

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.*

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.

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 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 113' of 6' sidewalk is paid to the City of Raleigh.
5. 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.



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6. Existing driveway that is currently encroaching onto the existing 10' sewer easement will need to be removed so that the entire driveway footprint is within the confines of this property. Driveway work will need to be completed at the time of any other site work tied to the Demolition permit.

URBAN FORESTRY

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. 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.

STORMWATER

19. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4.

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.
3. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
4. Next Step: As-built drawings and associated forms for all Stormwater devices and/or any required as built impervious surveys are accepted by the Engineering Services Department
5. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas 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: 11-15-2020
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Austin Bily Z... Date: 11/15/2017

Staff Coordinator: Ryan Boivin