NORTH RIDGE LOT 45 SUBDIVISION
S-86-2017

Zoning: **R-6**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.63**
Number of Lots: **2**

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

Applicant: **Stoney Chance**
Phone: *(919) 779-7245*
Administrative Approval Action
S-86-17 North Ridge Lot 45 Subdivision
Transaction # 537874, AA # 3782

LOCATION: This site is located on the west side of Harps Mill Road and north side of Strothmore Court. The site is addressed at 7913 Harps Mill Road, which is inside City limits.

REQUEST: Subdivision of a 0.615 acre tract zoned R-6 into two lots. Proposed lot 1 will be 12,158 SF/0.279 acres and lot 2 will be 13,667 SF/0.313 acres.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC One Design Adjustment has been approved by the Development Services Director or Designee for this project:

Due to existing conditions as well as the presence of a golf course immediately adjacent to the project, a Design Adjustment has been approved waiving the Block perimeter requirement (UDO Article 8.3).

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 Stoney Chance of Chance & Associates.

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. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

URBAN FORESTRY

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

4. 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.
5. A 5’ utility placement 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.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk along Harps Mill Road is to be 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.

**URBAN FORESTRY**

8. Obtain a tree impact permit from the City of Raleigh.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**STORMWATER**

9. 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.

**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: 4-11-2021
Record the subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) _______ [Signature] Date: __/__/20__

Staff Coordinator: Ryan Boivin
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date completed Application received</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Ridge, Lot 45 Preliminary Subdivision</td>
<td>1/22/2018</td>
</tr>
<tr>
<td>Case Number</td>
<td>Transaction Number</td>
</tr>
<tr>
<td>9-86-17</td>
<td>637874</td>
</tr>
</tbody>
</table>

The Design Adjustment based upon the findings in these applicable code:

- UDO Art. 8.3 Blocks, Lots, Access
- UDO Art. 8.5 Existing Streets
- Raleigh Street Design Manual
- Other

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>REPRESENTATIVE SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
<td></td>
</tr>
<tr>
<td>Development Engineering</td>
<td>KC Beard</td>
</tr>
<tr>
<td>Engineering Services</td>
<td></td>
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<tr>
<td>Public Utilities</td>
<td></td>
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<tr>
<td>City Planning</td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
</tr>
<tr>
<td>PRCR</td>
<td></td>
</tr>
</tbody>
</table>

Findings:
This subdivision is zoned as R-6, which allows a block perimeter maximum length of 6,000 linear feet. The existing measurable length is shown on the attached map as 7,986 linear feet. This subdivision is adjacent to a cul-de-sac where Lot 1 has frontage on Strohmers Ct. A public street would not be allowed through this subdivision due to the public street spacing of 1200 feet based on the classification of Harps Mill Road as an Avenue, 2-lane Undivided. Raleigh Street Design Manual Sections 5.1.1, 6.1 and Table 6.0A.

Staff supports the request for a waiver from the requirement of providing a public street due to the block perimeter length.

Development Services Director or Designee Action: Approve ☑ Approval with Conditions ☐ Deny ☐

Authorized Signature: Daniel Kim, PE
Engineering Review Number: 4/11/18

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

<table>
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<td>North Ridge Lot 45 Preliminary Subdivision</td>
<td>537874</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner</th>
<th>Name: Mary Helen Horn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>7010 North Ridge Drive</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27615</td>
</tr>
<tr>
<td>Phone</td>
<td>919-418-4500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Name: Stoney Chance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>600 Benson Rd., Ste. 207</td>
</tr>
<tr>
<td>City</td>
<td>Garner</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27529</td>
</tr>
<tr>
<td>Phone</td>
<td>919-779-7245</td>
</tr>
</tbody>
</table>

*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)*

<table>
<thead>
<tr>
<th>Code Section Referenced</th>
<th>Section 8.3.2.A Block Perimeters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Justification</td>
<td>Due to existing street and development infrastructure surrounding this project, there is no opportunity for further street connectivity within this block area; therefore we are unable to comply with above Block Perimeter requirements. For these reasons, this Design Adjustment Application is requesting the Block Perimeter requirements of the UDO and RSDM be waived.</td>
</tr>
</tbody>
</table>

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.*

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

[Signature]

Owner/Owner's Representative Signature

12/22/17

Date

In witness whereof, the parties signed have executed this document on this date.

[Signature]

Notary Signature

Comm Exp: 24 Feb 2021

Date

ANDREW L. CROOK
PUBLIC NOTARY

WAKE COUNTY, NC

revision 08.25.14
NORTH RIDGE LOT 45 SUB.
PROJECT OWNER/DEVELOPER:
MARY HELEN HORN
7016 NORTH RIDGE DRIVE
RALEIGH, NC 27615

PLANS SHEET INDEX
SHEET 1 OF 6 - COVER SHEET
SHEET 2 OF 6 - EXISTING CONDITIONS SHEET
SHEET 3 OF 6 - PRELIMINARY SUBDIVISION PLAN
SHEET 4 OF 6 - PRELIMINARY STREETSCAPE PLAN
SHEET 5 OF 6 - PRELIMINARY UTILITY PLAN
SHEET 6 OF 6 - DETAILS SHEET

TOTAL SITE AREA: 0.615 AC.

NOTES:
1. SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY COMPANY DATED 08/23/17.
2. STREETS, SANITARY & STORM SEwers ARE EXISTING AS PER ABOVE SURVEY.
3. THE LOCATION OF EXISTING WATER MANS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
4. CONTINUOUS PIPE TAKEN FROM CITY OF RALEIGH SHEETS MAPS AND SHOULD BE COMPLIED IN SURVEY.
5. THE LOCATION OF EXISTING WATER MANS ARE SHOWN PER CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. ALL NEW DEVELOPMENT DESIGNING WILL BE Done IN PERMITS AT SITE PLAN SUBMITTED BY CITY OF RALEIGH STANDARDS.
7. STORM WATER DESIGN WILL BE COMPLIED AT PUBLIC STREET IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS.
8. A SURVEY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO DECOLORATION OF SUBDIVISION.
9. EXISTING RESINCE WILL REMAIN ON NEW LOT 1.
10. PER SECTION 8.1, THE PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:
PER DEC. 9-2-2023, SUBJECT TO 4.4 OF THE RALEIGH DEVELOPMENT OCCUMENCE, THE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
TOTAL SITE AREA: 0.615 AC.

NOTE:
THERE IS NO SANITARY SEWER IN HARPS MILL ROAD.

NOTE:
EXISTING SEWER SERVICE LOCATION WAS NOT FOUND. IT WILL BE LOCATED PRIOR TO RECORDING PLAT. IF IT IS LOCATED OUTSIDE NEW LOT 1, IT WILL BE RELOCATED ENTIRELY ON NEW LOT 1.

NOTE:
EXISTING WATER & SEWER SERVICES WILL BE USED TO PROVIDE WATER & SANITARY SEWER SERVICES TO LOT 1. EXISTING LOT 1 WATER METER WILL BE RELOCATED BETWEEN R/W & SIDEWALK AS SHOWN ON PLAN.

FIRE PROTECTION NOTES:
1. FIRE HYDRANTS SHALL BE NO MORE THAN 500' FROM A BUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE (ENFORCED AT TIME OF R/W PLAN SUBMITTAL) PER THE 2012 NFPC, SECTION 507.3.1.
2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.
3. FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS FOR THE 2012 NFPC, SECTION 507.3.

UTILITY NOTES:
1. NEW WATER & SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.
2. PRIVATE WATER & SEWER MAINS OR SERVICES CANNOT CROSS PROPERTY LINES, SEC. 8-2007.
3. EXISTING UTILITY SERVICES (UNUSED) SHALL BE ABANDONED AT R/W (MARY) & REMOVED FROM R/W OR EXCAVATION PER NFPC, HANDBOOK PG. 67 & FIG. 72.
TOTAL SITE AREA: 0.815 AC.

NEW TREES PLANT LEGEND:

<table>
<thead>
<tr>
<th>QUANTITY</th>
<th>CORRESPONDING</th>
<th>BOTANICAL NAME</th>
<th>SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>WINTER HAWK</td>
<td>Acer saccharum</td>
<td>P-6</td>
</tr>
<tr>
<td>2</td>
<td>WILLOW OAK</td>
<td>Quercus phellos</td>
<td>P-6</td>
</tr>
</tbody>
</table>

NOTES:
1. WHEN INSTALLING STREET TREES, INSTALLATION WILL BE IN CONFORMITY OF THE CITY OF RALEIGH STREET TREE PROGRAM.
2. STREET TREES WILL BE PLANTED ALONG STREET CURB, AVERAGE OF 48 IN. CENTER AND ALONG CURB. TREES WILL BE PLANTED AT MINIMUM 6 FT. DISTANCE BETWEEN TREES, 10 FT. BETWEEN CURB AND STREET TREE.
3. STREET TREE SPACING MAY BE ADJUSTED TO ACCOMMODATE WITH DRIVING AND MAINTENANCE SERVICES.
4. STREET TREES SHALL BE PLANTED TO COMPLY WITH THE CITY OF RALEIGH STREET TREE PROGRAM.

STREET TREE SPACING:

<table>
<thead>
<tr>
<th>STREET</th>
<th>NUMBER OF TREES</th>
<th>TREE DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>HARRIS MILL RD</td>
<td>2</td>
<td>25 FT.</td>
</tr>
<tr>
<td>STROTHMORE CT</td>
<td>2</td>
<td>25 FT.</td>
</tr>
<tr>
<td>N/C</td>
<td>1</td>
<td>25 FT.</td>
</tr>
</tbody>
</table>

STREET TREE SPACING NOTE:

NEW STREET PLANTINGS SHALL COMPLY WITH CITY OF RALEIGH STREET TREE GUIDELINES FOR PROXIMITY FROM CENTER OF TREE TO INFRASTRUCTURE. PAGE 16, CITY TREE ORDNANCE WHICH SHALL BE ADDRESSED DURING BUILDING PERMIT REQUEST.
TOTAL SITE AREA: 0.615 AC.

DENSITY CALC: 2.615/3.25 UNITS PER AC.

BLOCK PERIMETERS:
EXISTING R-8 BLOCK PERIMETER: 7.096'
AVERAGE LOT SIZE IN BLOCK: 11,038 SF
BLOCK PERIMETERS ALLOWED: 5,000
SEE ATTACHED DESIGN ADJUSTMENT APPLICATION

NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEY COMPANY DATED 08/23/17.
2. STREETS, SANITARY & STORM SEWER ARE EXISTING PER ABOVE SURVEY.
3. THE LOCATION OF EXISTING WASTEWATER MANSION ARE SHOWN PER CITY OF RALEIGH WASTEWATER MANSION MAPS.
4. CONFLICTS HERE TAKEN FROM CITY OF RALEIGH WASTEWATER MANSION MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTED PER CITY OF RALEIGH STANDARDS.
7. SEWAGE SERVICE WILL BE PROVIDED FROM PUBLIC STREET BY INSET 4 LTE. STANDARDS OF CITY OF RALEIGH PERMITTED SEWER MANSION PER CITY OF RALEIGH STANDARDS.
8. A SURVEY COORDINATE SHALL BE POSTED WITH THE SURVEY TO DETERMINE LOCATION OF SUBURBAN.
9. EXISTING RESIDENCE WILL REMAIN ON NEW LOT.
10. PER SECTION 9.1 THIS PROJECT IS EXEMPT FROM RALEIGH TREE CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:
PER SEC. 9.2.4A.2.3.B.1 SUBJECT TO 4.4 OF THE PART 160 RALEIGH LIMITED DEVELOPMENT ORDINANCE THESE lots are exempt from active stormwater measures and subject to further review upon placement of impervious surface areas.