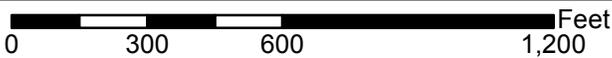
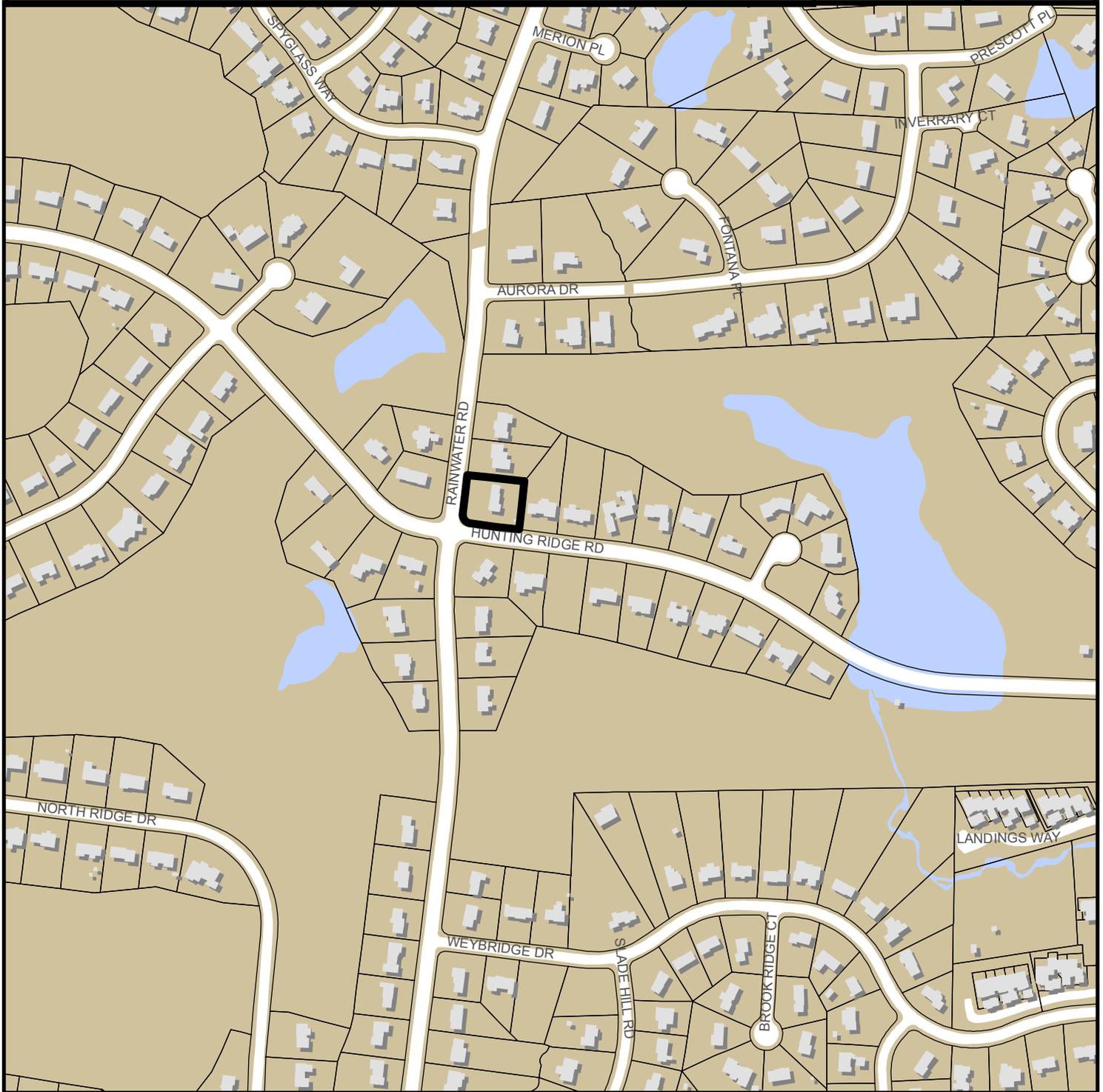
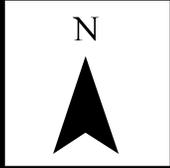
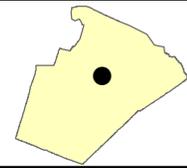


NORTH RIDGE LOT 3 and 3A SUBDIVISION S-87-2017



Zoning: **R-6**
CAC: **North**

Drainage Basin: **Perry Creek**
Acreage: **0.56**
Number of Lots: **2**

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

Applicant: **Mangrum Building LLC**
Phone: **(919) 868-3114**





Administrative Approval Action

Case File / Name: S-87-17, North Ridge Lot 3 Subdivision
Transaction # 539420, AA # 3776

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 Hunting Ridge Rd and east side of Rainwater Rd. The site is addressed at 1901 Hunting Ridge Rd, which is inside City limits.

REQUEST: Subdivision of a 0.566 acre tract zoned R-6 into two lots for residential detached home use. Proposed lot 3 will be 0.271 acres/11,817 SF and proposed lot 3A will be 0.280 acres/12,218 SF.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

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 The Nau Company, dated February 28, 2018.

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.

URBAN FORESTRY

2. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

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.
2. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.



Administrative Approval Action

Case File / Name: S-87-17, North Ridge Lot 3 Subdivision
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ENGINEERING

3. 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.
4. 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 is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the property frontage for 302' is paid to the City of Raleigh.

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: 3-28-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 3/28/2018

Staff Coordinator: Ryan Boivin

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in 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 Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name North Ridge Subdivision - Lots 3 and 3A	
	Case Number S-87-17	Transaction Number 539420

OWNER	Name Mangrum Building, LLC	
	Address 412-A East Williams Street	City Apex
	State North Carolina	Zip Code 27502
		Phone 919-868-3114

APPLICANT	Name		Firm	
	David Arnold, PE		The Nau Company, PLLC	
	Address PO Box 810		City Rolesville	
	State North Carolina	Zip Code 27571	Phone 919-630-2552	

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

DESIGN ADJUSTMENT REQUEST	Code Section Referenced: UDO 8.3.6
	<p>Justification: The Northridge Subdivision is proposing the subdivision of one single family lot into two. Lots are located at the northeast intersection of Rainwater Road and Hunting Ridge Road. A design adjustment is needed due to the adjacent parcels already being developed as single family lots and do not allow for a roadway extension.</p> <p>Per UDO 8.3.6 a design adjustment may be granted if all criteria are met.</p> <p>A. The proposed subdivision meets the intent of this article. B. The proposed subdivision conforms with the comprehensive plan and adopted City plans. Roadway improvements are not required as the fronting roadways already meet the City of Raleigh Street Plan requirements. A fee in lieu for 1' of additional sidewalk will be paid to bring existing sidewalk up to standards. C. Subdivision increases lot count from one to two. This does not create enough traffic to generate additional congestion or compromise safety. D. All lots have direct street frontage. E. Per UDO 8.3.6.E2 and 8.3.6.E3 the design adjustment is deemed reasonable due to adjacent parcels being already developed as single family homes which does not allow for roadway extensions. F. No new roadways are proposed in this vicinity.</p>

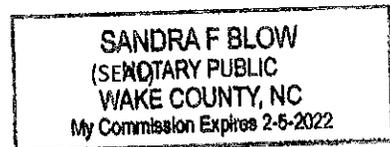
*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

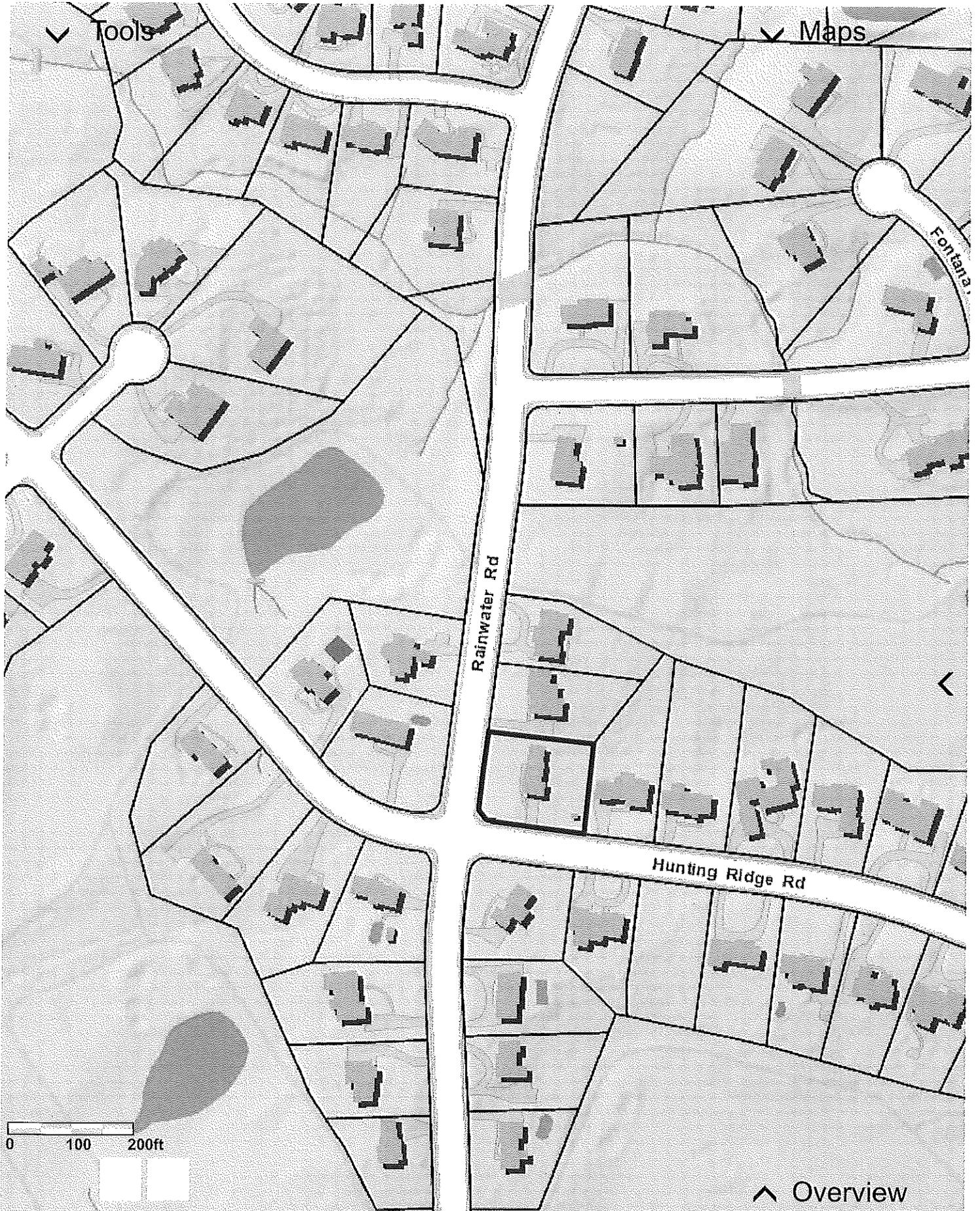
By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature _____ Date 2/28/18

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

Notary Signature _____ Date 2/28/18





NORTH RIDGE SUBDIVISION

NORTH RIDGE SUBDIVISION
 PRELIMINARY SUBDIVISION PLANS
 REVISED: JANUARY 19, 2018
 DECEMBER 8, 2017

Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1833
 Litchford Satellite Office | 18320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name: North Ridge Subdivision		
Proposed Use: Residential		
Property Address(es): 1901 Hunting Ridge Rd, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717-64-8931	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Mangrum Building, LLC		Owner/Developer Name: Ronnie Adams
Address: 412- B East Williams Street, Apex, NC		
Phone: 919-868-3114	Email: radams@mangrumbuilding.com	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: The Nau Company		Contact Name: David Arnold, PE
Address: P.O. Box 810, Rolesville, NC 27571		
Phone: 919.630.2552	Email: darnold@thenauco.com	Fax:

LOT 3 AND 3A PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

REVISED: FEBRUARY 28, 2018
 REVISED: JANUARY 19, 2018
 DECEMBER 8, 2017

CITY OF RALEIGH PROJECT NO: 5-87-17
 TRANSACTION NUMBER: 539420

CLIENT/OWNER

MANGRUM BUILDING, LLC
 ATTN: MR. RONNIE ADAMS
 412-A EAST WILLIAMS ST
 APEX, NC 27502
 919-868-3114

PROPERTY DATA

PROJECT NAME: NORTH RIDGE SUBDIVISION, LOTS 3 AND 3A RALEIGH, NORTH CAROLINA	PROPERTY INFORMATION: OWNER: PHILLIP ADAMS PIN NO. 1717.15-64-8931 REAL ESTATE ID: 0094610
SITE LOCATION: 1901 HUNTING RIDGE ROAD RALEIGH, NORTH CAROLINA	SITE ACREAGE: TOTAL ACREAGE: 0.566 ACRES
DEVELOPER: MANGRUM BUILDING, LLC 412-A EAST WILLIAMS ST APEX, NC 27502 CONTACT: MR. RONNIE ADAMS PHONE: 919-868-3114	ZONING CLASSIFICATION: EXISTING ZONING: R-6 LAND USE: SINGLE FAMILY
CIVIL ENGINEER: THE NAU COMPANY, PLLC PO BOX 810 ROLESVILLE, NORTH CAROLINA 27571 CONTACT: MR. JAMES DAVID ARNOLD, PE PHONE: 919-630-2552	ZONING DIMENSIONS: MIN LOT AREA: 6,000 SF MIN LOT (INTERIOR) WIDTH: 50 FT MIN LOT (CORNER) WIDTH: 65 FT MIN DEPTH: 80 FT
SURVEYOR: ROBINSON & PLANTE 1240 SE MAYNARD RD., SUITE 203 CARY, NC 27511 CONTACT: MR. BUDDY PLANTE, PS PHONE: 919-481-1245	

SHEET INDEX

C-0	COVER SHEET
C-1	EXISTING CONDITIONS PLAN
C-2	SITE AND UTILITY PLAN

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-6	
If more than one district, provide the acreage of each: 0.566	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUID (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface 4,539 sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 51% of lot acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	Attached
Total # of Single Family Lots 2	Total # of All Lots 2
Overall Unit(s)/Acre Densities Per Zoning Districts 3.53 units/acre	
Total # of Open Space and/or Common Area Lots 0	
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, 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 David Arnold, PE 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 development type.	
Signature: RONNIE ADAMS - PRESIDENT OF OPERATIONS FOR MANGRUM BUILDING	Date: 1/19/18
Signature: _____	Date: _____

SOLID WASTE NOTES:
 1. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.
 2. REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT-OF-WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6' X 6' CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

VICINITY MAP
1"=1,000 FT



The Nau Company
Consulting Civil Engineers

PO Box 810 | Rolesville, NC 27571
 919.435.6395
 NCBELS License P-0751

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

