Zoning: R-6
CAC: North
Drainage Basin: Perry Creek
Acreage: 0.70
Number of Lots: 2

Planner: Ryan Boivin
Phone: (919) 996-2681
Applicant: Raleigh Custom Homes
Phone: (919) 410-5542
Administrative Approval Action
S-93-17 North Ridge Buckhead Subdivision
Transaction # 540098, AA # 3788

LOCATION: This site is a corner lot located on the south side of Buckhead Drive, and south side of Tanbark Way. The site is addressed at 7012 Buckhead Drive, which is inside City limits.

REQUEST: Subdivision of a 0.74 acre tract zoned R-6 into two lots. Proposed lot 1 will be 18,268 SF/0.419 acres and lot 2 will be 13,306 SF/0.305 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 Alison Pockat of Alison Pockat, ASLA.

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:

ENGINEERING

1. 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.

2. 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.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1.5’ of sidewalk for 210’ is paid to the City of Raleigh.

4. 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.
STORMWATER

5. 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.

URBAN FORESTRY

6. Obtain required Tree Impact Permit from 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: 4-18-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ___________________________ Date: 4/19/2018

Staff Coordinator: Ryan Boivin
NORTH RIDGE BUCKHEAD SUBDIVISION

7012 BUCKHEAD DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
8785 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27615

OFFICE PHONE - 919 385-1529
CONTACT: TIM THOMPSON

SITE DATA

ADDRESS: 7012 BUCKHEAD DR., RALEIGH
PIN #: 2200013763
Acreage: 0.74 ACRES

LOT 1 - 18,268.1 SF - 0.419 AC
LOT 2 - 13,305.9 SF - 0.305 AC

TOTAL SURFACE AREA FOR LOT = 31,995 SF, 0.74 ACRES

PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 2 = 15.5%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 4,965 SF

TOTAL IMPERVIOUS SURFACE AREA = 8,708 SF
PROJECTED IMPERVIOUS SURFACE AREA = 9,465 SF

PROPOSED USE - TWO RESIDENTIAL LOTS

Per R-6 Zoning (0.74 acres)

LOT 1 - 13,305.9 SF - 0.305 AC
LOT 2 - 13,305.9 SF - 0.305 AC

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%

AREA TO BE DEDICATED TO RIGHT OF WAY - 421 SF = 0.01 AC

LOT 2 - 13,305.9 SF - 0.305 AC
LOT 1 - 18,268.1 SF - 0.419 AC

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AWD-NYD STANDARDS AND SPECIFICATIONS.

THE DEVELOPMENT CREATES TWO SINGLE FAMILY LOTS. THESE LOTS WILL BE PROVIDED WITH CITY SOLID WASTE COLLECTION THROUGH THE USE OF 96 GALLON ROLL-OUT CARTS BROUGHT TO THE CURB. SOLID WASTE COLLECTION WILL BE IN COMPLIANCE WITH PART 7, CHAPTER 2 SOLID WASTE SERVICES OF THE RALEIGH CITY CODE AND THE CITY OF RALEIGH'S SOLID WASTE COLLECTION DESIGN MANUAL.

PROPOSED SUBDIVISION

THE SITE IS A SUBDIVISION OF LOT NO. 3, NORTH RIDGE, PART B

LOT 2 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 6,786 SF
LOT 1 - MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA - 9,316 SF

THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 51%

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