



Administrative Approval Action

Case File / Name: SUB-0009-2024
DSLCL - LAUREL HILLS SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the east side of Laurel Hills Road, specifically at 4124 Laurel Hills Road totaling 0.844 ac (36,755 sf). The site is zoned R-4.

REQUEST: The project is requesting a two (2) lot subdivision with Lot 1 being 0.43 ac (18,623 sf) and Lot 2 being 0.40 ac (17,6313 sf) with 0.01 ac (499 sf) of public ROW dedication. The application has requested the development to consist of detached single-family residential units.

**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 dated June 10, 2024 by Taylor Land Consultants, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for sidewalk, roadway widening, and curb and gutter along Laurel Hills Road is paid to the City of Raleigh (UDO 8.1.10).
2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.



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4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

6. A public infrastructure surety for (7) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Sewer main extension required prior to building permit issuance.

Stormwater

2. 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 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right-of-way. This development proposes (7) street trees along Laurel Hills Rd



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The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: July 26, 2027

Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: July 26, 2029

Record entire subdivision.

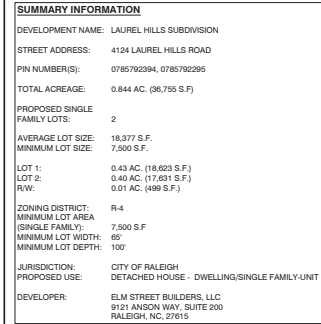
I hereby certify this administrative decision.

Signed: _____

Development Services Dir/Designee

Date: 07/26/2024

Staff Coordinator: Jeff Caines



4124 LAUREL HILLS ROAD
CITY OF RALEIGH, NORTH CAROLINA, 27612

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT (919) 996-2409 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION. FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES. YOU WILL REQUIRE REINSTATEMENT OF A WATER SERVICE SEVERANCE. YOU WILL NOT BE ELIGIBLE FOR A NOTIFICATION OF FAILURE. FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTEAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

1. DUE TO THE SIZE OF THE PARCEL (0.84 ACRES), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (PCA) (PER CITY OF FALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.

2. PER SECTION 9.2.2.A.2.B.1, SUBJECT TO 4.A. OF THE PART 10A FALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTUAL STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

3. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF ALL LINES NECESSARY TO PROVIDE SERVICE TO THIS SITE.

4. NO LOTS ARE PROPOSED TO REQUIRE A PRIVATE PUMP SERVICE.

5. THIS PROJECT REQUIRES RECONSTRUCTION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. DIAMETER A MATERIAL OF WATER & SEWER SERVICES ARE 3/4" COPPER WITH 6.6" METER & 4" P.V.C. 1.0% MIN. GRADE FOR EACH LOT.

7. RESIDENTIAL DRIVEWAYS ARE TO BE CONSTRUCTED AS PER SDMS SECTION 5.9.2 AND TABLE 5.9.1. PLAT PLAN CRITERIA FOR RESIDENTIAL DRIVEWAYS SHALL FOLLOW THE REQUIREMENTS PER SDMS SECTION DRIVEWAYS ARE DETERMINED AT SUBMITTAL OF THE PLAT PLAN.

8. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL, SEC 2.2.2, SEC 2.2.2.2 TO 10-18. INITIAL STANDARDS WILL BE APPLICABLE AT A BUILDING PERMIT SUBMITTAL.

9. THIS SITE IS EXEMPT FROM BLOCK PERMIT REQUIREMENTS DUE TO THE SITE AREA PER UDO SECTION 9.2.2.A.2.2.

10. THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO SITE AREA PER UDO SECTION 8.3.5.0.5.

C-01	COVER
C-02	EXISTING CONDITIONS
C-03	SUBDIVISION LANDSCAPING PLAN
C-04	UTILITY EXTENSION PLAN
C-05	UTILITY EXTENSION PLAN / PROFILE
D-06	UTILITY DETAILS

**PRELIMINARY
FOR MUNICIPAL
REVIEW**

SHEET NUMBER

C-01

GENERAL INFORMATION					
Development Name: Laurel Hills Subdivision			Proposed Use: Single-Family Residential		
Property Address(es): 4124 Laurel Hills Road, 0 Laurel Hills Road					
Approved Site Plan or Subdivision case #: N/A					
Wake County Development Identification Number(s) (PIN) for each parcel to which these guidelines will apply:					
PIN #: 078572394, 078572395	PIN #: 078572394, 078572395	PIN #: 078572394, 078572395	PIN #: 078572394, 078572395	PIN #: 078572394, 078572395	PIN #: 078572394, 078572395
<input type="checkbox"/> Apartment	<input type="checkbox"/> Frequent Transit Development Center	<input type="checkbox"/> Congregate care	<input type="checkbox"/> Hospital	<input type="checkbox"/> Office	<input type="checkbox"/> Retail
<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Industrial building	<input type="checkbox"/> Mixed residential	<input type="checkbox"/> Non-residential condo	<input type="checkbox"/> Office	<input type="checkbox"/> Retail
<input type="checkbox"/> Office	<input type="checkbox"/> Religious institution	<input type="checkbox"/> Residential condo	<input type="checkbox"/> Telecommunication tower	<input type="checkbox"/> Office	<input type="checkbox"/> Retail
<input type="checkbox"/> School	<input type="checkbox"/> Shopping center	<input checked="" type="checkbox"/> Single-family residential	<input type="checkbox"/> Other	<input type="checkbox"/> Office	<input type="checkbox"/> Retail
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic use: Park, community center, museum or governmental facility	<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Office	<input type="checkbox"/> Retail

Scope of work: Two lot single-family subdivision

1. Total number of townhouse lots:	Number attached:	Number detached:
2. Total number of apartment or condominium units:		
3. Total number of Congregate Care or Life Care Dwelling units:		
4. Overall total number of dwelling units (from 1-3 above):		
5. Number of bedroom units:	1BR:	2BR: 3BR: 4BR or more:
6. Overall unit(s) per acre densities per zoning district(s):		

Zoning Information	Building Information
Zoning district(s): R-4	Proposed use of building(s): Single-Family Residential
If more than one district, provide acreage of each:	Proposed sq. ft. of building(s) gross: 7,800 S.F.
Overlay district(s): None	Existing sq. ft. of building(s) gross: 0
Total site acreage: 0.844	Total sq. ft. gross (existing and proposed): 7,800 S.F.
Off street parking: Required: 0 Provided: 0	Proposed height of building(s): 38'
CO (Certificate of Appropriateness) =	FAR (floor area ratio) %:
BOA (Board of Adjustment) case # A -	Building lot coverage %:
CUD (Conditional Use District) case # Z -	Inside City Limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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Existing impervious surface: 0		acres/square feet	
Proposed impervious surface: 0.246 AC. (10,729 S.F.)		acres/square feet	
Neuse River buffer:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flood Hazard Area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, Alluvial soils:
Flood Study:		FEMA Map Panel #:	
Total disturbed area: 0.86 AC.		acres/square feet	

raleighnc.gov

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS



PROJECT

PRELIMINARY
SUBDIVISION PLAN
SUB-0009-2024

4124 LAUREL HILLS RD.
CITY OF RALEIGH
NORTH CAROLINA, 27612

DATE _____

FEBRUARY 21, 2024

[illegible]

DEVELOPER

ELM STREET BUILDERS, LLC
9121 ANSON WAY, SUITE 200
RALEIGH, NC, 27615

PRELIMINARY
FOR MUNICIPAL
REVIEW



SHEET TITLE

EXISTING CONDITIONS

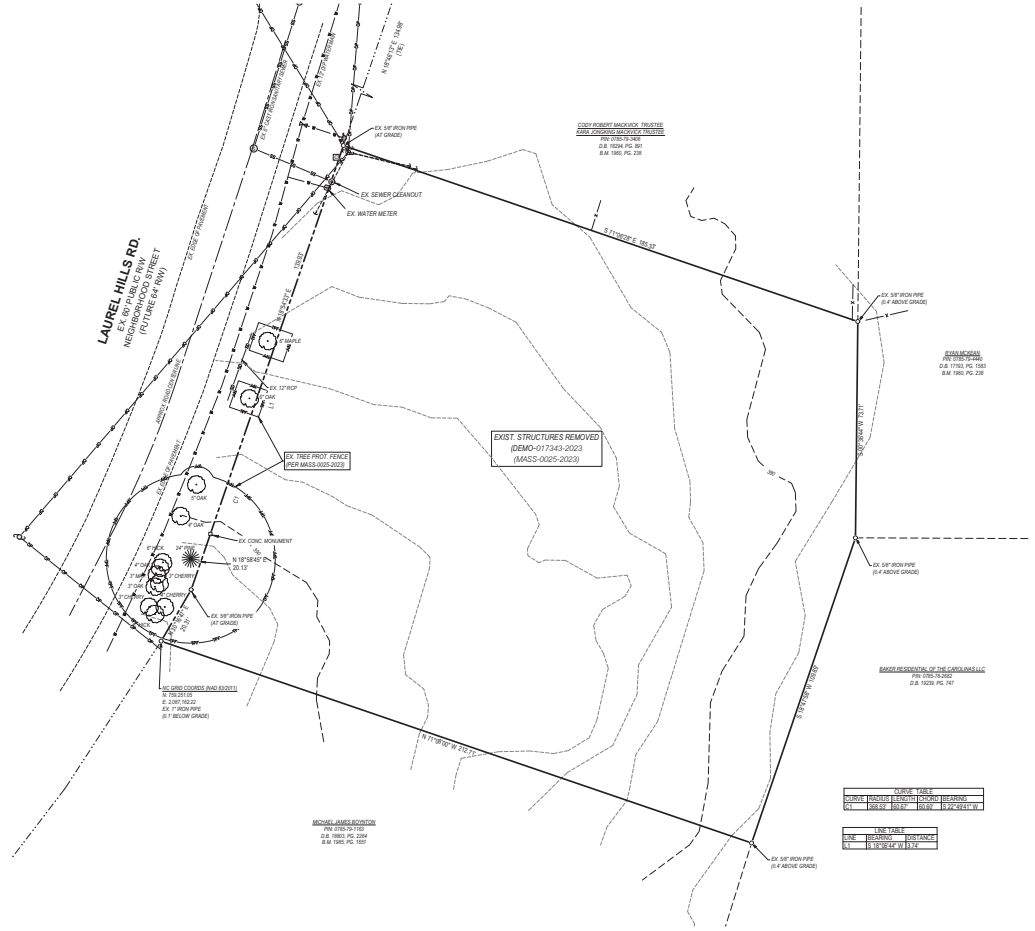
SHEET NUMBER

C-02

SITE DATA	
CURRENT OWNER	ELM STREET BUILDERS LLC
SITE ADDRESS	4124 LAUREL HILLS ROAD
PIN	0785-79-2394 & 0785-79-2295
DEED REFERENCE	D.B. 19271, PG. 1717
PLAT REFERENCE	B.M. 1960, PG. 238, LOT 8 B.M. 1972, PG. 68
ZONING	R-4

NOTES:

1. ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 INRSR 2011 USING THE NC REAL-TIME GPS NETWORK. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). UNITS OF MEASUREMENT ARE US SURVEY FEET (GROUND DISTANCES).
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OTHER EVIDENCE OF ANY OTHER INTEREST THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAPS #37207008500K, DATED JAN 19, 2022.
4. REFERENCES (WAKE CO. REGISTER OF DEEDS)
B.M. 1962, PG. 238
B.M. 1972, PG. 68
D. 67-3771, PG. 639
NOTICE: PROPERTY CURRENTLY DEPTIFIED AS TWO PARCELS PER WAKE CO. GIS. HOWEVER, CITY STAFF HAS DETERMINED THE PARCELS WERE RECOMBINED VIA B.M. 1972, PG. 68 PER STAFF COMMENTS.
5. FIELD SURVEY PERFORMED JANUARY 2023.
6. NO CGCS GRID MONUMENT FOUND WITHIN 2000' OF SITE.



LEGEND & NOMENCLATURE

- EX. PROPERTY CORNER
NEW 3/4" IRON PIPE
COMPUTED POINT
DEED BOOK
BOOK OF MAPS
PAGE
PARCEL ID NUMBER
SQUARE FEET
ACRES
FIRE HYDRANT
WATER VALVE
POWER POLE
CATCH BASIN
WATER METER
SANITARY CLEANOUT
SANITARY SEWER MANHOLE
STORM MANHOLE
FENCE
STORM PIPE

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
G1	368.53'	60.67'	60.60'	S 22° 43' 41" W

LINE TABLE		
LINE	BEARING	DISTANCE
1	S 16° 00' 44" W	3.74'

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ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

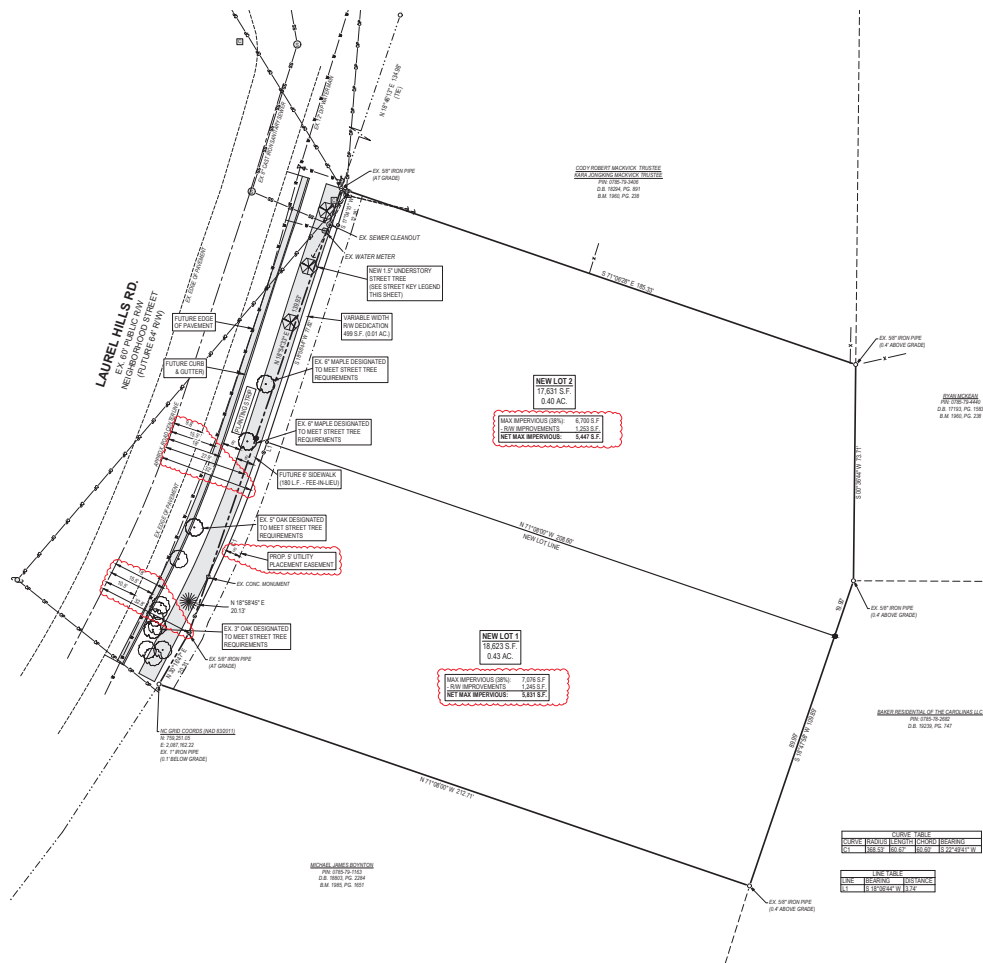
DEVELOPMENT NAME:	LAUREL HILLS SUBDIVISION
STREET ADDRESS:	4124 LAUREL HILLS ROAD
PIN NUMBER(S):	0785762934, 0785762935
TOTAL ACREAGE:	0.844 AC. (36,755 S.F.)
PROPOSED SINGLE FAMILY LOTS:	2
AVERAGE LOT SIZE:	16,377 S.F.
MINIMUM LOT SIZE:	7,500 S.F.
LOT 1:	0.43 AC. (18,623 S.F.)
LOT 2:	0.40 AC. (17,631 S.F.)
R/W:	0.01 AC. (499 S.F.)
ZONING DISTRICT:	R-4
MINIMUM LOT AREA (SINGLE FAMILY):	7,500 S.F.
MINIMUM LOT WIDTH:	65'
MINIMUM LOT DEPTH:	100'
JURISDICTION:	CITY OF RALEIGH
PROPOSED USE:	DETACHED HOUSE - DWELLING/SINGLE FAMILY UNIT
DEVELOPER:	ELM STREET BUILDERS, LLC 9121 ANSON WAY, SUITE 200 RALEIGH, NC, 27615

	PROPOSED 1.5" CALIPER EASTERN REDBUD (CERCIS CANADENSIS) 3 TOTAL AT 20' SPACING
	EXISTING HARDWOOD TREE (AS LABELED) DESIGNATED TO MEET STREET REQUIREMENTS

STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARD DETAIL TPP-03.

1. THIS SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS DUE TO THE SITE AREA PER UDO SECTION 8.3.2.A.2.b
2. THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO SITE ARE PER UDO SECTION 8.3.5.D.5.



**PRELIMINARY
SUBDIVISION PLAN
SUB-0009-2024**

4124 LAUREL HILLS RD.
CITY OF RALEIGH
NORTH CAROLINA, 27612

FEBRUARY 21, 2024

[illegible]

ELM STREET BUILDERS, LLC
9121 ANSON WAY, SUITE 200
RALEIGH, NC, 27615

PRELIMINARY
FOR MUNICIPAL
REVIEW

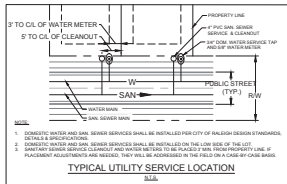


SITE AND LANDSCAPE PLAN

SHEET NUMBER

C-03

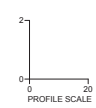
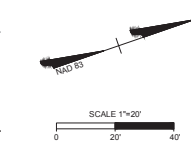
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS



811 Know what's below.
Call before you dig.

Raleigh Water Review Officer

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- TYPICAL SERVICE INSTALLATION**
- 4" SCH 40 PVC SANITARY SERVICE
& CLEANOUT (DETAIL S-30 ON C10.2)

PROPOSED SEWER MAIN ——— 12" SAN ———
PROPOSED MANHOLE (S)

Water and Sewer Permits (If applicable)

The City of Raleigh consents to the connection and extension of the City's **Public Sewer System** as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. **City of Raleigh Public Utilities Department Permit # _____**

The City of Raleigh consents to the connection and extension of the City's **Public Water System** as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook. **City of Raleigh Public Utilities Department Permit # _____**

The City of Raleigh consents to the connection to the public sewer systems and extension of the **private sewer collection** system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.

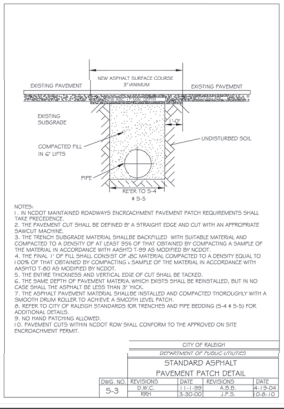
City of Raleigh Public Utilities Department Permit # _____

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

Raleigh Water Review Officer

ALL CONSTRUCTION TO BE IN
ACCORDANCE WITH ALL CITY OF
RALEIGH, NCDEQ AND NCDOT
STANDARDS, SPECIFICATIONS, AND
DETAILS

TIMMONS GROUP						YOUR VISION ACHIEVED THROUGH OURS.		THIS DRAWING PREPARED AT THE 5410 Trinity Road, Suite 102 Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.0124 www.timmons.com	
LAUREL HILLS ROAD SEWER EXTENSION									
CITY OF RALEIGH, WAKE COUNTY - NORTH CAROLINA									
SEWER EXTENSION PLAN & PROFILE									
JOB NO. 57947									
SHEET NO. C-05									
DESIGNED BY 331	DRAWN BY 331	DATE 04/26/2024	REVISION DESCRIPTION						
CHECKED BY M. ZACCARDO									
SCALE 1" = 20'									
FOR REVIEW ONLY: NOT FOR CONSTRUCTION									



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*ALL CONSTRUCTION TO BE IN
ACCORDANCE WITH ALL CITY OF
RALEIGH, NCDEQ AND NCDOT
STANDARDS, SPECIFICATIONS, AND
DETAILS*