



Administrative Approval Action

Case File / Name: SUB-0034-2021
DSLC - Rhyd Market Subdivision

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

LOCATION: This site is located at 1504 Strothmore Court, PIN 1717496310. The site is zoned R-6 within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.57 acre lot into two lots for Detached, Single Family Residential, creating a density of 3.51 units per acre. Existing Dwelling Structure will be removed. Lot 1 and Lot 2 will be created with shared access from Strothmore Court.

**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 July 12, 2021 by ALISON A POCKAT, ASLA.

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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. 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.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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:

General



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1. A joint driveway easement must be recorded prior to plat approval. The final location and construction of the driveway must comply with the Raleigh Street Design Manual and will be finalized at plat review.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A fee-in-lieu for 25 square yards/inch of asphalt and base is paid to the City of Raleigh (UDO 8.1.10).
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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

☒ **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:

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
2. 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.)

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

General

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.



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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: December 15, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor* Date: 08/18/2021
Development Services Dir/Designee
Staff Coordinator: Cara Russell

SITE DATA:

PIN NUMBER - 1717496310
 ADDRESS: 1504 STROTHMORE CT., RALEIGH
 LOT 42 NORTH RIDGE, BLOCK 37
 SECTION 4 PART E
 BOM 1973, PAGE 5
 DB 8609, PAGE 256 - 258
 TOTAL ACREAGE - 24,897 SF - 0.57 AC
 EXISTING IMPERVIOUS AREA - 3,820 SF - 0.0877 AC
 HOUSE - 1,840 SF, PATIO / WALK / STEPS - 660 SF
 WALL / AC / DRIVE - 1,110, DECK - 220
 EXISTING HOUSE AND WALK TO BE DEMOLISHED
 AREA OF DISTURBANCE FOR DEMOLITION = 7,440 SF

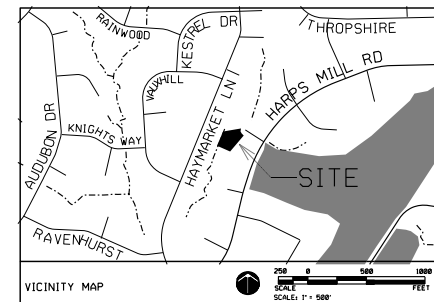
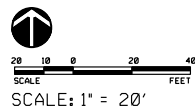
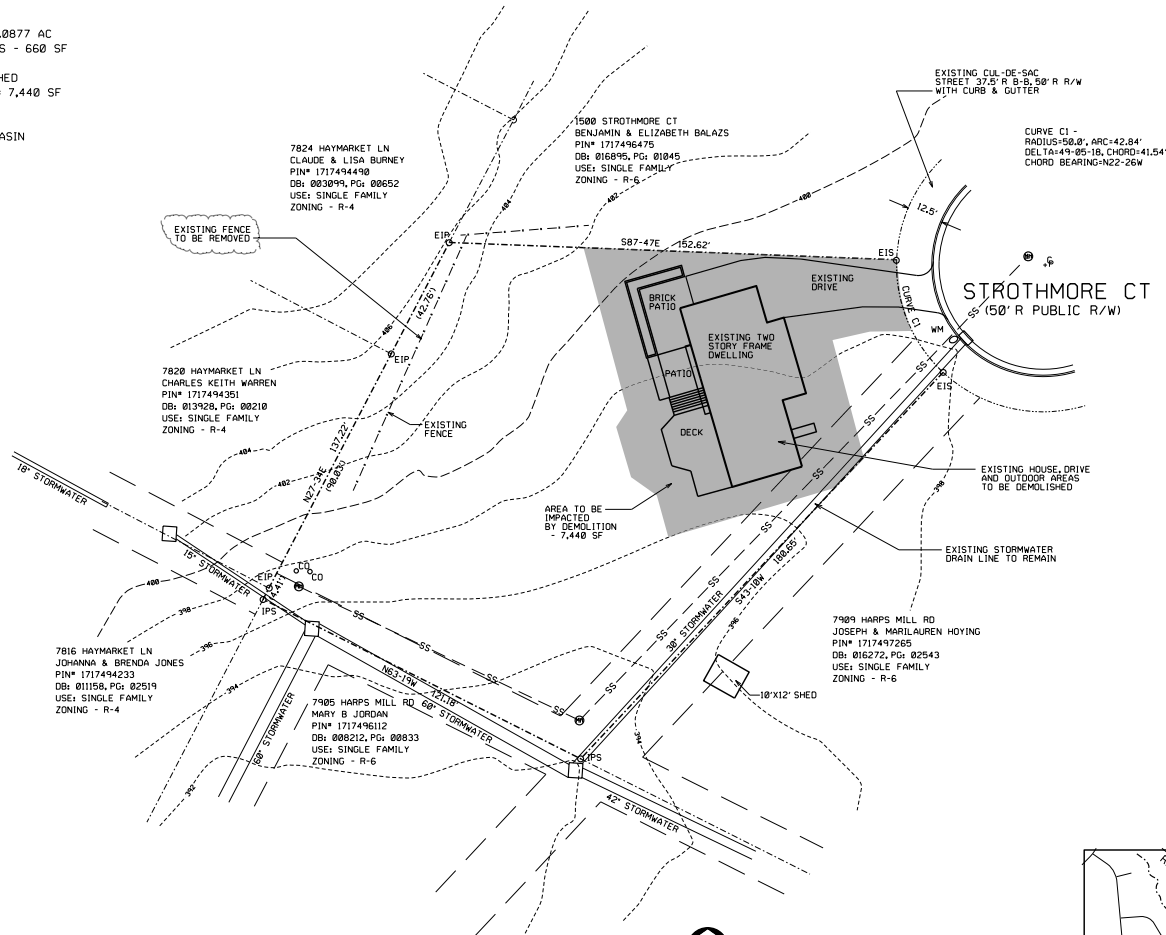
ZONING - R-6
 WATERSHED - LOWER NEUSE, NEUSE RIVER BASIN

LEGEND:

- EXISTING TOPOGRAPHY
- STORMWATER DRAIN LINE
- SANITARY SEWER LINE
- PROPERTY LINE
- CLEANOUT
- WATER METER
- WATER VALVE
- MAN HOLE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY

PROPERTY NOTES:

- EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 778-4854, ENTITLED "SURVEY FOR REVOLUTION HOMES - 1504 STROTHMORE COURT, LOT 42 NORTH RIDGE, BLOCK 37, SECTION FOUR, PART E" AND DATED 3-15-21. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NC DOT STANDARDS AND SPECIFICATIONS.



ALISON A. POCKAT, ASLA
 LANDSCAPE ARCHITECT
 LAND PLANNER
 (919) 363-4415
 106 STEEPBANK DRIVE
 CARY, NC 27518

DESIGNED: AAP
 DRAWN:
 APPROVED:

PROJECT 21003

RHYD MARKET SUBDIVISION -
 1504 STROTHMORE CT., RALEIGH, NC
 REVOLUTION HOMES
 5580 CENTERVIEW DR., SUITE 115
 RALEIGH, NC 27606

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SCALE: NTS
 DATE: MAY 15, 2021
 SHEET NO.:

EXISTING CONDITIONS
 EC-1

SEQUENCE NO. 2 OF 5

SITE NOTES:

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 24,808.2 SF - 0.5695 AC. PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.0 OF PART 10A OF THE RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT OF ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE.
2. THE SITE IS 0.5695 ACRES UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOUSE, DRIVE AND STRUCTURES ARE TO BE REMOVED. A DEMOLITION PERMIT IS REQUIRED PRIOR TO THE APPROVAL OF A RECORDED PLAT, DEMO PERMIT NUMBER SHALL BE SHOWN ON ALL MAPS FOR RECORDING.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS.
5. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.
6. PER UDO AND THE RALEIGH STREET MANUAL, STREET TREES ARE NOT REQUIRED TO BE PROVIDED ALONG CUL-DE-SAC STREET FRONTS.
7. A FEE IN LIEU WILL BE REQUIRED FOR 7' OF ADDITION ROAD RADIUS, CURB AND GUTTER.
8. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS PRIOR TO MAP RECORDATION. SEE RALEIGH STREET DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR CERTIFIED CHECK IS REQUIRED FOR ALL INCOMPLETE PUBLIC IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION COSTS PRIOR TO MAP RECORDATION. SEE RSDM SECTION 5.6.
9. THE SUBDIVISION PLAN CREATES TWO LOTS.
10. INFILL SUBDIVISION RULES MAY APPLY TO THIS DEVELOPMENT AS PER UDO SEC. 2.2.7.
11. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CORPUS STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
12. THE CLOSEST FIRE HYDRANT TO THE SITE IS LOCATED SOUTH OF THE INTERSECTION OF STROTHMORE CT AND HARPS MILL RD 165' FROM THE FRONT OF THE SITE.

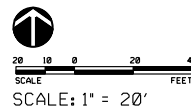
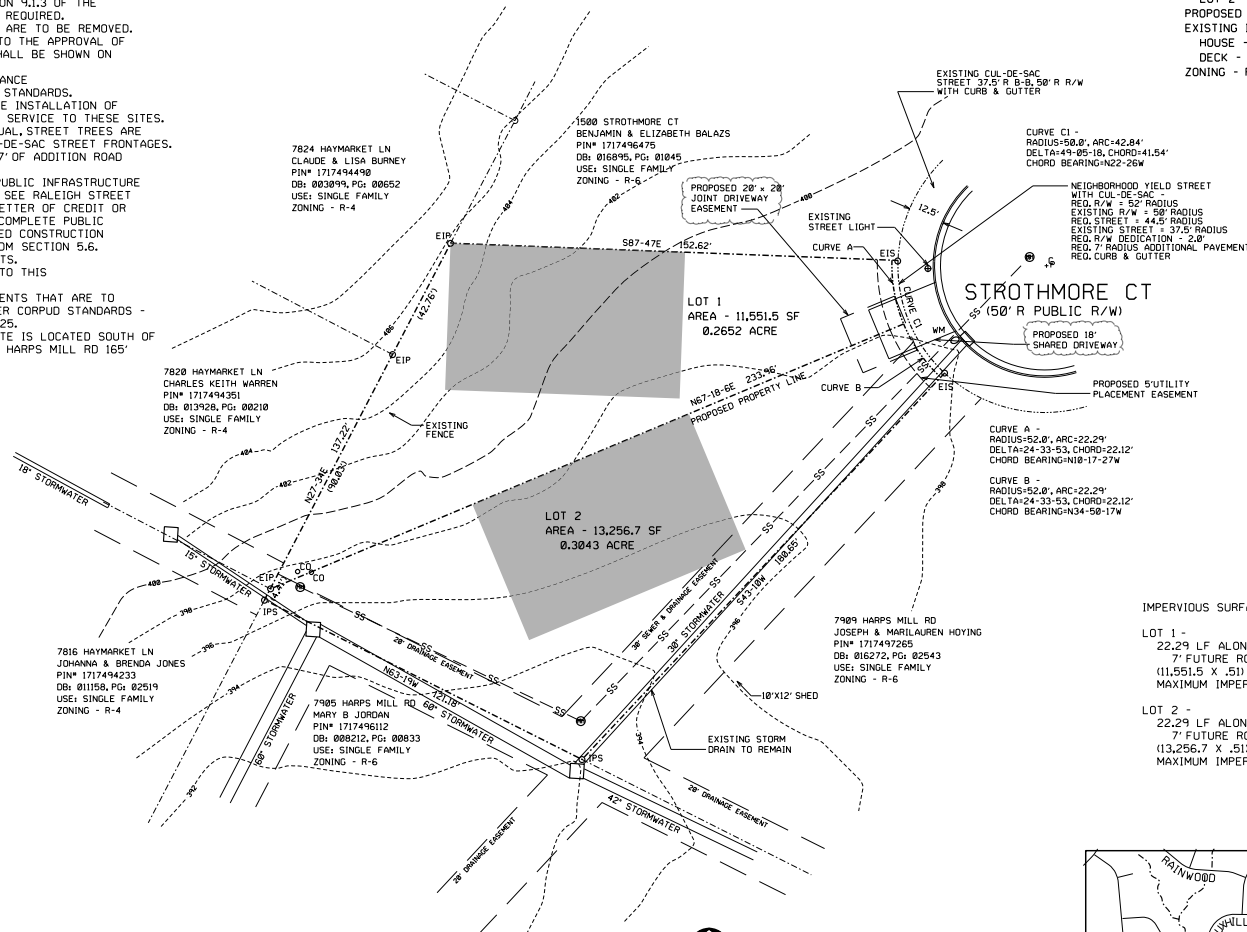
SITE DATA:

PIN NUMBER - 1717496310
 ADDRESS: 1504 STROTHMORE CT., RALEIGH
 TOTAL ACREAGE - 24,897 SF - 0.57 AC
 AREA OF RIGHT OF WAY DEDICATION - 88.8 SF
 LOT 1 - 11,551.5 SF - 0.2652 AC
 LOT 2 - 13,256.7 SF - 0.3043 AC
 PROPOSED SITE DENSITY - 3.51 UNITS / ACRE
 EXISTING IMPERVIOUS AREA - 3,820 SF - 0.0877 AC
 HOUSE - 1,840 SF, PATIO / WALK / STEPS - 660 SF,
 DECK - 220 SF, WALL / AC / DRIVE - 1,110 SF
 ZONING - R-6

- LEGEND:**
- EXISTING TOPOGRAPHY
 - 18" STORMWATER DRAIN LINE
 - SANITARY SEWER LINE
 - PROPERTY LINE
 - CLEANOUT
 - WATER METER
 - WATER VALVE
 - MAN HOLE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - MINIMUM AREA FOR LOT REQ. BY ZONING

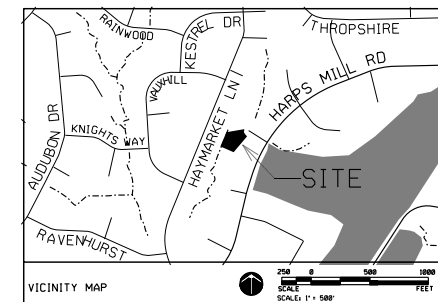
PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 774-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES - 1504 STROTHMORE COURT, LOT 42 NORTH RIDGE, BLOCK 37, SECTION FOUR, PART E' AND DATED 3-15-21.
2. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.
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IMPERVIOUS SURFACE AREA LIMITS:

- LOT 1 -**
 22.29 LF ALONG CUL-DE-SAC
 7' FUTURE ROAD = 156.03 SF
 (11,551.5 X .51) - 156.03 = 5,735.24 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 5,735.24 SF
- LOT 2 -**
 22.29 LF ALONG CUL-DE-SAC
 7' FUTURE ROAD = 156.03 SF
 (13,256.7 X .51) - 156.03 = 6,604.89 SF
 MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 6,604.89 SF



RWK, PA
 PROFESSIONAL ENGINEER
 101 W. MAIN ST., SUITE 202
 GARNER, NC 27529
 PHONE (919) 774-4854
 FAX (919) 774-4056

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 CARY, NC 27518

DESIGNED BY	AAP
DRAWN BY	
APPROVED BY	
PROJECT	21003
RHYD MARKET SUBDIVISION -	
1504 STROTHMORE CT., RALEIGH, NC	
REVOLUTION HOMES	
5560 CENTERVIEW DR., SUITE 115	
RALEIGH, NC 27606	
DATE: MAY 15, 2021	
SHEET NO.	
PROPOSED SUBDIVISION PLAN	
SP-1	
SEQUENCE NO. 3 OF 5	

