Administrative Approval Action

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

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 POCKET, 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.

☑ 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
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.
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 ⅔ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Alyvia Bailey Taylor
Development Services Dir/Designee
Date: 08/18/2021

Staff Coordinator: Cara Russell
RHYD MARKET SUBDIVISION

1804 STROTHMORE CT.
RALEIGH, NORTH CAROLINA

OWNER
CHILDREN OF JULIE, LLC
5500 CENTERVIEW DR.,
SUITE 116
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE - 919 588-3781

SITE DATA

ADDRESS: 1804 STROTHMORE CT, RALEIGH
PIN #: 171174-0288
GROSS ACRES: 0.97
GROSS FC: 200

ZONING: A-1
LOW DENSITY RESIDENTIAL - LESS THAN 15 UNITS PER AC - HOMESTEAD WATERSHED - HOMESTEAD RIVER BASIN

SITE PROPOSAL - LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 42, NORTH RIDGE SUBDIVISION, PART II

TOTAL SURFACE AREA FOR LOT 1: 24,159 SF, 0.97 ACRE
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 1: 4,928 SF

PROPRIETARY USE - TWO RESIDENTIAL LOTS ARE REQUIRED TO EASE OF WAY No1, 100 FT OF ROADWAY

SITE DATA
- 2 UNITS / 0.97 ACRES / 7.5 UNITS/ACRE

PROJECTED WASTEWATER FLOW = 98 GPD
2 SADNLLS X 3 BEDROOMS X 120 GPD

LIST OF DRAWINGS

SEQ. NO. DWG.
1 C3-0 COVER SHEET
2 EC-1 EXISTING CONDITIONS PLAN
3 SP-1 PROPOSED SUBDIVISION
4 SP-2 UTILITY PLAN
5 D-1 UTILITY DETAILS

NOTES: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH A-OFF-W-TOWN STANDARDS AND SPECIFICATIONS.
SOLID WASTE COMPLIANCE STATEMENTS DEVELOPERS MUST SUBMIT AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.