



Administrative Approval Action

Case File / Name: SUB-0036-2022
DSLCL - JOVERSMITH 2 LOT SUBDIVISION

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

LOCATION: This 3.26 acre site is located at 3508 Andrews Lane. The parcel, zoned R-4, is north of Wade Avenue, south of Martin Middle School and Catalano Drive, east of I-440, and west of Dixie Trail.

REQUEST: A conventional subdivision to divide this 3.26 acre parcel into two lots: New Lot 1 (2.82 acres, 122,705 square feet) and New Lot 2 (0.387 acre, 16,844 square feet). The existing two-story dwelling located on New Lot 1, has access to Andrews Lane via an existing 10-foot cross access easement previously recorded in Book of Maps 2013, Page 189. New Lot 2 is currently vacant with frontage on Ridge Road, and shall be developed with a detached house.

The Zoning Administrator made an interpretation related to minimum lot width along Ridge Road related to New Lot 2, approving the proposed design.

**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 30, 2023 by Crumpler Consulting Services.

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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).



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5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Utility Placement Deed of 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:

Engineering

1. 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)
2. A fee-in-lieu for 1' of sidewalk on Ridge Drive is paid to the City of Raleigh (UDO 8.1.10).
3. A fee-in-lieu for 6' of sidewalk on Andrews Lane is paid to the City of Raleigh (UDO 8.1.10).
4. A 20' slope easement on Andrews Lane and Ridge Road is required for a 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)
5. A fee-in-lieu for all frontage improvements for 27.5' of Catalano Drive that includes relocating utility pole shall be paid to the City of Raleigh (UDO 8.1.10).



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Stormwater

6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

9. A fee-in-lieu for frontage improvements of (4) street trees (Tree Lawn) along Catalano Drive shall be paid to the City of Raleigh (UDO 8.1.10).
10. A public infrastructure surety for 1 street tree (Tree Lawn) along Ridge Road 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.
11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .324 acres of tree conservation area.

☒ **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.)

Urban Forestry

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Ridge Rd.



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

General

1. Final inspection of all tree conservation areas and 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:

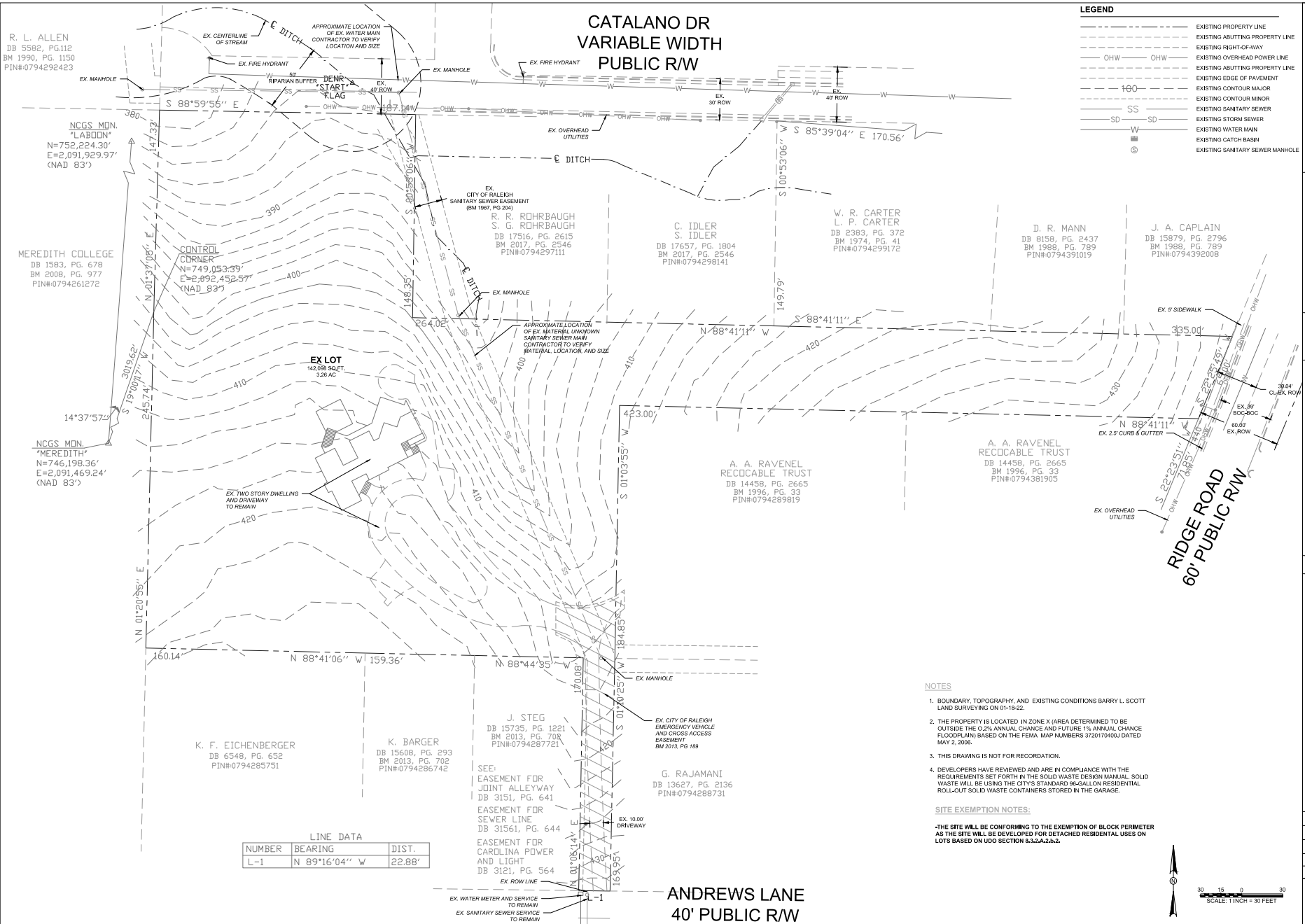
3-Year Sunset Date: August 2, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: August 2, 2028
Record entire subdivision.

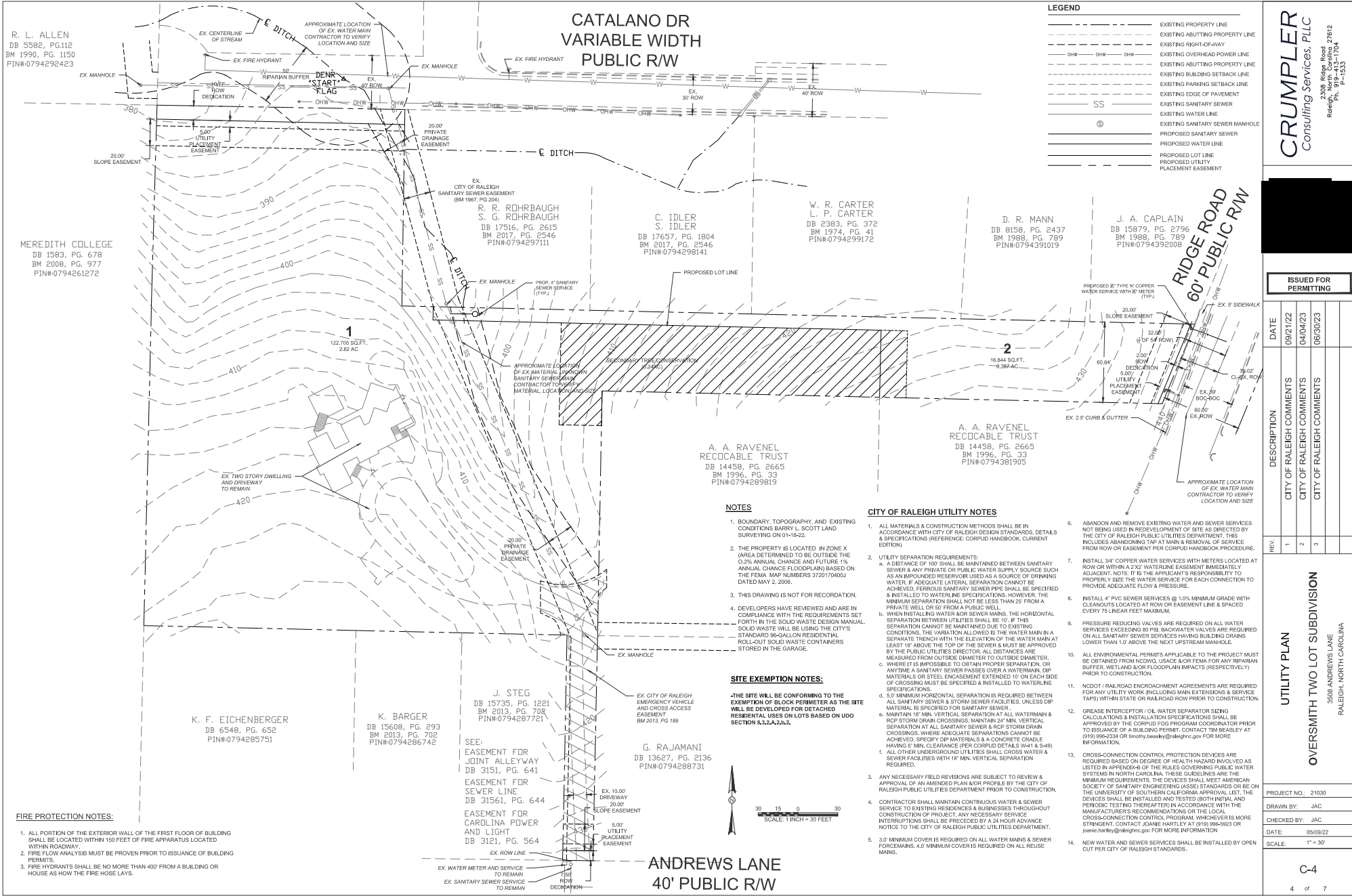
I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 08/02/2023
Development Services Dir/Designee
Staff Coordinator: Jessica Gladwin





REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	09/21/22
2	CITY OF RALEIGH COMMENTS	04/04/23
3	CITY OF RALEIGH COMMENTS	06/30/23



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1704
Fax: 919-413-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	09/21/22	CITY OF RALEIGH COMMENTS
2	04/04/23	CITY OF RALEIGH COMMENTS
3	06/30/23	CITY OF RALEIGH COMMENTS

UTILITY PLAN

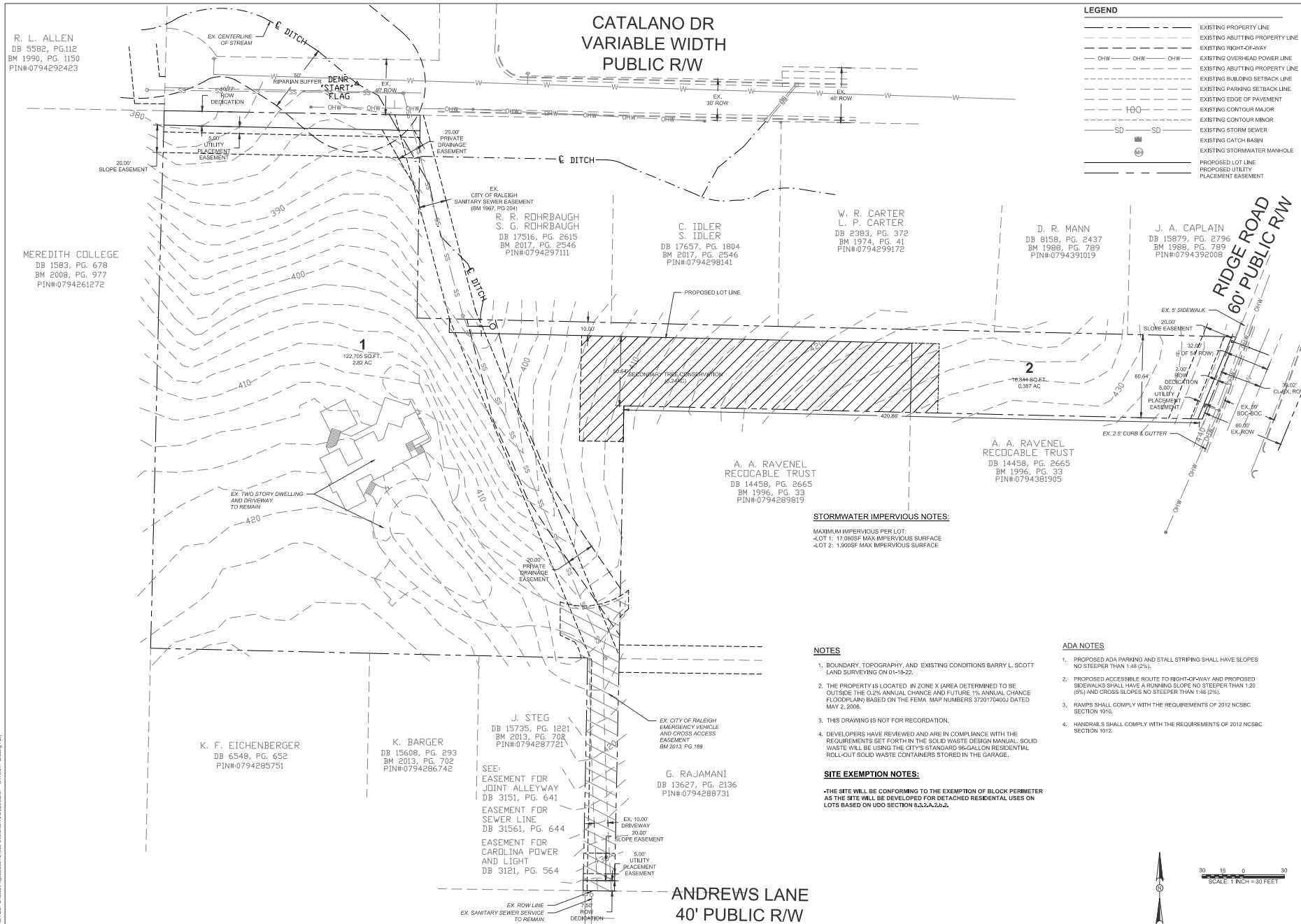
OVERSMITH TWO LOT SUBDIVISION

3609 ANDREWS LANE
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21030
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 05/09/22
SCALE: 1" = 30'

C-4

4 of 7



REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	09/21/22
2	CITY OF RALEIGH COMMENTS	04/04/23
3	CITY OF RALEIGH COMMENTS	06/30/23

