



# Administrative Approval Action

Case File / Name: SUB-0052-2024  
DSLCL - Rhyd Forest

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 at 4112 Balsam Dr. (PIN# 0786518061). It is a corner lot development with the primary street being Balsam Dr and the side street being Azalea Dr. The site is located in the R-4 zoning district.
- REQUEST:** This is a proposed subdivision of a 0.519 acre parcel into two separate legal lots of record. Lots 1 and 2 are proposed to be approximately 10,997 sf and 11,590 sf. in size respectively. The existing dwelling will be removed as part of the development.
- 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 December 9, 2024 by Children Of Julie LLC.

## 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:*

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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 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:**

### General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

### Engineering

2. A fee-in-lieu for 306 LF of 6' sidewalk and 2.5' curb and gutter is paid to the City of Raleigh (UDO 8.1.10).



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3. 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)

## Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
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 6 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. A demolition permit shall be obtained.

## Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 4 street trees along Balsam Drive and 2 street trees along Azalea Drive.
3. A tree impact permit must be obtained for the installation of tree protection fence around three (3) existing street trees to remain in the right-of-way along Azalea Drive if a tree impact permit has not already been issued with either a demolition or mass grading permit.

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







**SITE NOTES:**

1. THE TOTAL AREA FOR DEVELOPMENT OF THE TWO LOTS EQUALS 22,607 SF - 0.519 AC. PER SECTION 9.2.A.2.b.1 SUBJECT TO 4.b 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 0.519 ACRES, UNDER SECTION 9.1.3 OF THE UDO NO TREE CONSERVATION PLAN WILL BE REQUIRED.
3. EXISTING HOLE, DECK, SHED, GRAVEL PARKING, FENCING AND DRIVEWAY 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. REMOVE EXISTING DRIVE CUTS AND REPLACE GAPS IN CURB TO MATCH EXISTING CURB AND CUTTER.
4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT 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 REQUIRED TO BE PROVIDED ALONG THE STREET FRONTAGE. A SURETY BOND WILL BE REQUIRED FOR SEVEN STREET TREES.
7. A FEE IN LIEU WILL BE REQUIRED FOR A NEW 6' CONCRETE WALK TO BE PROVIDED FOR BOTH STREET FRONTAGES.
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 CORPUD STANDARDS - PUBLIC UTILITY HANDBOOK, PAGES 67 AND 125.
12. THIS SITE IS EXEMPT FROM CROSS ACCESS REQUIREMENTS DUE TO THE ADJUTING PROPERTIES BEING OCCUPIED BY DETACHED RESIDENTIAL BUILDINGS AS INDICATED IN UDO SEC. 8.3.5.D.5.a.

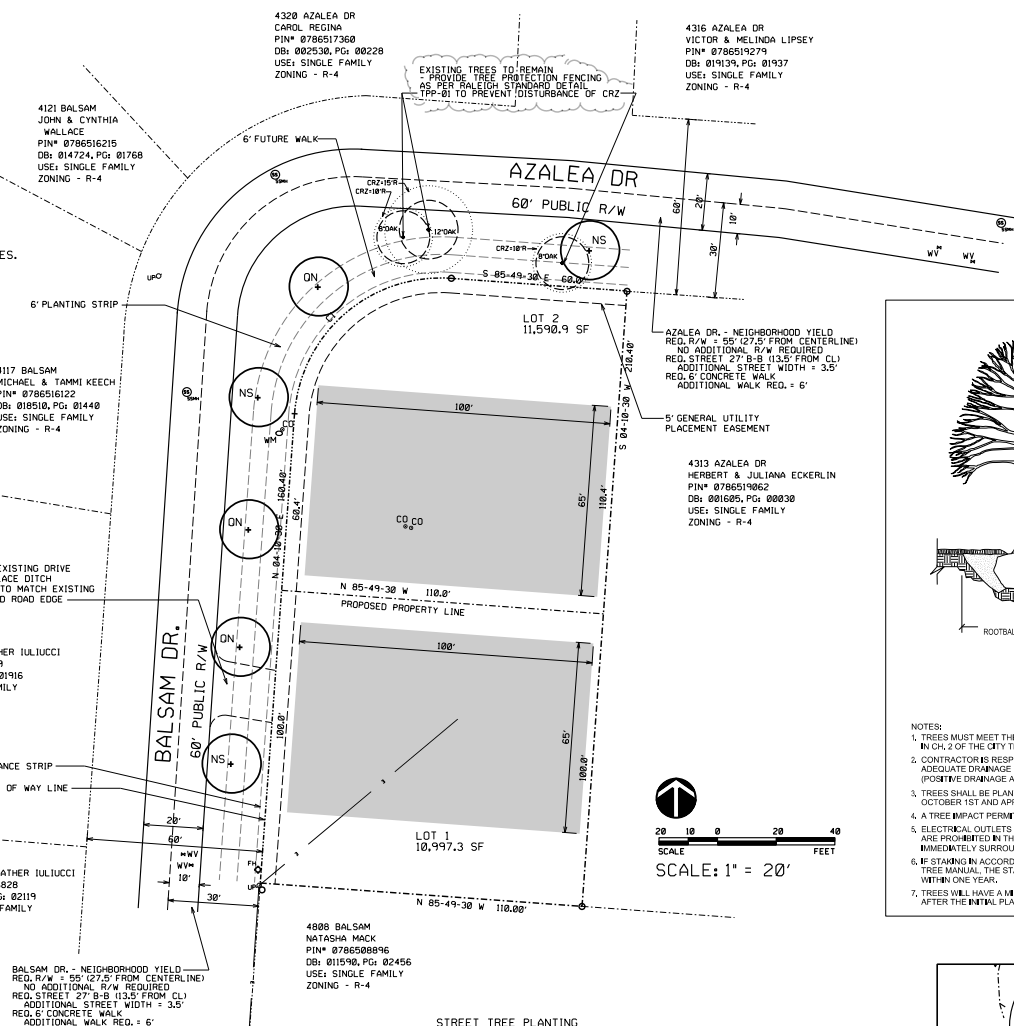
- LEGEND:**
- EXISTING TOPOGRAPHY
  - STORMWATER DRAIN LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - OVERHEAD SERVICE LINE
  - PROPERTY LINE
  - PROPOSED TREE IN RIGHT OF WAY
  - 65' X 100' MIN. LOT AREA

**IMPERVIOUS SURFACE AREA LIMITS:**

- LOT 1 -**  
100 LF ALONG BALSAM DR.  
6' FUTURE WALK = 600 SF  
(10,997.3 X .38) - 600 = 3,578.97 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 1 = 3,958.97 SF
- LOT 2 -**  
138.94 LF ALONG BALSAM DR.  
60.0 LF ALONG AZALEA DR.  
6' FUTURE WALK = 1,193.64 SF  
(11,590.9 X .38) - 1,193.64 = 3,210.90 SF  
MAXIMUM IMPERVIOUS ALLOWED FOR LOT 2 = 3,210.90 SF
- PRIMARY STREET FOR BOTH LOTS - BALSAM DR.

**PROPERTY NOTES:**

1. EXISTING BOUNDARY, SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA, 101 W. MAIN ST., SUITE 202, GARNER, NC 27529, PHONE NUMBER: 919 779-4854, ENTITLED 'SURVEY FOR REVOLUTION HOMES; 4112 BALSAM DRIVE, LOT 116, LAUREL HILLS WEST, SECTION 4' AND DATED 8-22-2024.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.



4320 AZALEA DR  
CAROL REGINA  
PIN# 0786517360  
DB: 002530, PG: 00228  
USE: SINGLE FAMILY  
ZONING - R-4

4316 AZALEA DR  
VICTOR & MELINDA LIPSEY  
PIN# 0786519279  
DB: 019139, PG: 01937  
USE: SINGLE FAMILY  
ZONING - R-4

4121 BALSAM  
JOHN & CYNTHIA WALLACE  
PIN# 0786516215  
DB: 014724, PG: 01768  
USE: SINGLE FAMILY  
ZONING - R-4

4117 BALSAM  
MICHAEL & TAMMI KEECH  
PIN# 0786518122  
DB: 018510, PG: 01440  
USE: SINGLE FAMILY  
ZONING - R-4

4113 BALSAM  
THOMAS & HEATHER IULIUCCI  
PIN# 0786506939  
DB: 019623, PG: 01916  
USE: SINGLE FAMILY  
ZONING - R-4

4109 BALSAM  
THOMAS & HEATHER IULIUCCI  
PIN# 0786506828  
DB: 019613, PG: 02119  
USE: SINGLE FAMILY  
ZONING - R-4

4800 BALSAM  
NATASHA MACK  
PIN# 0786508916  
DB: 011590, PG: 02456  
USE: SINGLE FAMILY  
ZONING - R-4

4313 AZALEA DR  
HERBERT & JULIANA ECKERLIN  
PIN# 0786519062  
DB: 001605, PG: 00030  
USE: SINGLE FAMILY  
ZONING - R-4

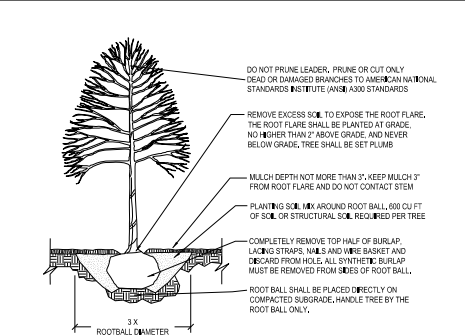
EXISTING TREES TO REMAIN  
PROVIDE TREE PROTECTION FENCING  
AS PER RALEIGH STANDARD DETAIL  
TPP-03 TO PREVENT DISTURBANCE OF CRZ

**SITE DATA:**

PIN NUMBER - 0786518061  
ADDRESS: 4112 BALSAM DR., RALEIGH  
TOTAL ACRES - 22,607 SF - 0.519 AC GROSS  
AREA OF RIGHT OF WAY DEDICATION - NONE  
TOTAL ACRES - 0.519 AC NET  
LOT 1 - 10,997.3 SF - 0.2525 AC  
LOT 2 - 11,609.7 SF - 0.2665 AC  
EXISTING IMPERVIOUS AREA - 6,190 SF - 0.1421 AC  
HOUSE - 1,960 SF, SHED - 1,110 SF,  
DECK - 100 SF, DRIVE / WALK - 600 SF  
GRAVEL PARKING - 2,340 SF  
ZONING - R-4 - CONVENTIONAL SUBDIVISION

**CI CURVE DATA:**

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
50'	78.54'	70.71'	S49-18-30W	90-00-00



CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY  
TREES@RALEIGH.GOV  
WWW.RALEIGH.GOV

- NOTES:**
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
  2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
  7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

**CITY OF RALEIGH STANDARD DETAIL**

REVISION	DATE	DESCRIPTION
02/07		

TREE PLANTING DETAIL  
**TPP-03**

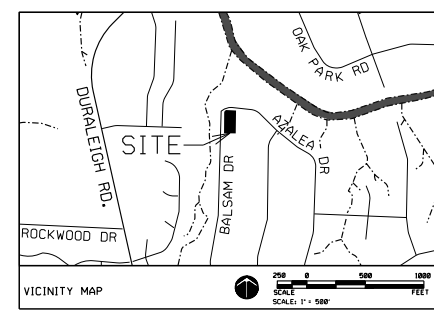
**STREET TREE PLANTING**

KEY COUNT	PLANT NAME	O/C SPACE	PLANTING SIZE
NS 3	NYSSA SYLVATICA, BLACK GUM	40'	3'CAL.10'HT
ON 3	QUERCUS NUTTALLI, NUTTALL OAK	40'	3'CAL.10'HT

- NOTES:**
- TREE LOCATIONS SHALL BE FIELD ADJUSTED TO PREVENT CONFLICT WITH DRIVEWAYS AND UTILITY INSTALLATIONS AND MUST BE A MIN. OF 10' FROM THE DRIVEWAYS WHERE POSSIBLE AND PRIVATE UTILITIES.
  - TREES SHALL BE PLANTED NO CLOSER THAN 3' TO THE EDGE OF THE FUTURE SIDEWALK.
  - ALL TREES ARE TO BE PLANTED AT SPECIFIED SIZE AND SINGLE STEM.
  - STREET TREES SHALL BE INSTALLED TO CITY OF RALEIGH STANDARD DETAIL TPP-03 AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY OF RALEIGH TREE MANUAL.

**STREET TREE PLANTING CALCS:**

298.54 LF FRONTAGE ALONG BALSAM DR AND AZALEA DR, COMBINED  
7 TREES @ 40' O/C  
CANOPY SHADE TREES



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

DESIGNED: AAP  
DRAWN: AAP  
APPROVED:

RIVD FOREST - SUBDIVISION PLAN  
RALEIGH CASE NUMBER: SUB-0052-2024  
REVOLUTION HOMES, LLC  
211 E. SIX FORKS RD., SUITE 101  
RALEIGH, NC 27609

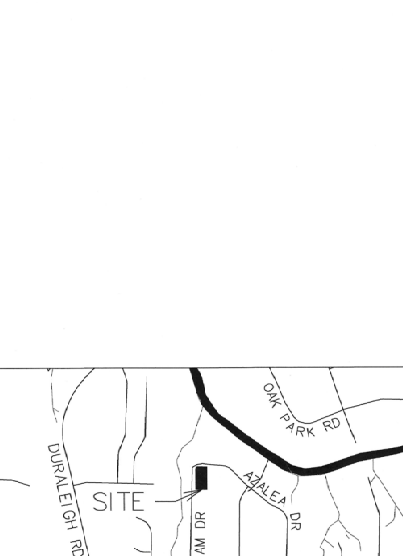
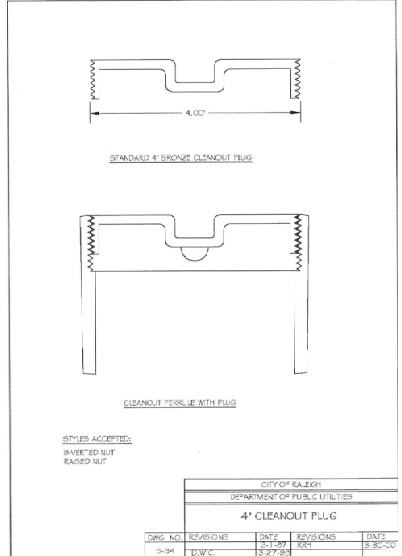
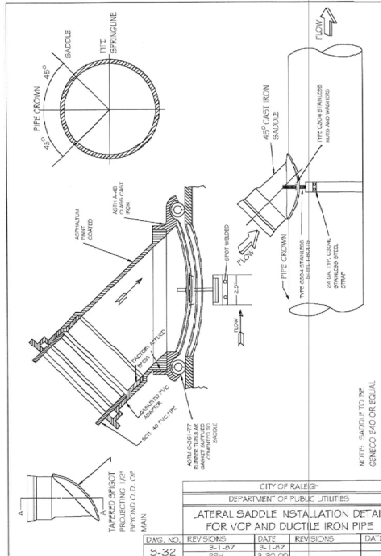
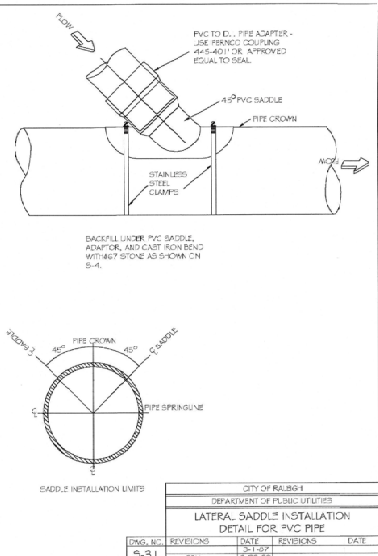
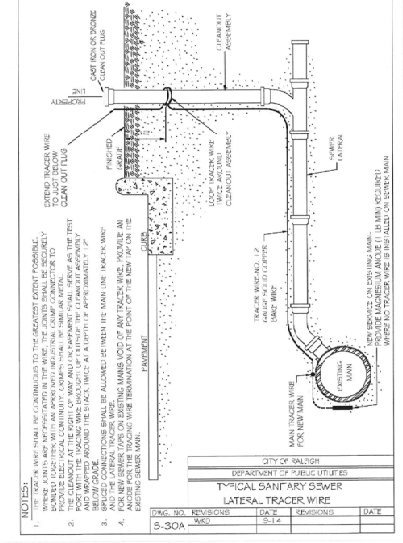
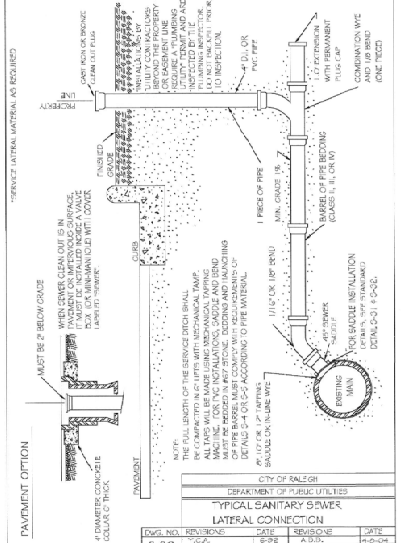
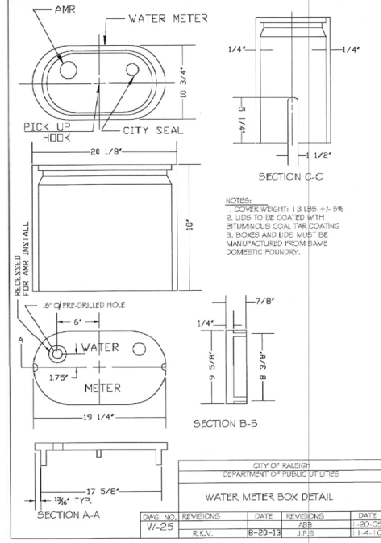
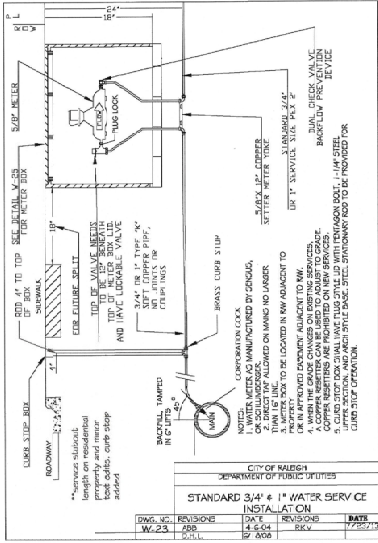
112-03-24 RALEIGH COMMENTS

DATE	REVISION

SCALE: NTS  
DATE: SEPT. 17, 2024  
SHEET NO.:  
PROPOSED SUBDIVISION & PLANTING PLAN  
SP-1







**ALISON A. POCKETT, ASLA**  
LANDSCAPE ARCHITECT

(919) 383-4415  
100 STEFFRANK DRIVE  
CARY, NC 27518

DESIGNED: AAP  
DRAWN: AAP  
APPROVED:

RHYD FOREST SUBDIVISION PLAN  
417 BALSAM DR., RALEIGH, NC  
RALEIGH CASE NUMBER: SUB-  
REVOLUTION HOMES, LLC  
211 E. SIX FORKS RD., SUITE 101  
RALEIGH, NC 27609

SCALE: NTS  
DATE: SEP 17, 2024  
SHEET NO.:

UTILITY DETAILS  
D-1

REVISIONS

REVISION NO. 5 OF 5