Administrative Approval Action
Case File / Name: SUB-0067-2021
DSLC - North Ridge Manor Subdivision

LOCATION: This site is located on the Northeast corner of the intersection of Audubon Drive and Harps Mill Road. The site is zoned R-4 within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.513 acre parcel into two lots for Detached, Single Family Residential. Lot 1 (0.25 acre) and Lot 2 (0.257 acre) will be created with access from Audobon Drive. An existing house on site will be demolished.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-1465-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-1466-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 October 21, 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.

Urban Forestry

2. A tree impact permit must be obtained for the removal of 4 existing street trees in the right-of-way 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.

☐ Utility Placement Easement 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:

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 1’ of public sidewalk will be applied along the frontage of this development for both Audubon Drive and Harps Mill Road. The amount will be calculated when a plat is received for review and prior to approval of the plat to be recorded. (UDO Section 8.1.10)

3. A 5’ utility placement easement on Harps Mill Road 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.

4. A 2.5’ utility placement easement on Audubon Drive 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.

5. 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.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. As per the SUB-0067-2021 lot 1 = 3,922 sf  lot 2 = 4,181 sf

Urban Forestry

7. 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:

Urban Forestry

1. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 4 street trees along Audubon Drive and 3 street trees along Harps Mill Road for a total of 7 street trees.

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: March 23, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 23, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysa Bailey Taylor
Development Services Dir/Designee

Date: 11/24/2021

Staff Coordinator: Cara Russell
NORTH RIDGE MANOR
SUBDIVISION

7000 AUDUBON DR.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES

6756 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27616

OFFICE PHONE - 919-385-1539
CONTACT: TIM THOMPSON

SITE DATA

SITE NAME: AUDUBON ESTATES, RALEIGH

SITE LOCATION:

USE: 100% RESIDENTIAL

OWNER: RALEIGH CUSTOM HOMES

TOTAL SURFACE AREA FOR LOT 1: 22,305 SQ. FT., 2.08 ACRES

PERCENT IMPERVIOUS: EXISTING CONW FOR LOT 1: 4%

PROPOSED USE: TWO RESIDENTIAL LOTS

LOT 1: 11,692.4 SQ. FT. - 1.04 AC

LOT 2: 10,112.6 SQ. FT. - 0.94 AC

PERCENT IMPERVIOUS: EXISTING CONW FOR LOT 1: 0%

SITE IMPACT:

MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 9,062.25 SQ. FT.

PROJECTED WASTEWATER FLOW = 1,860 GPC

2 DWELLINGS X 1 BEDROOM X 250 GPC

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