

Administrative Approval Action

Case File / Name: SUB-0071-2022
DSLC - NORTH HILL ESTATES LOT 17 SUBDIVISION

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

LOCATION: This 0.55 acre parcel is located east of North Hills Drive at the corner of Northbrook

Drive, Hyde Street and Tyrell Road near Brooks Elementary School at 801

Northbrook Drive. The property is zoned Residential/R-4.

REQUEST: A conventional subdivision to divide the 0.55 acre parcel into two lots (Lot 1:

10,519.98 SF; Lot 2: 12,311.28 SF). The existing parcel has a detached dwelling which will be demolished. Each new lot will be developed with a detached

single-unit dwelling.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: FIL-0220-2023: 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 February 27, 2023 by Jones

& Cnossen Engineering, PLLC.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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.

V	Right of Way Deed of Easement	V	Utility Placement Deed of Easement
	Required		Required

☑ <u>RECORDED MAP(S)</u> - 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:



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Engineering

- 1. A fee-in-lieu for 1' sidewalk width of 238 LF along Northbrook Drive & Hyde Street is paid to the City of Raleigh (UDO 8.1.10).
- 2. 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)
- 3. A public street right-of-way 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)
- 4. A public infrastructure surety 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.

Stormwater

- 5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for 3 street trees along Northbrook Drive, 3 street trees along Hyde Street and 4 street trees along Tyrell 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.

☑ <u>BUILDING PERMITS</u> - 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.



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The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Stormwater

- 2. 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.
- 3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- 4. 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

A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Northbrook Drive, 4 street trees along Hyde Street and 5 street trees along Tyrell Road.

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

General

1. Final inspection of all 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: March 30, 2026

Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: March 30, 2028

Record entire subdivision.



I hereby certify this administrative decision.

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Signed:	Daniel L. Stegall	Date:	03/30/2023
	Development Services Dir/Designee	•	
Staff Coordinator:	Jessica Gladwin		

Jones & Cnossen ENGINEERING, PLLC

VICINITY MAP (NOT TO SCALE)

ENE	Cffice: 919-387-1174 Registration: P-0151 www.jonescnossen.com
35 EDATI	ESTATES LOT 17 SUB'D PRELIMINARY SUBDIVISION PLAN WHE COURT, MORTH CANCEL COVER SHEET

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Z

1"=60" NOVEMBER 7, 2022

ENSION 02/07/23 Int CYCLE REVIEW

2224

PDC

CASE NO. SUB-0071-2022

Sito Review Planning and Development Contomer Service I		Application		Raleigh
INSTRUCTIONS: This form is used who appropriate review hyperand include the autotivision plans to Site Saview (Size has been as a size of the saview of the	e plan che	ting a Prelminary Subdi phlist document. Please	vision (UDC Sec erral all occum	sion 10 2.5). Please sheck tens and your sestiminary
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✓ Conventional Subcivision		Compact Development	Co	reservation Development
Cottage Court		Faglot	Frequen	Transit Development Opti
NOTE: Subdivisions may require Oily	Council a	pprovai If it a Meto Par	k Overlay or Hist	toric Overley District
		NERAL INFORMATION	1	
Scoping/siketch plan case numberts)				
Development same (subject to copro		HII Estatos Lot 17 5	Subdivision	
Properly Address(est: 801 Northbro	ook Drive			
Recorded Direct PIN(s): 1706-22-10	124			
Building type(s): ✓ Detached I	House	Attached House	Townhouse	Apartment
Genesal Building Nrixed Use	Skilding	Civic Building	Open Lot	Tiny House
	Wall-III Co			
0413 (811111111		MERIAPPLICANUDE	ELOPER INFO	RMATION
Current Froperty Owner(s) Names:	Doug Gre	ena		
Company Tobecco Read Custom	Builders,	LLC Title: Mana	ging Partner	
Address: 6512 Six Forks Road, Se	uite 104 I	Raleign, NC 27315		
Phore 4: 919-810-8114	Em	at: doug@tebaccoro	adoustombuild	ers com
Applicant Name (If different from or	aner. See	"who can apply" in iss	tructions):	
Relationship to owner: Lesses or	contract pr	nchaser Dwrer's e	therized agent	Easement holder
Company Jones & Casssen Engir	neerin Ad	iress PO Box 1002 A	Apex, NC 2750	12
Phone 4: 919-337-1174		st: peter@jonescnos		
NOTE: please attach purchase agra	ement or	contract, lease or ease	ment when sub	setting this form.
Developer Contact Names: Dosc G				
Company Tobacco Road Custom		LLC Tite: Mana	ging Partner	
Address: 6512 Six Forks Road, St				

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ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEMER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 996-4540, AT LEAST TWEETING UNDER HOURS PRICE TO SEGNATION AND OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE SOUNCE OF MONETARY FINES AND REQUIRE REINSTALIATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG. HAVE PERM TIED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS MIL RESULT IN A FINE AND POSSIBLE DYCLUSION PROM FUTURE WORK IN THE CITY OF RALEIGH.

NORTH HILLS ESTATES LOT 17 SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

SUB-0071-2022



PROJECT NAME	NORTH HELS ESTATES LOT 17 SUBDIVISION
PREPARER'S CONTACT INFORMATION	JONES 4 CNOSSEN ENSINEERING, PLLC P.O. BOK I OS2 APEX, NORTH CAROUNA 27502 PHONE - IS IS 187-1 74 FAX - [919) 387-375 CONTACT PERSON - PETER B. CNOSSEN
OWNER / DEVELOPER CONTACT INFORMATION	TOBACCO ROAD CUSTOM BUILDERS, LLC 6612 935 FORKS ROAD, SUITE 104 RALEIGH, NORTH CAROLINA 27615 PHONE 1919; 810-8114 CONTACT PERSON - DOUG GREENE
SITE ADORESS	601 NORTHBROOK DRIVE
CURRENT PROPERTY ZONING	R-4
WAKE COUNTY PIN	1706-22-1024
TOTAL AREA	0.55 ACRE (24,042.80 5F)
R/W DEDICATION	0.03 AC (1,211,53 5°)
NET SUBDIVISION AREA	0.52 ACRE (22,831.27 SF)
EXISTING USE	DETACHED SINGLE-FAMILY
PROPOSED USE	DETACHED SINGLE-FAMILY
PROPOSED NUMBER OF LOTS	2
LOT I AREA	0.24 ACRE (10,519.98 SF)
LOT 2 AREA	0.28 ACRE (12,311.28 5F)
R-4 LOT DIMENSIONS (UDO SECTION 2.2 TA) LOT AREA (MIN) LOT WIDTH (MIN) LOT DEPTH (MIN)	10,000 SF 65 FT 100 FT
R-4 SUILDING SETBACKS (UDO SECTION 2.2.18 FROM PRIMARY STREET (MIN) FROM SIDE LOT LINE (MIN) FROM SIDE LOT LINE (MIN) FROM REAR LOT LINE (MIN)	20 FT 20 FT 10 FT 30 FT
R-4 BUILDING MEIGHT (UDO SECTION 2.2.1D) PRINCIPAL BUILDING (MAX)	40 FT / 3 STORIES

BLOCK PERIMTER EXEMPTION

CITY OF RALEIGH, TC-6-19 SECTION AZE STATES THAT THE MINIMUM SHE AREA APPLICABLE FOR BLOCK FERMITER IN 8-4 ZOUING IS 13 ACRES FOR AN AVERAGE TO FIXED FOR ACRE ON THE BLOCK. SHOCTHE SUBJECT PRACE LATEOUT MORTH-BROOK DRIVE (I.S.S ACRE) SLESS THAN 19 ACRES, THIS PROJECT SEX FROM BLOCK FERMITER REQUIREMENTS OF UP ON ATRICLE AS:

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PRELIMINARY SUBDIVISION PLAN
PRELIMINARY SEADING 4 UTILITY PLAN
PRELIMINARY STREETSCAPE PLAN
RECOMBINATION RECORD WAP

SOUD WASTE INSPECTION NOTES

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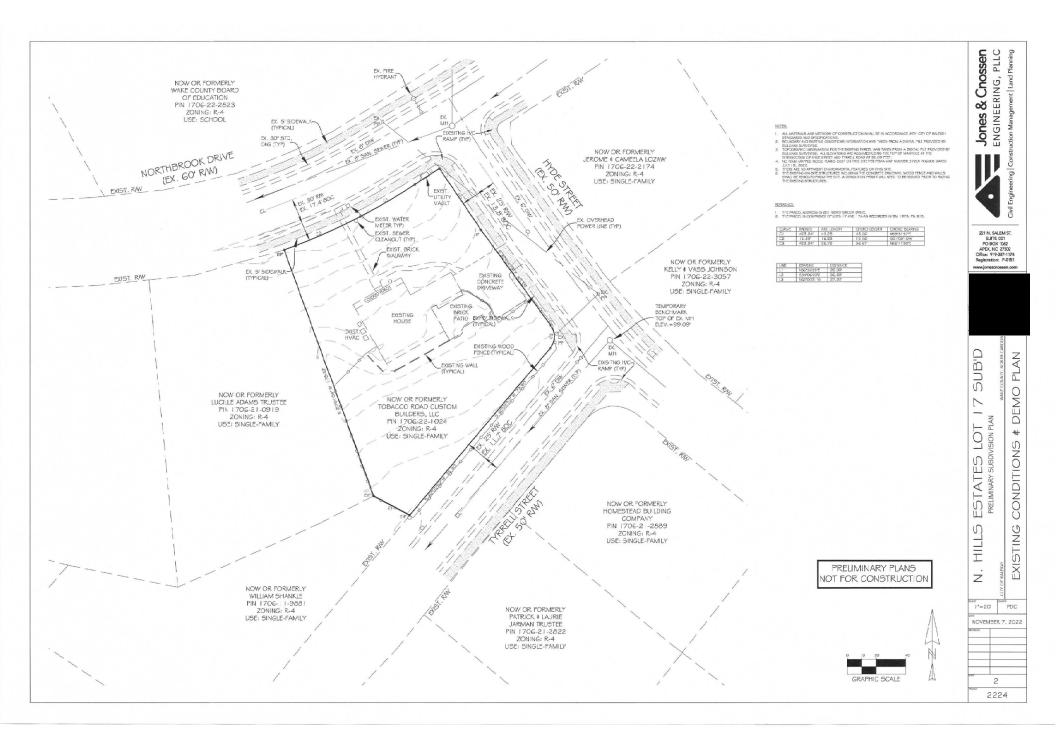
1. THE EXISTING LOT 17 PARCEL IS RECORDED IN BM 1975, PG 315.

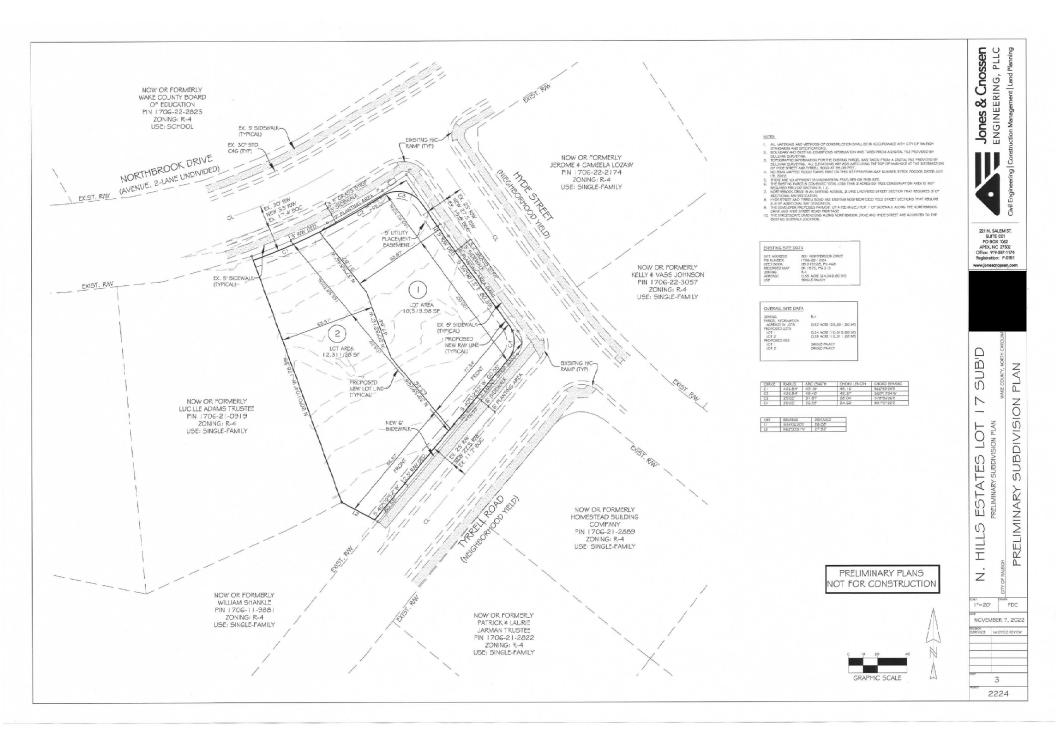


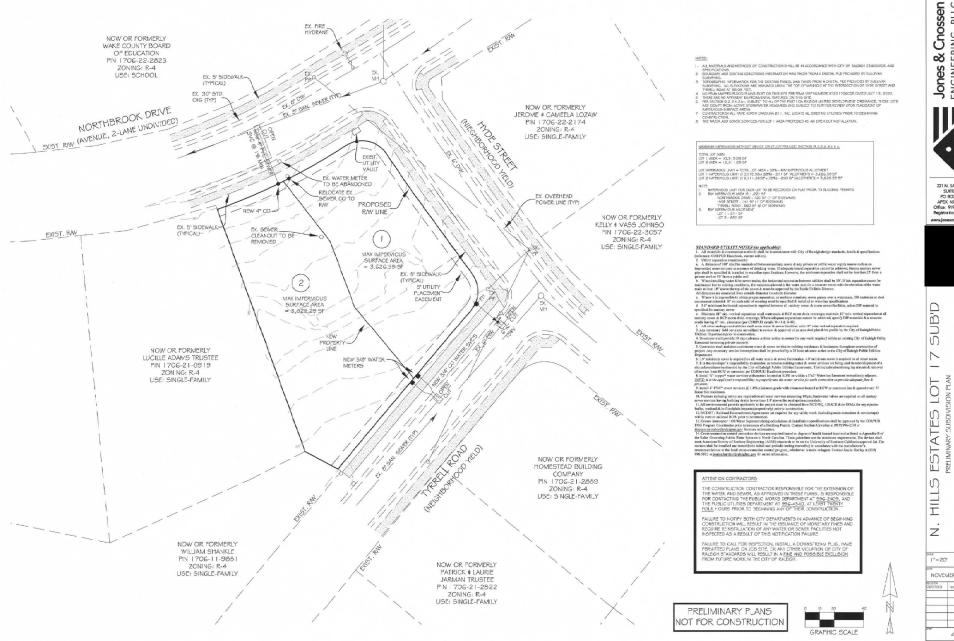
PRELIMINARY PLANS NOT FOR CONSTRUCTION











Cnossen PLLC ENGINEERING,

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221 N. SALEM ST. SUITE 001 PO BOX 1062 APEX NC 27502 Office: 919-387-1174 Registration: P-0151

PLAN

UTILITY

+++

GRADING

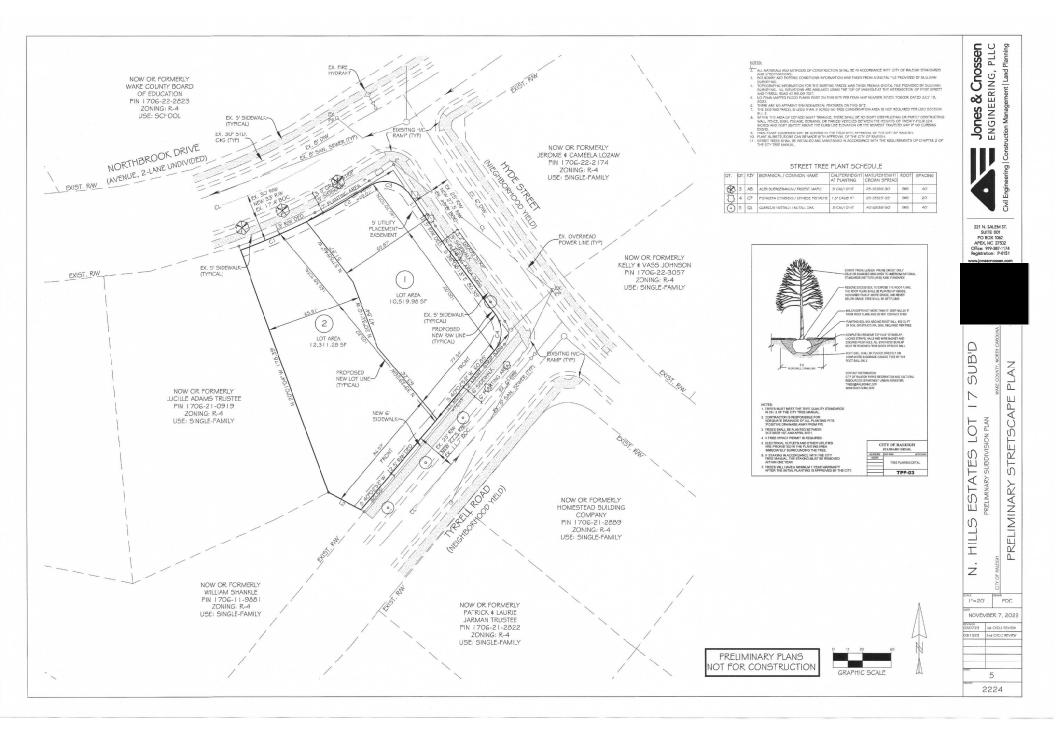
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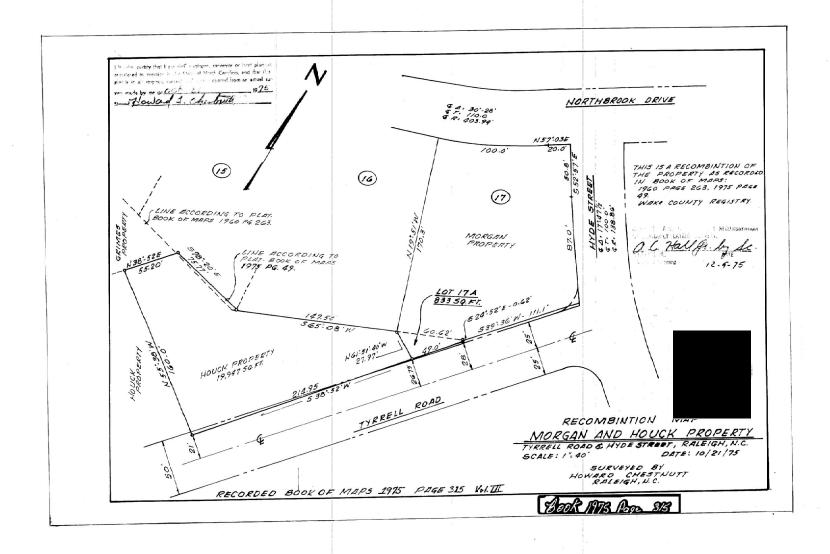
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BOOK 1975 VOL 3 PAGE 3/5



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