Administrative Approval Action
Case File / Name: SUB-S-28-2019
Jade Gardens Subdivision

LOCATION: This 2 lot subdivision zoned Residential-4, is located on the south side of Hampton Road at 3349 Hampton Road.

REQUEST: Subdivision of a .84 acre lot into two single family conventional subdivision lots.

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 May 24, 2019 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.

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☐ 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
☐ Slope 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 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.

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

4. A slope 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.

5. A fee-in-lieu for 2’ in pavement width and 6’ wide sidewalks both across the 165’ frontage of the lots is paid to the City of Raleigh (UDO 8.1.10).

**Public Utilities**

6. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

**Stormwater**

7. 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**

8. A surety for 8 street trees is required.

**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.
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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:

Stormwater

1. 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: January 7, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: January 7, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: __________________________
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 01/08/2020
JADE GARDENS
SUBDIVISION
3349 HAMPTON RD.
RALEIGH, NORTH CAROLINA

OWNER:
CHILDREN OF JULIE, LLC
5580 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

CONTACT:  RYAN W. JOHNSON
PHONE - 919 588-2781

SITE DATA

ADDRESS:  3349 HAMPTON RD., RALEIGH, N.C.
PRESSURE MAIN:  10" (800 GPD)
SP 070, PJ 70
SP 070, PJ 70
SP 070, PJ 70
SP 070, PJ 70
SCALE:  1" = 500'

EXISTING CONDITIONS PLAN

TOTAL SURFACE AREA FOR LOT = 36,564 SF, 0.84 ACRES

PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 11 = 14.63%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 5,350 SF
PROPOSED USE - TWO RESIDENTIAL LOTS
PROPOSED USE - LOW DENSITY RESIDENTIAL

SITE DENSITY = 2.38
PROJECTED WASTEWATER FLOW = 960 GPD
2 DWELLINGS X 4 BEDROOMS X 120 GRP

NOTE:  ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
SOLID WASTE COMPLIANCE STATEMENTS, REQUIREMENTS AND REVISIONS ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
A TREE IMPACT FEE IS REQUIRED WHEN PLAT PLANS ARE SUBMITTED FOR BUILDING PERMITS IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.
A TREE IMPACT PERMIT IS REQUIRED.

CONTRACTOR IS RESPONSIBLE FOR STREET TREES MUST BE 3" CALIPER AT 40 C O B B L E S T O N E

MAXIMUM IMPERVIOUS SURFACE ALLOWED FOR LOT 2 = 6,452 SF

(18,282 X .38) - 495 = 6,452 SF

6' FUTURE WALK = 495 SF

82.5 LF ALONG STREET

LOT 1 - IMPROVEMENTS BASED ON 125% OF ESTIMATED CONSTRUCTION DESIGN MANUAL SECTION 5.3.4. THE BOND LETTER OF CREDIT OR 9. A SURETY BOND IS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE THE PROPOSED STREET TREES INDICATED ON THE PLAN. 7. STREET TREES SHALL BE INSTALLED AND MAINTAINED PER PLANT TREES IN THE PUBLIC RIGHT-OF-WAY.

ALL UTILITY LINES NECESSARY TO PROVIDE SERVICE TO THESE SITES.

4. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE RELOCATED METER CURB STOP BOX AT THE EXISTING INSTALL NEW BRASS CURB STOP WITH EXISTING FENCE

EXISTING TOPOGRAPHY

EXISTING RIGHT OF WAY

UTILITY PLACEMENT

PROPOSED 5' GENERAL

NO ADDITIONAL R/W REQ.

EXISTING 27' B-B - 2' ADDITIONAL PAVING REQ.

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS AND INFORMATION ARE BASED ON AN EXISTING CONDITIONS SURVEY BY RWK, PA AND PLANTING

2. EXISTING NEIGHBORHOOD LOCAL

3. ALL SUBMISSION PLAN CREATES TWO LOTS.

4. ANY EXISTING WATER OR SEWER COMPONENTS THAT ARE TO BE ABANDONED SHALL BE ABANDONED AS PER CODE STANDARDS - PUBLIC UTILITY PROVISIONS PAGES 67 AND 125.

IMPROVISED SURFACE AREA LIMITS

LOT 1 - 102' LF ALONG STREET

LOT 2 - 132' LF ALONG STREET

LOT 1 - 162'2" X 211'6" X 495' = 102,957 SF

LOT 2 - 190'6" X 211'6" X 495' = 167,765 SF

HARVEST FLARE SHALL BE PLANTED AT GRADE, DISCARD FROM HOLE. ALL SYNTHETIC BURLAP LACING STRAPS, NAILS AND WIRE BASKET AND FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS PROVIDED, PROTECT TREE WITH BROAD STRAP OR PROVIDE STAKING IF SPECIFIED. IF STAKING IS TO DEVELOP TRUNK TAPER. PROVIDE TURN BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE SHALL BE PLANTED AT GRADE,

HIGH QUALITY SOIL MIX AS SPECIFIED COMPACTED SUBGRADE. HANDLE TREE BY THE MORE THAN 3" ABOVE GRADE.

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