Administrative Approval Action
Case File / Name: SUB-S-54-2018
300 ST AUGUSTINE SUBDIVISION

LOCATION:
This site is located south of Oakwood Avenue at the northeast corner of St. Augustine Avenue and Pender Street at 300 St. Augustine Ave (PIN #1714-30-1014). This site is inside the city limits.

REQUEST:
Development of a 0.324 acre/14,100 SF tract zoned R-10 into a proposed 3 lot subdivision with right-of-way dedication. Proposed New Lot 1 being .092 acres/4,022 SF; proposed lot 2 being .093 acres/4,040 SF; proposed lot 3 being .093 acres/4,038 SF. The subdivision is proposing right-of-way dedication along both St. Augustine Ave. and Pender Street totalling 2,000 SF/.046 acres.

PRIMARY STREET DESIGNATION: Per TC-5A-18, both St. Augustine Avenue & Pender Street are designated as the Primary Street for proposed New Lot 2.

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 January 8, 2020 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. 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.

☐ Slope Easement Required  ☐ 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 note is placed on all plat recordings stating: "Per TC-5A-18, both St. Augustine Ave. & Pender St. may be designated as the Primary Street Designation for Lot 2."

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

Engineering

3. A fee-in-lieu for 6’ sidewalks across both frontages for the length of the proposed subdivision is paid to the City of Raleigh (UDO 8.1.10).

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

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.

6. 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.

7. The required slope easements as shown on the preliminary plan shall be shown on the map approved for recordation.

Public Utilities

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

Stormwater

9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

10. 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

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

☐ 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. 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

3. 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

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along St. Augustine Avenue and 5 street trees along Pender Street for a total of 7 street trees.

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: February 25, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 25, 2025
Record entire subdivision.
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300 ST AUGUSTINE SUBDIVISION

I hereby certify this administrative decision.

Signed: ___________________________  Date: 02/26/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
SUBDIVISION PLANS
FOR
300 ST. AUGUSTINE-3 LOT SUBDIVISION
300 ST. AUGUSTINE AVE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-S-54-18
CITY OF RALEIGH TRANSACTION #: 571977

PREPARED FOR:
NEAL MOTAPARTHY
105 CASHWELL DRIVE
GOLDSBORO, NORTH CAROLINA 27534

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

NOTES
1. BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A. DATED 09-06-2018. THE LOT WAS RECORDED IN MAP BOOK 17296 ON PAGE 989.
2. PROPERTIES LOCATED SUBURBS OR CLEANED TO BE OUTSIDE FOOTPRINT INDICATED ON THE SITE PLAN AND THE TOTAL AREA SHOWN IS 10.21 ACRES.
3. NO TIME STRING OR unplanned VENTURES HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECRODING.
5. EXISTING DRAINAGE SYSTEMS WILL BE EMBRACED AND REPLACED WITH THE CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE RECEIVED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
7. MELA EMERALD RULES MAY APPLY FOR UL TRACTIONS 2.2.1, 2.2.2, AND 1.1.7.

SOLID WASTE SERVICES NOTE:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE EXEMPTION NOTES:
THE SITE WILL BE CONFORMING TO THE EXEMPTION OF THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

1. BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A. DATED 09-06-2018. THE LOT WAS RECORDED IN MAP BOOK 17296 ON PAGE 989.
2. PROPERTY LOCATED SUBURBS OR CLEANED TO BE OUTSIDE FOOTPRINT INDICATED ON THE SITE PLAN AND THE TOTAL AREA SHOWN IS 10.21 ACRES.
3. NO TIME STRING OR unplanned VENTURES HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECRODING.
5. EXISTING DRAINAGE SYSTEMS WILL BE EMBRACED AND REPLACED WITH THE CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
6. DEVELOPERS HAVE RECEIVED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
NOTES

1. BOUNDARY SURVEY PROVIDED BY CHANCE SURVEYING CO., P.A. DATED 09-06-2018. THE LOT WAS RECORDED IN MAP BOOK 17296 ON PAGE 989.

2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBERS 3720171300J AND 3720171400J DATED MAY 2, 2006.

3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.

4. THIS DRAWING IS NOT FOR RECORDATION.

5. EXISTING DRIVEWAY WILL BE ABANDONED AND REPLACED WITH STANDARD CITY OF RALEIGH CURB AND GUTTER. NEW DRIVEWAYS WILL CONFIRM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

6. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE BOUNDARY DESIGN MANUAL.