

## Administrative Approval Action

Case File / Name: SUB-S-57-2018 One Moore Subdivision City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

This site is located north of Wade Avenue on the west side of Ridge Road at 1307

and 1311 Ridge Road. PIN #s 0794275893 & 0794275785.

**REQUEST:** 

Development of a .68 acre/29,814 sf tract zoned R-6 into a proposed three 3 lot subdivision, in which two 2 lots are existing, with 1,722 sf of right-of-way dedication. Proposed New Lot 1 being 10,779 sf/.25 acres; proposed New Lot 2 being 10,185 sf/.24 acres; and proposed New Lot 3 being 7,128 sf/.16 acres.

Approved Design Adjustment # DA-125-2018 (UDO. Art.8.3 Blocks, Lots and

Access)

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 August 1, 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:

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Slope Easement Required	Ø	Utility Placement Easement 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:

#### General

 A demolition permit shall be issued and this permit number be shown on all maps for recording for the removal of the existing deck as shown on the preliminary plan, existing Lot 5, for proposed New Lot 2.

#### Engineering

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



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- A fee-in-lieu for one foot of sidewalk along Ridge Road shall be paid to the City of Raleigh (UDO 8.1.10).
- 4. 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.
- 5. The required right of way and slope easements as shown on the preliminary plan shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.

#### **Public Utilities**

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

#### Stormwater

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. An as-built impervious survey showing that Lot 2 impervious, including improvements to the right of way, has been reduced to less than 5194 sf.

☑ <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.

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.
- 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. 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 4 street trees along Phyllis Drive and 3 street trees along Ridge Road for a total of 7 street trees.



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

#### General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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: September 20, 2022 Record at least ½ of the land area approved.

5-Year Sunset Date: September 20, 2024

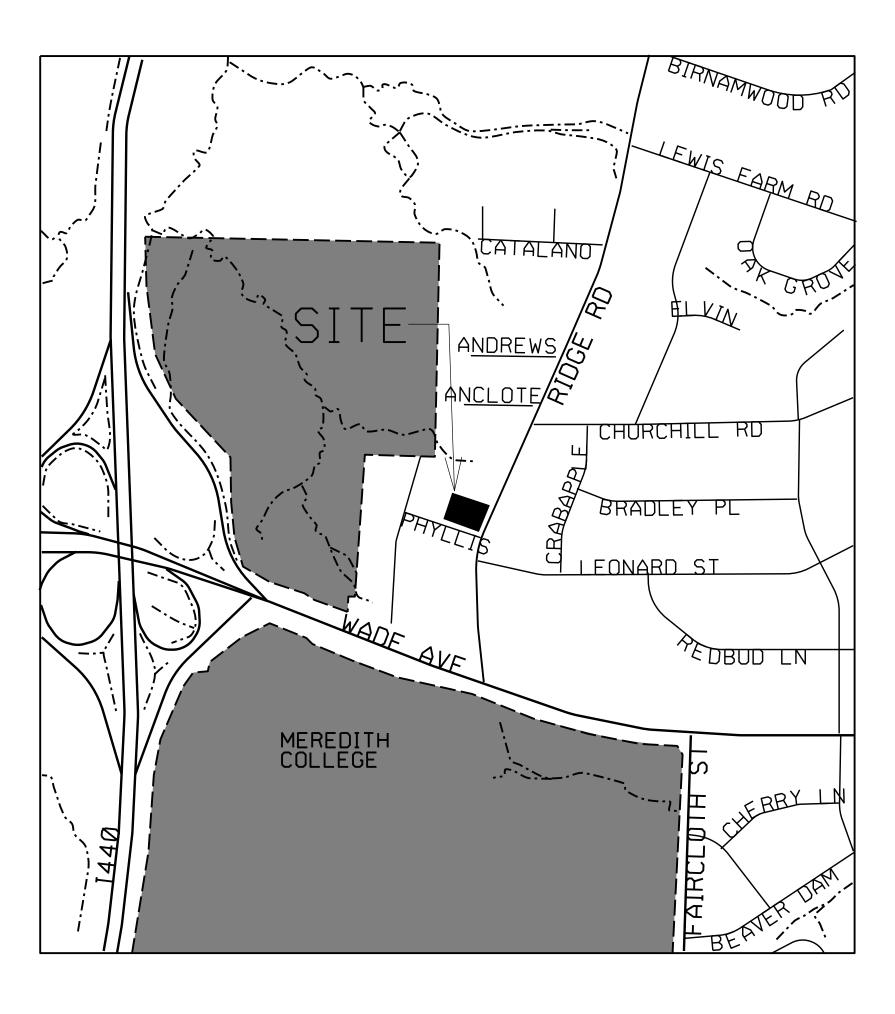
Record entire subdivision.

I hereby certify this administrative decision.

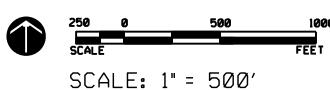
Signed: \_\_\_\_\_\_ Date: 09/20/2019

Development Services Dir/Designee

Staff Coordinator:/



VICINITY MAP



RALEIGH REFERENCE NUMBER: SUB-S-57-18

LIST OF DRAWINGS				
SEQ. NO.	DWG. NO.	TITLE		
1	C0-0	COVER SHEET		
2	EC-1	EXISTING CONDITIONS PLAN		
3	SP-1	PROPOSED SUBDIVISION & PLANTING		
4	D-1	UTILITY DETAILS		

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.

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

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED FOR BUILDING PERMIT IN ORDER TO PLANT TREES IN THE PUBLIC RIGHT OF WAY.

# ONE MOORE SUBDIVISION

1311 RIDGE RD., 1307 RIDGE RD. RALEIGH, NORTH CAROLINA

OWNERS:

SUSAN HARRISON-BROWN -1311 RIDGE RD

J. KNAPP - 1307 RIDGE RALEIGH, NC 27607

OFFICE PHONE

## SITE DATA

ADDRESS: 1311 RIDGE RD., 1307 RIDGE RD., RALEIGH PIN #: 0794275893, 0794275785 ACREAGE: 29,814 SF, 0.68 AC ZONING: R-6 BOOK OF MAPS 1920, PAGE 250 LAND CLASS: LOW DENSITY RESIDENTIAL -LESS THAN 10 UNITS PER AC - HOMESITE CITIZENS ADVISARY COUNCIL - GLENWOOD CAC WATERSHED: CRABTREE CREEK

PROPOSED USE - LOW DENSITY RESIDENTIAL

NEUSE BASIN

THE SITE IS A SUBDIVISION OF LOT NOS. 4 & 5. MARY E. MOORE PROPERTY

TOTAL SURFACE AREA FOR LOT = 29,814 SF, 0.68 ACRES EXISTING IMPERVIOUS SURFACE AREA FOR LOTS = 6,491 SF PERCENT IMPERVIOUS (EXISTING COND.) FOR LOTS 4 & 5 = 21.77%

PROPOSED USE - THREE RESIDENTIAL LOTS AREA DEDICATED TO RIGHT OF WAY - 1,722 - 0.0395 AC

LOT 1 - 10,779 SF - 0.2475 AC

LOT 2 - 10.185 SF - 0.2338 AC

LOT 3 - 7,128 SF - 0.1636 AC

SITE DENSITY = 4.41 UNITS PER ACRE

PROJECTED WASTEWATER FLOW = 1,440 GPD 3 DWELLINGS X 4 BEDROOMS X 120 GRP

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## **Preliminary Subdivision Plan Application**



**REVISION 03.11.16** 

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction	I #	Project Cool	dinator	Tear	n Leader	
		PRELIMINA	ARY APPROVALS			
Subdivision *	X Convention	onal Subdivision	Compact Dev	elopment	☐ Conservative Subdivision	
*Ma	y require City Co	uncil approval if in a	a Metro Park Overlay	or Historic Ove	erlay District	
If your project has been thr	ough the Due Dil	ligence process, pro	ovide the transaction	#:		
		GENERAL	INFORMATION			
Development Name One N	Aoore Subdivision	n				
Proposed Use three single	family lots					
Property Address(es) 1311 Ralei	Ridge Rd., 1307 gh, NC	Ridge Rd.,				
Wake County Property Ider	ntification Numbe	er(s) for each parce	I to which these guid	elines will apply	y:	
PIN Recorded Deed 0794275893	PIN Recor 07942757		PIN Recorded D	eed	PIN Recorded Deed	
What is your project type?  X Single family  Other (describe):	Townhouse	Subdivisi	on in a non-residenti	alzoning distric	t	
	-	OWNER/DEVEL	OPER INFORMAT	ION		
Company Name Matt Botzum			<del>-Owner/</del> Develop	<del>-Owner/</del> Developer Name Matt Botzum		
Address 3600 Phyllis Dr., F	Raleigh, NC 2760	7				
Phone 919 696-5531 Email mmbotzu		n@gmail.com	Fax	Fax		
	CON	SULTANT/CON	TACT PERSON FO	R PLANS		
Company Name Alison A. Pockat, ASLA			Contact Name /	Contact Name Alison Pockat		
Address 106 Steep Bank D	r., Cary, NC 275	18				
Phone 919 363-4415		Email aapockat@	ckat@earthlink.net			

PAGE 1 OF 3

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DEVELOPMENT TYPE AND SIT	DATE TABLE (Applicable to	all developm	nents)		
ZOI	ING INFORMATION				
Zoning District(s) <b>R-6</b>					
f more than one district, provide the acreage of each:					
Overlay District?					
nside City Limits? X Yes No					
CUD (Conditional Use District) Case # Z-					
OA (Certificate of Appropriateness) Case #					
OA ( Board of Adjustment) Case # A-					
STORN	WATER INFORMATION				
existing Impervious Surface <b>6,525 SF</b> acres/sf	Flood Hazard Area	Yes	□ <b>X</b> No		
Proposed Impervious Surface 10,025 SF acres/sf	Neuse River Buffer	Yes			
	Wetlands	Yes	□ <b>X</b> No		
fin a Flood Hazard Area, provide the following:					
Illuvial Soils Flood Study	rivial Soils Flood Study FEMA Map Panel #				
NUMBE	OF LOTS AND DENSITY				
otal # of Townhouse Lots: Detached	Attached	ned			
otal # of Single Family Lots <b>3</b>	Total # of All Lots <b>3</b>	# of All Lots <b>3</b>			
Overall Unit(s)/Acre Densities Per Zoning Districts 4.4	Units / acre				
otal # of Open Space and/or Common Area Lots None					
SIGNATURE BLOC	(Applicable to all developm	nents)			
n filing this plan as the property owner(s), I/we do here successors and assigns jointly and severally to construct subdivision plan as approved by the City.					
hereby designate Alison A Pockat to so dministrative comments, to resubmit plans on my beha	ve as my agent regarding this app , and to represent me in any publi		·		
we have read, acknowledge, and affirm that this projectives.					
F production dup4c3	Susan Harrison- Date 10/16/1		1311 Ridge Ru		
Martin Enapp	Martin J. Knapp	Martin J. Knapp, Owner: 1307 Ridge Rd			
ig mat 1907 22 B 5 8 4 0 4	Date <b>10/16/1</b>	8			

SCALE: NTS DATE: OCT. 10, 2018 SHEET NO .: COVER

SHEET CO-1

DESIGNED: AAP

DRAWN:

SUBDIVISION
187 RIDGE RD., RALEI

APPROVED:

PIN NUMBERS - 0794275893, 0794275785

ADDRESSES: 1311 RIDGE RD., 1307 PHYLLIS DR., RALEIGH TOTAL ACREAGE - 29,814 SF - 0.68 AC

EXISTING IMPERVIOUS AREA - 6,491 SF - 0.15 AC

LOT 1 - HOUSE - 1,687 SF, DRIVE - 408 SF (63 SF IN R/W NOT INCLUDED)

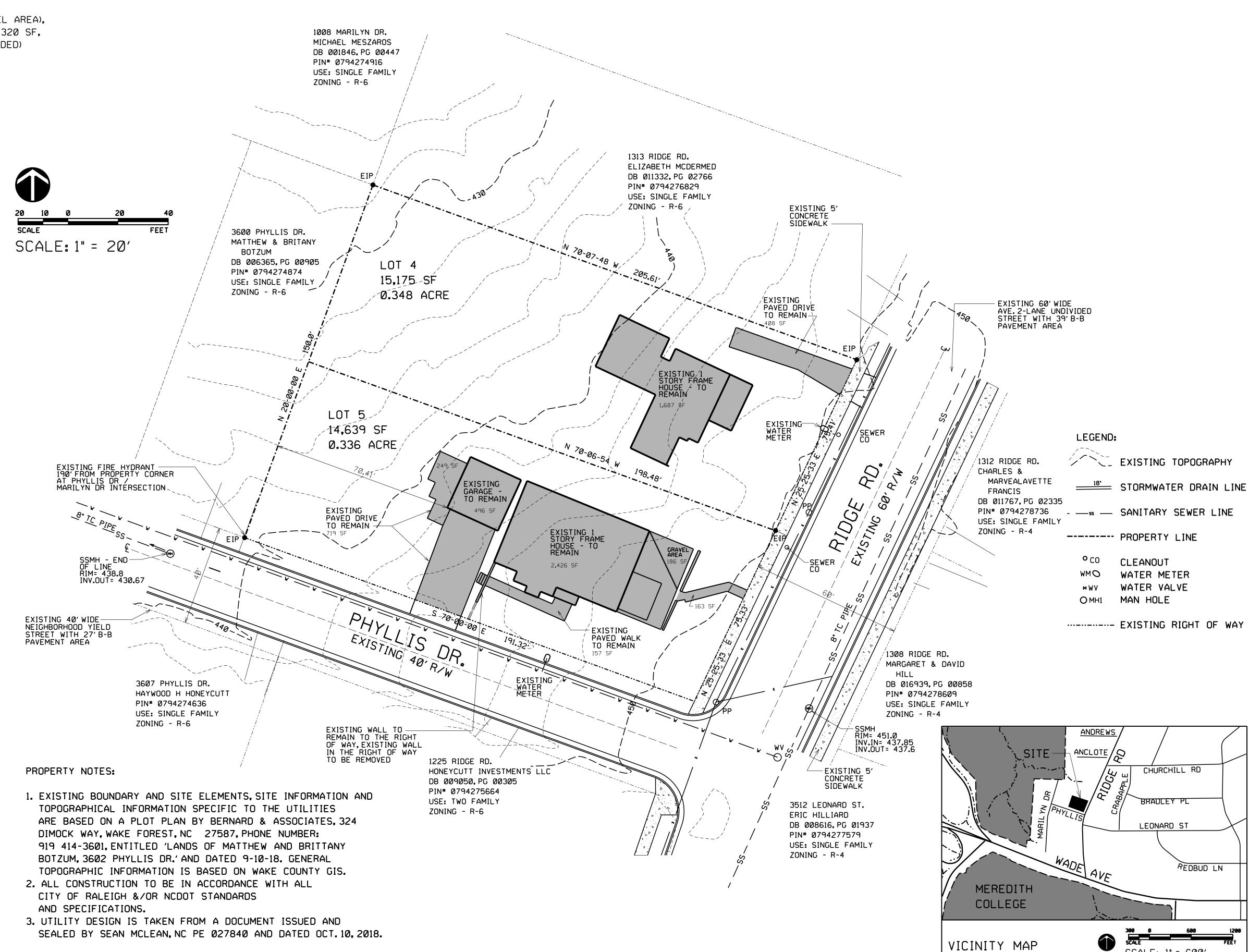
= 2,095 SF TOTAL

LOT 2 - HOUSE - 2,612 SF (INCLUDING GRAVEL AREA

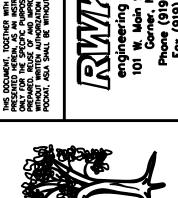
LOT 2 - HOUSE - 2,612 SF (INCLUDING GRAVEL AREA), GARAGE - 496 SF, DECK - 249 SF, WALK - 320 SF, DRIVE - 719 SF (141 SF IN R/W NOT INCLUDED) = 4,393 SF TOTAL

ZONING - R-6 CITIZENS ADVISARY COUNCIL -GLENWOOD CAC

REFERENCES:
DEED BOOK 13153, PAGE 1931
BOOK OF MAPS 1920, PAGE 250



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ALISON A.POCKAT, ASLA
LANDSCAPE ARCHITECT
LAND PLANNER

(919) 363-4415

DESIGNED: AAP
DRAWN:
APPROVED:

ONE MOORE SUBDIVISION

1311 RIDGE RD., 1307 RIDGE RD., RALEIGH, NC

MATTHEW BOTZUM

5640 BENNETTWOOD CT.

RALEIGH, NC 27612

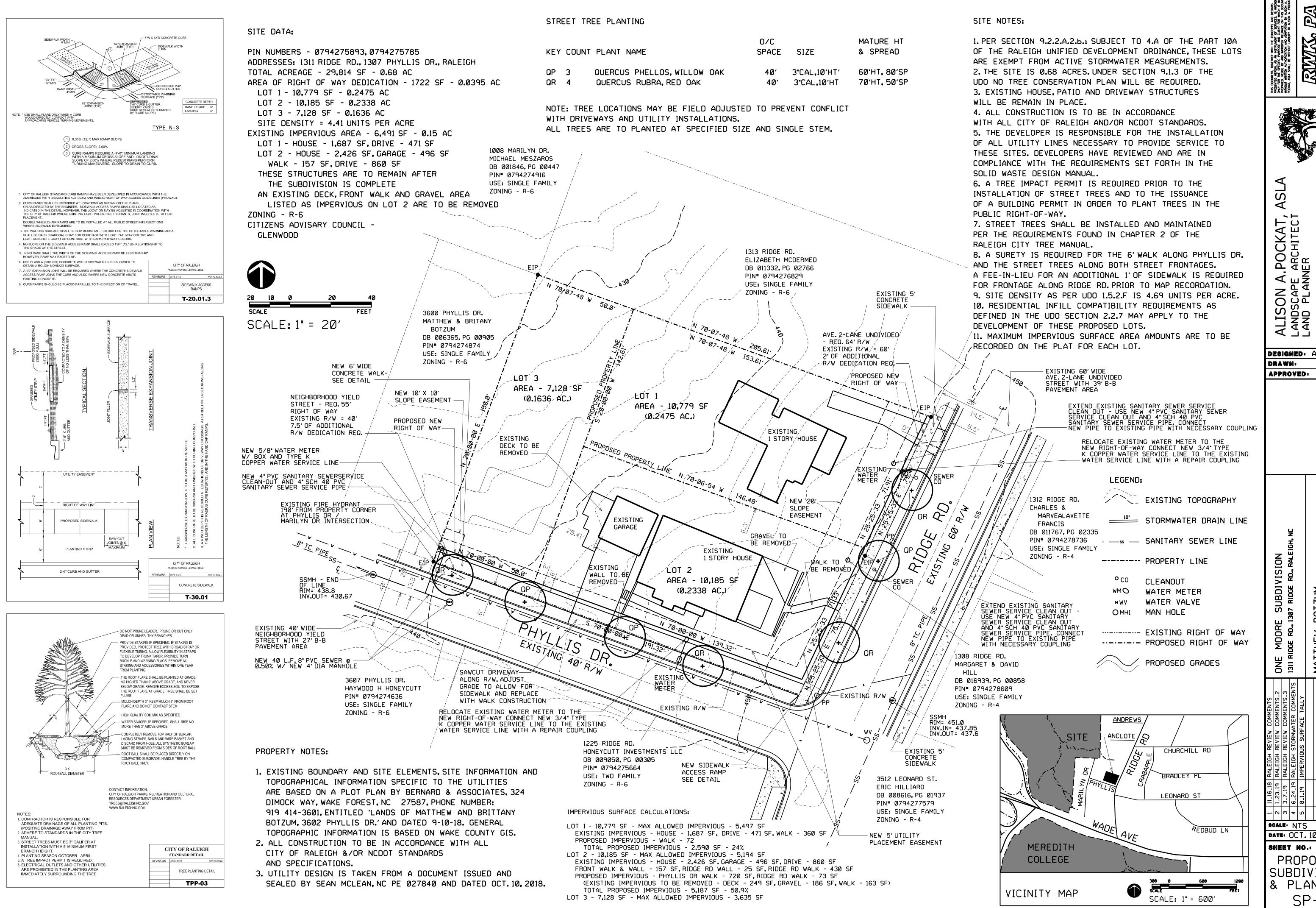
1 11.16.18 RALEIGH REVIEW COMMENTS.2
2 1.23.19 RALEIGH REVIEW COMMENTS.2
3 3.7.19 RALEIGH REVIEW COMMENTS.3
1311
C 4 6.24.19 RALEIGH STORMWATER COMMENTS
C 5 8.1.19 IMPERVIOUS SURFACE TALLY
C 5 8.1.19 IMPERVIOUS SURFACE TALLY
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C 3.27.19 RALEIGH REVIEW COMMENTS.3
C 4 6.24.19 RALEIGH REVIEW COMMENTS.3
C 5 8.11.19 RALEIGH REVIEW COMMENTS.3
C 6 8.11.19 RALEIGH REVIEW COMMENTS.3
C 7 8 8 1.11 RALEIGH REVIEW COMMENTS.3
C 8 8 1.11 RALEIGH R

SHEET NO.:

EXISTING
CONDITIONS

EC-1

sequence no. 2 of 4



engineering ~ survice 101 W. Main St., Suite Garner, NC 2752 Phone (919) 779-4



DESIGNED: AAP

ZUM 300 C

DATE: OCT. 10, 2018

**PROPOSED** SUBDIVISION PLANTING

sequence no.  $3\,$  of  $\,4\,$