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 POCKET, 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:

☐ 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 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).
3. 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.

☑ 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.

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 8.4.6.)

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.
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: ____________________
### SITE DATA

**ADDRESS:** 1231 RIDGE RD., 1237 RIDGE RD., RALEIGH

**PROJECT NUMBERS:** REDUCED TO SCALE

**SITE CLASS:** LOW DENSITY RESIDENTIAL

**TOTAL SURFACE AREA FOR LOT 4 & 5:** 29,814 SF, 0.68 AC

**EXISTING IMPERVIOUS SURFACE AREA:** 6,491 SF

**PERCENT IMPERVIOUS:** 21.77%

**EXISTING IMPERVIOUS (EXISTING COND.) FOR LOTS 4 & 5:** 21.77%

**PROPOSED SITE:** THREE RESIDENTIAL LOTS

**PROJECTED WASTEWATER FLOW:** 1,440 GPD

**PROJECTED DRAINAGE:** 3 DWELLINGS X 4 BEDROOMS X 120 GRP

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**SITE REVIEW COMMENTS**

8/1/19

**RIGHT OF WAY:**

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED

CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL

SEQ.

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MARTIN J. KNAPP - 1307 RIDGE RD

1311 RIDGE RD.

1307 RIDGE RD., RALEIGH, NC

CONTACT: MATTHEW BOTZUM

OFFICE PHONE: 919-666-5521

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**SCALE:** 1" = 500'

**VICTORY MAP**

**ONE MORE SUBDIVISION**

1311 RIDGE RD., 1307 RIDGE RD.

RALEIGH, NORTH CAROLINA

OWNERS:

SUSAN HARRISON-BROWN - 1311 RIDGE RD

MARTIN J. KNAPP - 1307 RIDGE RD

RALEIGH, NC 27607

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**SITE REVIEW COMMENTS**

8/1/19

**RIGHT OF WAY:**

A TREE IMPACT FEE IS REQUIRED WHEN PLOT PLANS ARE SUBMITTED

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MARTIN J. KNAPP - 1307 RIDGE RD

1311 RIDGE RD.

1307 RIDGE RD., RALEIGH, NC

CONTACT: MATTHEW BOTZUM

OFFICE PHONE: 919-666-5521

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**SCALE:** 1" = 500'

**VICTORY MAP**

**ONE MORE SUBDIVISION**

1311 RIDGE RD., 1307 RIDGE RD.

RALEIGH, NORTH CAROLINA

OWNERS:

SUSAN HARRISON-BROWN - 1311 RIDGE RD

MARTIN J. KNAPP - 1307 RIDGE RD

RALEIGH, NC 27607

CONTACT: MATTHEW BOTZUM

OFFICE PHONE: 919-666-5521
REFERENCES:

CITIZENS ADVISORY COUNCIL - DRIVE - 719 SF (141 SF IN R/W NOT INCLUDED)

LOT 2 - HOUSE - 2,612 SF (INCLUDING GRAVEL AREA), = 2,095 SF TOTAL

EXISTING IMPERVIOUS AREA - 6,491 SF - 0.15 AC

TOTAL ACREAGE - 29,814 SF - 0.68 AC

ADDRESSES: 1311 RIDGE RD., 1307 PHYLLIS DR., RALEIGH

PIN NUMBERS - 0794275893, 0794275785

SITE DATA:

SCALE: 1" = 20'

PAVEMENT AREA

STREET WITH 27' B-B

NEIGHBORHOOD YIELD

EXISTING 40' WIDE

S S

E

MH - END

INV.OUT= 430.67

RIM= 438.8

SSMH - END

1. EXISTING BOUNDARY AND SITE ELEMENTS, SITE INFORMATION AND PROPERTY NOTES:

2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOPOGRAPHIC INFORMATION IS BASED ON WAKE COUNTY GIS.

3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND DESIGNED TO REMAIN EXISTING WALL TO STORY FRAME

4. 0.336 ACRE

LOT 5

USE: SINGLE FAMILY

PIN# 0794277579

DB 008616, PG 00305

HILL MARGARET & DAVID

1308 RIDGE RD.

ZONING - R-4

SIDEWALK

CONCRETE

EXISTING 5'

EXISTING

440

7 0.41'

SIDEWALK

CONCRETE

EXISTING 5'

EXISTING

7 0.41'

SCALE

1' = 20'

PROPERTY NOTES

1. EXISTING SOILWORK AND SITE ELEMENTS, SITE INFORMATION AND TOPOGRAPHIC INFORMATION SPECIFIC TO THE UTILITIES ARE BASED ON A PLANS PREPARED BY SEAN MCLEAN, NC PE 1016404 AND DATED OCT. 10, 2018.

2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STD. STANDARDS AND SPECIFICATIONS.

3. UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND

DESIGNED TO REMAIN EXISTING WALL TO STORY FRAME