



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:

☒ **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).



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

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 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.



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

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:



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

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.

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

CONTACT: MATTHEW BOTZUM
OFFICE PHONE - 919 696-5531

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 ADVISORY COUNCIL - GLENWOOD CAC
WATERSHED: CRABTREE CREEK
NEUSE BASIN

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%

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

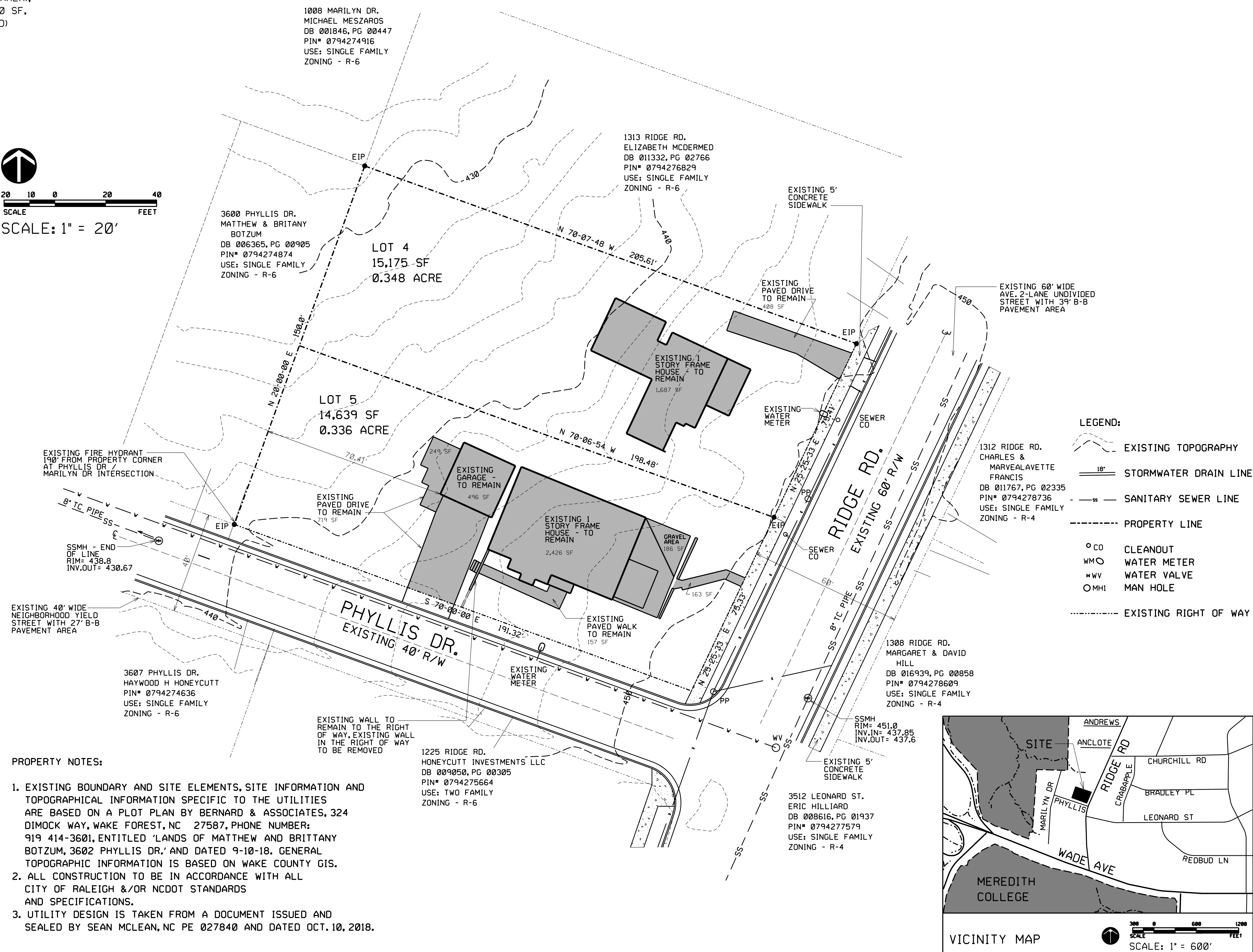
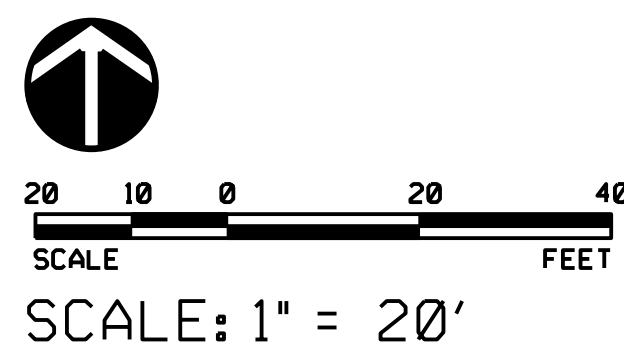
SEQUENCE NO. 1 OF 4


PIN NUMBERS - 0794275893, 0794275785
ADDRESSES: 1311 RIDGE RD., 1307 PHYLIS 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)
GARAGE - 496 SF, DECK - 249 SF, WALK - 320 SF
DRIVE - 719 SF (141 SF IN R/W NOT INCLUDED)
= 4,393 SF TOTAL

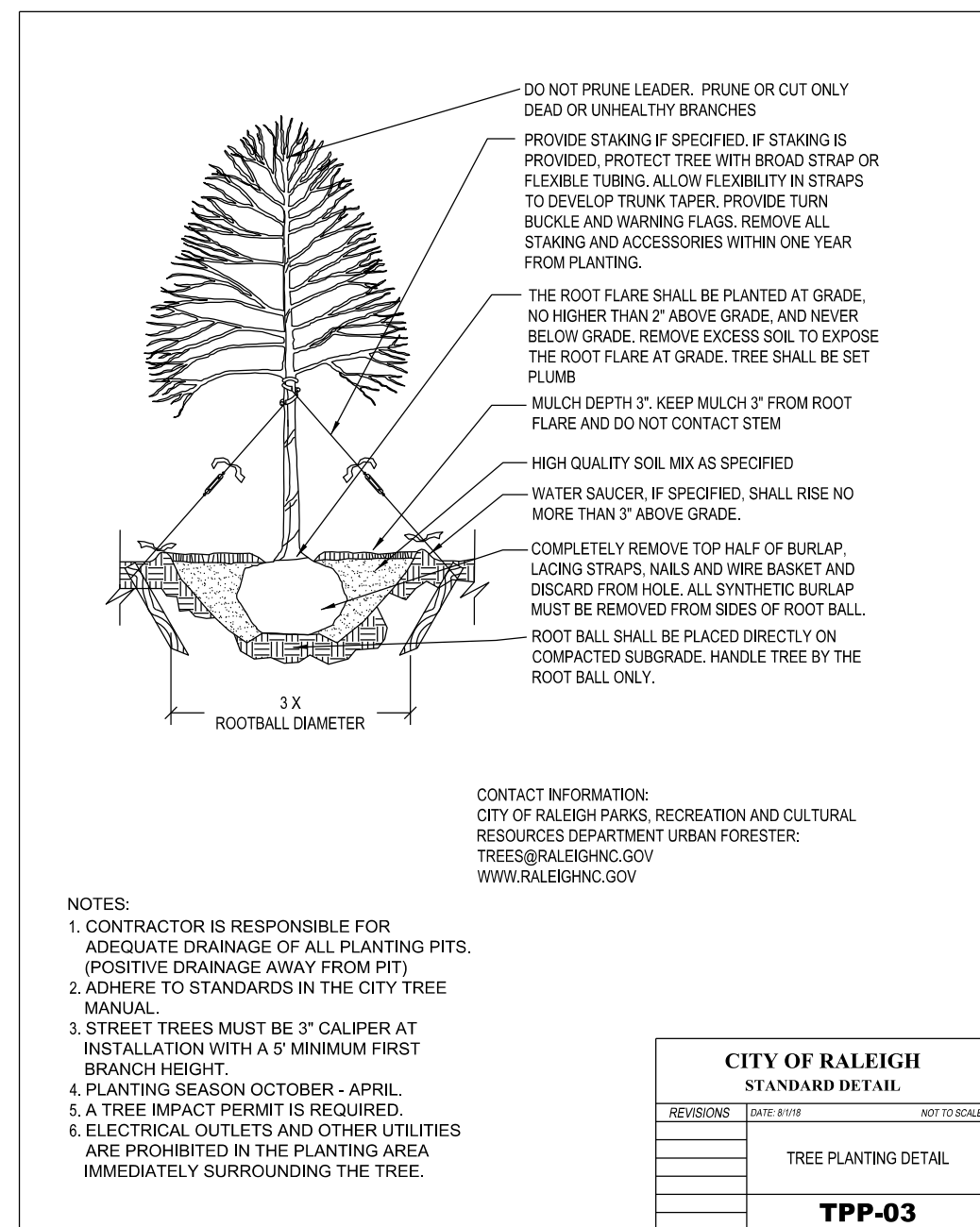
ZONING - R-6
CITIZENS ADVISORY COUNCIL -
GLENWOOD CAC

REFERENCES:

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



<p>THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND SPECIFICATIONS, IS THE PROPERTY OF RALEIGH, NC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RALEIGH, NC. A VIOLATION OF THIS POLICY WILL BE SUBJECT TO PROSECUTION UNDER FEDERAL AND STATE LAWS.</p>	<p>RWK PA engineering ~ surveying 101 W. Main St., Suite 202 Garner, NC 27539 Phone: (919) 779-4054 Fax: (919) 779-4056</p>		<p style="text-align: center;">ALISON A. POCKAT, ASLA LANDSCAPE ARCHITECT LAND PLANNER</p> <p style="text-align: center;">(919) 363-4415 106 STEEPBANK DRIVE CARY, NC 27518</p>
<p>DESIGNED: AAP</p>			
<p>DRAWN:</p>			
<p>APPROVED:</p>			
<p>ONE MOORE SUBDIVISION 1311 RIDGE RD., 1307 RIDGE RD., RALEIGH, NC</p>			
<p>MATTHEW BOTZUM 5640 BENNETTWOOD CT. RALEIGH, NC 27612</p>			
1	11.16.18	RALEIGH REVIEW COMMENTS	
2	1.23.19	RALEIGH REVIEW COMMENTS-2	
3	3.7.19	RALEIGH REVIEW COMMENTS-3	
4	6.24.19	RALEIGH STORMWATER COMMENTS	
5	8.1.19	IMPERVIOUS SURFACE TALLY	
<p>REVISIONS</p>			
<p>SCALE: NTS</p>			
<p>DATE: OCT. 10, 2018</p>			
<p>SHEET NO.:</p>			
<p>EXISTING EC-1</p>			
<p>SEQUENCE NO. 2 OF 4</p>			



IMPERVIOUS SURFACE CALCULATIONS:

LOT 1 - 10,779 SF - MAX ALLOWED IMPERVIOUS - 5,497 SF
EXISTING IMPERVIOUS - HOUSE - 1,687 SF, DRIVE - 471 SF, WALK - 360 SF
PROPOSED IMPERVIOUS - WALK - 72 SF
TOTAL PROPOSED IMPERVIOUS - 2,590 SF - 24%
LOT 2 - 10,185 SF - MAX ALLOWED IMPERVIOUS - 5,194 SF
EXISTING IMPERVIOUS - HOUSE - 2,426 SF, GARAGE - 496 SF, DRIVE - 81 SF
FRONT WALK - 15 SF, RIDGE RD WALK - 25 SF, RIDGE RD WALK - 15 SF
PROPOSED IMPERVIOUS - PHYS IS DR WALK - 720 SF, RIDGE RD WALK - 15 SF
(EXISTING IMPERVIOUS TO BE REMOVED - DECK - 249 SF, GRAVEL - 1,000 SF)
TOTAL PROPOSED IMPERVIOUS - 5,187 SF - 50.9%
LOT 3 - 7,128 SF - MAX ALLOWED IMPERVIOUS - 3,635 SF

VICINITY MAP

SCALE: 1" = 600'

SEQUENCE NO. 3 OF