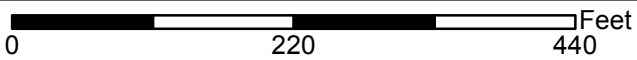
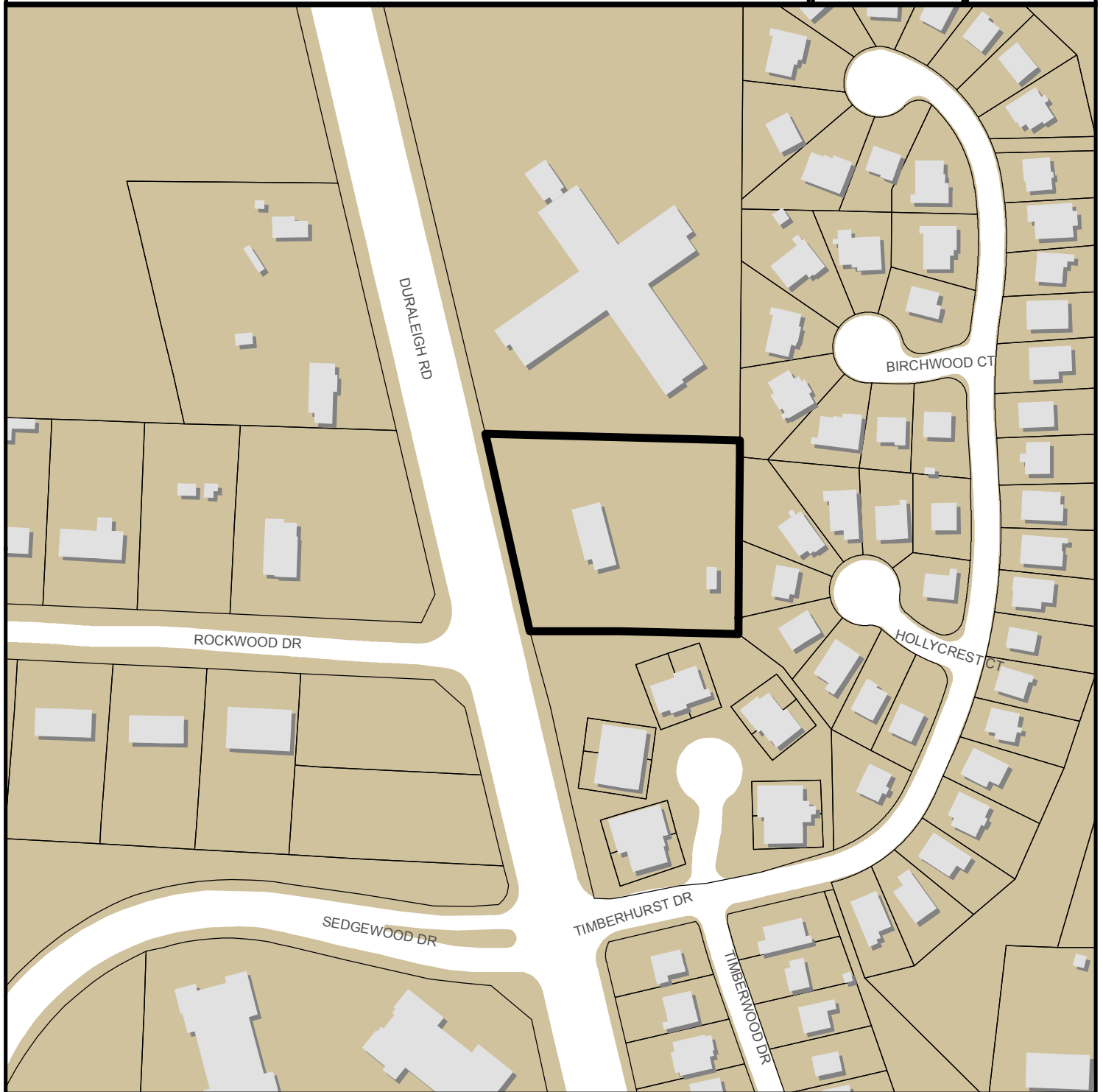


DURALEIGH ROAD S-59-2017



Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Creek**
Acreage: **1.18**
Number of Lots: **2**

Planner: **Ryan Boivin**
Phone: **(919) 996-2681**
Applicant: **David Arnold**
Phone: **(919) 201-7480**





Administrative Approval Action

S-59-17 / Duraleigh Rd Subdivision
Transaction # 527954, AA # 3746

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Duraleigh Road, adjacent to the intersection with Rockwood Drive. The address of the site is 4400 Duraleigh Road, which is inside City limits.

REQUEST: Subdivision of a 1.18 acre tract zoned R-4 into three lots for residential detached homes. Lot 1 will be 17,375 SF/0.399 acres, Lot 2 will be 16,382 SF/0.376 acres, and Lot 3 will be 14,807 SF/0.340 acres.

DESIGN ADJUSTMENT(S): Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements

ADDITIONAL STORMWATER CONTROLS: Site is subject to Stormwater Regulations under Section 9.2 of the UDO however there are documented cases of structural flooding downstream of this site and in accordance with UDO Section 9.2.2.E.3 the site will incorporate additional runoff control measures to reduce post-development runoff for the 2, 10, 25, 50, and 100 year storms to pre-development rates.

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 submitted by The Nau Company, dated 12/8/17 (reference Cover Sheet).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

3. Plans for the shared stormwater device shall be submitted to the Development Services Department and approved by the Engineering Services Department.



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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
5. A nitrogen offset payment must be made to a qualifying mitigation bank.
6. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

7. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

8. A demolition permit shall be issued and this permit number be shown on all maps for recording.
9. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

ENGINEERING

10. 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.
11. A 5' general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
12. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the frontage of Duraleigh Rd. is paid to the City of Raleigh.
13. A cross access agreement among the new lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.



Administrative Approval Action

S-59-17 / Duraleigh Rd Subdivision
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14. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER

15. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.
16. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
17. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
18. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department
19. The maximum allowable impervious surface area allocated to each lot must be identified on recorded plat.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
3. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
4. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.
5. Next Step: An impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval for each individual lot.
6. Next Step: Final inspection of all required right of way trees by Urban Forestry Staff.



Administrative Approval Action

S-59-17 / Duraleigh Rd Subdivision
Transaction # 527954, AA # 3716

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

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: 2-13-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 2-13-2023
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Billy* Date: 2/13/2018

Staff Coordinator: Ryan Boivin

**Preliminary Subdivision
Plan Application**



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 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 #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision *May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
GENERAL INFORMATION		
Development Name Duraleigh Road Subdivision		
Proposed Use Residential		
Property Address(es) 4400 Duraleigh Road, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0786-50-0119	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name Mangrum Building, LLC		Owner/Developer Name Ronnie Adams
Address 412- B East Williams Street, Apex, NC		
Phone 919-868-3114	Email radams@mangrumbuilding.com	Fax
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name The Nau Company		Contact Name David Arnold, PE
Address P.O. Box 810, Rolesville, NC 27571		
Phone 919.630.2552	Email darnold@thenauco.com	Fax

DURALEIGH ROAD SUBDIVISION

LOTS 1,2 AND 3 PRELIMINARY SUBDIVISION PLANS

RALEIGH, NC

CITY OF RALEIGH FILE #S-59-17
TRANSACTION #527954

AUGUST 25, 2017
REVISED: NOVEMBER 6, 2017
REVISED: DECEMBER 8, 2017

CLIENT/OWNER

MANGRUM BUILDING, LLC
ATTN: MR. RONNIE ADAMS
412-A EAST WILLIAMS ST
APEX, NC 27502
919-868-3114

NO PUBLIC INFRASTRUCTURE IS PROPOSED AS
PART OF THIS PLAN SUBMITTAL.

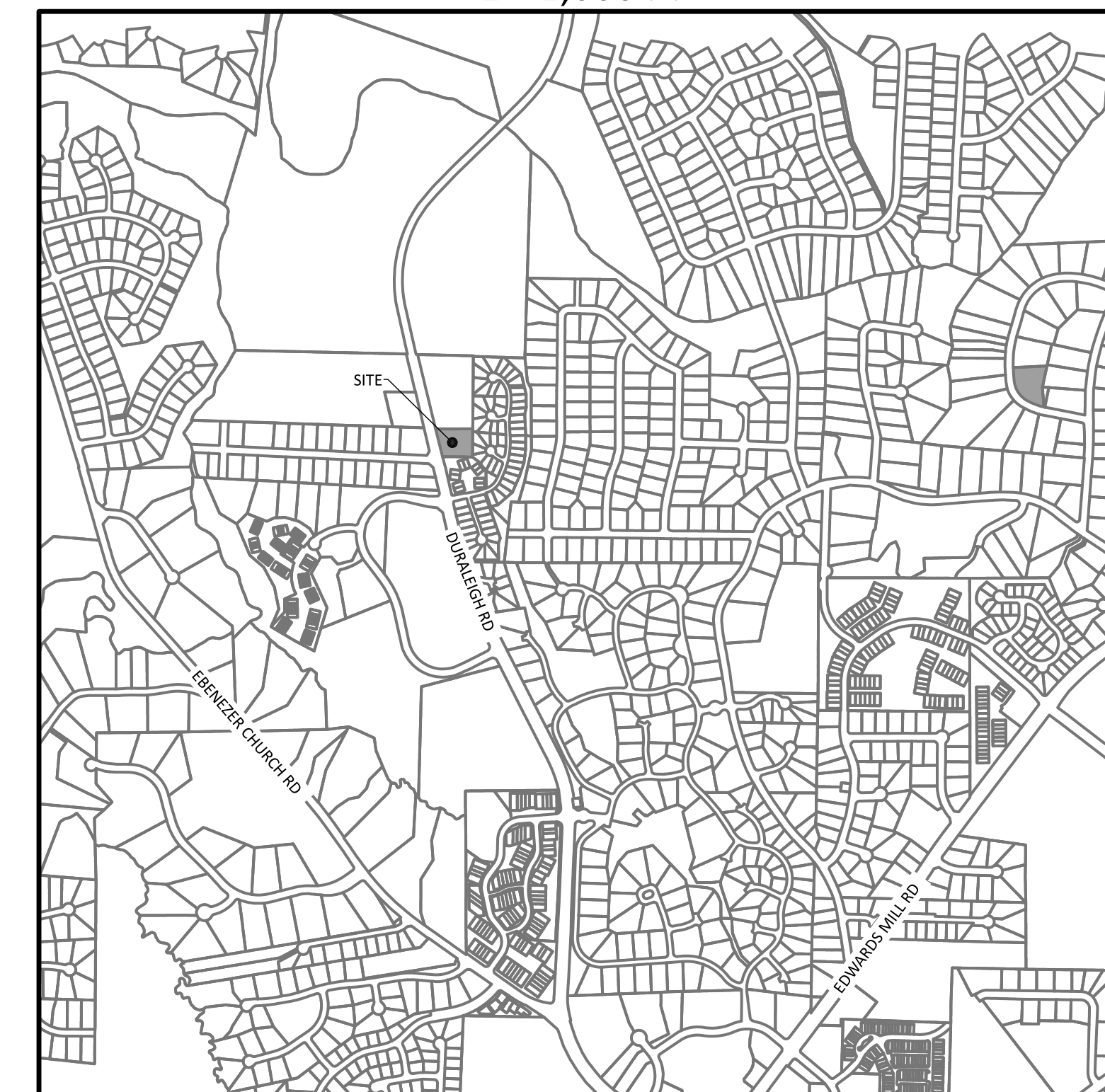
PROPERTY DATA

PROJECT NAME: DURALEIGH ROAD SUBDIVISION LOTS 1, 2, AND 3 RALEIGH, NORTH CAROLINA	PROPERTY INFORMATION: OWNER: SAFE ENDEAVOR PROPERTIES, LLC PIN NO. 0786-50-0119 REAL ESTATE ID: 0026707
SITE LOCATION: 4400 DURALEIGH ROAD RALEIGH, NORTH CAROLINA	SITE ACREAGE: TOTAL ACREAGE: 1.154 ACRES
DEVELOPER: MANGRUM BUILDING, LLC 412-A EAST WILLIAMS ST APEX, NC 27502 CONTACT: MR. RONNIE ADAMS PHONE: 919-868-3114	ZONING CLASSIFICATION: EXISTING ZONING: R-4 LAND USE: SINGLE FAMILY
CIVIL ENGINEER: THE NAU COMPANY, PLLC PO BOX 810 ROLESVILLE, NORTH CAROLINA 27571 CONTACT: MR. JAMES DAVID ARNOLD, PE PHONE: 919-630-2552	ZONING DIMENSIONS: MIN LOT AREA: 10,000 SF MIN LOT (INTERIOR) WIDTH: 65 FT
SURVEYOR: ROBINSON & PLANTE 1240 SE MAYNARD RD., SUITE 203 CARY, NC 27511 CONTACT: MR. BUDDY PLANTE, PS PHONE: 919-481-1245	

SHEET INDEX

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS PLAN
- C-2 SITE AND UTILITY PLAN
- C-3 GRADING AND DRAINAGE PLAN

**VICINITY MAP
1"=1,000 FT**



DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s) R-4	
If more than one district, provide the acreage of each: 1.154	
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CUD (Conditional Use District) Case # Z-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface 3,824 sf acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface TBD sf acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots 3	Total # of All Lots 3
Overall Unit(s)/Acre Densities Per Zoning District: 2.6units/acre	
Total # of Open Space and/or Common Area Lots 0	
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature <i>Ronnie Adams</i>	Date 8/28/17
Signature	Date

The Nau Company
Consulting Civil Engineers
PO Box 810 | Rolesville, NC 27571
919.435.6395
NCBELS License P-0751
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

DURALEIGH ROAD SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
REVISED: NOVEMBER 6, 2017
REVISED: DECEMBER 8, 2017
SEPTEMBER 29, 2017

