LOCATION: The site is generally located on the north side of Tanner Drive at the northeast corner of the intersection of Tanner Drive and Boone Trail, with common street addresses of 401 and 405 Tanner Drive.

REQUEST: Development of an attached house (duplex) on each of two existing vacant lots totaling 0.582 acres and zoned R-10, for a total of four dwelling units.

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 July 8, 2020 by William C. Piver, PE.

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.

☐ Utility Placement Easement Required ☐ Slope 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:

Stormwater

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

☑️ 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:

Engineering
1. A public infrastructure surety for 6’ sidewalks and street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

5. These lots are exempt per UDO Section 9.2.2.A.2.b.i, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

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

7. 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

8. 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 Boone Trail, and 4 street trees along Tanner Drive.

9. A public infrastructure surety for 8 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

Urban Forestry

3. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: August 6, 2023
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: [Signature]
Date: 08/06/2020
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
401 & 405 TANNER DRIVE
RALEIGH, NC

CASE#: ASR-0012-2020

PRELIMINARY SITE PLAN

FEE IN LIEU TO BE PAID
PER UDO SEC 8.5.1.E

SITE IS EXEMPT FROM TREE
CONSERVATION MEASURES,
SITE LESS THAN 2 AC.
PER UDO SECTION 9.1.2.

ALL CONSTRUCTION SHALL BE
DONE IN ACCORDANCE WITH ALL
CITY OF RALEIGH AND NCDOT
STANDARDS AND SPECIFICATIONS.

PER SECTION 9.2.2A.2.b.i
SUBJECT TO 4.8 OF THE PART 10A
RALEIGH UNIFIED DEVELOPMENT
ORDINANCE, THESE LOTS ARE
EXEMPT FROM ACTIVE STORMWATER
MEASURES AND SUBJECT TO
FURTHER REVIEW UPON PLACEMENT
OF IMPERVIOUS SURFACE AREAS.

SHEETS:
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 SITE, UTILITY & LANDSCAPE PLAN
C-4 GRADING & STORMWATER
C-5 LOT 84 ELEVATIONS
C-6 LOT 85 ELEVATIONS
C-7 SURVEY

WILSON CANADA PE

20111121 1035 762018
FEES IN LIEU TO BE PAID FOR CURB PER UDO SEC 8.5.1.E

PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.
PER SECTION 9.2.2.A.2.b.1 SUBJECT TO 4.a. OF THE
PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE,
THese LOTS ARE EXEMPT FROM ACTIVE STORMWATER
MEASURES AND SUBJECT TO FURTHER REVIEW UPON
PLACEMENT OF IMPERVIOUS SURFACE AREAS.

SITE IS EXEMPT FROM TREE
CONSERVATION MEASURES,
SITE LESS THAN 2 AC
PER LDO SECTION 9.1.2

EXISTING IMPERVIOUS AREA: 6 SF

PROPOSED IMPERVIOUS

LOT 85
HOUSE, PORCH & PATIO 1,410 SF
PARKING 60 SF
TOTAL 1,470 SF

PERCENTAGE IMPERVIOUS: 19.4%

LOT 84 IMPERVIOUS LIMIT
6,313 SF x 0.20 = 1,263 SF
IMPERVIOUS IN ROOF OF WAY
= 9.84 SF

LOT 85
HOUSE, PORCH & PATIO 1,410 SF
PARKING 60 SF
TOTAL 1,470 SF

PERCENTAGE IMPERVIOUS: 22.3%

LOT 86 IMPERVIOUS LIMIT
6,313 SF x 0.20 = 1,263 SF
IMPERVIOUS IN ROOF OF WAY
= 9.84 SF

TOPO TAKEN FROM
WAKE CO. GIS, NOT
FIELD RUN

[Diagram of a property layout with various measurements and calculations related to impervious area and tree conservation measures.]