LOCATION: This site is located north of Western Boulevard on the west side of Chaney Road at 906 Chaney Rd.

REQUEST: Development of a 0.57 acre tract zoned R-10 and SRPOD into a proposed 2 duplexes with 4 units of attached housing totalling 5,980 sf on lots 1 and 2 as recorded in Book of Maps 2020 page 508. Lot 1 being .28 acres/12,189 sf; Lot 2 being .28 acres/12,204 sf. Note the recently recorded subdivision for these two lots was approved under case number SUB-S-43-2018.

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 31, 2019 by CMS Engineering PLLC.

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:

- SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Building sf area both attached structures (5,980 sf) on Lots 1, 2 are shown & labeled on the SPR plans set and match the area listed on the ASR application shown on the coversheet of plans set (May 6, 2019) date issued 7/31/2019.

2. Applicant reviews & make any revisions to the "existing" and "proposed" site data information tables, on Sheet 4, of the final online electronic version set dated May 6, 2019, if referencing lot area data (as shown on sheet 1 & the coversheet application).

Stormwater

3. 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.

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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.

2. All stormwater control measures and means of transporting stormwater runoff to and from any stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

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:

General

1. A 20’ Shared Driveway Access Easement is approved between the two properties.

Engineering

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

Stormwater

3. 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 (UDO 9.2.2.G).

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

5. 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.)

6. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

7. 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 (UDO 9.2.2.G.3).
8. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Chaney Road.

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

Stormwater

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

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: April 30, 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: _______________________________ Date: 04/30/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
STORMWATER NOTES:
1. RUNOFF FROM ALL NEW IMPERVIOUS TO BE DIRECTED TO UNDERGROUND PIPE STORAGE. DOWNSPOUTS FROM UNIT 2 OF BUILDING 1 TO BE DIRECTED TO DROP INLET. ALL OTHER DOWNSPOUTS TO BE DIRECTED TO PAVEMENT WHICH WILL DRAIN TO UNDERGROUND PIPE STORAGE.
2. ACCESS EASEMENTS MUST BE RECORDED FOR MAINTENANCE OF SCMs.
3. A STORMWATER FACILITY REPLACEMENT FUND PAYMENT OF 24% OF THE ESTIMATED COST OF THE CONSTRUCTION IS REQUIRED PRIOR TO RECORDING THE LOTS.
4. A SURETY EQUAL TO 125% OF THE COST OF THE CONSTRUCTION OF THE SCMs IS REQUIRED PRIOR TO RECORDING THE LOTS.
5. AN AS BUILT SURVEY OF THE IMPERVIOUS SURFACE WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EITHER LOT.

STORMWATER CONTROL BOX

UNDERGROUND PIPE STORAGE
NOT TO SCALE
CHANEY ROAD
50' PUBLIC R/W (PER BM 1951, PG 100)

1. THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
2. A TREE IMPACT PERMIT WILL BE REQUIRED PRIOR TO SUBDIVISION OR PRIOR TO ISSUANCE OF BUILDING PERMITS, WHICHEVER COMES FIRST.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

NOTES:

1. ALL STREET TREE INSTALLATION AND MAINTENANCE SHALL COMPLY WITH CITY OF RALEIGH STREET DESIGN MANUAL.

PLANTING STANDARDS:

1. ALL STREET TREE INSTALLATION AND MAINTENANCE SHALL COMPLY WITH CITY STREET DESIGN MANUAL.
2. AMERICAN NURSERY STANDARDS FOR STREET CHERISH ORNAMENTAL AND AMERICAN NURSERY STANDARDS FOR STREET TREES.
3. HIGH QUALITY SOIL MIX AS SPECIFIED
4. WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.
5. COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL.

HVAC SCREENING FENCE