Administrative Approval Action
Case File / Name: ASR-SR-39-2019
Eva Mae Site Plan

LOCATION: This site is located on the east side of S. New Hope Road, south of Eva Mae Drive located at previously addressed 1510, 1514 (old lots 147-148) on Eva Mae Drive (site of subdivision case S-53-16 recorded in BM 2019 page 188). This site is zoned Residential-6.

REQUEST: Development of 8 attached houses (duplexes) on 8 lots totaling 16 dwelling units. The total site area is 2.77 acres. The area for the duplexes will be 2,446 sf each totaling 19,568 sf. These lots are a part of an approved subdivision, case S-53-2016, recorded in book of maps 2019 pg 188 entitled "Eva Mae Subdivision.

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 December 30, 2019 by PENNY ENGINEERING DESIGN.

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. On the site data table, a row is added to the coversheet providing & listing the total gross site area in square footage & acreage for the entire site.

2. A note is added to the coversheet of the SPR plans stating, "per the approved ASR preliminary plan, S. New Hope Rd is the primary street designation for Lot 3 per COR Primary Street Determination & TC-5A-18."

Engineering

3. 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.

☐ 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.
The following items must be approved prior to recording the plat:

General

1. Per the notes on the approved preliminary ASR coversheet #12, 13, 14, since the tandem parking spaces are divided by lot lines (with no physical barrier), a note is placed on all future plat recordings stating that "all residential lots and or units are to be served by 2 assigned tandem parking spaces, per this approved ASR plan dated 12/30/19, for each dwelling unit and assigned parking spaces can't to be used for guest parking and meet dimensional standards noted on the coversheet."

2. A Type C2 Street Protective Yard is required for Lot 3 for this project and a note shall be placed on the final plat stating this requirement.

3. A note is added to all plat recordings stating, "per the approved ASR preliminary plan, S. New Hope Rd is the primary street designation for Lot 3 per COR Primary Street Determination & TC-5A-18."

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 Type C2 Street Protective Yard is required for proposed Lot 3 of this project and a note shall be placed on the final plat stating this requirement.

2. Per the notes on the approved preliminary ASR coversheet #12, 13, 14, since the tandem parking spaces are divided by lot lines (with no physical barrier), a note is placed on all future plat recordings stating that "all residential lots and or units are to be served by 2 assigned tandem parking spaces, per this approved ASR plan dated 12/30/19, for each dwelling unit and assigned parking spaces can't to be used for guest parking and meet dimensional standards noted on the coversheet."

3. A note is added to all building plans stating, "per the approved ASR preliminary plan, S. New Hope Rd is the primary street designation for Lot 3 per COR Primary Street Determination & TC-5A-18."

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

5. A cross access and shared driveway agreement among proposed lots 5 and 6, 6 and 7, and 7 and 8 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 one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

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. 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.)

9. 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 (UDO 9.2).

10. 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).

11. 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).

Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Eva Mae Drive.

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.

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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: February 4, 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]  
Development Services Dir/Designee  
Date: 02/05/2020

Staff Coordinator: Jermont Purifoy
NOTES
1. ALL LOTS AND UTILITIES SHOWN ARE RECORDED
(REF: BM2019 PG 188)
2. ALL SHOWN UTILITIES HAVE BEEN INSTALLED.
PLANTING NOTES

1. TREE PLACEMENT MAY MOVE DUE TO FINAL CONSTRUCTION PLAN DESIGN OF INFRASTRUCTURE.
2. STREET TREE SELECTION SHALL BE QUERCUS PALUSTRIS OR OTHER CITY APPROVED SPECIES.
3. STREET TREES SHALL BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. HVAC SCREENING SHRUBS SPECIES SHALL INCLUDE HOLLIES AND VIBURNUM
5. TOTAL QUANTITY OF HVAC SCREENING SHRUBS 42 SHRUBS
6. NTS 0.000 PER CITY ZONING STANDARD.
7. REFERENCE CITY TREE MANUAL AND CITY OF RALEIGH UDO.