LOCATION: This site is located on the south side of Wade Avenue, west side of Gardner Street at 1013 Gardner St.

REQUEST: Development of an existing 1-story dwelling unit, which will be demolished, into a proposed new attached dwelling (2) unit structure of 3700 sq. ft. size on a 0.52 acre/22,630 sf tract, zoned R-6 SRPOD (Special Residential Overlay District), with 737 sq. ft./.02 acres of right-of-way dedication.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: RCMP-0127-2019: DSLC - Recorded Maps/Boundary Survey - Major

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 September 3, 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:

Stormwater

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

✔ 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.

✔ 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. All legal documents must be approved.
**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. Detail drawing illustrations, showing building height & materials, for the retaining walls are shown on any building plans submittal for review & in compliance with UDO Sec.7.2.8.

2. A demolition permit shall be obtained for the existing dwelling on site.

3. Provide fire flow analysis.

4. The Infill setback calculation table, shown on the approved ASR plans set and all plats for recording, shall also be shown on any building permit plans review.

**Engineering**

5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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

7. 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.

8. A 5’ general 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.

9. A 20’ slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on a 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.

10. A fee-in-lieu for 6-foot wide sidewalk along the length of the site’s frontage shall be paid to the City of Raleigh (UDO 8.1.10).

**Urban Forestry**
11. 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 Gardner Street.

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: October 9, 2022
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: 10/10/2019
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
LOT 3
0.52 AC
22,630 SF

COURTYARD

COURTYARD

LEGEND

NOT RELEASED FOR CONSTRUCTION

CMS Engineering, PLLC
1013 GARDNER STREET
SITE REVIEW
Owner: Kathleen A. Gruer
Site Address: 1013 Gardner St., Raleigh, NC

EXISTING WATER & SEWER SERVICES TO REMAIN

- Sewer Cleanouts shall be located on the
  right-of-way line
- New water meter shall be installed with
  the back of the meter at the
  right-of-way line if possible
- A sediment filter is required prior to
  discharge of existing house
- A tree impact permit is required prior to
  issuance of a building permit or prior to
  submission, whichever happens first

STORMWATER EXEMPTION:
PER SEC. 9.2.2.4.3, THE PROJECT IS EXEMPT FROM CITY OF RALEIGH
STORMWATER REQUIREMENTS.
NOTES:
1. THIS PARCEL IS LESS THAN 2 ACRES THEREFORE COMPLIANCE WITH ARTICLE 9.1 TREE CONSERVATION IS NOT REQUIRED.
2. A TREE IMPACT PERMIT IS REQUIRED FROM C.O.A.S. PRIOR TO INSTALLATION OF STREET TREES.
3. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.