LOCATION: This site is located on the south side of Strickland Road and at the southwest corner of Strickland Road and Breeland Way. The site address is 12535 Strickland Road and the PIN number is 0788654622

REQUEST: Development of a 0.93 acre tract zoned Residential-4 for three single family detached lots. The proposed density is 3.52 units per acre. The applicant is proposing to subdivide the site and adhere to UDO Section 2.2.1 for R-4 lot standards.

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 3/15/2019 by Jason Meadows of Wake Land 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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

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. 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.
3. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City. Mass grading permit required prior to commencing land disturbing activity. (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 Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

General
1. The demolition permit number for the permit issued for the buildings on site shall be shown on all maps for recording.

Engineering
2. The required right of way and slope easements for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. 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 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.

4. A fee-in-lieu for 20 linear feet of 6’ sidewalk along Breeland Way is paid to the City of Raleigh (UDO 8.1.10).

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

6. A note shall be shown on all plats for recording stating “No driveway shall be permitted off Strickland Road.”

Public Utilities
7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for the public sewer extensions.

Stormwater
8. Impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.

9. Drainage easements must be recorded on a plat prior to building permits.
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: 4-10-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 4-10-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) ___________________________ Date: 4/10/19

Staff Coordinator: Daniel Stegall
BREELAND SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
S-6-19
TRANS. #584077
RALEIGH, NORTH CAROLINA
JANUARY 22, 2019
REVISED MARCH 15, 2019

INDEX
C-1.0 RECORDED MAP
C-1.1 EXISTING CONDITIONS
C-2 SUBDIVISION PLAN
C-3 LANDSCAPE PLAN
C-4 UTILITY AND GRADING PLAN

SITE DATA

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DATA</th>
</tr>
</thead>
<tbody>
<tr>
<td>POINT IDENTIFICATION</td>
<td>S-6-19</td>
</tr>
<tr>
<td>TOTAL ACREAGE</td>
<td>0.85 AC.</td>
</tr>
<tr>
<td>PROPERTY DESCRIPTION</td>
<td>S-80-15, S-80-50</td>
</tr>
<tr>
<td>ZONING DISTRICT</td>
<td>R-4</td>
</tr>
<tr>
<td>TOTAL IMPERVIOUS AREA</td>
<td>0.38% MAXIMUM</td>
</tr>
</tbody>
</table>

EXISTING USE:
SINGLE FAMILY RESIDENTIAL

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

EXISTING IMPERVIOUS AREA:
0.10 AC.

PROPOSED IMPERVIOUS AREA:
*38% MAXIMUM

PER SECTION 9.2.2.a.2.b.i 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

EXISTING BLOCK PERIMETER:
4,970'

REQUIRED BLOCK PERIMETER:
6,000'

AVG. LOT SIZE:
28,127 SF

NO. OF LOTS:
49 LOTS

CLAIMED DENSITY:
3 UNITS / 0.85 AC = 3.52 UNITS/AC

OWNER/DEVELOPER:
JCK INVESTMENTS, LLC
400 W. NORTH ST. APT 732
RALEIGH, NC 27603

CIVIL ENGINEER:
WAKE LAND DESIGN, PLLC
NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

DRIVEWAY ACCESS:
THE CITY OF RALEIGH, NORTH CAROLINA, CONSENTS TO THE INSTALLATION OF SIX (6) DRIVEWAYS AS SHOWN ON THE SUBDIVISION PLANS. NO DRIVEWAYS WILL BE ALLOWED FROM STRICKLAND ROAD. ALL EXISTING DRIVEWAYS WILL BE REMOVED AND LOT 1 SHALL BE ACCESSIBLE VIA BREELAND WAY.
EXISTING CONDITIONS PLAN

C-1.1

20' 10' 0
20' 40'

1" = 20'

BREELAND WAY
(50' PUBLIC R/W)

Drawing Title

Seal

Approvals

Revisions

Number

Description

Date

Date Issued

Sheet Number

Project

Client

BREELAND WAY

SUBDIVISION

JCK INVESTMENTS, LLC
400 W. NORTH ST. APT 732
RALEIGH, NC 27603

Process

PRELIMINARY SUBDIVISION REVIEW

Subconsultants

WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

1/22/19

3/15/19

STRICKLAND RD.

EX. 60' PUBLIC R/W

EX. 60.0' R/W

18.6' (C - EP)

14.6' (C - EP)

EX. 50.0' R/W

15.5'

C - BOC

JCK INVESTMENTS, LLC
0.93 AC.

BM2018, PG 2153
D.B. 16667, PAGE 1018
PIN#0788654622

EXISTING ASPHALT DRIVE REMOVED

EXISTING GRAVEL DRIVE REMOVED