Zoning: R-4  
CAC: South  
Drainage Basin: Southgate  
Acreage: 0.68  
Number of Lots: 2

Planner: Martha Lobo  
Phone: (919) 996-2664

Applicant: Horton Properties  
Phone: (919) 961-2482
Administrative Approval Action  
S-14-17 / 2526 Creech Road Subdivision  
Transaction# 506472 AA # 3784

LOCATION:  
This site is located inside the City limits on the west side of Creech Road, south of Rock Quarry Road at 2526 Creech Rd.  PIN #1712-65-4434

REQUEST:  
Subdivision of a .687 acre tract zoned R-4 into two (2) lots. Lot 1 is 14,987 sq. ft. and Lot 2 is 14,952 sq. ft.

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 submitted by True Line Surveying.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note:  This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater:  As adopted by TC-2-16, Section 9.2.2.A.1.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.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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.

PUBLIC UTILITIES

2. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

3. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction

4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval

6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.
PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

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

2. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6’ sidewalk and street trees is paid to the City of Raleigh.

PUBLIC UTILITIES

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

5. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

TRANSPORTATION

URBAN FORESTRY

6. A fee-in-lieu for 3 street trees is required prior to plat approval.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable
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: 4-3-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

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:
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 4/3/2018

Staff Coordinator: Jermaine Purifoy