LOCATION: This site is located on the west side of Garner Rd, north of Como Drive at 421 & 427 Como Drive.

REQUEST: Development of a 24,993 square foot / 0.57 acre tract zoned R-10 into a four (4) lot subdivision (Lots 6-9) with the dedication of 4,678 square feet / 0.11 acres of right-of-way.

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 6/1/2018 by John Y Phelps Jr. Professional Surveyor.

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. 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.

Stormwater

2. If land disturbance exceeds 12,000 sf, 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.

| ☒ | City Code Covenant | ☐ | Slope Easement |
| ☐ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☒ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
| ☐ | Other: |

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:

Engineering

3. 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.

4. 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.

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

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:

Public Utilities

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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Como Drive and 2 street trees along Boone Trail.

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

8. Final inspection of all right of way street trees by Urban Forestry Staff.

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: 11-19-2021
Record at least ¼ of the land area approved.

5-Year Sunset Date: 11-19-2023
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) 

Staff Coordinator: Jermont Purifoy

Date: 11/19/18
CASE NO. S-24-18
TRANSACTION NO. 557909

NOTE:
I, CAN NOT FIND WHERE THIS HAS BEEN TWO PARCELS: IT HAS BEEN CONVEYED
AS LOT 6 BOOK OF MAPS 1946 PG 120
BOOK 8955 PG 2228
14320 2201
10702 706
17036 2008

SITE DATA
24,893 S.F. 0.57 ACRES TOTAL
SUBDIVIDED INTO 4 LOTS 20,315 S.F.
DEDICATING 4,678 S.F. 0.11 ACRES
TO CITY OF RALEIGH FOR R/W
BEING LOT 6 PLAN ENTITLED
PROPERTY OF
J.A. BOONE BOOK OF MAPS 1946 PG 120

PLANS SHEET INDEX
SHEET 1 OF 5 COVER SHEET
SHEET 2 OF 5 EXISTING CONDITIONS
SHEET 3 OF 5 PROPOSED SUBDIVISION
SHEET 4 OF 5 PROPOSED UTILITY PLAN & LANDSCAPE PLAN
SHEET 5 OF 5 PROPOSED PLANTING INFORMATION

NOTES FOR SOLID WASTE
1. SOLID WASTE COMPLIANCE STATEMENT: DEVELOPERS HAVE REOURED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE COLLECTION DESIGN MANUAL.
2. REFUSE CONTAINERS ARE TO BE ROLLED TO THE CURB OF THE PUBLIC RIGHT OF WAY AND SERVICED BY CITY OF RALEIGH SOLID WASTE SERVICES. CARTS WILL BE STORED IN GARAGES OR ON A 6ft x 6ft CONCRETE PAD TO THE SIDE OR REAR OF THE HOUSE.

0 40' 80' 120'
BAR GRAPH

RECORDED IN BOOK OF MAPS _______PAGE_______ WAKE COUNTY

REVISED 3/6/18 CITY COMMENTS