Zoning: R-4
CAC: Northwest
Drainage Basin: Turkey Creek
Acreage: 2.45
Number of Lots: 5

Planner: Martha Lobo
Phone: (919) 996-2664
Applicant: JR Huntley Homes, LLC
Phone: (919) 782-2939
REQUEST: Subdivision of a total of 2.45 acres zoned Residential-4 into 5 lots proposed for single family residential use. Currently this site includes two lots with two houses to be demolished.

LOCATION: 7512 Pinecrest Road/PIN 0787069463 and 7524 Pinecrest Road/0787160576. The site is located on the east side of Pinecrest Road and southeast of the intersection of Landguard Drive.

DESIGN ADJUSTMENTS/ ALTERNATES, ETC: Not Applicable

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 Stoney Chance of Chance & Associates.

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.

Prior to issuance of a grading permit for the site:

1. That in accordance with part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

2. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;

3. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to authorization to record lots:

4. That demolition permits for the existing structures must be issued and permit number must be shown all maps for recording;

5. That a tree impact permit is obtained.

6. That any required right of way for proposed and/or existing streets is dedicated to the City of Raleigh and is shown on the map approved for recordation;

7. That in accordance with Part 10A Section 8.1.3, a surety equal to 100% of the cost of development related public improvements for NCDOT road Pinecrest Rd., including streetscape trees, is paid to the Development Services Department, Development Engineering Division;

8. That approved tree conservation areas be shown on the final subdivision map for recording;
9. That infrastructure construction plans or concurrent review plans be approved for required public utility improvements;

10. That the maximum impervious surface allowed for each lot is identified on all maps for recording;

**Prior to issuance of a certificate of building occupancy:**

11. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

- **3-Year Sunset Date:** 9-20-2020
  - Record at least \( \frac{1}{2} \) of the land area approved

- **5-Year Sunset Date:** 9-20-2022
  - Record entire subdivision

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) [Signature]  
Date: 9/20/2017

Staff Coordinator: Daniel L. Stegall