FARRIOR HILLS, BLOCK N
S-36-2017

Zoning: R-4
CAC: Midtown
Drainage Basin: Big Branch
Acreage: 0.52
Number of Lots: 2

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Hayes Barton Homes
Phone: (919) 995-5755
Farrior Hills Block N Lot 1 Subdivision: S-36-17, AA#3711, Transaction# 518897

LOCATION: This site is located on the south side of Ortega Road and southeast of the intersection of Lambeth Drive and Ortega Road. The address is 4322 Lambeth Drive and the PIN is 1706812056.

REQUEST: Subdivision of a 0.53 acre tract zoned Residential-4 into two lots. Lot 1 will be 10,375 square feet and Lot 2 will be 12,817 square feet. Both lots are being developed for single family homes and the allowable density is 3.77 units per acre where 4 units is the maximum number permitted.

DESIGN
ADJUSTMENT(S)/ALTERNATES, ETC: None.

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 Jeremy Taylor of Taylor Land Consultants. The approved plan is dated 01/04/18.

CONDITIONS OF APPROVAL and NEXT STEPS:
This document must be applied to the second sheet of all future submittals with the exception of final plats.

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.

STORMWATER
2. Note: 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.

URBAN FORESTRY
3. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
4. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
ENGINEERING

5. 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 recording. 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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk width on Ortega Road is paid to the City of Raleigh to supplement the 5’ existing sidewalk to meet the UDO requirement for 6’ sidewalk.

7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6’ sidewalk width on Lambeth Drive is paid to the City of Raleigh to meet the UDO requirement for a 6’ sidewalk.

8. **Next Step**: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

URBAN FORESTRY

9. Obtain required stub and tree impact permits from the City of Raleigh.

10. In accordance with Part 10A Section 8.1.1, a fee-in-lieu for 4 street trees on Lambeth Drive is paid to the City of Raleigh.

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: 1-25-2021
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir.) [Signature] Date: 1/25/2018

Staff Coordinator: Daniel L. Stegall