Zoning: R-10, SHROD
CAC: West
Drainage Basin: Big Branch
Acreage: 0.38
Number of Lots: 1

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Huntley Homes
Phone: (919) 782-2939
REQUEST:  Subdivision of a total of 0.38 acres zoned Residential-10 with a Special Residential Parking Overlay District into 3 lots proposed for single family residential use.

LOCATION:  1328 and 1330 Kent Road / PIN 0793087308. The site is located on the west side of Kent Road and northwest of the intersection of Cyanne Circle and Kent Road.

DESIGN ADJUSTMENTS/ ALTERNATES, ETC:  One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.

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 September 25, 2017 and 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 authorization to record lots:

2. That demolition permits for the existing structures be issued and this building permit number be shown on all maps for recording;

3. That a general utility placement easement and ½ of the required right of way for Kent Road is dedicated to the City of Raleigh and are shown on the final subdivision map for recording;

4. That a tree impact permit is obtained;

5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development-related public improvements, including streetscape trees on Kent Road, is paid to the Development Services Department.
Administrative Approval Action
S-39-17 / Kent Subdivision
Transaction# 520156, AA#3685

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: 9-27-2020
Record at least ½ of the land area approved

5-Year Sunset Date: 9-27-2022
Record entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowman
Date: 9/27/2017

Staff Coordinator: Daniel L. Stegall
KENT ROAD SUBDIVISION
PROJECT OWNER/DEVELOPER:
J.R. HUNTLEY HOMES, LLC
514 DANIELS ST. STE. 311
RALEIGH, NC 27605

PLANS SHEET INDEX
SHEET 1 OF 5 - COVER SHEET
SHEET 2 OF 5 - EXISTING CONDITIONS SHEET
SHEET 3 OF 5 - PRELIMINARY SUBDIVISION PLAN
SHEET 4 OF 5 - PRELIMINARY STREETSCAPE PLAN
SHEET 5 OF 5 - PRELIMINARYUTILITY PLAN

NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING O.S.P. AND O.F.S.P. FEATURES
   PROVIDED BY TURNING POINT SURVEY COMPANY DATED 04/25/22
2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF
   RALEIGH UTILITIES MAPS.
4. CONTAINERS WERE TAKEN FROM CITY OF RALEIGH GAS MAPS AND SHOULD
   BE VERIFIED BY SURVEY.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH
   DEVELOPMENT STANDARDS AND SPECIFICATIONS.
6. ALL NEW ELEVATION LOCATIONS WILL BE DETERMINED AND PREPARED AT
   SITE PLAN SUBMISSION PER CITY OF RALEIGH STANDARDS.
7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL
   PRIVATE SERVICE CITY OF RALEIGH RESIDENTIAL SOLID WASTE SERVICE PER
   CITY OF RALEIGH.
8. A SURVEY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED
   WITH THE CITY PRIOR TO COMMENCEMENT OF SUBDIVISION.
9. AT ANY TIME OF FLAT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL
   APPLY PER USE SECTION 22-20.
10. DEVIATION PERMIT FOR THE EXISTING STRUCTURE MUST BE ISSUED BY CITY
    AND PERMIT ISSUED MUST BE SHOWN ON ALL MAPS FOR RECORDING.
11. PER SECTION 22-19, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE
    CONSERVATION REQUIREMENTS.

STORMWATER EXEMPTION:
PER SEC. 922.6.2, THIS SUBDIVISION IS EXEMPT FROM CITY OF RALEIGH
STORMWATER CONTROL REQUIREMENTS AS AMENDED BY 11-2-19.
SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE MAP REVISION (FIRM) May 5, 2008

There are no flood hazard areas on this site.

NOTE: THE EXISTING BUILDING WILL BE REMOVED. SEE NOTE NO. 8, BELOW.

FLOW PERIMETER:
EXISTING BLOCK PERIMETER 5,600
FLOW PERIMETER ALLOWED 2,500

FIRE PROTECTION NOTES:
1. FIRE HYDRANTS SHALL BE NO MORE THAN 400 FEET FROM A BUILDING OR HOUSE, ALONG AN APPROVED APPARATUS ACCESS ROAD. AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE, AS SHOWN AT TIME OF PLAN SUBMISSION PER THE RFP. APPS. SECTION 0075.2.
2. ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST FLOOR SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS ROAD SURFACE.
3. FLOW FLOW ANALYSIS MUST BE PROVEN AT TIME OF PLAN REVIEW PERMITS FOR THE FINAL FLOW. SECTION 0075.2.

UTILITY NOTES:
1. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OWNERS AT COST PER CITY OF RALEIGH STANDARDS.
2. PRIVATE WATER AND SEWER MANS OR SERVICES CANNOT EXCEED PROPERTY LINE, SECTION 0075.
3. EXISTING UTILITIES SERVICES OWNED SHALL BE ABANDONED AT THE METER AND REMOVED FROM HOUSE, PER RFP. APPS., SECTION 0075.

NOTE: EXISTING SEWER SERVICE WILL BE USED TO PROVIDE SANITARY SEWER SERVICE TO LOT 3.
SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE PURCHASEMENT POLICY REGULATIONS, EFFECTIVE MAY 23, 2003.

There are no flood hazard areas on the site.

New Trees Plant Legend:

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Loblolly Pine</td>
<td>Pinus taeda</td>
<td>50' +</td>
</tr>
</tbody>
</table>

NOTE: The existing building will be removed. See note #3 below.

Street Tree Spaceing Note:

New street plantings shall comply with city of Raleigh Street Tree Guidelines for Proximity from center of tree to infrastructure page 16, City Tree Ordinance which shall be addressed during building permit request.

Total Lot Area: 0.16 ac.
Zoned R-7.5., SRMPOD.