Zoning: **R-10**  
CAC: **North Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.46**  
Number of Lots: **4**

**Planner:** Michael Walters  
**Phone:** (919) 996-2636

**Applicant:** Randy Miller  
**Phone:** (919) 465-1566
LOCATION: This site is located on the east side of N. Tarboro Street, at the northeast corner of the intersection of N. Tarboro Street and Boyer Street. The address of the parent tract is 102 N. Tarboro Street.

REQUEST: Subdivision of a .461 acre tract zoned Residential-10 into four lots: Lot 1, 0.136 acres; lot 2, 0.103 acres; lot 3, 0.103 acres; and lot 4, 0.103 acres.

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 Thompson and Associates, P.A. (plan dated 8/17/17).

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

1. That 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.

2. That the landscape plan is revised to show the removal of the three street trees along N. Tarboro Street, also that the width between the sidewalk and curb along N. Tarboro St is confirmed and the plan revised if necessary;

PRIOR TO AUTHORIZATION TO RECORD LOTS:

1. That Concurrent Review Plans for public infrastructure and/or site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

2. 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.

3. Prior to lot recordation, a fee in lieu for three street trees along N. Tarboro Street must be paid to the City.

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 (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.

5. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along N. Tarboro St. is paid to the City of Raleigh.

6. That in accordance with Part 10A Section 8.1.3, a public infrastructure surety for 6' sidewalk along Boyer St. and street trees along Boyer and N. Tarboro St. is provided to the City of Raleigh Development Services – Development Engineering program.

7. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 11-8-2020
Record at least 1/2 of the land area approved.

5-Year Sunset Date: 11-8-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature]  Date: 11/8/2017

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION PLAN
FOR
102 N. TARBORO ST.

C.O.R. PROJECT # S-45-17
TRANSACTION # 521386
CITY OF RALEIGH, NORTH CAROLINA
JULY 7, 2017
REVISED: 8/17/17
4 LOT CONVENTIONAL SUBDIVISION

PRELIMINARY DRAWING
DO NOT USE FOR CONSTRUCTION

OWNER:
DAYONG GAN
503 ANNANDALE DR.
CARY, NC 27511

THOMPSON and ASSOCIATES, P.A.
1100 EXECUTIVE CIRCLE
STE 600 - SUITE B
CARY, NC 27511
TELEPHONE: 919-465-1566  FAX: 919-465-1555

INDEX OF SHEETS FOR 102 N. TARBORO ST.
SHEET 1 EXISTING CONDITIONS/DEMOLITION PLAN
SHEET 2 SUBDIVISION PLAN WITH UTILITIES
SHEET 3 LANDSCAPE PLAN

SITE DATA
PIN: 1713-29-1983
SITE ADDRESS: 102 N. TARBORO ST, RALEIGH, NC 27610
Lot Size: 28,392 SQ. FT.
Area in 0.25 Acre Block: (To be determined)
Area in 0.10 Acre Block: 0.041 AC
NET SITE AREA: 19,340 SQ. 0.041 AC
Zoned in Z-1
EXISTING USE: Vacant
PROPOSED USE: 4,100 SF SINGLE FAMILY RESIDENTIAL SUBDIVISION

4 PROPOSED LOTS
MIN. LOT SIZE: 58,000 SQ. FT.
MINIMUM BUILDING SIZE: 2,200 SQ. FT.
MAX. LOT SIZE: 100,000 SQ. FT.
MAXIMUM BUILDING SIZE: 3,500 SQ. FT.
MAX. HEIGHT (FRIEDLY) 40 FT. (3) STORIES
EXISTING IMPERVIOUS SURFACE AREA: 11,340 SQ. FT. TO BE MAINTAINED
SITE IS NOT WITHIN COM 100 YEAR FLOODPLAIN
SITE DOES NOT CONFORM ANY WILDLAND AREAS
ALL WOOD AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH SUMMARY OF SPECIFICATIONS.

STORMWATER NOTE:
IN ORDER TO QUALIFY AS A SUBDIVISION, IT MUST BE ON A MINIMUM OF 1.0 ACRE.