Zoning: R-4
CAC: Midtown
Drainage Basin: Big Branch
Acreage: 0.54
Number of Lots: 2

Planner: Martha Lobo
Phone: (919) 996-2664
Applicant: Jerald Franklin
Fountain
Phone: (704) 201-9195
LOCATION: This site is located at 4217 Lambeth Drive on the southwest corner of the intersection of Lambeth Drive and Lynwood Lane. The site is located within City limits.

REQUEST: Subdivision of a 0.548 acre tract zone R-4 into 2 lots for single family home use. Lot 1 is 11,811 SF/0.271 acres and Lot 2 is 12,090.5 SF/0.278 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 Alison A. Pockat, dated 11/2/17.

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:

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.

URBAN FORESTRY

2. Obtain required stub and tree impact permits from the City of Raleigh. Understory trees are required to be single stem and 1.5” caliper per the City Tree Manual.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

3. 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.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 250’ of 6’ sidewalk is paid to the City of Raleigh.

5. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

URBAN FORESTRY

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. Understory trees are required to be single stem and 1.5" caliper per the City Tree Manual.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Next Step: Final inspection of all required 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: 12-1-2020
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ________________________ Date: ___/___/___

Staff Coordinator: Ryan Boivin
4217 LAMBETH DRIVE ESTATES
RALEIGH, NORTH CAROLINA

DEVELOPER:
HAYES BARTON HOMES, INC.
236 SOUTH BOYLAN AVE.
RALEIGH, NC 27603

CONTACT:
JERALD FRANKLIN FOUNTAIN
PHONE: 704 291-1099

SITE DATA

ADDRESS: 4217 LAMBETH DR, RALEIGH, NC
PIN #: 1706803491
ACREAGE: 0.548
ZONING: R-4
LAND CLASS: LOW DENSITY RESIDENTIAL
LOT SIZE: 23,889 SF, 0.548 ACRES
LOT 2 - 12,090.5 SF - 0.278 AC
LOT 1 - 11,811 SF - 0.271 AC

PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 1 - 2 DWELLINGS X 4 BEDROOMS X 120 GRP
PROJECTED WASTEWATER FLOW = 960 GPD

PERCENT IMPERVIOUS (EXISTING COND.) FOR LOT 5 = 0%
EXISTING IMPERVIOUS SURFACE AREA FOR LOT = 0 SF

TOTAL SURFACE AREA FOR LOT = 23,889 SF, 0.548 ACRES

PROPOSED USE - LOW DENSITY RESIDENTIAL
THE SITE IS A SUBDIVISION OF LOT NO. 5, FARRIOR HILLS SUBDIVISION
LOT 5 - 2 DWELLINGS X 4 BEDROOMS X 120 GRP
PROJECTED WASTEWATER FLOW = 960 GPD
PERCENT IMPERVIOUS SURFACE AREA FOR LOT = 46.5%
TOTAL POTENTIAL IMPERVIOUS SURFACE AREA FOR LOT = 11,101 SF

DENSITY MAXIMUM FOR R-4 = 4
OVERALL UNIT / ACRE DENSITY = 3.65

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
SOLID WASTE COMPLIANCE STATEMENT:
CITY OF RALEIGH &/OR NCDOT STANDARDS AND SPECIFICATIONS.
NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL STANDARD PROVISIONS OF THE SOLID WASTE COLLECTION DESIGN MANUAL.

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THE SITE IS A SUBDIVISION OF LOT NO. 5, FARRIOR HILLS SUBDIVISION
LOT 5 - 2 DWELLINGS X 4 BEDROOMS X 120 GRP
PROJECTED WASTEWATER FLOW = 960 GPD
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IMPORTANT: THE STUDY IS BASED ON FIELD MEASUREMENTS TO EXISTING MANHOLE IDENTIFIED AS ELEVATION 311.2.
SITE DATA

PIN NUMBER - 1706802375
ADDRESS - 318 LYNWOOD LN, WAKE FOREST, NC

TOTAL ACREAGE - 23,889 SF, 0.548 AC

PROPERTY NOTES:

1. EXISTING BOUNDARY AND SITE ELEMENTS ARE BASED ON A PLOT PLAN BY RENDL & ASSOCIATES, 250 CHANCE WAY, WAKE FOREST, NC. PHONE NUMBER: (919) 779-4854.

2. TOPOGRAPHIC INFORMATION (CONTOUR DATA) WAS TAKEN FROM WAKE COUNTY GIS - IMAPS.

3.  UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND MANHOLE 1 OF 311.2. MEASUREMENTS AND ARE RELATIVE TO A BASE ELEVATION SET AT BERNARD. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND ARE RELATIVE TO A BASE ELEVATION SET AT MANHOLE 1 OF 2012.

4. VERTICAL ELEVATIONS ARE BASED ON FIELD DATA PROVIDED BY BERNARD. ELEVATIONS OF MANHOLES ARE BASED ON ACTUAL FIELD MEASUREMENTS AND ARE RELATIVE TO A BASE ELEVATION SET AT MANHOLE 1 OF 2012.

5.UTILITY DESIGN IS TAKEN FROM A DOCUMENT ISSUED AND SEEN BY CHARLES R. PRATTEN, AE AND DATED 4/6/13.
TREE PLANTING

**Trees Planted at 20' on Center**

An existing tree planted along Lambeth Dr. are under story immediately surrounding the tree.

**Installation with a 5' Minimum**

Electrical outlets and other utilities are to be installed with a 5' minimum.

**A Tree Impact Permit is Required.**

A tree impact permit is required prior to the installation of all utility lines necessary to meet the requirements of Chapter 2 of the Raleigh City Tree Manual.

**Adequate Drainage of All Planting Pits.**

Proper drainage of all planting pits is essential to properly install trees.

**Flexible Tubing.**

Flexible tubing must be used to allow for the installation of straps and accessories within one year to develop trunk taper.

**Lacing and Wire Basket.**

Lacing and wire basket shall be used to secure the top half of the tree.

**Mulch Depth 3".**

Mulch depth must be at least 3" to protect the roots of the tree.

**Keep Mulch 3" from Root Flare.**

Mulch should be kept at least 3" from the root flare to prevent damage to the roots.

**Flare and Do Not Contact Stem.**

Flare of the tree must not be in contact with the stem.

**Complete Removal of Top Half of Burlap.**

Top half of the burlap must be completely removed before planting.

**New Water Meter.**

A new water meter shall be installed on the property.

**Copper Service Line.**

Copper service line shall be installed to provide water to the property.

**NEW 5' Utility - Drive Way Must Be Located a Minimum of 3.0 from an Adjacent Property Line unless it is Shared.**

Utilities shall be installed a minimum of 3.0 feet from an adjacent property line.

**Future Construction of Sidewalks Along Both Streets.**

Future sidewalks shall be constructed along both streets.

**Public Right-Of-Way.**

Public right-of-way shall be maintained as required.

**Use - Residential.**

Lot # 11 - 12,090.5 SF - 0.278 AC

Lot # 2 - 12,090.5 SF - 0.278 AC

Previous Impervious Area - 6,083 SF - 0.14 AC

Future Construction of 6' sidewalks along both streets.

**Subdivision of the Property to Plant Trees in the Public Right-Of-Way.**

Subdivision of the property shall be reviewed by the city planner before any planting of trees in the public right-of-way.

**Erection of a Fee-In-Lieu Will Be Required for the Subdivision of the Property to Plant Trees in the Public Right-Of-Way.**

A fee-in-lieu shall be required for the subdivision of the property to plant trees in the public right-of-way.

**A Tree Impact Permit is Required Prior to the Installation of Street Trees.**

A tree impact permit is required prior to the installation of street trees.

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A tree impact permit is required prior to the installation of street trees.

**EXISTING TOPOGRAPHY.**

Existing topography shall be indicated on the site plan.

**LEGEND.**

Legend shall be used to indicate existing topography, contours, and other site features.

**PROPERTY NOTES.**

Property notes shall be included on the site plan with all critical information.

**SITE NOTES.**

Site notes shall be included on the site plan with all critical information.

**ADDRESS: 4217 LAMBETH DR., RALEIGH.**

Address shall be provided for all properties.

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