1306 DOWLING ROAD
S-73-2017

Zoning: R-6 w/SHOD-1
CAC: Southeast
Drainage Basin: Walnut Creek
Acreage: 1.76
Number of Lots: 2

Planner: Ryan Boivin
Phone: (919) 996-2681

Applicant: PACHECO
Phone: (919) 453-1266
Administrative Approval Action
Case File / Name: S-73-17 1306 Dowling Rd Subdivision
Transaction # 533337, AA # 3781

LOCATION: This site is located on the west side of Dowling Road, addressed at 1306 Dowling Road. The site is located inside City limits.

REQUEST: Subdivision of a 1.761 acre tract zoned R-6 w/ SHOD-1 into two new lots. Lot 1 (the northern lot) will be 38,409 SF/0.882 acres and Lot 2 (the southern lot) will be 38,036 SF/0.873 acres.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment was approved for UDO Section 8.3.2 providing relief from block perimeter requirements.

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 CMS Engineering, dated 2/6/2018.

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.

Stormwater: An impervious surface limitation per lot of 6000 sf will be recorded. With that limitation, stormwater management can be met with a TN offset buydown only (no detention required).

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

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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
3. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
4. Obtain required stub and/or tree impact permits from the City of Raleigh.
PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

5. 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.

6. 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 is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

7. In accordance with Part 10A Section 8.1.10, fees-in-lieu for 3.5' of additional pavement width for 121' and 6' of sidewalk for 121' shall be paid to the City of Raleigh.

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.

9. A surety for all public improvements shall be paid prior to recordation of lots.

STORMWATER

10. An impervious surface limitation per lot of 6,000 SF will be recorded.

11. A TN offset buydown shall be made.

URBAN FORESTRY

12. 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: 4-2-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 4/2/2018

Staff Coordinator: Ryan Boivin
PRELIMINARY SUBDIVISION
1306 Dowling Road
Raleigh, NC
S-73-17, Trans.#533337