Zoning: R-4  
CAC: North  
Drainage Basin: Mine  
Acreage: 0.94  
Number of Lots: 2

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

Applicant: Jeff Davis  
Phone: (919) 781-0234
LOCATION: This site is located on the north side of Rangecrest Rd, east of Valley Drive. The site is addressed at 2108 Rangecrest Rd, which is inside City limits.

REQUEST: Subdivision of a 0.92 acre tract zoned R-4 into a 2 lots for residential detached homes.

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 Midtown Properties Group, LLC, dated 2/28/18.

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.

STORMWATER

2. The State of North Carolina shall approve any proposed disturbance within any riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

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 tree impact permits from the City of Raleigh

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. 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.
2. A 2.5' and 5' general utility easement dependent on their associated street 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.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 388’ of 6’ sidewalk is paid to the City of Raleigh.

4. **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**

5. Obtain required tree impact permit from 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: 3-7-2021
Record the entire subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) [Signature]

Date: 2/18/18

**Staff Coordinator:** Ryan Boivin