LOCATION: The site is located on the south side of Ocotea Street, west of Ridge Road and east of Nakoma Place. The site address is 3333 Ocotea Street, which is inside City Limits.

REQUEST: Subdivision of a 0.93-acre tract zoned R-4. The plan proposes two Single-Family house lots under the Conventional Development option.

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 dated June 10, 2020 by Ward Surveying Services, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

- **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

  The following items are required prior to approval of Site Permitting Review plans:

  **Stormwater**

  1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

  2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

  **Urban Forestry**

  3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

- **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

- **Utility Placement Easement Required**
RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

2. A fee-in-lieu for 150 linear feet of a 6 ft sidewalk along the frontage of the properties is paid to the City of Raleigh (UDO 8.1.10).

3. A 5’ utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

Stormwater

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

6. A public infrastructure surety for the street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Stormwater

1. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)
Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Ocotea Street.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: July 2, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: July 2, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 07/02/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
OCOTEA STREET
PRELIMINARY SUBDIVISION PLAN REVIEW
SUB-0009-2020
FEBRUARY 11, 2020 (REV. APRIL 1, 2020)
(REV. JUNE 10, 2020)

NOTES AND INFORMATION FOUND
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
2. ALL AREAS CALCULATED BY COORDINATE COMPUTATION
3. PROPERTIES SUBJECT TO ANY EASEMENTS OF RECORD
4. UNDERGROUND OBJECTS IF ANY, NOT LOCATED IN THIS OFFICE
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING
   TO FLOOD INSURANCE RATE MAP 2070500-100-0001-0162-1, DATED MAY 2, 2008.
6. ZONING CODE IS R-4.
7. SITE IS SUITABLE FOR THREE CONSTRUCTION LOTS PER APN'S ADDRESS (R-4)
8. CONCURRENCE OF APPROVAL OF PRELIMINARY PLAN WILL BE REQUIRED FOR 3 FT.
   OF SIDEWALK ALONG THE FRONTAGE OF THE DEVELOPMENT ON OCOTEA STREET.
9. SUBJECT PROPERTY IS SUBJECT TO BLACK PERMITS REQUIREMENTS PER
   07-08-3216-08.
10. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS
    SET FORTH IN THE ZONING CODE AND THE CITY TREE MANUAL.
11. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE
    REQUIREMENTS OF CHAPTER 7 OF THE CITY TREE MANUAL.
12. TREES LOCATED IN THE right-of-way are managed by the City of Raleigh and
    require protection from development (City Code Sec. 2-8035).

SITE DATA:
PIN NUMBER: 0795327568
ADDRESS: 3333 OCOTEA ST.
TOTAL AREA: 40,518 SF/0.930 AC.
DENSITY: 2.15 D.U./AC.
ZONING: R-4
CURRENT USE: SINGLE FAMILY
LOTS: 2 DETACHED HOUSE

DRAWING INDEX:
PAGE 1 OF 5: COVER SHEET FOR SUBDIVISION
PAGE 2 OF 5: EXISTING CONDITIONS & DEMOLITION PLAN
PAGE 3 OF 5: SUBDIVISION & LANDSCAPE PLAN
PAGE 4 OF 5: STORMWATER & UTILITY PLAN
PAGE 5 OF 5: DETAIL SHEET

Justin Bieler

SEAL
OWNER/DEVELOPER INFORMATION:
MBM BUILDERS, INC.
255 W. MILLBROOK RD RALEIGH, NC 27609
EMAIL: MBM@MBMBUILDERS.COM

COVER SHEET FOR SUBDIVISION
OCOTEA STREET
FOR MBM BUILDERS INC.

WARD SURVEYING SERVICES, PLLC
LAND SURVEYING & PLANNING
124 SEASIDE ST. APEX, N.C. 27502
TELEPHONE: (919) 937-7888 FAX: (919) 937-7833

REVISED:
Date: 06/15/2019
Sheet 1
Sheet 5

ARKS AND DRAFTS

SIGNED:
Date: 06/15/2019

DRAWN BY:
S. WARD

CHECKED BY:
S. WARD

FILL BOOK 304p-47