LOCATION: This .57 acre parcel zoned R-4 is located on the northern corner of the intersection of Currituck Drive and Tyrrell Road at 914 Tyrrell Road.

REQUEST: This is a two lot residential conventional subdivision (2.2.1).

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 September 3, 2020 by FLM Engineering.

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

2. 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.

Urban Forestry

3. A tree impact permit must be obtained for the removal of the existing 8” DBH pine tree in the right of way along Currituck Drive.

☐ 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.

☐ Slope Easement Required ☒ 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:

**Engineering**

1. 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.

2. A 5 ft x 10 ft Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

3. 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.

4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3). A surety for all public Infrastructure improvements will be required any time after approval of the Development Plan and prior to Recorded Map approval. A link is added on your SUB case workflow which will allow you to send the INITIAL SURETY ESTIMATE through your Portal Account to start the process. Please review the Surety Process on www.raleighnc.gov keyword "Sureties" for additional information. Please reference SUB-0012-2019 in your submittal.

**Stormwater**

5. Grading permit must be issued prior to demolition. (UDO 9.4.6)

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

**Urban Forestry**

7. A public infrastructure surety for 8 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:
Administrative Approval Action
Case File / Name: SUB-0012-2020
914 Tyrrell Road Subdivision

Stormwater

1. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Tyrrell Road and 4 street trees along Currituck Drive.

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: October 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 10/01/2020
Development Services Dir/Desigee

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION PLANS FOR

914 TYRRELL ROAD

SUB-0012-2020

RALEIGH, NORTH CAROLINA 27609

PIN: 1706-11-6433

DEVELOPER:

DIXON KIRBY
CONTACT: MARK KIRBY
PO BOX 5488
RALEIGH, NC 27612
919-427-3081
MKIRBY@DIXONKIRBY.COM

ENGINEER OF RECORD:

FLM ENGINEERING, INC.
CONTACT: CHASE MASSEY, PE
PO BOX 817727
RALEIGH, NC 27677
919-423-8795
CMASSEY@FLMENGINEERING.COM

NOTE:

1. TO THE SIZE OF THE HOOK AND SMALL PIPE, THE SITE IS EXCEPTED FROM
   FLOOD PLANNING AND SMALL PIPE SYSTEMS OF THE RALEIGH UNIFIED
   DEVELOPMENT PERMITS REQUIREMENT, SECTION 201.1
   2. PERMIT AUTHORIZATION SUBJECT TO A DEED RESTRICTION TO ADEQUATELY
   MAINTAIN ALL WINDROW SUBDIVISIONS
   3. PHASE 1 OF THE DEVELOPMENT TO BE BUILT IN COMPLIANCE WITH THE
   DEPARTMENT OF ENVIRONMENTAL QUALITY PERMITS
   4. A DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL PNC
   NEEDED TO PROVIDE SERVICE TO THE SITE
   5. THE PROJECT MAY REQUIRE RESTRICTION OF A SUBDIVISION PLAT PRIOR
   TO REVIEW OF ANY PLANS OR PERMITS
   6. DIMENSIONS OF MATERIAL OF WIRING & SYSTEMS SERVICES OF COPPER
   (Diameter of 1/2" - 1 3/4") WIRE, SPACE ARE TO BE FOCUSED
   7. RESIDENTIAL SERVICES MUST BE CONSTRUCTED AS PER REQUIREMENTS
   OF THE RALEIGH CODE. ALL PNC TO BE INSTALLED TO MEET
   RESIDENTIAL, COMMERCIAL, OR OTHER ORGANIZED REQUIREMENTS.

SHEET TITLE

C-1 COVER
C-2 SITE, UTILITIES & LANDSCAPING PLAN
C-3 SITE CONDITIONS
C-4 DETAILS

SCALE MEASUREMENTS

SCALE MEASUREMENT: 1" = 100'