Administrative Approval Action  
Case File / Name: SUB-0015-2021  
BAILEY QUARTER SUBDIVISION

LOCATION: This site is located on the west side of Litchford Road. The site is zoned R-4 and within the corporate city limits of the City of Raleigh. The current address listed as 8809 Litchford Rd and PIN number as 1718824142.

REQUEST: Conventional Subdivision for existing 0.78 acre lot into two lots for Detached, Single Family Residential creating a density of 2.725 units per acre. Lot 1 and 2 will be created with access from Litchford Rd.

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 August 16, 2021 by ALISON A POCKET, ASLA.

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:

☑️ 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  ☐️ Slope 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 public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

2. A fee-in-lieu for 6’ sidewalks across the frontage is paid to the City of Raleigh (UDO 8.1.10).

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 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.

5. A 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. 20’ slope easements are required along the frontage.

**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:*

**Public Utilities**

1. A subdivision plat must be recorded at the Wake County Register of Deeds office

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Litchford Road.

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

**General**

1. Final inspection of all right of way 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:** January 12, 2025
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** January 12, 2027
  Record entire subdivision.
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor

Date: 09/15/2021

Development Services Dir/Designee

Staff Coordinator: Cara Russell
BAILEY QUARTER SUBDIVISION

809 LITCHFORD RD.
RALEIGH, NORTH CAROLINA

OWNER:
ROCK CREEK BUILDERS
PO BOX 80480
RALEIGH, NC 27622
OFFICE PHONE - 919-608-7202
CONTACT: JAMES CREGGER

SITE DATA

ADDRESS: 809 LITCHFORD RD, RALEIGH
PAR #, 778204142
203 - 0010, 00 RW - 0010
LEGAL: LOW DENSITY RESIDENTIAL - 100' X 200'
STREAMS, LOW DENSITY RESIDENTIAL

PROPOSED USE: LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 55
WILL LOT, ROCK CREEK SITE

TOTAL SURFACE AREA FOR LOT 809 LITCHFORD RD 4.76 ACRES
EXISTING IMPREGNATION SURFACE AREA FOR LOT 809 LITCHFORD RD 0.86 ACRES
PERCENT IMPREGNATION EXISTING CONCL FOR LOT 809 LITCHFORD RD 2.54%

PROPOSED USE: 6 RESIDENTIAL LOTS
LOT 1, 2, 3, 4, 5, 6
AREA TO BE DEDICATED TO VPL OF 2.88 AC

THE MAXIMUM ALLOWED IMPREGNATION SURFACE AREA IS 25% PER LOT
LOT 1 MAXIMUM ALLOWED IMPREGNATION SURFACE AREA = 0.665 SF
LOT 2 MAXIMUM ALLOWED IMPREGNATION SURFACE AREA = 0.676 SF

PROJECTED WASTEWATER FLOW = 168 CPG
2 DWELLINGS X 8 BEDROOMS X 21 GPH