LOCATION: The 0.806 acre site is located on the east side of Lead Mine Road, north of Mine Shaft Road and south of Wedgeland Drive, and the site has split zoning. The south 0.341 acres of the site is zoned R-6, and the north 0.464 acres of the site is zoned R-4. The site address is 7100 Lead Mine Road which is inside the city limits.

REQUEST: This is a Revision to the previously approved Preliminary Subdivision plans dated 4/15/2020, allowing the developer to pay a Fee-in-Lieu for the infrastructure improvements associated with the project rather than install those improvements as was originally approved.

Conditions of approval have been modified with this revision. Note the sunset date for this plan is unchanged (8/28/23).

Development of three single-family residential lots, for a Residential Density of 3.70 units/acre. Currently a detached house is on site, and is to be demolished. A variance has been approved by the Board of Adjustment for this project. Case BOA-0033-2019, granting a 120 foot variance to the minimum driveway spacing requirement for Lead Mine Road in order to permit two driveways accessing the new three lot subdivision with a minimum spacing of 80 feet.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0115-2020: DSLC - Site Permitting Review/Major [Signature Set] SUR-0143-2021: DSENG - Surety/Infrastructure

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 18, 2021 by William C. Piver, PE.

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:

 ينب 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:

Engineering

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

☑️ **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:**

**General**

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

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

**Engineering**

3. A fee-in-lieu for the required public infrastructure shall be paid to the City of Raleigh (UDO 8.1.10). The amount to be coordinated with the reviewer upon request.

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

5. 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.

6. Slope easements 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**
7. A grading permit will be required prior to commencing land disturbing activity. (UDO 9.4.6)

8. The maximum allocated impervious area for all applicable lots in the subdivision must be identified on all maps for recording. The added impervious in the right of way must be subtracted from maximum impervious area for the lots.

☐ 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 plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

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.

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

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: August 28, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 28, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 08/11/2021

Staff Coordinator: Justin Biegler