LOCATION: The 0.62 acre site is located on the southwest corner of Kent Road and Cyanne Circle, north of Kaplan Drive and south of Warwick Drive, zoned R-10 in the SRPOD Overlay. The site address is 1400 Kent Road.

REQUEST: Subdivision to create three detached residential lots, and one attached house lot, totalling four lots for five residential units, or 8.06 units per acre. One single family house exists on site and will remain on one of the proposed lots.

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 25, 2020 by DIEHL & PHILLIPS.

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**

- **Cross Access Agreements 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 fee-in-lieu for 150 lf.f of 1 ft sidewalk along Kent Road is paid to the City of Raleigh (UDO 8.1.10)

2. 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.

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. Cross access agreements for the shared driveways among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

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 10 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:*

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.

4. 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. Note that if the subdivision intends to disturb less than 12,000 sf cumulatively, a sealed letter from a licensed NC surveyor shall be required to be provided confirming that the overall limits of disturbance for the subdivision have been marked in the field and total less than 12,000 sf. This statement shall be required prior to any demolition or building permit issuance. (UDO 9.4.6.)

Urban Forestry
5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Kent Road and 7 street trees along Cyanne Circle.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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

Urban Forestry

3. 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: August 21, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 21, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ________________ Date: 08/21/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
1400 KENT ROAD SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
SUB-0035-2020

OWNERS:
MICHAEL S. PETTY
ROGERS H. CLARK, JR.
127 W. HARGEY STREET SUITE 600
RALEIGH, N.C. 27602
(919) 821-5959

PROPERTY ADDRESS:
1400 KENT ROAD
RALEIGH, N.C.
PIN 0793 08 6111
ZONE: R-10 SRPOD OVERLAY
TOTAL AREA: 0.62 AC.
INSIDE CITY LIMITS

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LINC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

DATE: 6/25/2020

INDEX OF DRAWINGS
1 EXISTING CONDITIONS
2 PRELIMINARY SUBDIVISION PLAN
3 PRELIMINARY GRADING PLAN
4 PRELIMINARY UTILITY PLAN
5 LANDSCAPE PLAN