LOCATION: This 0.774 acre site zoned Residential-4 is located at the end of Epperly Court at 3663 Epperly Court.

REQUEST: This is a two lot detached home conventional subdivision on a vacant parcel.

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 July 23, 2021 by GITTO ENTERPRISES.

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:

☑️ 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. Wake County approval for any required Well Permits shall be shown on the map for recordation. Coordinate with Wake County Environmental Services.

Engineering

2. A Public Pedestrian Access deed of easement be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this 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.

Stormwater

4. 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 to further review upon placement of impervious surface areas.

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: December 23, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 23, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 08/26/2021
EPPERLY COURT SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
Case #: SUB-0036-2021

WAKE CO. PIN # 1747257778
3663 EPPERLY COURT
BM 1992 PG 1331

VICINITY MAP
1" = 300'

SITE DATA

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INFORMATION TABLE

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GENERAL NOTES

1. All construction shall be in accordance with the City of Raleigh Zoning and Development Code.
2. The construction shall be performed by a licensed contractor and meet the minimum amount of materials specified in the Code.
3. The construction shall be in compliance with all applicable codes and standards, including, but not limited to, the International Building Code, International Fire Code, and the International Plumbing Code.
4. The construction shall be in compliance with all applicable environmental regulations, including, but not limited to, the North Carolina Department of Environment and Natural Resources.
5. The construction shall be in compliance with all applicable state and federal laws, including, but not limited to, the North Carolina General Statutes.
6. The construction shall be in compliance with all applicable local laws, including, but not limited to, the Wake County Zoning Ordinance.

DEVELOPMENT REQUIREMENTS

1. All construction shall be in compliance with the approved site plan.
2. All construction shall be in compliance with the approved plat.
3. All construction shall be in compliance with the approved easement.
4. All construction shall be in compliance with the approved utility plans.

PRELIMINARY PLANS NOT RELEASED FOR CONSTRUCTION
23-JULY-2021

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