



Administrative Approval Action

Case File / Name: SUB-0036-2021
DSLCL - Epperly Court Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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



Administrative Approval Action

Case File / Name: SUB-0036-2021
DSLC - Epperly Court Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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.

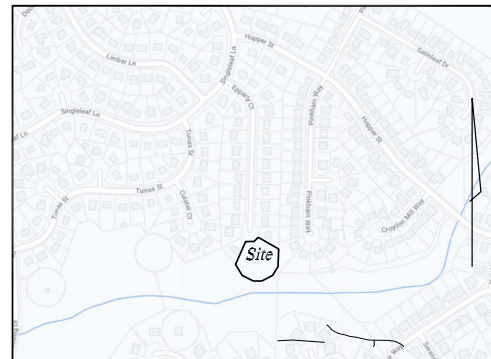
Signed: *Alysia Bailey Taylor*
Development Services Dir/Designee
Staff Coordinator: Michael Walters

Date: 08/26/2021

EPPELRY COURT SUBDIVISION
PRELIMINARY SUBDIVISION PLAN
Case #: SUB-0036-2021

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

Infrastructure Quantities	
Phase Number	1
Number of Lots	2
Lot Numbers by Phase	2
Number of Units	2
Livable Buildings	2
Open Space	0
Number of open space lots	No
Public Water (LF)	000
Public Sewer (LF)	000
Public Street (LF)	000
Public Sidewalk (LF)	000



VICINITY MAP
1" = 300'

SITE DATA	
<u>SITE DATA</u>	
EXISTING ZONING	R-4
TOTAL AREA (APPROVED)	0.774 ACRES
PROPOSED DENSITY	2.6 D.U./ACRE
MAXIMUM ALLOWED DENSITY	4 D.U./ACRE
WAKE CO. PIN # 1747257778	
Real Estate Id 0195335	
TOTAL NO OF PROPOSED LOTS	2 LOTS
ACREAGE IN LOTS	1.80 AC
MIN. LOT AREA	10,000 S.F.

GENERAL CONSTRUCTION NOTES

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF PALM BEACH STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL COMPLETE THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF DISRUPTION TO TRAFFIC.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF IMMEDIATELY ADJACENT CURB CUT REGULATIONS.
5. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY ENGINEER AND CITY OF PALM BEACH INSPECTORIAL DISTRICT SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 561-996-6649 OR E-MAIL THE MEETING.
6. THE CONTRACTOR SHALL OBTAIN A RIGHT OF WAY CONSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE USE OF A STREET, DRIVEWAY, ALLEY, PARKING SPACE OR SIDEWALK. THE RIGHT OF WAY SERVICES IN AT LEAST 48 HOURS IN ADVANCE.
7. ANY TEMPORARY STREET CLOSURES MUST BE SUBMITTED AND APPROVED 2 WEEKS PRIOR TO THE START OF WORK. THE RIGHT OF WAY CLOSURES @ WWW.PALMBEACH.ORG/GOV. COMPLETE AND SEND THE RIGHT OF WAY CONSTRUCTION PERMIT TO RIGHTWAY@PALMBEACH.ORG.
8. ANY CONTRACTOR OR FLEET/MAINTENANCE UNIT IS WORKING ON A CITY PROJECT SHALL SUBMIT A REQUEST TO THE TRAFFIC ENGINEER, 1111 N. STATE ST. FOR A RIGHT OF WAY CLOSURE WORK PERMIT PRIOR TO THE START OF WORK.
9. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO INFRASTRUCTURE IN THE RIGHT OF WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
11. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.

GENERAL NOTES

- [illegible]

SHEET INDEX

SHEET 1 C1 - COVER SHEET
SHEET 2 SP1 - EXISTING CONDITIONS / SITE PLAN / UTILITIES PLAN

INITIAL SUBMITTAL: 1-JUNE-2021
2ND SUBMITTAL : 23-JULY-2021

Solid Waste Statement:

Roll out carts are proposed to service solid waste. Store roll out carts in garage. Carts will be pushed from garage to curb using the driveway.

PRELIMINARY PLANS NOT
RELEASED FOR CONSTRUCTION
23-JULY-2021

This drawing and/or the design shown are the property of Veteran Engineering Associates, Inc. The reproduction alteration, copying or other use of this drawing without the written consent of an authorized officer of Veteran Engineering Associates, Inc. is prohibited; and any infringement will be subject to legal action.

