LOCATION: This 0.417 acre site, zoned R-6, is located at the southeast corner of Woodburn Rd and Wade Ave at 838 Woodburn Rd.

REQUEST: This is a conventional subdivision of Lot No. 16, Block 1 of Cameron Village Subdivision, resulting in two new residential lots. An existing house on site is to be demolished.

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 14, 2021 by ALISON A POCKAT, 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.

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

**Engineering**

2. A fee-in-lieu for 169 lf of 1ft sidewalk along Woodburn Road is paid to the City of Raleigh (UDO 8.1.10).

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. A 5ft 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.

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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

6. 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**

7. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

8. A sealed letter from a licensed NC surveyor shall 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**

9. A public infrastructure surety for 7 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

 куди 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. A sealed letter from a licensed NC surveyor shall 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. 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. (UDO 9.4.6.)

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

Urban Forestry

5. Tree impact permits must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Woodburn Road and 2 street trees along Wade Avenue for a total of 7 street trees.

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.

Stormwater

2. 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: December 23, 2024
Record at least ¾ of the land area approved.

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

I hereby certify this administrative decision.

Signed: ____________________________ Date: 08/26/2021
Alysia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
RHYD VILLAGE SUBDIVISION

888 WOODBURN RD.
RALEIGH, NORTH CAROLINA

OWNER:
REVOLUTION HOMES, LLC
5500 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

CONTACT: RYAN W. JOHNSON
PHONE: 919-586-2781

SITE DATA

ADDRESS: 888 WOODBURN RD., RALEIGH
PH: (919)-276-2783
FAX: 919-586-2787

ZONING: A-A
LOW DENSITY RESIDENTIAL

THE SITE IS A SUBDIVISION OF LOT NO. 60, BLOCK 1, CAMERON VILLAGE SUBDIVISION

TOTAL SURFACE AREA FOR LOT = 1,100 SF, .025 ACRES
EXISTING IMPROVEMENT SURFACE AREA FOR LOT = 1,100 SF
PERCENT PROPOSED INCREASE CONCERNING LOT 10 = .363%

PROPOSED USE: TWO RESIDENTIAL LOTS
LOT 1: 7,064.7 SF - 1.668 AC
LOT 2: 7,064.7 SF - 1.668 AC

SITE DENSITY: 2 LOTS/0.46=0.687 ACRE

PROJECTED WASTEWATER FLOW: 1,468 GPD
2 DWELLINGS X 6 RESIDENTS X 150 GPD

LIST OF DRAWINGS

SEQ. NO. DWG. NO. TITLE
1 CS-0 COVER SHEET
2 EC-1 EXISTING CONDITIONS PLAN
3 SP-1 PROPOSED SUBDIVISION
4 D-1 UTILITY DETAILS
5 AD-1 LIMIT OF GRADING

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH 406-2007 STANDARDS AND SPECIFICATIONS.

SOLID WASTE COMPLIANCE STATEMENTS

development must receive approval and are in compliance with the requirements set forth in the solid waste design manual.
A FREE IMPACT FEE IS REQUIRED WHEN PLANS ARE SUBMITTED FOR BUILDING PERMITS IN ORDER TO PLANT TREES IN THE PUBLIC HIGHWAY.

REVOLUTION HOMES, LLC
5500 CENTERVIEW DR.,
SUITE 115
RALEIGH, NC 27606

PHONE: 919-586-2781
FAX: 919-371-5077

BOARDS OF DEVELOPERS

1. The Board of County Commissioners, to be elected by the people as provided by the laws of North Carolina.
2. The Planning Commission, to administer the Comprehensive Land Use Plan of the county.
3. The Board of County Commissioners, to hear and determine all applications for use of land within the county.
4. The Building Board of Review, to hear and determine all applications for permits for the construction of buildings.
5. The Board of Adjustment, to hear and determine all applications for variances from the provisions of the Comprehensive Land Use Plan of the county.
1. Total cumulative land disturbance for all activities associated with this subdivision development, including but not limited to demolition and new single family home construction, shall be less than 3,000 sq. ft.

2. A detailed letter from a licensed NC contractor shall be required to be provided containing that the overall limits of disturbance for the subdivision have been marked in the field and total less than 3,000 sq. ft.

PROPERTY NOTE:
1. Existing boundary and site elements and information are based on a current conditions survey by ACC, Inc., with Paul Shoemaker, P.E., survey no. 20201090, effective July 2020. Land surveyor’s numbers 124474 and 124475.

2. No construction to be in accordance with all city of Warrenton and NC permits, specifications, and regulations.

3. Areas of disturbance will be shown on plans and the area disturbed by construction and any overlap of areas occurs as a result.