LOCATION: This site is located on the north side of Wayland Drive, west of Gordon Street at 2800 and 2802 Wayland Dr and 2811 Gordon St (PIN#1705-00-2869; 1705-00-2824 & 1705-00-1819).

REQUEST: Development of a 0.68 acre/29,827 sf tract zoned R-6 with .05ac/2,214 sf of right-of-way dedication for a net area of .63 ac/27,613 sf. An existing 3 detached single-family residential lots being recombined and subdivided, adding 1 additional residential lot, for a proposed 4 single-family detached residential lot subdivision. Existing Lot 5 being .14ac/6,073 sf; Lot 6 -.15ac/6,481sf; Lot 7-B -.20ac/8,896 sf and new Lot 201 being .14 ac/6,164 sf.

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 31, 2020 by Aiken & Yelle Associates, PA.

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 recombination plat is recorded in conjunction or prior to the recording of the subdivision lots for the approved subdivision plan.

2. The side yard lot line setbacks are dimensioned & labeled on all plat recordings, for Lot 7-B per the preliminary subdivision plan sheet, demonstrating compliance with UDO Sec.2.2.1.

**Engineering**
3. A fee-in-lieu for 6’ sidewalks along the frontages of the 4 lots for SUB-0045-2019 is paid to the City of Raleigh (UDO 8.1.10).

4. 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.

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.

**Stormwater**

6. Cumulative disturbance for the subdivision development, from demolition through single family home construction, shall be less than 12,000 sf. Prior to the issuance of any demolition permit, a sealed letter from a licensed NC surveyor shall be provided to stormwater review staff verifying that the overall limits of disturbance have been marked in the field and total less than 12,000 sf. If at any time demolition, construction of new single family homes, and other associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be required via the site permitting review process. (UDO 9.4.6)

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

8. The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

**Urban Forestry**

10. A public infrastructure surety for 6 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:*

**Engineering**

1. The existing retaining wall within the ROW is shown to be removed and needs to be prior to the first building permit issuance.
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.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Gordon St, and 2 street trees along Wayland St. All required street tree plantings are required to be planted and inspected with building permit for Lot 201.

**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).

Urban Forestry

2. 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:** September 9, 2023
Record at least ½ of the land area approved.

**5-Year Sunset Date:** September 9, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 09/09/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
PRELIMINARY SUBDIVISION PLANS FOR

LOTS 5, 6, & 7-B CARTIER SUBDIVISION

SUB-0045-2019

2800 & 2802 WAYLAND DR &
2811 GORDON ST
RALEIGH, NC
PINS: 1705-00-2869,
1705-00-2824, & 1705-00-1819

NOTES

1. THE PURPOSE OF THIS SUBMITTAL IS TO OBTAIN APPROVAL TO CREATE ONE NEW LOT AS CONVENTIONAL SUBDIVISION FOR USE AS SINGLE FAMILY RESIDENTIAL CONSTRUCTION.

2. THESE LOTS ARE EXEMPT PER UDO SECTION 9.2.2.A.2.B.i BUT ARE SUBJECT TO IMPERVIOUS LIMITATIONS OF SUBSECTION A.4.

3. IMPERVIOUS LIMIT FOR EACH LOT TO BE MEASURED ON PLAT PRIOR TO BUILDING PERMITS.

4. TOTAL CUMULATIVE LAND DISTURBANCE FOR ALL ACTIVITIES ASSOCIATED WITH THE SUBDIVISION DEVELOPMENT, INCLUDING BUT NOT LIMITED TO DEMOLITION AND NEW SINGLE FAMILY HOME CONSTRUCTION, SHALL BE LESS THAN 12,000 SF.

5. TREE CONSERVATION PLAN NOT REQUIRED PER UDO SECTION 9.1.2.

6. EXISTING LOT 7-B CONTAINS NEUSE RIPARIAN BUFFER (NRB) BUT WAS CREATED PRIOR TO 1997 AND THUS IS EXEMPT PER STATE STATUTE WHEN USES ARE PRESENT AND ONGOING PER 15A NCAC 02B .0233 SECTION 3B.(I).

7. DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

8. INFILL RESIDENTIAL RULES MAY APPLY TO THE CURRENT SITE LAYOUT PER UDO SEC 2.2.7.
NOTES
- STREET TREES SHALL BE RETAINED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

LANDSCAPING REQUIREMENTS

STREET TREES
REQUIRED
- STREET TREES SPACED AT 40' O.C.
PROVIDED
- 6 SHADE TREES SPACED AT 40' O.C.

PLANT LIST

<table>
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<tr>
<th>KEY</th>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
<th>QUAN.</th>
<th>CAL.</th>
<th>HT.</th>
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<tbody>
<tr>
<td>1</td>
<td>Quercus phellos</td>
<td>Willow Oak</td>
<td>4</td>
<td>3&quot;</td>
<td>12'</td>
</tr>
<tr>
<td>2</td>
<td>Ceris canadensis</td>
<td>Eastern Redbud</td>
<td>2</td>
<td>3&quot;</td>
<td>9'</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
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</tr>
</tbody>
</table>

LANDSCAPES REQUIREMENTS
STREET TREES:
REQUIRED:
- SHADE TREES SPACED AT 40' O.C.
PROVIDED:
- 6 SHADE TREES SPACED AT 40' O.C.

SCALE: 1 INCH = 20 FEET

LEGEND
- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- EX. FLOODPLAIN BOUNDARY
- EX. CHANNEL/STREAM
- EX. CHANNEL/STREAM BUFFER
- EX. RETAINING WALL TO BE REMOVED WITHIN R/W
- EX. SHELTERED YARD
- EX. SHELTERED YARD (WO)
- EX. SHELTERED YARD (ER)
- EX. SHADE TREE (WO)
- EX. SHADE TREE (ER)
- EX. OVERHEAD ELECTRIC LINE
- EX. OVERHEAD ELECTRIC

PLANTED TREES:
- PROP. SHADE TREE (WO)
- PROP. SHADE TREE (ER)

PLANT LIST:
- Quercus phellos (Willow Oak): 4
- Ceris canadensis (Eastern Redbud): 2
- TOTAL: 6

SCALE ADJUSTMENT
THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

01"