LOCATION: This site is located on the south east quadrant of the intersection of Lake Boone Trail and Nottingham Road PIN #0795715960. The site is zoned R-4 within the corporate limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.49 acre lot into two lots for Detached, Single Family Residential. Lot 1 will be created with access from Lake Boone Trail and Lot 2 will be created with access from Nottingham Road.

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 October 1, 2021 by DJF BUILDERS, INC.

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 170 linear feet of street, curb and gutter, and sidewalk along Lake Boone Trail is paid to the City of Raleigh (UDO 8.1.10).
3. A 10 ft Slope easement along Nottingham Road and 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.

4. A variable width 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.

5. A fee-in-lieu for 130 linear feet of street, curb and gutter, and sidewalk along Nottingham Road is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

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

☐ 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. A public infrastructure surety for (6) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3)

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. (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 (4) street trees along Lake Boone Trail and (5) understory street trees along Nottingham Rd.

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).

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: February 22, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: February 22, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alygia Bailey Taylor  Date: 10/26/2021
Development Services Dir/Designee

Staff Coordinator: Cara Russell