Administrative Approval Action
Case File / Name: SUB-0050-2021
DSLC - NORTH RIDGE BENT PINE SUBDIVISION

LOCATION: This site is located on the east side of Falls of Neuse Road, south of Hunting Ridge Road at 6901 Bent Pine Place.

REQUEST: Development of a 0.77 acre/33,429 sf tract zoned R-4, into a two lot subdivision. Proposed New Lot 1 being 0.37 acres/ 16,047 sf and New Lot 2 being 0.40 acres/17,266 sf, and 113 sf of right-of-way dedication.

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 6, 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.

☐️ Utility Placement Easement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. A 20 ft by 20 ft joint driveway easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation.

Engineering

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.

4. A fee-in-lieu for 4.5 ft of asphalt along the frontage is paid to the City of Raleigh (UDO 8.1.10).
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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. As per the SUB-0050-2021 submittal MISA lot 1 = 5967 sf, MISA lot 2 = 6430 sf

☑ 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:

Stormwater

1. 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.

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 28, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: February 28, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 11/01/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
NORTH RIDGE BENT PINE SUBDIVISION

3001 BENT PINE PL.
RALEIGH, NORTH CAROLINA

OWNER:
RALEIGH CUSTOM HOMES
6780 FALLS OF NEUSE RD., SUITE 300
RALEIGH, NC 27616
OFFICE PHONE - 919 365-1528
CONTACT: TIM THOMPSON

VICTORY MAP

SCALE: 1" = 500'

SITE DATA

ADDRESS: BENT PINE PLACE, RALEIGH
PAR NO: 227-250-008
ACRES: 6.977 ACRES
ΖINING: R-4
SECONDARY ROAD NETWORK
LAND USE: LOW DENSITY RESIDENTIAL - LESS THAN 30 UNITS PER AC - ADJACENT WATERSHED LOWER DEER MOOR RIVER
PROPOSED USE - LOW DENSITY RESIDENTIAL
THE SITE IS A SUBDIVISION OF LOT NO. 2B
CROSS REF: NORTH RIDGE, SECTION 1, PART A
TOTAL GROSS SITE AREA FOR LOT 2B = 32,345 SF, 0.76 ACRES
EXISTING IMPERVIOUS SURFACE AREA FOR LOT 2B = 3,720 SF
PERCENT IMPERVIOUS EXISTING CONG = 11.49%
PROPOSED USE - TWO RESIDENTIAL LOTS
LOT 2B - 1,726 SF - R-4 USE
LOT 2B - TOTAL NET AREA OF LOT FOR DEVELOPMENT = 30,329 SF
THE MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA IS 29,311 SF
LOT 2 = MAXIMUM ALLOWED IMPERVIOUS SURFACE AREA = 29,311 SF
LOT 2 = PROJECTED WASTEWATER FLOW = 1,466 GPD
2 DWELLING X 4 BEDROOMS X 120 GPD

DEVELOPMENT TYPE - SITE DATA TABLE

<table>
<thead>
<tr>
<th>DEVELOPMENT PERCENTAGE</th>
<th>SITE TYPE</th>
<th>IMPERVIOUS SURFACE</th>
<th>SURFACE WATER</th>
<th>PERCENT IMPERVIOUS</th>
<th>IMPERVIOUS CONG</th>
</tr>
</thead>
<tbody>
<tr>
<td>12%</td>
<td>LOT 2B</td>
<td>11.49%</td>
<td>11.49%</td>
<td>11.49%</td>
<td>11.49%</td>
</tr>
</tbody>
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NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH ORDINANCE STANDARDS AND SPECIFICATIONS. DEVELOPERS ARE RECOMMENDED TO REVIEW THE REQUIREMENTS SET FORTH IN THE VCIOR MAP AND DESIGN MANUAL.