LOCATION: The 0.98 acre site comprised of two lots is located on the west side of Stillwater Drive, north of Hatteras Court and south of Thomas Road, zoned R-4. The site address is 1805 and 1809 Stillwater Drive.

REQUEST: Subdivision of two existing lots into three single-family residential lots under the Conventional Development option. Currently both lots are occupied by single family houses. The house at 1809 Stillwater Drive is to be demolished and the house at 1805 Stillwater Drive is to remain.

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 September 23, 2020 by FLM Engineering.

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:

- **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

  The following items are required prior to approval of Site Permitting Review plans:

  Stormwater

  1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

  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.

- **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:

Engineering

1. 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.

2. A fee-in-lieu for 6’ width of concrete sidewalk shall be paid to the City of Raleigh (UDO 8.1.10) for the length of the property frontage for the entire subdivision of land along Stillwater Drive.

General Condition

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

Stormwater

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

5. All means of transporting stormwater runoff shall be shown on all plats for recording as private drainage easements. Private drainage easement shared between lots 2 and 3. Note to be recorded on plat: "Owners of lots 2 and 3 have sole responsibility for maintenance of private drainage facilities" (UDO 9.2).

Urban Forestry

6. A public infrastructure surety for 7 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Stillwater Dr.

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: October 23, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 23, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Date: 10/23/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
PRELIMINARY SUBDIVISION PLANS
FOR
STILLWATER DRIVE
SUBDIVISION
SUB-0051-2020
1805 AND 1809 STILLWATER DRIVE
RALEIGH, NC 27607
PINS: 0795-21-7558 AND 0795-21-7679

ENGINEER OF RECORD:
FLM ENGINEERING, INC
CONTACT: JOHN FRAZIER, PE
PO BOX 51727
RALEIGH, NC 27605
919.598.1551
JFRAZIER@FLMENGINEERING.COM

DEVELOPER:
SPAIN AND KIRKINS OUTFITTER
1805 STILLWATER DRIVE
RALEIGH, NC 27607
919.392.2470
BRASKIRKINS.COM
Callyed by Justin Bieglar
on behalf of developer
concerning plans dated 9/3/09

Justin Bieglar
Project Engineer
FEBRUARY 2009

C-1
SHET 1 OF 8

1/4" = 1'-0"