LOCATION: This site is located on the west side of Kent Road at 1322 Kent Road (PIN# 0793-08-6561). This site is inside the city limits.

REQUEST: Development of a 0.505 acre/21,989 sf tract zoned R-10 with SRPOD (Special Residential Parking Overlay District) into a proposed 2 lot subdivision. Proposed New Lot 1 being 10,671 sf/0.245 acres and New Lot 2 being 11,118 sf/0.255 acres. Also, the subdivision will propose right-of-way dedication of 200 sf/0.005 acres along Kent Rd.

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 January 17, 2020 by CMS Engineering PLLC.

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.

✓ SIDEWALK EASEMENT REQUIRED

✓ 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.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
3. 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.

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

6. That the 20 ft x 20 ft shared driveway easement is shown on the final subdivision plat for recording.

Public Utilities

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

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Impervious amounts for improvements in the ROW must be subtracted from the maximum impervious for each lot.

9. A mass grading permit will be required prior to demolition. (UDO 9.4.6)

Urban Forestry

10. A public infrastructure street tree surety for 4 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:

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.

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. Impervious amounts for improvements in the ROW must be subtracted from the maximum impervious for each lot.
3. 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

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 Kent Road.

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: February 25, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 25, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _______________________________ Date: 02/26/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
STANDARD UTILITY NOTES (as applicable):

1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).

2. Utility separation requirements:
   a) A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. An adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
   b) When installing water & sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18' above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
   c) If it is impossible to obtain proper separation, or any sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to waterline specifications.
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
   e) Maintain 18' min. vertical separation at all watermain & RCP storm drain crossings; maintain 24' min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6' min. clearance (per CORPUD details W-41 & S-45).
   f) All other underground utilities shall cross water & sewer facilities with 18' min. vertical separation required.

3. Any necessary field revisions are subject to review & approval of an amended plan & profile by the City of Raleigh Public Utilities Department prior to construction.

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour notice to the City of Raleigh Public Utilities Department.

5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.

6. It is the developer’s responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes aborting (up to main & removal of service from ROW) or abandonment per CORPUD Handbook procedures.

7. Install 1/2' copper water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent. Iwsc is the applicant’s responsibility to properly size the water service for each connection to provide adequate flow & pressure.

8. Install 4" PVC sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line spaced every 75 linear feet minimum.

9. Pressure reducing valves are required on all water services exceeding 80 psi. Backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manholes.

10. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. Cross-connection control protection devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer’s recommendations or the local cross-connection control program, whichever is more stringent.

11. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 250-7825 or timothy.beasley@raleighnc.gov for more information.
RESIDENTIAL STREET FRONTAGE = 100'
less driveway width 20'
NET RESIDENTIAL STREET FRONTAGE = 80'
USE UNDERSTORY TREES DUE TO OVERHEAD
POWER LINES.
TREES REQUIRED = (100-20')/20 = 4 TREES
TREES PROV'D: 4 UNDERSTORY TREES

NEW TREES PLANT LEGEND:

<table>
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<tr>
<th>QUANTITY</th>
<th>COMMON NAME</th>
<th>BOTANICAL NAME</th>
<th>CANOPY HEIGHT</th>
<th>SPREAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>JAPANESE KOUSIA DOGWOOD</td>
<td>Cornus kousia</td>
<td>15'</td>
<td>18'</td>
</tr>
</tbody>
</table>

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