LOCATION: This site is located north of Glen Eden Drive at the north end of Yelverton Circle at 3417 Yelverton Circle.

REQUEST: Development of a 0.662 acre tract zoned R-4 into a proposed 2 lot subdivision. Proposed New Lot 1 being 13,068 sf/0.3 acres; New Lot 2 being 15,421 sf/0.35 acres with 359 sf/.01 acres of right-of-way dedication along Yelverton Circle. The proposed density for the subdivision site is 3 units/acre.

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 February 11, 2020 by JOHN A EDWARDS AND CO.

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

☑ 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 note is placed on all plat recordings stating: "Residential Infill rules may apply per UDO Sec. 2.2.7."

**Engineering**

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.

**Stormwater**

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

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

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

*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:** March 10, 2023
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** March 10, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 03/10/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
3417 YELVERTON CIRCLE
PRELIMINARY SUBDIVISION PLAN REVIEW
SUB-0060-2019
RALEIGH, NORTH CAROLINA

NOVEMBER 07, 2019
REVISED JANUARY 6, 2020
REVISED FEBRUARY 11, 2020

OWNER/DEVELOPER:
HAROLD & CORAL STEVENS
3417 Yelverton Cir., Raleigh, NC 27612
Phone: (919) 815-3166
stevenscoral@netzero.net

SITE DATA
OWNER: HAROLD & CORAL STEVENS
3417 YELVERTON CIRCLE
RALEIGH, NC 27612
REFERENCE: DB 4734, PG 607
BM 1969, PG 112
WAKE COUNTY REGISTRY
LOTS: 2 / DETACHED HOUSE
PIN: 0795.16-84-0843
DENSITY: 3 D.U. / AC.
ZONING: R-4

INDEX
CE-1 COVER SHEET
CE-2 EXISTING CONDITIONS
CE-3 SUBDIVISION PLAN
CE-4 STORMWATER & UTILITY PLAN

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND OR DRCDST STANDARDS AND SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO COMPLY WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

SITE IS EXEMPT LESS THAN 2 ACRES

STORMWATER UDO 9.2.2 EXEMPT LOTS SUBJECT TO MAX. 38% ALLOWED IMPERVIOUS