LOCATION: This site is located on the east side of Granville Drive, south of Pasquotank Drive at 410 Pasquotank Dr.

REQUEST: Development of a 0.99 (43,500 sf) acre tract zone R-4 into a 2 lot detached single-family subdivision with approximately 0.02 acres (927 sf) of right-of-way dedication, and a net area of 0.97 acres (42,573 sf). Proposed new lot 126 being 0.50 acres (21,768 sf) and new lot 127 being 0.48 acres (20,805 sf).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: 
SUR-0506-2021: DSENG - Surety/Infrastructure 
FIL-0460-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator 
FIL-0461-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator 
SPR-0044-2021: DSLC - Site Permitting Review/Major [Signature Set] 
RCMP-0094-2021: DSLC - Recorded Maps/Subdivision 

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 13, 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:

✔ 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. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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

✔ 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.
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 a 6 ft sidewalk, curb and gutter, and 1 ft of pavement along Pasquotank is paid to the City of Raleigh (UDO 8.1.10).

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. A 20 ft wide Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation along Granville Drive and Pasquotank Drive. 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.

5. 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.

6. A fee-in-lieu for a 6 ft sidewalk and curb and gutter along Granville Drive is paid to the City of Raleigh (UDO 8.1.10).

7. A public infrastructure surety for 16 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

8. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required for demolition only. This is in addition to grading permit required at SPR if demolition is prior to permitting. (UDO 9.4.6)
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

11. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

☑ 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.

2. 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**

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Granville Dr and 5 street trees along Pasquotank Dr.

**The following are required prior to issuance of building occupancy permit:**

**General**

1. Final inspection of all right of way street trees by Urban Forestry Staff.

**Stormwater**

2. 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: June 11, 2024
Record at least ½ of the land area approved.
Administrative Approval Action
Case File / Name: SUB-0060-2020
410 PASQUOTANK DRIVE

5-Year Sunset Date: June 11, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyssia Bailey Taylor
Development Services Dir/Designee
Date: 02/12/2021

Staff Coordinator: Jermont Purifoy