LOCATION: This site is located on the south side of Van Dyke Avenue, east of Chamberlain St at 718 Chamberlain St. and involves two lots to be recombined and redeveloped.

REQUEST: Subdivision of a 0.94 acre/40,921 sf tract zoned R-10 NCOD, SRPOD with 0.39 acres / 16,827 sf of new right-of-way dedication (Turner’s Alley) and four lots. Proposed Lot 1 being 0.14 acres/ 6,039 sf; Proposed Lot 2 being 0.13 acres/ 5,489 sf; Proposed Lot 3 being 0.14 acres/ 6,027 sf; and Lot 4 being 0.15 acres/ 6,539 s

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 4, 2021 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City if land disturbance equal or exceeds 12,000 sf (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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Amend the zoning data information to reflect R-10, NCOD, SRPOD and comply with UDO Section 5.6.1. as applicable.
4. A copy of the Will Serve letter for private SWS service is provided at plat recordation.
5. Revise the 'new lot line' label shown on the rear of Lots 2-4.
6. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

Engineering

7. A cross access agreement among the lots identified as NINEONENINE LLC DB 13274, PG 737 BM 2021 PG 1475 and Lot 1 of shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
8. 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.
9. A Public Access deed of easement 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.
10. 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.
11. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

12. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry

13. A public infrastructure surety for (5) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☑ 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.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) street trees along Turners Alley.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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: March 2, 2025
Administrative Approval Action
Case File / Name: SUB-0061-2021
DSLC - TURNERS ALLEY SUBDIVISION

Record at least ½ of the land area approved.

5-Year Sunset Date: March 2, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Alycia Bailey Taylor  Date: 11/03/2021
Development Services Dir/Desigee

Staff Coordinator: Jermont Purifoy
TURNERS ALLEY SUBDIVISION
PRELIMINARY SUBDIVISION
SUB-0061-2021
RALEIGH, NORTH CAROLINA
AUGUST, 2021
REVISED OCTOBER, 2021

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