LOCATION:       The site is generally located at the southeast corner of Lynn Road and jean Drive, with common street addresses of 1809 Lynn Road.
REQUEST:       Conventional subdivision of approximately .66 acres zoned R-4 to create 2 detached house lots.

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 April 8, 2022 by Alejandro Moreno.

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:

- **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. Verification that the existing house on site is to be relocated or demolished shall be provided. Verification shall include either a demolition permit or building permit with the appropriate permit number shown on all maps for recording.

**Engineering**

2. 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.

3. 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.

4. A 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. 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. 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.

**Stormwater**

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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

8. Private drainage easements shall be shown on all plats for recording (UDO 9.2).

**Urban Forestry**

9. 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 100% of the improvement cost for the NCDOT portion and 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. Private drainage easements shall be shown on all plats for recording (UDO 9.2).

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.)

3. 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.

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

**Urban Forestry**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (2) new street trees and (4) existing street trees along Lynn Rd. and (3) new street trees along Jean Dr.

*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: May 4, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: May 4, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Date: 05/04/2022

Staff Coordinator: Kasey Evans