LOCATION: This site is located on the east side of Edwards Mill Road, north of Marietta Court at 3416 Marietta Ct.

REQUEST: Subdivision of a 0.52 acre/22,508 sf tract with 0.03 acres/1,273 sf of right-of-way dedication leaving a net site area of 0.49 acres/21,235 sf. The R-4 zoned property is being subdivided into 2 lots for attached dwelling unit development. New Lot 1 is proposed to be 0.26 acres/11,139 sf and new Lot 2 is proposed to be 0.23 acres/10,096 sf.

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 19, 2021 by Wake Land Design, 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:

☐ SITE PERMITTING REVIEW NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

☐ 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.

☐ SLOPE 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.

2. A general note shall be placed on all plat recordings stating the primary street designation for Lot 1. The note could read as follows: "Per UDO Section 1.5.4.C.3, the Primary Street for Lot 1 shall be _________________ (either Marietta Ct or Edwards Mill Rd.)."

Engineering
3. A fee-in-lieu for 100 linear feet of 1 foot of sidewalk along Edwards Mill Road is paid to the City of Raleigh (UDO 8.1.10).

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 5’ utility placement easement on Edwards Mill Road and 2.5’ utility placement easement along Marietta Court 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.

6. A 20 foot 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.

7. A fee-in-lieu for 145 linear feet of 6 foot sidewalk along Marietta Court is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

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

Urban Forestry

10. A public infrastructure surety for (5) shade trees and (5) understory 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. 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.

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 (5) Quercus lyrata, Overcup oak street trees along Marietta Ct and (5) Halesia carolina, Carolina silverbell single-stem understory trees along Edwards Mill Rd.

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 16, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 16, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyssa Bailey Taylor
Development Services Dir/Designee
Date: 11/17/2021

Staff Coordinator: Jermont Purifoy
MARIETTA COURT
SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
SUB-0070-2021
RALEIGH, NORTH CAROLINA
SEPTEMBER 8, 2021
REVISED: OCTOBER 19, 2021

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