LOCATION: This site is located on the north west intersection of Avent Ferry Road and Pineview Drive, PIN #0783742375, at 3900 Avent Ferry Road. The site is zoned R-4 and SRPOD within the corporate city limits of the City of Raleigh.

REQUEST: Conventional Subdivision for existing 0.954 acre lot into four lots. Lots 2,3,4 will be created with access from primary street Pineview Drive and Lot 1 will have access from Avent Ferry Rd.

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 March 4, 2022 by FLM Engineering.

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.

- **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.

  **Engineering**

  2. A fee-in-lieu for sidewalk along Pineview Drive 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 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.

Stormwater

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

Urban Forestry

6. A public infrastructure surety for (5) street trees along Pineview Dr. 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:

Engineering

1. 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

2. If total land disturbance will be over 12,000 sq. ft. for multiple houses or lot development, 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 (5) street trees along Pineview Dr.
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: August 4, 2025
Record at least ½ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Alysa Bailey Taylor
Development Services Dir/Designee

Date: 04/07/2022

Staff Coordinator: Cara Russell
PRELIMINARY
SUBDIVISION PLANS

3900 AVENT FERRY ROAD

SUB-0080-2021

3900 AVENT FERRY ROAD
RALEIGH, NORTH CAROLINA 27606
PIN: 0783-74-2375

Cara Russell

OWNER/DEVELOPER:
A SQUARED LLC

ADDRESS:
3900 AVENT FERRY ROAD
RALEIGH, NC 27605 SUB-0080-2021

PHONE:
919-672-9175

CONTACT:
CHASE MASSEY

EMAIL:
CMSMASEY@FLMENGINEERING.COM

ENGINEER OF RECORD:
FLM ENGINEERING, INC.

ADDRESS:
2920 WOODLAND PARKWAY
RALEIGH, NC 27610

PHONE:
919-672-8975

CONTACT:
CHASE MASSEY

EMAIL:
CMSMASEY@FLMENGINEERING.COM

NOTES:
1. COULD BE IN THE BEROUV named AVENT FERRY ROAD. TOWING SUBDIVISION FROM N. E. COMPARES IN THIS CITY. CITY OF AUSTIN UNIFIED
2. PERMIT EIS FEE IS IN EFFECT FOR THE PREPARE FARES TO A MAP 06/0/22. BUILDING PLANS TO A MAP IN THE STATE OF FLORIDA.
3. INCLUDES A PREPARE PLANS FOR A MAP 06/0/22. BUILDING PLANS TO A MAP IN THE STATE OF FLORIDA.
4. THIS PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION PLAN.
5. ALL PERMITS AND PLANS ARE SUBMITTED TO THE CITY OF AUSTIN UNIFIED.
6. THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE SUBDIVISION PLAN.
7. PERMIT EIS FEE IS IN EFFECT FOR THE PREPARE FARES TO A MAP 06/0/22. BUILDING PLANS TO A MAP IN THE STATE OF FLORIDA.

C-1 COVER
C-2 EXISTING CONDITIONS PLAN
C-3 SUBDIVISION UTILITY & LANDSCAPING PLAN
JX BOUNDARY SURVEY