LOCATION: This site is located on the North of Johnsdale Road. The site is zoned R-4 within the corporate city limits of the City of Raleigh. The current address is listed as 6713 Johnsdale Road, Pin Number: 1717824921.

REQUEST: Conventional Subdivision for existing 2.71 acre lot into two lots for Detached, Single Family Residential, creating a density of 0.74. Lot 1 and 2 will be created with access from Johnsdale Road.

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 February 11, 2022 by Crumpler Consulting Services.

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:

Urban Forestry

1. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

2. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ 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:

Engineering
1. 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.

**Stormwater**

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

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

4. 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).

**Urban Forestry**

5. A public infrastructure surety for 3 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.

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .29 acres of tree conservation area.

**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:**

**Public Utilities**

1. Any water or sewer taps previously installed by a City of Raleigh project must be paid with the building permits

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Johnsdale Road.

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
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.

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: July 13, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: July 13, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  Date: 03/16/2022
Development Services Dir/Designee

Staff Coordinator: Cara Russell
PRELIMINARY SUBDIVISION PLANS
FOR
JOHNSDALE ROAD 2-LOT SUBDIVISION
6713 JOHNSDALE ROAD
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0083-2021
PREPARED FOR:
CITY PLAT, LLC
107 FAYETTEVILLE STREET, SUITE 400
RALEIGH, NORTH CAROLINA 27601

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
2301 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1734
Fax: 919-413-1733

NOTES

A. SURVEY AND PLANNING CONCEPTS SURVEY PROVIDED BY HOMASAWY
   LAND SURVEYING, TO SCALE 60"x80".
B. THE PROPERTY BE LOCATED IN ZONED LAND AS REQUIRED TO BE
   SHOWN IN SUBDIVISION PLANS.
C. THE PLANS SHOWN ARE BASED ON THE FOLLOWING ASSUMPTIONS AND
   REQUIREMENTS:
   1. DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
   2. SITE FEATURES ARE SUBJECT TO CHANGE.
   3. ALLEYS ARE SUBJECT TO CHANGE.
   4. GRADING DETAILS ARE SUBMITTED.
   5. SITE UTILITIES ARE SUBMITTED.
   6. PLANS ARE SUBJECT TO CHANGE.
   7. PLANS ARE Subject TO CHANGE.
   8. PLANS ARE SUBJECT TO CHANGE.

C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 PROPOSED GRADING
C-5 STORMWATER PLAN
C-6 PROPOSED UTILITY PLAN
C-7 PROPOSED LANDSCAPING PLAN
D-1 DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 40 HOURS BEFORE YOU DIG
North Carolina 911
NORTH CAROLINA
ONE-CALL CENTER
1-800-452-4942

Cara Russell