LOCATION: The site is located on the south side of Lansing Street and west side of Lamont Street. The site is addressed at 400 Lamont St, which is inside City limits.

REQUEST: Subdivision of a 0.27-acre tract zoned R-10 into two lots for detached homes. Lot 1 will be approx. 6,826 sq ft/0.157 acres and has an existing detached home to remain. Lot 2 will be 4,313 sq ft/0.10 acres. Note Lamont Street has been designated the primary street for this subdivision.

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 June 21, 2019 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:

Stormwater

1. If more than 12,000 sf is disturbed, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑ 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. 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.

2. A fee-in-lieu for 6-ft sidewalks along the frontage on both Lansing Street and Lamont Street is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' general utility 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 public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

5. The required slope easement for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.

☐ 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 2 (shade) street trees along Lansing St. and 6 (understory) street trees along Lamont St.

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 20, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: August 20, 2024
Record entire subdivision.
Administrative Approval Action
Case File / Name: SUB-S-13-2019
Long Acres - 2 Lot Subdiv

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin

Date: 08/21/2019
SUBDIVISION PLANS
FOR
LONG ACRES-2 LOT SUBDIVISION
400 LAMONT STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: S-03-2019
CITY OF RALEIGH TRANSACTION #: 590786

PREPARED FOR:
JOHN SCHLIMME
705 E. EDENTON STREET
RALEIGH, NORTH CAROLINA 27601

PREPARED BY:
CRUMPLER
Consulting Services, PLLC

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