LOCATION: The site is located on the east side Jean Drive south of the intersection of Lynn Road and Jean Drive, with a street address of 6508 Jean Drive.

REQUEST: Conventional subdivision of approximately 1 acre zoned R-4 to create 3 detached house lots.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0145-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 10, 2020 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. 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. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ 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.

☒ 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.

2. 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.

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

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

Urban Forestry

5. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

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.)

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Jean Drive.

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).
Administrative Approval Action
Case File / Name: SUB-0001-2020
Rothschild Woods

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: June 18, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: June 18, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: __________________________ Date: 06/18/2020
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
SUBDIVISION PLANS
FOR
ROTHSCHILD 3 LOT SUBDIVISION
6508 JEAN DRIVE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0001-2020

PREPARED FOR:
KAREN L ROTHSCILD
JULIAN D REMBERT III
6508 JEAN DRIVE
RALEIGH, NORTH CAROLINA 27612

PREPARED BY:
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Ph: 919-764-6155
Ph: 919-764-6158

CITY OF RALEIGH FILE: SUB-0001-2020

NOTE:
1. All development is subject to the approval of the City of Raleigh.

DESCRIPTION
C-1 Cover
C-2 Existing Conditions
C-3 Proposed Subdivision Plan
C-4 Proposed Grading
C-5 Proposed Utility Plan
C-6 Proposed Landscaping Plan
D-1 Details

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

CALL 811 HOURS BEFORE YOU DIG
North Carolina 811
One Call Center
1-800-488-8989

NORTH CAROLINA
Regulatory agency by Henry Evans
Raleigh, N.C. 27614
Ph: 919-733-0500
Ph: 919-733-0501
Ph: 10/18/2012
07/9/2012