



Administrative Approval Action

Case File / Name: SUB-0005-2023
DSLCL - 6309 JOHNSDALE RD - 2 LOT SUBDIVISION

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located north of Spring Forest Road, west of Litchford Road at 6309 Johnsdale Road.

REQUEST: Development of a 0.72 acre/31,402 sf tract zoned R-4. A proposed 2 lot Conventional Subdivision for detached single-family dwellings on an existing lot with a detached single-family structure which will be demolished. Proposed Lot 1 being .36 acres/15,790 sf and Lot 2 being .36 acres/15,611 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 March 29, 2023 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.

☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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



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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 135' of sidewalk and curb and gutter is paid to the City of Raleigh (UDO 8.1.10).
3. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

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 7 street trees 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:

Stormwater

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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 7 street trees along Johnsdale Road.

The following are required prior to issuance of building occupancy permit:

General



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1. Final inspections of right of way street trees by Urban Forestry Staff.

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: April 26, 2026

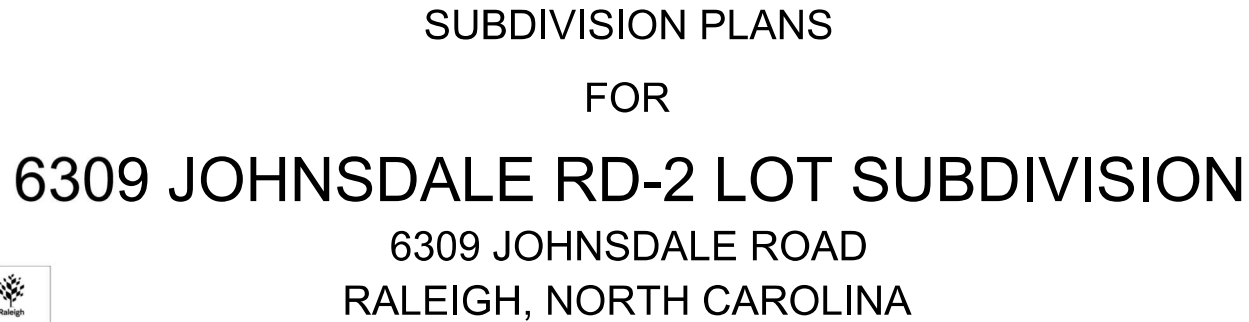
Record at least ½ of the land area approved.

5-Year Sunset Date: April 26, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/26/2023
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**



PREPARED FOR:
WINDTREK VENTURES LLC
PO BOX 1218
MORRISVILLE, NORTH CAROLINA 27560

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

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

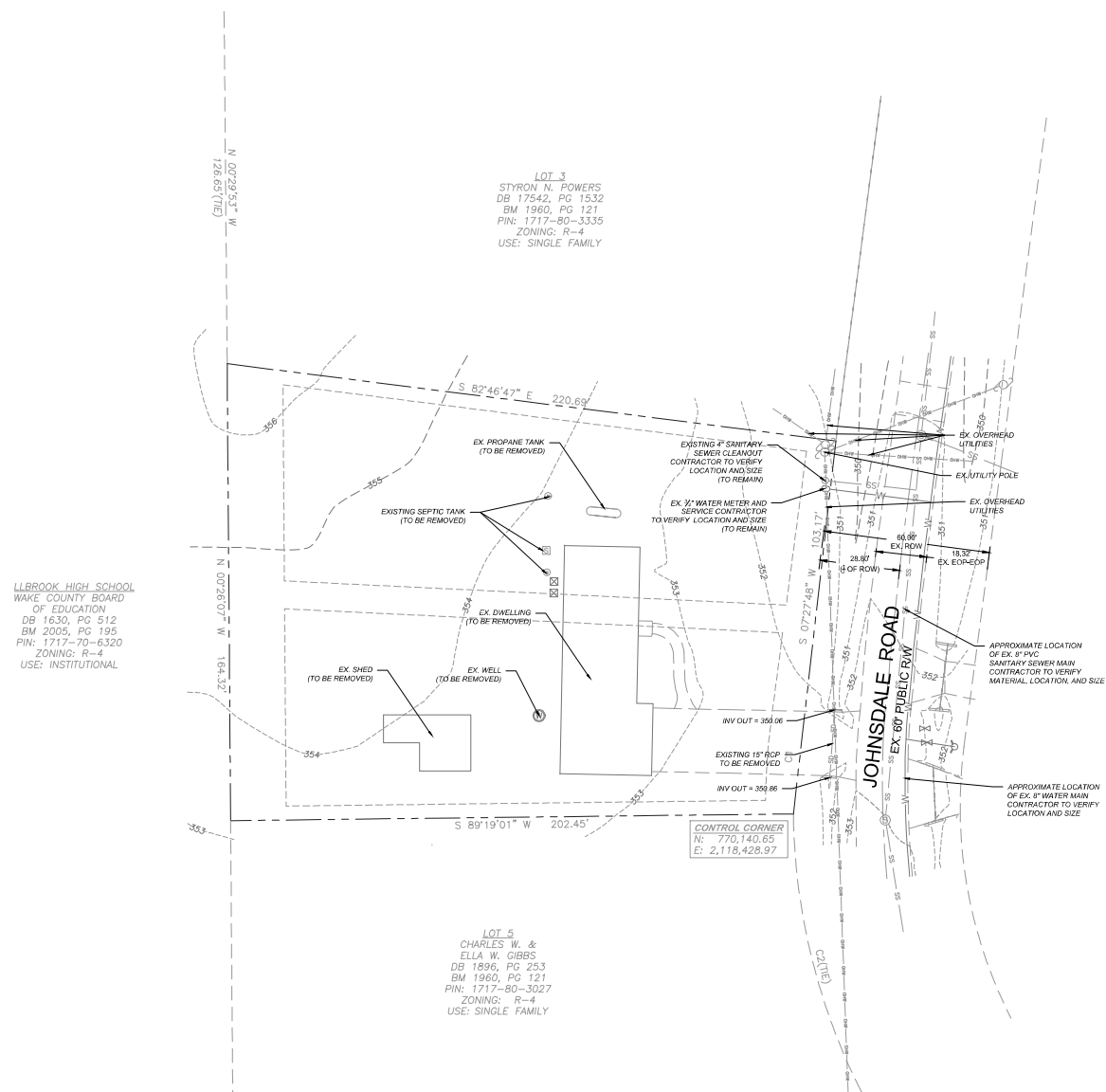
CALL 48 HOURS
BEFORE YOU DIG



Digitally signed by Jermont Purifoy
Date: 2024.06.04 18:53:07 -0400

Jermont Purifoy Raleigh

10



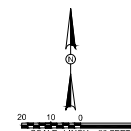
LEGEND

- | | |
|-------------|---------------------------------|
| ----- | EXISTING PROPERTY LINE |
| ----- | EXISTING ABUTTING PROPERTY LINE |
| ----- | EXISTING RIGHT-OF-WAY |
| OHW OHW OHW | EXISTING OVERHEAD POWER LINE |
| ----- | EXISTING ABUTTING PROPERTY LINE |
| ----- | EXISTING EDGE OF PAVEMENT |
| -100- | EXISTING CONTOUR MAJOR |
| ----- | EXISTING CONTOUR MINOR |
| SS SS | EXISTING SANITARY SEWER |
| SD SD SD | EXISTING STORM SEWER |
| ----- | EXISTING WATER MAIN |
| ----- | EXISTING CATCH BASIN |
| SS | EXISTING SANITARY SEWER MANHOLE |
| SD | EXISTING STORMWATER MANHOLE |

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF BLOCK PERIMETER AS THE SITE WILL BE DEVELOPED FOR DETACHED RESIDENTIAL USES ON LOTS NO LARGER THAN 2 ACRES PER EXEMPTION BASED ON UDO SECTION 8.3.2.A.1.b.ix.

THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.



CRUMPLER
Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	03/29/23

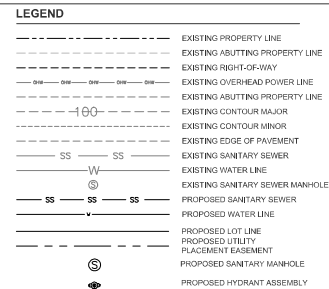
EXISTING CONDITIONS PLAN

6309 JOHNSDALE RD-2 LOT SUBDIVISION

6309 JOHNSDALE ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	22036
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/24/23
SCALE:	1" = 10'

C-2



1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

