



Administrative Approval Action

Case File / Name: SUB-0006-2023
DSLCL - NOTTINGHAM TWO 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 0.285 acre parcel zoned Residential-10 is located on the southwest corner of the intersection of Lewis Farm and Nottingham Roads at 1433 Nottingham Rd.

REQUEST: This is a two lot conventional subdivision with an existing single family dwelling to remain on one of the proposed lots.

Decision - Approved BOA-0015-2023 (6/12/23)
A 5' variance from the minimum lot width requirement (2.2.1 A2) in order to subdivide the subject property.

**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 October 5, 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:

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

<input checked="" type="checkbox"/>	Slope Easement 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:

Engineering



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1. 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)
2. A public street right-of-way 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)
3. A fee-in-lieu for sidewalk along Lewis Farm Road and sidewalk and curb and gutter along Nottingham Road is paid to the City of Raleigh (UDO 8.1.10).
4. A slope 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

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

7. A public infrastructure surety for the 3 required 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.



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☒ **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. 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.)
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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 street trees along Lewis Farm Rd and 1 street tree along Nottingham Rd.

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: November 8, 2026

Record at least ½ of the land area approved.

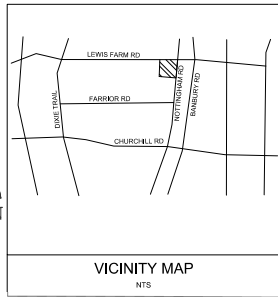
5-Year Sunset Date: November 8, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 11/08/2023
Development Services Dir/Designee

Staff Coordinator: Michael Walters



PRELIMINARY SUBDIVISION PLANS FOR NOTTINGHAM TWO LOT SUBDIVISION 1433 NOTTINGHAM ROAD RALEIGH, NORTH CAROLINA

Preliminary Subdivision Application
Site Review

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.2). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to subdivisions@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development
☐ Cottage Court ☐ Flag lot ☐ Frequent Transit Development Option

GENERAL INFORMATION

Scoping/sketch plan case number(s):
Development name (subject to approval): NOTTINGHAM TWO LOT SUBDIVISION
Property Address(es): 1433 NOTTINGHAM RD
Recorded Deed PIN#: 0794-69-5134

Building type(s): ☒ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Town Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name(s): SCOTT & AIMEE SUDDRETH
Company: Title: Owner
Address: 1433 NOTTINGHAM RD, RALEIGH, NC 27607
Phone #: 919-999-6332 Email: scott.suddreth@att.net

Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: ☐ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder
Company: Address: Phone #: Email:

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name(s): Josh Crumpler, PE
Company: Crumpler Consulting Services, PLLC Title: Owner
Address: 2308 Ridge Road, Raleigh, NC 27612
Phone #: 919-413-1704 Email: josh@crumplerconsulting.com

Page 1 of 2

CITY OF RALEIGH FILE: SUB-0006-2023

**PREPARED FOR:
OWNER:
SCOTT & AIMEE SUDDRETH
1433 NOTTINGHAM RD
RALEIGH NC 27607-3737**

**DEVELOPER:
STEVE SYPHER DESIGNS INC
1615 BROOKS AVE
RALEIGH, NC 27607**

**PREPARED BY:
CRUMPLER
Consulting Services, PLLC**

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

BOARD OF ADJUSTMENT NOTES:

BOA-0015-2023 - 6/12/2023

DECISION: APPROVED AS REQUESTED.

WHEREAS SCOTT AND AIMEE SUDDRETH, PROPERTY OWNERS, REQUEST A 5 FEET VARIANCE FROM THE MINIMUM LOT WIDTH REQUIREMENT PURSUANT TO UDO SECTION 2.2.1.A2 IN ORDER TO SUBDIVIDE THE SUBJECT PROPERTY (PIN 0794695134) INTO TWO LOTS ON A 0.29-ACRE PROPERTY ZONED RESIDENTIAL-10 AND LOCATED AT 1433 NOTTINGHAM ROAD.

SITE EXEMPTION NOTES:

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.2.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.

-THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 5.2.2.A-2 AS AMENDED BY TC-2-16.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS
C-3	PROPOSED SUBDIVISION PLAN
C-4	PROPOSED GRADING AND STORMWATER PLAN
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 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

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

ISSUED FOR
PERMITTING

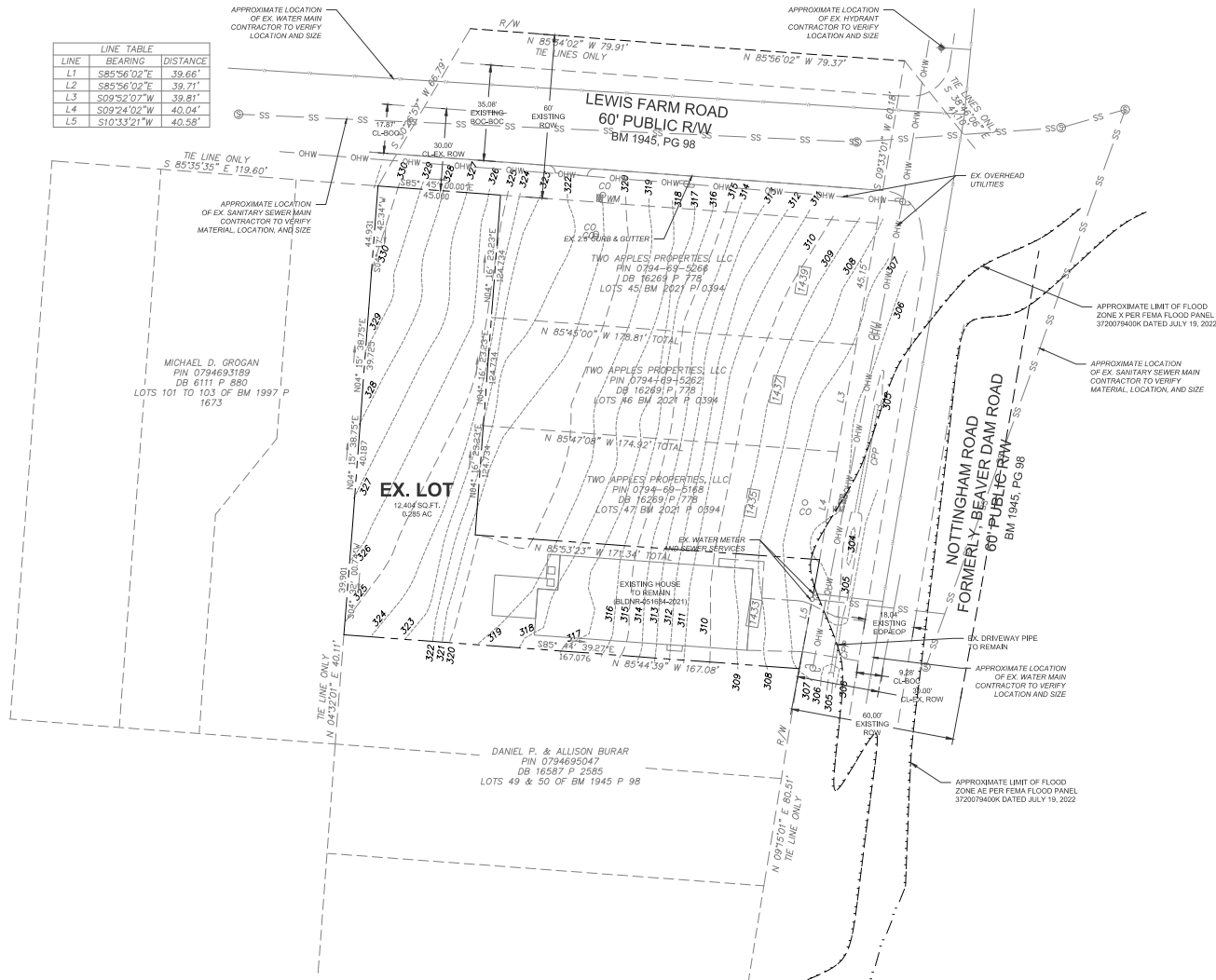
REV#	DATE	DESCRIPTION
1	06/17/23	CITY OF RALEIGH COMMENTS
2	10/05/23	CITY OF RALEIGH COMMENTS

COVER SHEET
NOTTINGHAM TWO LOT SUBDIVISION
1433 NOTTINGHAM ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 01/24/23
SCALE: N.T.S.

C-1
1 of 7

LINE	BEARING	DISTANCE
L1	S85°56'02"E	39.66'
L2	S85°56'02"E	39.71'
L3	S09°52'07"W	39.81'
L4	S09°24'02"W	40.04'
L5	S10°33'21"W	40.58'

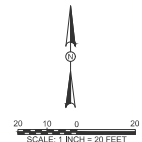


NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAROLINA LAND SURVEYING, DATED 08/15/21.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE BASED ON THE FEMA MAP NUMBER 372007940K DATED JULY 15, 2022.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAINING IS NOT FOR RECORDATION.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN



ISSUED FOR PERMITTING

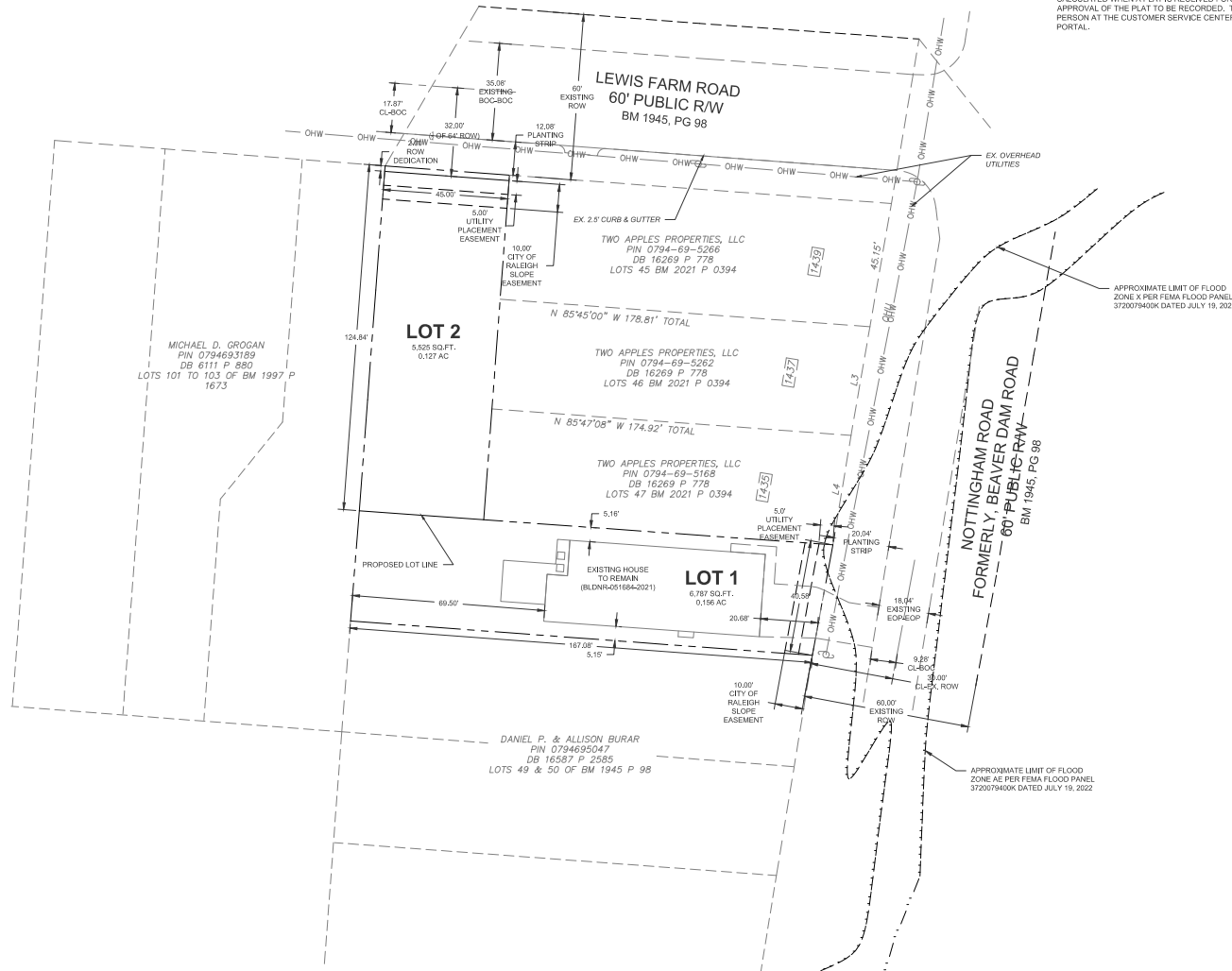
REV	DATE	DESCRIPTION
1	08/17/23	CITY OF RALEIGH COMMENTS
2	10/05/23	CITY OF RALEIGH COMMENTS

EXISTING CONDITIONS

NOTTINGHAM TWO LOT SUBDIVISION

1433 NOTTINGHAM ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21006
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/24/23
SCALE:	1" = 20'



NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAROLINA LAND SURVEYING, DATED 02/15/21.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE BASED ON THE FEMA MAP NUMBER 3720079400K DATED JULY 19, 2022.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
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5. A FEE-IN-LIEU FOR SIDEWALK ALONG LEWIS FARM ROAD AND SIDEWALK AND CURB AND GUTTER ALONG NOTTINGHAM ROAD WILL BE APPLIED FOR ALONG THE FRONTAGE OF THE DEVELOPMENT. THE AMOUNT WILL BE CALCULATED WHEN A PLAT IS RECEIVED FOR REVIEW AND PRIOR TO APPROVAL OF THE PLAT TO BE RECORDED. THE FEE CAN BE PAID IN PERSON AT THE CUSTOMER SERVICE CENTER OR OVER THE ON-LINE PORTAL.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

SUMMARY INFORMATION

DEVELOPMENT NAME: NOTTINGHAM TWO LOT SUBDIVISION

SITE ADDRESS: 1433 NOTTINGHAM ROAD
RALEIGH, NORTH CAROLINA

PIN NUMBER: 0794-59-5134

JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: R-10

TOTAL ACREAGE: 0.285 ACRES (12,404 SF)
DEDICATED RIGHT OF WAY: 0.002 ACRES (86 SF)
TOTAL NET ACREAGE: 0.283 ACRES (12,314 SF)

PROPOSED LOT 1: 0.156 ACRES (6,787 SF)
PROPOSED LOT 2: 0.127 ACRES (5,625 SF)

PROPOSED DENSITY: 2 UNITS/0.285 ACRES=7.0 U/A

EXISTING IMPERVIOUS SURFACE (LOT 1): 3,046 SF

BLOCK PERIMETER REQUIRED (MAX.): 2,500 LF
BLOCK PERIMETER PROVIDED: GREATER THAN 3,307 LF**
**EXEMPT BASED ON UDDO SECTION 6.3.2.A.1.b.i.ii FOR SITES LESS THAN 2 ACRES

OWNER:
SCOTT & AMEE SUDORETH
1433 NOTTINGHAM RD
RALEIGH NC 27607-0737

DEVELOPER:
STEVE SYPHER DESIGNS INC
1615 BROOKS AVE
RALEIGH, NC 27607

ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

ISSUED FOR PERMITTING

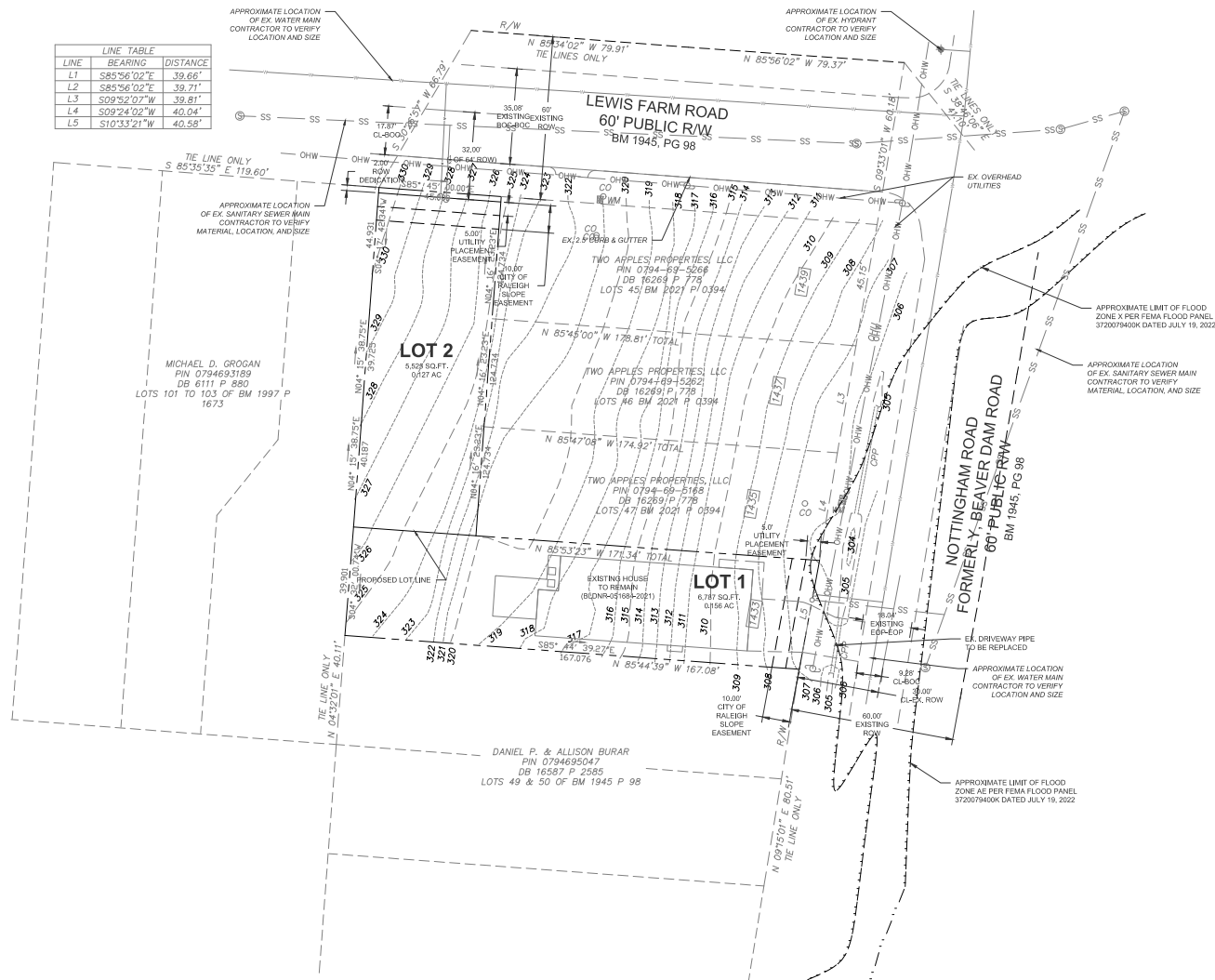
REV	DATE	DESCRIPTION
1	08/17/23	CITY OF RALEIGH COMMENTS
2	10/05/23	CITY OF RALEIGH COMMENTS
3		
4		

SUBDIVISION PLAN

NOTTINGHAM TWO LOT SUBDIVISION

1433 NOTTINGHAM ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21006
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	01/24/23
SCALE:	1" = 20'



LINE	BEARING	DISTANCE
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- EXISTING MINOR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT

STORMWATER IMPERVIOUS NOTES:

PROPOSED IMPERVIOUS SURFACE:
-65.58LF OF 6" OF SIDEWALK WITHIN RIGHT OF WAY=513 SF
513SF/2=257 PER LOT
-40.58LF OF 6.5" OF PAVEMENT WIDENING WITHIN NOTTINGHAM RIGHT OF WAY=264 SF
264SF/2=132SF PER LOT
TOTAL PER LOT=389SF

MAXIMUM IMPERVIOUS SURFACE PER ZONING=65%:
MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:
-LOT 1: 4.4115SF=389SF+4.0225SF MAX IMPERVIOUS SURFACE (EXISTING IMPERVIOUS 3.046SF)
-LOT 2: 3.5915SF=389SF+3.2025SF MAX IMPERVIOUS SURFACE

-PER SECTION 9.2.2.A.2.B.J SUBJECT TO 4.A. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCS SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSCS SECTION 1012.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, NC 27612
Ph: 919-435-1704
F: 919-435-1533

ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	08/17/23
2	CITY OF RALEIGH COMMENTS	10/05/23

GRADING AND STORMDRAINAGE PLAN NOTTINGHAM TWO LOT SUBDIVISION

1433 NOTTINGHAM ROAD
RALEIGH, NORTH CAROLINA

PROJECT NO.: 21006
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 01/24/23
SCALE: 1" = 20'

C-5

