LOCATION: The site is generally located at the southwest corner of Carmen Court and Grantland Drive, with a common street address of 800 Carmen Court.

REQUEST: Conventional subdivision of approximately 0.45 acres zoned R-10 to create 3 detached house lots. An existing house on site will remain on one of the proposed lots.

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 November 24, 2021 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.

- **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

1. Dedicate a 20 x 20 foot joint driveway easement between lot 2 and 3 at time of plat recordation.

Engineering

2. A fee-in-lieu for 85 linear feet of 1 ft sidewalk along Grantland Avenue is paid to the City of Raleigh (UDO 8.1.10).

3. 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.
4. 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.

5. A fee-in-lieu for 60 linear feet of 6 ft wide sidewalk along Carmen Court is paid to the City of Raleigh (UDO 8.1.10).

Stormwater

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

Urban Forestry

7. A public infrastructure surety for (4) 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.

**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.

Urban Forestry

3. 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 Carmen Court and (2) street trees along Grantland Dr.

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.

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

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

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 12/15/2021

Staff Coordinator: Kasey Evans
SUBDIVISION PLANS
FOR
CARMEN COURT SUBDIVISION
800 CARMEN COURT
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0057-2021

PREPARED FOR:
WEIKAN HOLDINGS, LLC
2701 HAWTREE DRIVE
RALEIGH, NORTH CAROLINA 27613

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2720 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-425-1704
Fax: 919-503

NOTE:

SHEET 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 48 HOURS BEFORE YOU DIG
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949