LOCATION: This site is located on the north side of Martin Luther King Jr Blvd, east side of S. Person Street at 815 S. Person Street.

REQUEST: Subdivision of a 0.15 acre/6,541 sf tract zoned R-10, NCOD (Southpark) with 0.01 acres/476 sf of right-of-way dedication into a 2 lot subdivision. Proposed Lot 1 being .07 acres/3,061 sf and proposed Lot 2 being .07 acres/3,005 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 November 3, 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. Complete a shared driveway easement between the two parcels.

Engineering

2. A fee-in-lieu for eleven feet of sidewalk width across the frontage is paid to the City of Raleigh (UDO 8.1.10).
3. 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.

4. 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.

Urban Forestry

5. 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 of the 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:**

**General**

1. Comply with all applicable conditions of Southpark Neighborhood Conservation Overlay District (NCOD). (Z-30-07; Z-63-98)

**Stormwater**

2. 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.

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

**Urban Forestry**

4. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 4 street trees along S. Person Street.

**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.
2. Final inspection of right of way street trees by Urban Forestry Staff.

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: March 30, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 30, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyxia Bailey Taylor  Date: 12/01/2021
Development Services Dir/Desigee

Staff Coordinator: Jermont Purifoy
SUBDIVISION PLANS
FOR
S. PERSON STREET 2 LOT SUBDIVISION
815 S. PERSON STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0058-2021

PREPARED FOR:
GRAYSON HOMES
5711 SIX FORKS RD
RALEIGH, NC 27609

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2208 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-422-4724
F. 1-503

SITE EXCLUSION NOTES:

1. THE SITE WILL BE CONFORMING TO THE DESIRED ZONING PERCENTAGE.
2. THE SITE WILL BE CONFORMING TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
3. THE SITE WILL BE CONFORMING TO THE DESIRED ZONING PERCENTAGE.
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5. THE SITE WILL BE CONFORMING TO THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

NOTES:

1. BOUNDARY, TOPOGRAPHIC, AND FOUNDATION CONDITION SURVEY
2. EXISTING ON-SITE AND OFF-SITE IMPROVEMENTS
3. EXISTING UTILITIES
4. EXISTING EASEMENTS
5. EXISTING PERMITS AND CONSTRUCTION CONDITIONS
6. EXISTING MEASUREMENTS
7. EXISTING SURVEYS
8. EXISTING ZONING AND PERMITS
9. EXISTING HISTORIC AND ARCHITECTURAL CONDITIONS
10. EXISTING ENVIRONMENTAL CONDITIONS

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

NC-CD-3-SOUTH PART SUBDIVISION CONDITIONS:

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS:

CALL 48 HOURS BEFORE YOU DIG
North Carolina One-Call Center
1-800-622-4949