LOCATION: The site is generally located on the east side Carlisle Street and the west side of Weston Street, with a common street address of 733 Carlisle Street.

REQUEST: Conventional subdivision of approximately 0.35 acres zoned R-6 to create 2 detached house lots. The existing home is to remain on the northwestern lot.

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 December 23, 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:

☐ 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.

☐ Utility Placement Easement Required

☐ 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 fee-in-lieu for 140 lf of 6 ft sidewalk along Carlisle Street and 120 lf of 6ft sidewalk along Weston Court is paid to the City of Raleigh (UDO 8.1.10).

2. 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.

3. A public infrastructure surety for (6) street trees 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.

 Buildings 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. 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. 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

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 understory street trees along Carlisle St. and 5 understory street trees along Weston Court.

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: May 24, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: May 24, 2026
Record entire subdivision.
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  Date: 01/25/2021
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
SUBDIVISION PLANS
FOR
CARLISLE STREET
2 LOT SUBDIVISION
733 CARLISLE STREET
RALEIGH, NORTH CAROLINA
CITY OF RALEIGH FILE: SUB-0062-2020

PREPARED FOR:
TWO APPLES PROPERTIES, LLC
2114 WOODVIEW DRIVE
RALEIGH, NORTH CAROLINA 27604

PREPARED BY:
CRUMPLER
Consulting Services, PLLC
339 Rnge Road
Raleigh, North Carolina 27612
Ph: 919-613-1704
Fax: 919-770-1710

SITE EXEMPTION NOTES:
A SITE EXEMPTION FOR THE SUBDIVIDING OF TWO LOTS HAS BEEN ISSUED TO THE CITY OF RALEIGH.
PROPERLY REVIEWED AND APPROVED BY THE CITY OF RALEIGH.

NOTES:
1. ADJUSTMENTS OR MODIFICATIONS TO THIS SHEET MUST BE MADE ON A COPY WHICH IS AUTHORIZED BY THE ENGINEER OR PERMITTER.
2. SOIL CARTRIDGE ADJUSTMENT MUST BE MADE WITHIN THE DESIGNATED STORMWATER PLAN.
3. THE CITY OF RALEIGH MUST APPROVE ANY MODIFICATIONS TO THIS SHEET.

SHEET DESCRIPTION
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 PROPOSED GRAZING AND STORMWATER PLAN
C-5 PROPOSED UTILITY PLAN
C-6 PROPOSED LANDSCAPING PLAN DETAILS

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

CALL 811 HOURS
BEFORE YOU DIG
NORTH CAROLINA
ONE-CALL CENTER
1-800-662-4949

Kasay Evans
C-1
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