



# Administrative Approval Action

Case File / Name: SUB-0063-2020  
401 ALSTON-FOUR 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 19,698 square foot parcel zoned R-10 is located at the southeast corner of the intersection of E. Davie and Alston Streets at 401 Alston Street.

**REQUEST:** A conventional subdivision of a 19,698 square foot parcel (Lot 1 of BM 2020 page 1141) into 4 residential 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 February 2, 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:*

☒ **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.
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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 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**



# Administrative Approval Action

Case File / Name: SUB-0063-2020  
401 ALSTON-FOUR LOT SUBDIVISION

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

1. A public infrastructure surety for 4 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
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. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Stormwater

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

☒ **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.
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.)

## Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Alston Street.

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

## General

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



# Administrative Approval Action

Case File / Name: SUB-0063-2020  
401 ALSTON-FOUR LOT SUBDIVISION

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

2. 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.

## Stormwater

3. 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: July 7, 2024**

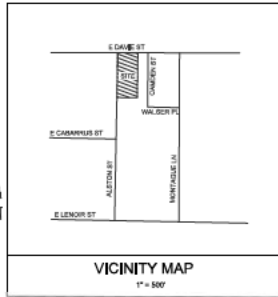
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: July 7, 2026**

**Record entire subdivision.**

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 03/10/2021  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters



# SUBDIVISION PLANS FOR ALSTON STREET 4 LOT SUBDIVISION 401 ALSTON STREET RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0063-2020

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

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

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

PUBLIC IMPROVEMENT QUANTITIES TABLE		
PHASE NUMBER(S)	PHASE 1	PHASE 2
NUMBER OF LOTS	4	0
LOT NUMBER BY PHASE	4	0
NUMBER OF UNITS	4	0
UNWEARABLE BUILDINGS	4	0
OPEN SPACE	NO	0
NUMBER OF OPEN SPACE LOTS	0	0
PUBLIC WATER (LF)	0	0
PUBLIC SEWER (LF)	0	0
PUBLIC STREET (LF)-FULL	0	0
PUBLIC STREET (LF)-PARTIAL	0	0
PUBLIC SIDEWALK (LF)	205	0
STREET SIGNS (LF)	0	0
WATER SERVICE STUBS	4	0
SEWER SERVICE STUBS	4	0

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  
1-800-632-4948

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

ISSUED FOR  
PERMITTING

DATE  
12/01/20  
02/02/21

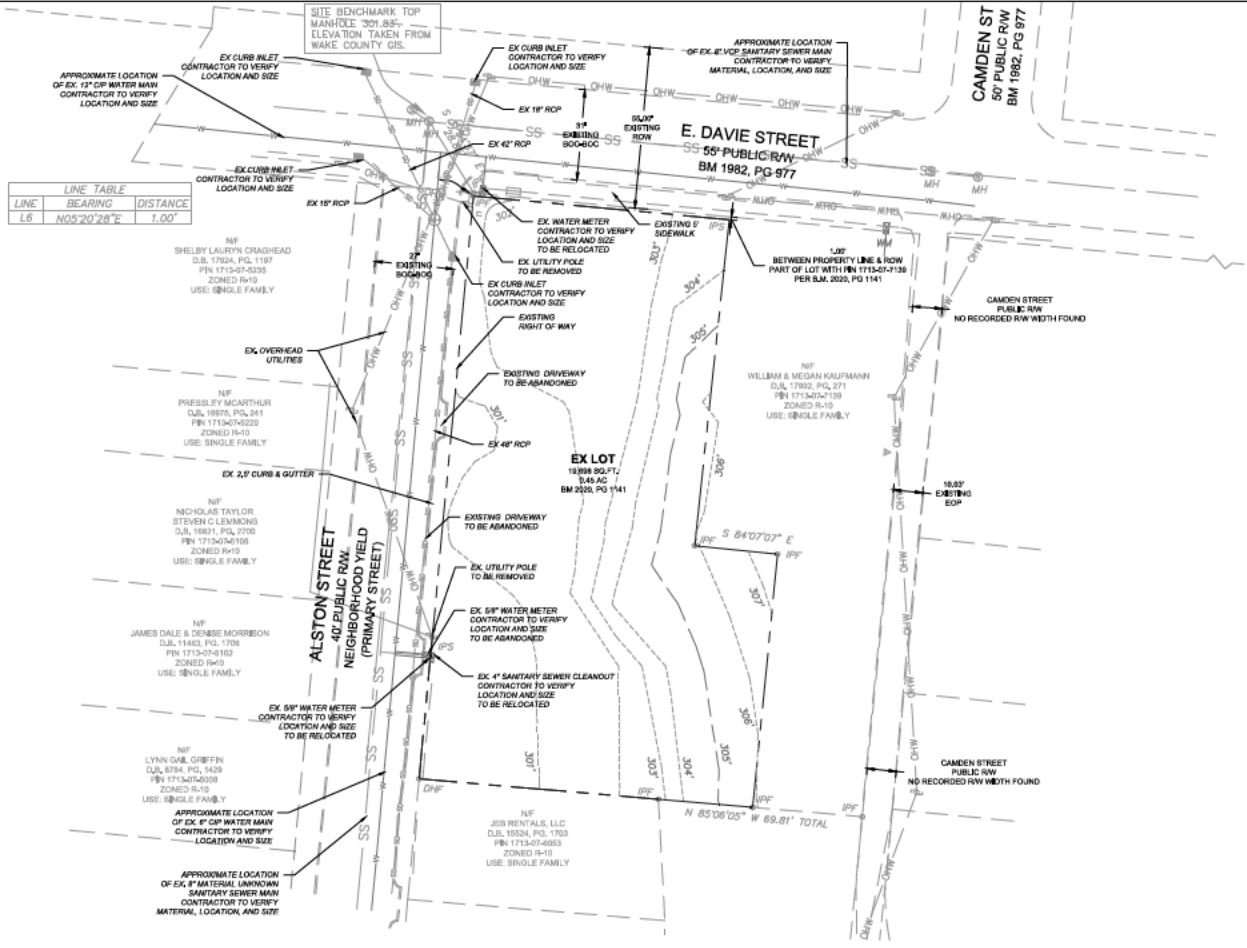
REV	DESCRIPTION
1	CITY OF RALEIGH COMMENTS
2	CITY OF RALEIGH COMMENTS

COVER  
ALSTON STREET 4 LOT SUBDIVISION  
401 ALSTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 20015  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 09/26/20  
SCALE: 1" = 20'

C-1  
1 of 7

LINE	BEARING	DISTANCE
L6	N05°20'28"E	1.00'



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 CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORMWATER MANHOLE

**CRUMPLER**  
Consulting Services, PLLC  
2308 Ridge Road  
Raleigh, NC 27602  
919-813-1704  
P-1533

ISSUED FOR PERMITTING

REV	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	12/01/20
2	CITY OF RALEIGH COMMENTS	02/02/21

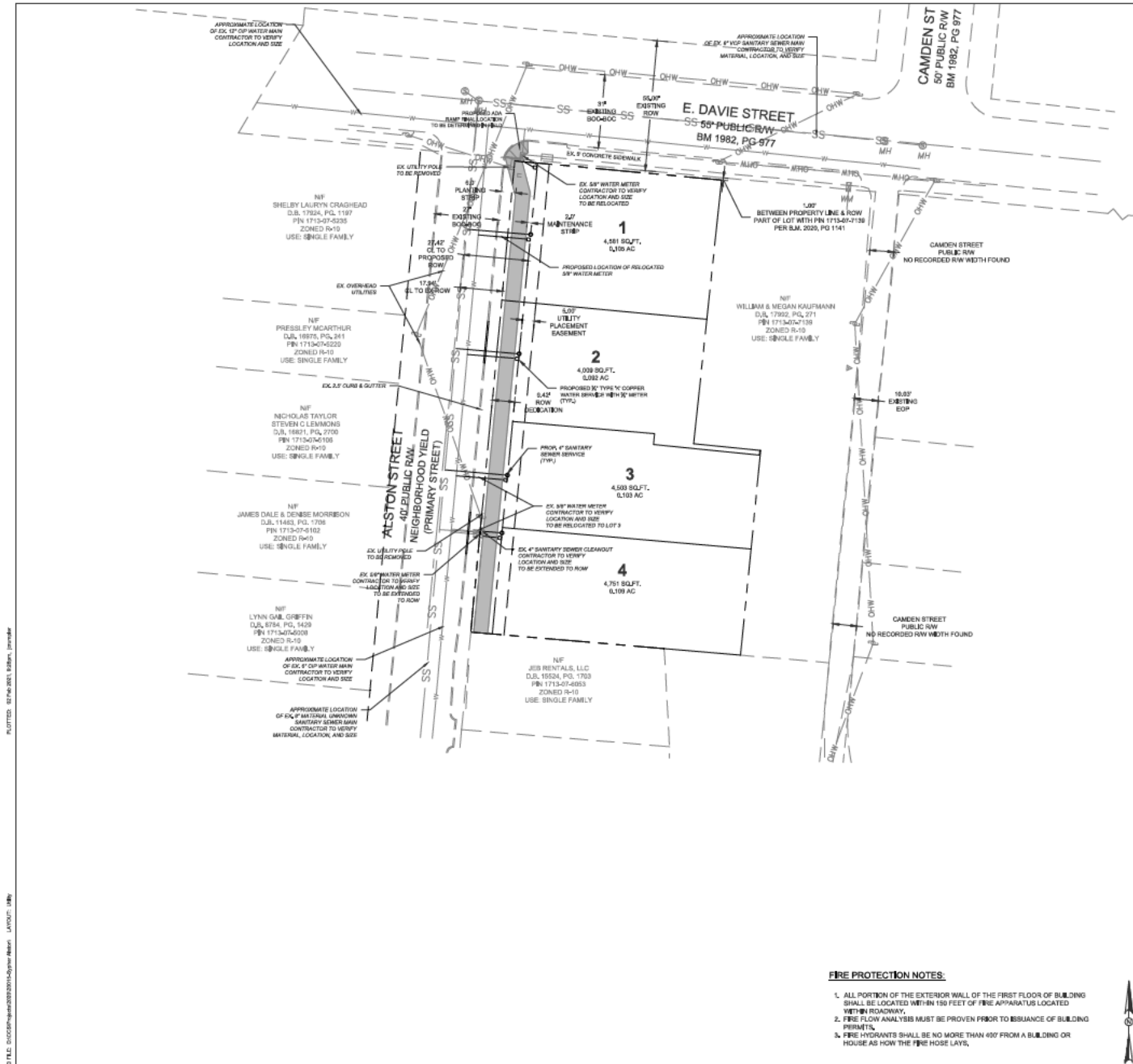
EXISTING CONDITIONS PLAN  
ALSTON STREET 4 LOT SUBDIVISION  
401 ALSTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.	20015
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/26/20
SCALE:	1" = 20'

C-2







# **FIRE PROTECTION NOTES:**

1. ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF THE APPARATUS LOCATED WITHIN ROADWAY.
2. FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
3. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS SHOWN THE FIRE HOSE LAYS.



20 10 0 20  
SCALE: 1" = 20 FEET

## **LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT

## **CITY OF RALEIGH UTILITY NOTES**

1. ALL WATERLINES & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
  - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR OR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FORDS SANITARY SEWER SHALL BE INSTALLED & INSTALLED TO WATERLINE SPECIFICATIONS, HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - b. WHEN INSTALLING WATER & SANITARY SEWERS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - c. WHERE IT IS IMPOSSIBLE TO MAINTAIN THE MINIMUM SEPARATION, A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS ON STEEL ENCLOSURE EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFICALLY INSTALLED TO WATERLINE SPECIFICATIONS.
  - d. 5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWERS.
  - e. MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS, WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY THE MATERIALS & A CONCRETE GRADE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAIL HW41 & HW49).
  - f. ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLANS AND SPECIFICATIONS BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 30" MINIMUM COVER IS REQUIRED ON ALL WATER MAIN & SEWER FORCE MAINS. 48" MINIMUM COVER IS REQUIRED ON ALL RAIN MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. TO BE INCLUDED MAINTAINING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURE.
7. INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2' X 2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1/2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAIN LOWER THAN 1/2' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDD, LEASE AOR PERMITS FOR ANY NEARBY BUFFER, WETLAND AND FLOODPLAIN IMPACTS RESPECTIVELY PRIOR TO CONSTRUCTION.
11. NCDD / FLOOD ROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR FLOOD ROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR DESIGN CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 966-2234 OR tim.beasley@cityofraleigh.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHOEVER IS MORE STRINGENT, CONTACT JOANNE HARTLEY AT (919) 966-2234 OR joanne.hartley@cityofraleigh.gov FOR MORE INFORMATION.
14. NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.

**CRUMPLER**  
Consulting Services, PLLC  
2128 Ridge Road  
Raleigh, NC 27602  
919-433-1704  
P-1533

ISSUED FOR PERMITTING

DATE	DESCRIPTION
12/01/20	CITY OF RALEIGH COMMENTS
02/02/21	CITY OF RALEIGH COMMENTS
REV	
1	
2	

## **UTILITY PLAN**

ALSTON STREET 4 LOT SUBDIVISION

401 ALSTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.: 20015  
DRAWN BY: JMC  
CHECKED BY: JMC  
DATE: 09/26/20  
SCALE: 1" = 20'

C-4

