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.

☑ 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 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.
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: Alyvia Bailey Taylor
Development Services Dir/Designee
Date: 03/10/2021

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
3208 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1533

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 811 BEFORE YOU DIG
North Carolina
NORTH CAROLINA ONE-CALL CENTER 1-800-652-4040

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