LOCATION: This site is located on the west side of Wake Forest Road, west of Brewer St at 2115 Brewer St.

REQUEST: Development of a 0.26 acre/11,381 sf tract zoned R-10 with a right-of-way dedication of 198 sf leaving a net area of 0.26 acres/11,183 sf. A three lot residential townhouse development is proposed. Proposed Lot 1 being 0.09 acres/3,888 sf; proposed Lot 2 being 0.07 acres/2,958 sf and proposed Lot 3 being 0.1 acres/4,337 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 February 25, 2022 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 NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

☑ 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 commercial subdivision of one-half 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.

☑ 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.

☑ CROSS ACCESS AGREEMENTS 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.
Administrative Approval Action
Case File / Name: SUB-0063-2021
DSLC - 2115 BREWER STREET TOWNHOMES

The following items must be approved prior to recording the plat:

General

1. Delineate, on all plat recordings, the proposed amenity areas and cross access areas as shown on the preliminary subdivision plan, between the driveways and grassy amenity areas which overlap onto the adjacent Lots 1-3, in accordance with UDO Section 1.5.3.

2. A cross-access easement deed is reviewed, approved & recorded in form with the Wake Co Register of Deeds, prior to or in conjunction with any plat recordings, for outdoor amenity areas as shown on the preliminary subdivision plan.

3. Provide a Shared Access Easement for amenity areas provided on all lots.

Engineering

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. 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.

6. A public infrastructure surety 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.

Stormwater

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

Urban Forestry

8. A public infrastructure surety for (2) 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:
General

1. All plat recordings delineate, show and update the proposed amenity areas & driveways boundaries and note the "grassy" areas for the amenity & cross access and driveway design compliance, in accordance with Sec.1.5.3 & Sec.1.5.12.E.2.

2. All plat recordings for the preliminary subdivision of lots 1-3 are recorded with Wake Co Register of Deeds and a copy of the plat recording is inserted with the building permit plans set.

3. A cross-access easement deed is recorded with Wake Co Register of Deeds prior to any permit approval for outdoor amenity area shown between Lots 1-3.

Urban Forestry

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

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. Water and sewer services (meter and cleanout) should not be installed in driveways or sidewalks. They should also have appropriate separation with any required street trees.

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 20, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: July 20, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 03/23/2022

Staff Coordinator: Jermont Purifoy
SUBDIVISION PLANS
FOR
2115 BREWER STREET TOWNHOMES
2115 BREWER STREET
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0063-2021

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

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2329 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-415-6104
F: 1-1533

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<td>C-3</td>
<td>PROPOSED SUBDIVISION PLAN AND STORMWATER PLAN</td>
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<td>C-4</td>
<td>PROPOSED GRADING AND STORMWATER PLAN</td>
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<td>PROPOSED UTILITY PLAN</td>
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<td>PROPOSED LANDSCAPING PLAN</td>
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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER 1-800-822-4949

NOTE:
1. EXISTING CONDITION SURVEY
2. SITE PLAN SHOWS EXISTING CONDITIONS
3. PROPOSED GRADING AND STORMWATER PLAN
4. PROPOSED SUBDIVISION PLAN
5. PROPOSED UTILITY PLAN
6. PROPOSED LANDSCAPING PLAN

DRAWN BY: JHC
CHECKED BY: JHC
ISSUED FOR PERMIT NO. B2021-1115798
DATE 10/20/21

SITE EXPLANATION NOTES:

1. THE SITE WILL BE CONFORMING TO THEdezired slightly smaller plan. Please adjust the
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