



# Approval Action

Case File / Name: SUB-0074-2020  
519 E Edenton- Lot 2 Subdivision

**LOCATION:** This .20 acre parcel zoned RX-3 (Residential Mixed Use – 3) and OX-3 (Office Mixed Use-3), is within both the Oakwood General Historic Overlay District (HOD-G) and Neighborhood Conservation Overlay District (NCOD/New Bern – Edenton) and is located on the north side of E. Edenton Street, east of the intersection of N. East Street and E. Edenton Street at 519 E. Edenton Street.

**REQUEST:** The subdivision of a 0.20 acre tract of land zoned RX-3 (Residential Mixed Use – 3) and OX-3 (Office Mixed Use-3) within both the Oakwood General Historic Overlay District (HOD-G) and Neighborhood Conservation Overlay District (NCOD/New Bern – Edenton), into two conventional single-family residential parcels.

The only legal access to the site must be made from Edenton Street and shall utilize a shared access point.

The site is 0.2 acres in size and for the zoning of this parcel block perimeter is not required since it is smaller than the 'minimum site area applicable' in the Block Standards table of 8.5. (Chapter 8 of the UDO).

An alternative streetscape cross section has been approved leaving the existing sidewalk with streetscape trees planted behind the public sidewalk. A Fee in lieu for the balance of the width of the sidewalk has been assessed as a condition of approval thus fulfilling the streetscape requirements (UDO 8.5 ) The existing 5' sidewalk is to remain and a fee in lieu assessed for the balance of the width of the sidewalk along E. Edenton Street. The requirements of UDO Section 8.3.4. will be satisfied for this subdivision through payment of a fee-in-lieu. (UDO 8.5)

This proposal required and received quasi-judicial review and approval by the RHDC as per UDO Section 10.1.4 D., and 10.2.5. on July 22, 2021.

**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 May 4, 2021 by ARCHIVE DEVELOPMENT LLC.

## **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:*

☒ **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**



# Approval Action

Case File / Name: SUB-0074-2020  
519 E Edenton- Lot 2 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 3 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
2. A fee-in-lieu for 1-ft of sidewalk is paid to the City of Raleigh (UDO 8.1.10).
3. A shared access agreement and associated easements shown on the recorded map, shall be approved by the City for recording in the Wake County Registry, and a copy of the recorded agreement shall be returned to the City within one day of plat recordation. If a recorded copy of the document is not provided within this time, 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.

## Stormwater

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **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:***

## Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

## Urban Forestry

2. 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 E. Edenton 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.

**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**



# Approval Action

Case File / Name: SUB-0074-2020  
519 E Edenton- Lot 2 Subdivision

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

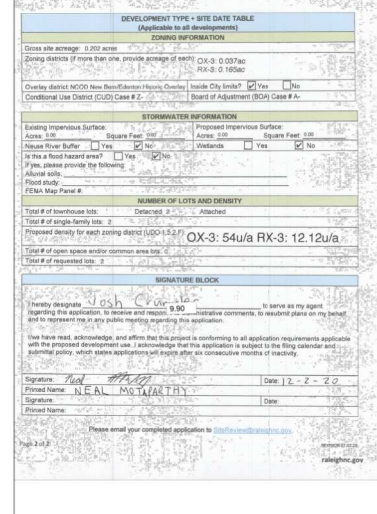
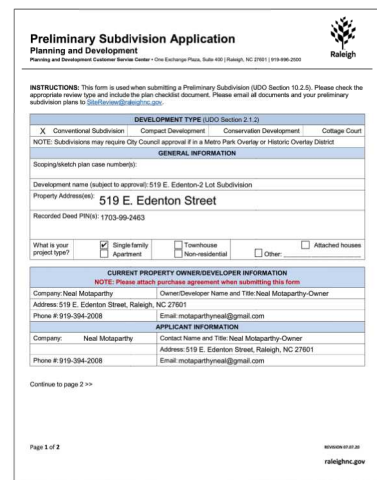
following must take place by the following dates:

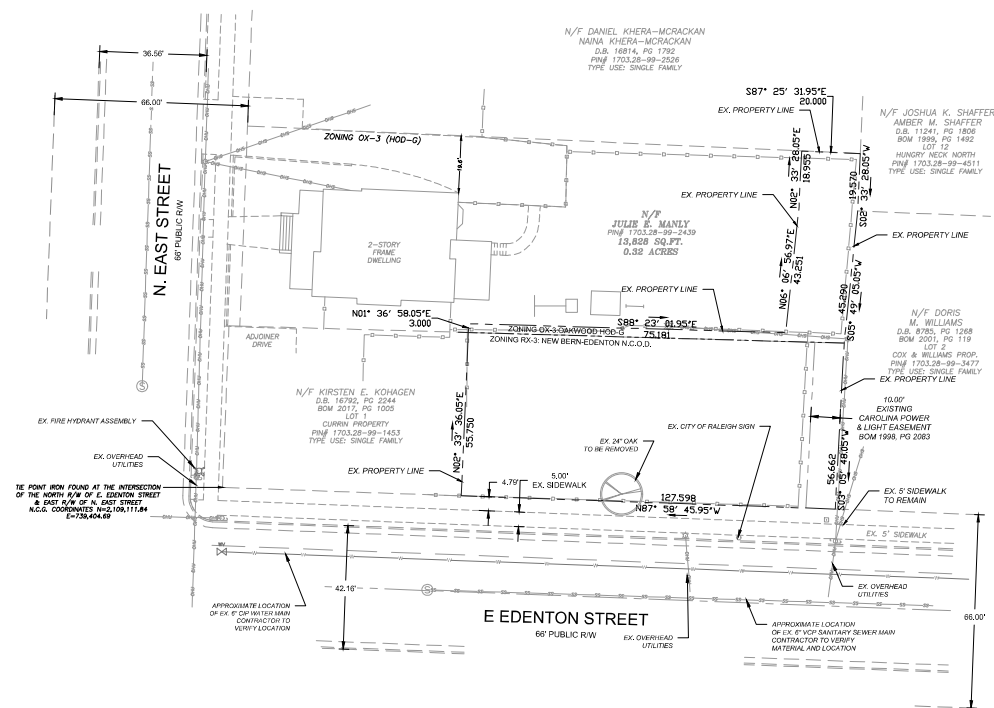
**3-Year Sunset Date: November 18, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: November 18, 2026**  
**Record entire subdivision.**

I hereby certify this decision.

Signed: *Alysia Bailey Taylor* Date: 07/22/2021  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters





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 SANITARY SEWER
---	EXISTING PAINT STRIPING

- NOTES
1. BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, DATED 10-16-2017.
  2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 372017030J DATED MAY 2, 2008.
  3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  4. THIS DRAWING IS NOT FOR RECORDATION.
  5. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	02/11/19
2	CITY OF RALEIGH COMMENTS	08/21/19
2	CITY OF RALEIGH RESUBMITTAL	12/03/20
2	CITY OF RALEIGH COMMENTS	05/04/21

**EXISTING CONDITIONS PLAN**  
**519 E. EDENTON-TWO LOT SUBDIVISION**  
519 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.	18002
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'

# ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

# LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING PAINT STRIPING
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE

# SUMMARY INFORMATION

**DEVELOPMENT NAME:** 519 E. EDENTON-2 LOT SUBDIVISION  
**SITE ADDRESS:** 519 E. EDENTON STREET  
**CURRENT ZONING DISTRICT:** OX-3, 0.037AC  
**JURISDICTION:** CITY OF RALEIGH  
**CURRENT ZONING DISTRICT:** OX-3, 0.037AC  
**CURRENT OVERLAY:** NCOD NEW BERN-EDENTON HISTORIC OVERLAY DISTRICT  
**TOTAL GROSS SITE AREA:** 0.202 ACRES (8,815.89 SF)  
**PROPOSED LOT 1:** 0.093 ACRES (4,042.12 SF)  
**PROPOSED LOT 2:** 0.093 ACRES (4,071.78 SF)  
**PROPOSED DENSITY:**  
 OX-3 34 UNITS PER ACRE  
 RX-3 12.12 UNITS PER ACRE  
**OWNER/DEVELOPER:**  
 NEAL MOTAPARTHY  
 105 CASHWELL DRIVE  
 GOLDSBORO, NORTH CAROLINA 27534  
**ENGINEER:**  
 CRUMPLER CONSULTING SERVICES, PLLC  
 CONTACT: JOSH CRUMPLER, PE  
 2308 RIDGE ROAD  
 RALEIGH, NC 27612  
 (919) 413-1704

# STORMWATER IMPERVIOUS NOTES:

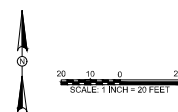
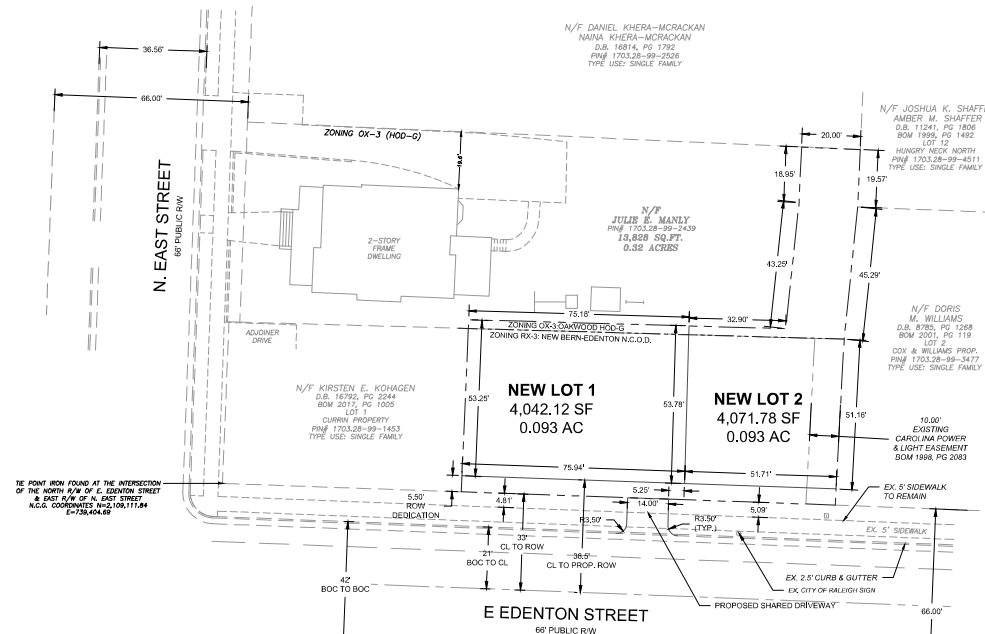
**MAXIMUM IMPERVIOUS SURFACE PER ZONING=55%  
 TOTAL RIGHT OF WAY IMPROVEMENTS: 419.35F (206.65 PER LOT)  
 -E. EDENTON STREET IMPROVEMENTS: 127.55' OF FRONTAGE  
 1' SIDEWALK=127.55SF  
 MAXIMUM IMPERVIOUS PER LOT LESS RIGHT OF WAY IMPROVEMENTS:  
 -LOT 1: 2,627.35F+2,627.3+75.94SF+2,551.35SF MAX IMPERVIOUS SURFACE  
 -LOT 2: 2,546.15SF+58F+2,546.15+1,71+2,554.45SF MAX IMPERVIOUS SURFACE  
 -PER SECTION 9.2.2.A.2.B.1 SUBJECT TO 4.A OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE. THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.**

# SITE NOTES

1. SITE IS LOCATED IN AN HISTORIC OVERLAY DISTRICT
2. SITE IS LOCATED IN NEW BERN-EDENTON CHARACTER PROTECTION OVERLAY:  
 A. MINIMUM LOT SIZE: 4,000 SQUARE FEET  
 B. MINIMUM LOT FRONTAGE: 30 FEET  
 C. FRONT YARD SETBACK: MINIMUM OF 10 FEET, MAXIMUM OF 25 FEET  
 D. SIDE YARD SETBACK: MINIMUM OF 0 FEET WHEN MIN. BUILDING SEPARATION IS MET.  
 E. BUILDING SEPARATION: MINIMUM OF 10 FEET  
 F. MAXIMUM BUILDING HEIGHT: 35 FEET

# NOTES

1. BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, DATED 10-16-2017.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 3720171000) DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. SOLID WASTE TO BE HANDLED BY ROLL OUT TRASH CANS FOR EACH LOT.



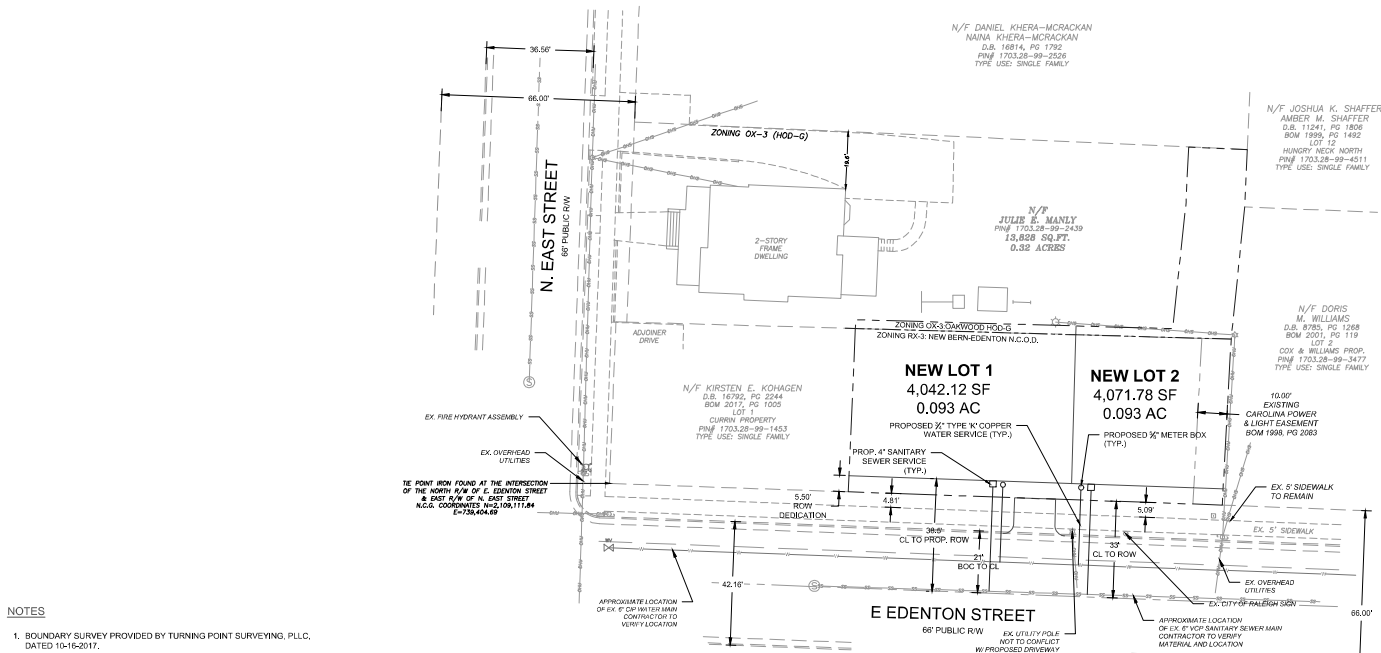
# PRELIMINARY PLANS

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
02/11/19	CITY OF RALEIGH COMMENTS
08/21/19	CITY OF RALEIGH COMMENTS
12/03/20	CITY OF RALEIGH RESUBMITTAL
05/04/21	CITY OF RALEIGH COMMENTS

**PROPOSED SUBDIVISION PLAN**  
**519 E. EDENTON-TWO LOT SUBDIVISION**  
 519 E. EDENTON STREET  
 RALEIGH, NORTH CAROLINA

PROJECT NO.	18002
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'



- NOTES**
- BOUNDARY SURVEY PROVIDED BY TURNING POINT SURVEYING, PLLC, DATED 10-16-2017.
  - PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER 370170305J DATED MAY 2, 2006.
  - NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
  - THIS DRAWING IS NOT FOR RECORDATION.
  - SOLID WASTE TO BE HANDLED BY ROLL-OUT TRASH CANS FOR EACH LOT.

**FIRE PROTECTION NOTES:**

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

**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 SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING PAINT STRIPING
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE

**CITY OF RALEIGH UTILITY NOTES**

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS.
  - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRULOUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER FOR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10' IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN 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.
  - WHERE IT IS IMPROBABLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 6" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - 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, SUFFICIENT DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-48).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 12" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- 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.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.5' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- 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. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 24" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' 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.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE AOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AOR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD P&G PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2324 OR timothy.beasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX 4 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, WHICHEVER IS MORE STRINGENT. CONTACT JOHANNE HARTLEY AT (919) 996-5923 OR joanne.hartley@raleighnc.gov FOR MORE INFORMATION.

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

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

DATE	DESCRIPTION
02/11/19	CITY OF RALEIGH COMMENTS
08/21/19	CITY OF RALEIGH COMMENTS
12/03/20	CITY OF RALEIGH RESUBMITTAL
05/04/21	CITY OF RALEIGH COMMENTS

**PROPOSED UTILITY PLAN**

519 E. EDENTON-TWO LOT SUBDIVISION  
519 E. EDENTON STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.	18002
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	09/28/18
SCALE:	1" = 20'

C-4



