LOCATION: The site is composed of two lots located on the southwest corner of the intersection of Tipton Street and Cumberland Street at 624 and 628 Cumberland Street.

REQUEST: Subdivision of two lots totaling .28 acres zoned NX-3 into a townhome subdivision consisting of four three-bedroom townhome lots and one common area open space 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 4, 2019 by Horvath Associates, PA.

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.

☑️ 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
☐ Cross Access Agreements Required
☐ Slope 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:
General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

3. 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.

4. A cross access agreement among the proposed lots 1-5 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department 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.

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. Slope 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.

Stormwater

7. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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

9. A surety equal to 125% of the cost of the construction of each stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
10. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

11. A public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance. Specifics for permeable pavers or other devices to be submitted prior to building permits.

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 3 street trees along Tipton St and 2 street trees along Cumberland St.

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).

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

3. Final inspection of all tree conservation areas and 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 following must take place by the following dates:

3-Year Sunset Date: January 23, 2023  
Record at least ½ of the land area approved.

5-Year Sunset Date: January 23, 2025  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]  
Date: 01/24/2020

Development Services Dir/Designee

Staff Coordinator: Michael Walters
CUMBERLAND ST TOWNHOMES
624-628 CUMBERLAND ST  WAKE CO.  RALEIGH, NORTH CAROLINA

SURVEYOR
NEWCOMB LAND SURVEYORS, LLC
7038 HARPS MILL RD STE 105
RALEIGH NC 27615
P: (919) 847-1800

ENGINEER/LAND PLANNER
HORVATH ASSOCIATES, PA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C.  27707
P: (919) 490-4990  F: (919) 490-8953
e-mail: richard.veno@horvathassociates.com

INDEX OF DRAWINGS:
C000  COVER SHEET
C001  EXISTING CONDITIONS AND DEMOLITION PLANC100  LOT PLAN
C101  SITE PLAN
C102  SITE TRIANGLE EXHIBIT AND TRAFFIC NOTES
C200  LANDSCAPE PLAN
C300  UTILITIES AND GRADING/DRAINAGE PLAN
C800  SITE DETAILS
C801  SITE DETAIL
C802  SITE DETAILS
A201  CONCEPTUAL ARCHITECTURAL ELEVATIONS - FRONT
A202  CONCEPTUAL ARCHITECTURAL ELEVATIONS - REAR
A203  CONCEPTUAL ARCHITECTURAL ELEVATIONS - SIDES

DEVELOPMENT SUMMARY:
SITE SUMMARY
GROSS LAND AREA: 12,542.80 SF (0.288 AC)
TIPTON ST ROW DEDICATION:  1,405.68 SF (0.032 AC)
CUMBERLAND ST ROW DEDICATION:  1,254.16 SF (0.029 AC)
NET LAND AREA:
9,882.91 SF (0.227 AC)
AREA OF DISTURBANCE:  11,620.10 SF (0.267 AC)
EXISTING ZONING: NX-3
PROPOSED ZONING: NX-3
EXISTING USE: RESIDENTIAL-ATTACHED HOUSE
PROPOSED USE: RESIDENTIAL-TOWNHOME
LOT SUMMARY
MAXIMUM BUILDING HEIGHT: 50' / 3 STORIES
TOTAL LOTS: 5
BUILDING SUMMARY
UNIT TYPE: 3 BEDROOM UNITS
UNIT DIMENSION: 20' x 28.5'
UNIT QUANTITY: 4
BUILD TO PERCENTAGE (10'-55'): 80.50' / 112.47' = 71.57%
PARKING SUMMARY
REQ. 1 SPACE PER BEDROOM: 3 BEDROOM UNITS
PARKING PROVIDED PER UNIT: 1 GARAGE SPACES & 2 DRIVEWAY SPACES
REQ. SHORT-TERM BICYCLE PARKING 1/20 UNITS (MIN.4)
PROPOSED BICYCLE PARKING 4
IMPERVIOUS SUMMARY
*25% OF PERMEABLE PAVEMENT IS ACCOUNTED TOWARD THE IMPERVIOUS SURFACES (PER NC DEQ ARCHIVED STORMWATER DESIGN MANUAL CHAPETER 18).
OPEN SPACE SUMMARY
REQUIRED AMENITY AREA: 989 SF (10.0%)
PROPOSED AMENITY AREA: 1,200 SF (12.1%)

NOTES:
1. PER SECTION 9.1.2 OF THE UNIFIED DEVELOPMENT ORDINANCE, TREE CONSERVATION AREA A NOT APPLICABLE TO THIS SITE SINCE IT IS LESS THEN 2 ACRES IN SIZE.
2. PER SECTION 9.2.2.A.2. 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.
3. ORIGINAL DEED ON THIS PROPERTY DB 106986, PG 02117, DATED 12/04/2017 IN THE WAKE COUNTY REGISTRY
4. DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN SOLD WASTE DESIGN MANUAL
5. RESIDENTS WILL ROLL SOLID WASTE AND RECYCLING CARTS TO THE CURB.
**PLANT SCHEDULE**

<table>
<thead>
<tr>
<th>Schedule No.</th>
<th>Plant Name</th>
<th>Quantity</th>
<th>Size</th>
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<tr>
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<tr>
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<td>C180</td>
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</table>

**SEED MED PREPARATION**

1. Sharply slice rootball 3/4" from around the bottom of the rootball. 
2. Rip the entire area to a 4" depth. 
3. Apply agricultural lime, fertilizer, and superphosphate leaving a smooth and uniform seed bed. 
4. Lightly seed the prepared seed bed and cover with a 3" layer of soil. 
5. Plant material must be planted reasonably uniform, 5" to 6" deep. 
6. Have the soil amended with organic matter, 30 lbs/1000 sq. ft. of 8-8-8 fertilizer and a minimum of 2" of peat moss or other approved soil amendment. 
7. Till to a 20" depth leaving a 95% proctor density. 
8. Use a hydraulic probe to determine if the seed bed has been prepared 5" to 6" deep.

**PLACING EASEMENT**

1. Placement of 5' slope easement and 20.000 5' slope easement and 20.250.
2. Placement of 6.5' masonry landscape wall and 20.250.
3. Placement of 6.5' masonry landscape wall and AbruZZI rye 25 #/AC.
4. Placement of 20.000 5' slope easement and 20.250.

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STANDARD UTILITY NOTES

1. All materials & construction methods shall be in accordance with City of Raleigh design specifications.
2. All utility separation requirements shall be maintained in accordance with the "City of Raleigh Utilities Design Manual.
3. Standard utility notes shall be maintained in accordance with the "City of Raleigh Utilities Design Manual.
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GENERAL GRADING/DRAINAGE NOTES

1. All construction shall be in accordance with City of Raleigh grading standards and the provisions of the "City of Raleigh Utilities Design Manual.
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Preliminary Plan

C300
**GENERAL NOTES - ELEVATIONS**

1. REFER TO G001 FOR GENERAL PROJECT NOTES.
2. REFER TO MATERIAL SCHEDULES - EXTERIOR.
3. REFER TO A601 FOR DOOR AND WINDOW SCHEDULES.
4. REFER TO A602 FOR STANDARD PARTITION AND WALL TYPES.
5. ALL NOTES IN ELEVATION VIEWS ARE TYPICAL FOR SIMILARLY SHOWN ELEMENTS.
6. BUILDING ELEVATION SHEETS SHOW OVERALL ELEVATIONS; REFER TO ENLARGED SECTIONS AND TYPICAL EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION.

**MATERIAL SCHEDULE - EXTERIOR**

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<td>MT-1</td>
<td>ATAS INTL, INC</td>
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<td>OR APPROVED EQUAL</td>
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<tr>
<td>PT-1</td>
<td>SHERWIN WILLIAMS</td>
<td>SW 6258 &quot;TRICORN BLACK&quot;</td>
<td>OR APPROVED EQUAL</td>
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<tr>
<td>SF-1</td>
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<td>NUCEDAR SHIPLAP</td>
<td>&quot;CEDAR&quot; (ROUGH SAWN)</td>
<td>OR APPROVED EQUAL</td>
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**NOTE**

1. BUILDING COMPLIES WITH ALL HEIGHT REQUIREMENTS AS DESCRIBED IN RALEIGH, NORTH CAROLINA UNIFIED DEVELOPMENT ORDINANCE.
2. EXISTING SITE GRADE TO REMAIN UNCHANGED
3. AVERAGE PRE GRADE LEVEL: 313’ - 3”
4. BUILDING ELEVATION SHEETS SHOW OVERALL ELEVATIONS; REFER TO ENLARGED SECTIONS AND TYPICAL EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION.
GENERAL NOTES

1. REFER TO G001 FOR GENERAL PROJECT NOTES.
2. REFER TO G002 FOR GENERAL SPECIFICATIONS.
3. REFER TO A601 FOR DOOR AND WINDOW SCHEDULES.
4. REFER TO A602 FOR STANDARD PARTITION AND WALL TYPES.
5. ALL NOTES IN ELEVATION VIEWS ARE TYPICAL FOR SIMILARLY SHOWN ELEMENTS. UNLESS OTHERWISE NOTED.
6. BUILDING ELEVATION SHEETS SHOW OVERALL ELEVATIONS; REFER TO ENLARGED SECTIONS AND TYPICAL EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION.

NOTE
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2. EXISTING SITE GRADE TO REMAIN UNCHANGED.
3. AVERAGE PRE-GRADE LEVEL: 313' - 8".

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MARK MANUFACTURER PRODUCT COLOR COMMENTS

1. REFER TO G001 FOR GENERAL PROJECT NOTES.

MT-1 ATAS INTERNATIONAL, INC COLONIAL SEAM (CLIPLESS, ONE-PIECE) "CHARCOAL GREY" OR APPROVED EQUAL

2. REFER TO G002 FOR GENERAL SPECIFICATIONS.

PT-1 SHERWIN WILLIAMS SW 6258 "TRICORN BLACK" OR APPROVED EQUAL

3. REFER TO A602 FOR STANDARD PARTITION AND WALL TYPES.

SF-1 JAMES HARDIE HARDIE PLANK "ARCTIC WHITE" OR APPROVED EQUAL

4. ALL NOTES IN ELEVATION VIEWS ARE TYPICAL FOR SIMILARLY SHOWN ELEMENTS.

WD-1 AMERICAN CEDAR NUCEDAR SHIPLAP "CEDAR" (ROUGH SAWN) OR APPROVED EQUAL

5. BUILDING ELEVATION SHEETS SHOW OVERALL ELEVATIONS; REFER TO ENLARGED SECTIONS AND TYPICAL EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION.

NOTE

1. BUILDING COMPLIES WITH ALL HEIGHT REQUIREMENTS AS DESCRIBED IN RALEIGH, NORTH CAROLINA UNIFIED DEVELOPMENT ORDINANCE

2. EXISTING SITE GRADE TO REMAIN UNCHANGED

3. AVERAGE PRE GRADE LEVEL: 313' - 45.00°

4. BUILDING ELEVATION SHEETS SHOW OVERALL ELEVATIONS; REFER TO ENLARGED SECTIONS AND TYPICAL EXTERIOR WALL DETAILS FOR ADDITIONAL INFORMATION.

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