



# Administrative Approval Action

Case File / Name: SUB-S-3-2019  
7207 Carlton Dr.

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

**LOCATION:** The site is located at 7207 Carlton Drive and the PIN number is 1737439618.  
**REQUEST:** The applicant is proposing to subdivide a 0.7 acre tract into two lots in a Residential-4 (R-4) zoning district. 2.85 units per acre are permitted in this development.  
The Board of Adjustment approved a request under case A-93-19 on July 8, 2019. The applicant requested a 25,500 foot design adjustment from the 2,500 foot maximum block perimeter requirements set forth in Unified Development Ordinance Section 8.3.2.A The approval permits a block perimeter of 28,000 feet in order for a two-lot subdivision on a 0.7 acre tract.

**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 July 25, 2019 by CAMILLE LOPEZ.

## **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:*

☒ **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

☒ 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. Slope easements 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.

### **Engineering**



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2. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. A fee-in-lieu for both 6' wide sidewalks and 1/2 of a 27' back to back street along the frontage is paid to the City of Raleigh (UDO 8.1.10).
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.
5. 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.

☒ **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:*

## Urban Forestry


1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes eight street trees along the site's frontage.

**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: September 11, 2022**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: September 11, 2024**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 09/11/2019  
Development Services Dir/Designee  
Staff Coordinator: Daniel Stegall

# 7207 CARLTON DR. SUBDIVISION PLANS

## FOR:

7207 CARLTON DR, RALEIGH N.C. 27616  
RALEIGH TWP., WAKE CO., N. C.

### Preliminary Subdivision Plan Application



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2095 | fax 919-996-1831  
Litchford Satellite Office | 8520 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservative Subdivision		
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
<b>GENERAL INFORMATION</b>		
Development Name		
Proposed Use : Residential		
Property Address(es) : 7207 CARLTON DR		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1737439618	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input checked="" type="checkbox"/> Single family		
<input type="checkbox"/> Townhouse		
<input type="checkbox"/> Subdivision in a non-residential zoning district		
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name		Owner/Developer Name: MELVIN RUBI RODRIGUEZ & CINTHIA GARCIA CARDONA
Address: 7207 CARLTON DR		
Phone: (919) 427-6004	Email: cmgc06@gmail.com	Fax
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: ECLS GLOBAL		Contact Name: CAMILLE LOPEZ
Address: 19 N MCKINLEY ST, COATS N.C. 27521		
Phone: 910-897-3257	Email: CamilleL@eclsglobalinc.com	Fax: 910-897-2329

PAGE 1 OF 3

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REVISION 03.11.16



VICINITY MAP (SCALE: 1"= 500')

#### OWNER:

MELVIN RUBI RODRIGUEZ &  
CINTHIA GARCIA CARDONA  
ADDRESS: 7207 CALTON DR.,  
RALEIGH NC 27616.

#### SITE DATA:

TOTAL ACREAGE OF PARENT TRACT: 0.73 AC  
ZONING: R-4 (RESIDENTIAL)  
PIN: 1737439618  
DENSITY: 2.85 UNITS

#### DEVELOPER INFORMATION:

SURVEYOR  
ECLS GLOBAL, INC.  
19 N MCKINLEY STREET  
COATS, N.C. 27521  
PHONE: (910) 897-3257

TRANSACTION# 582677

S-3-19

BOARD OF ADJUSTMENT CASE: A-93-19

**PRELIMINARY**  
NOT FOR RECORDATION

#### SHEET INDEX:

S-1 COVER SHEET  
S-2 EXISTING CONDITION  
S-3 PROPOSED SUBDIVISION PLAN  
S-4 PROPOSED LANDSCAPING  
S-5 CROSS SECTION  
S-6 DETAILS

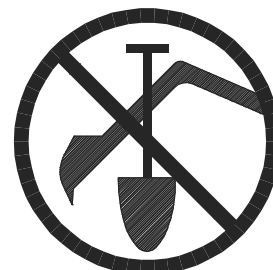
**SHEET 1 OF 6**

<b>DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Zoning District(s): R-4	
If more than one district, provide the acreage of each: N/A	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUD (Conditional Use District) Case # Z-:	N/A
COA (Certificate of Appropriateness) Case #:	N/A
BOA (Board of Adjustment) Case # A-:	N/A
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface : 3,664.1 sq.ft. acres/sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/sf	Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study FEMA Map Panel # : 3720173700J
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of Townhouse Lots: Detached	Attached
Total # of Single Family Lots	Total # of All Lots
Overall Unit(s)/Acre Densities Per Zoning Districts	
Total # of Open Space and/or Common Area Lots	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate N/A to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature <i>Melvin Rubi Rodriguez</i>	Date 11/17/18
Signature <i>Cynthia Garcia Cardona</i>	Date 11/17/18

PAGE 2 OF 3

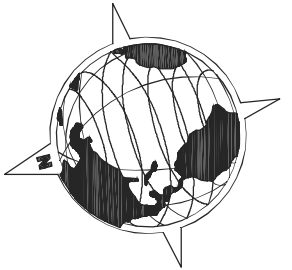
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REVISION 03.11.16



BEFORE YOU DIG!  
CALL 1-800-632-4949  
N.C. ONE-CALL CENTER  
IT'S THE LAW!

**ECLS**  
GLOBAL, INC.  
U.S. VETERAN-OWNED  
19 N. MCKINLEY ST.  
COATS, NC 27521  
910.897.3257 ECLSGLOBAL.COM  
910.897.2329 (FAX) CO# C-4175



REVISIONS:  
03-19-19 CITY OF RALEIGH 1ST REVIEW  
COMMENTS: -CLM  
06-04-19 CITY OF RALEIGH 2ND REVIEW  
COMMENTS: -CLM  
07-25-19 CITY OF RALEIGH 3RD REVIEW  
COMMENTS: -CLM

SURVEY BY:

**SUBDIVISION PLAT**

MELVIN RUBI RODRIGUEZ &  
CINTHIA GARCIA CARDONA

FOR

7207 CARLTON DR. RALEIGH, NC. 27616  
NEUSE TWP., WAKE CO., N. C.  
D.B.17254 PG.2309-2311 PIN:1737439618

PROJ. NO.: 18-396

DRAWN BY: CLM

CHECK BY: STR

SCALE: 1"=500'

DATE: 11/07/2018

**ECLS**





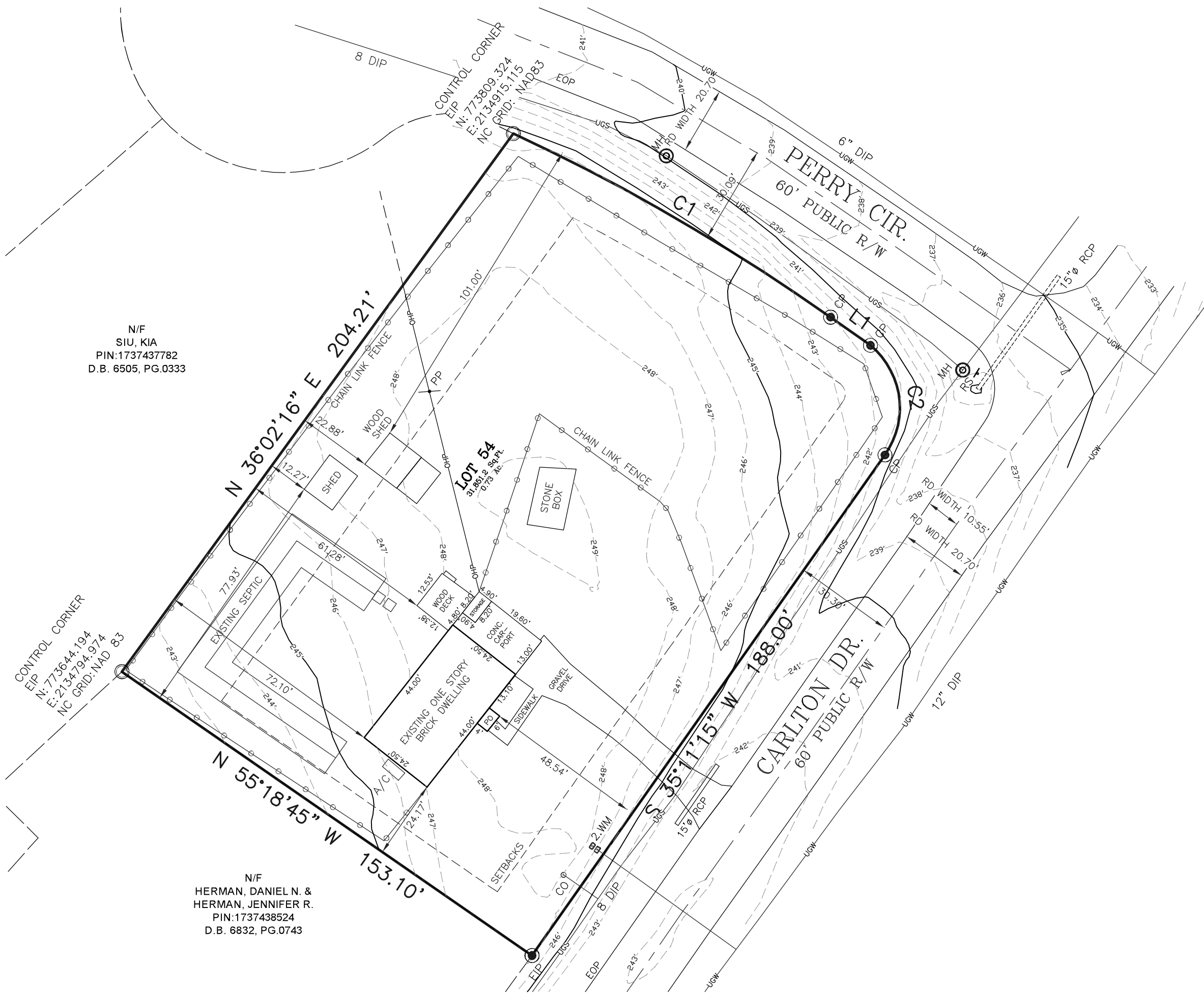
VICINITY MAP (SCALE 1"=1,000')

- NOTES:
- PER SECTION 9.2.2.A.2.b.i SUBJECT TO 4.a. OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXCEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREA.
  - PER 9.2.2.A.4.a. ALLOWABLE IMPERVIOUS AREA IS 38% PER LOT.
    - IMPERVIOUS LOT 54:
      - HOUSE: 1,102.00 SQ.FT.
      - CARPORIT: 318.50 SQ.FT.
      - SIDEWALK: 77.50 SQ.FT.
      - GRAVEL DRIVEWAY: 566.70 SQ.FT.
      - WOOD DECK: 158.15 SQ.FT.
      - TOTAL: 2,222.85 SQ.FT.
      - ALLOWED (38%): 12,103.46 SQ.FT.
  - DENSITY CALCULATIONS:
    - LOT 54: 2.86 UNITS/ACRE
  - CARLTON DR. & PERRY CIRCLE ARE CITY OF RALEIGH MAINTAINED FACILITIES.
  - EXISTING SEPTIC SYSTEM SHOWN HEREON IS APPROXIMATE. INFORMATION SHOWN IS PER WAKE COUNTY PERMIT#A001620.

LEGEND	
EIP	= EXISTING IRON PIPE
EIR	= EXISTING IRON ROD
IRS	= IRON REBAR SET
RCP	= REINFORCED CONCRETE PIPE
WM	= WATER METER
CO	= CLEAN OUT
MH	= MANHOLE
PO	= PORCH
CP	= CALCULATED POINT
PP	= POWER POLE
OHP	= OVERHEAD POWER LINE
DIP	= DUCTILE IRON PIPE
●	= IRON REBAR SET (IRS)
○	= EXISTING IRON PIPE (EIP)
NOTES:	
1.REFERENCES: D.B. 17254, PG. 2309-2311 B.M.: 1970, PG. 346	
OWNERS:	
RODRIGUEZ, MELVIN RUBI & CARDONA, CINTHIA GARCIA  7207 CARLTON DR. RALEIGH NC. 27616-6416	
SETBACKS:	
BUILDING FRONT (CARLTON DR.) 20' SIDE 10' REAR 30' SIDE STREET 15' PER UDO SECTION 2.2.1.B. ZONING: R-4 (RESIDENTIAL)	
FLOOD NOTE:	
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FLOOD MAP 3720173700J EFFECTIVE DATE 05/02/2006.	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°48'45" E	15.00'

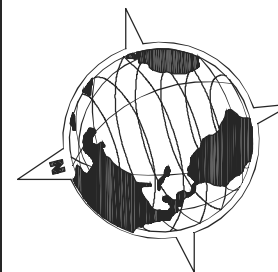
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	631.38'	112.66'	112.51'	S 59°56'48" E
C2	25.00'	37.27'	33.91'	S 07°31'14" E



TRANSACTION# 582677  
S-3-19

**PRELIMINARY**  
NOT FOR RECORDATION

**SHEET 2 OF 6**



**ECLS**  
GLOBAL, INC  
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19 N. MCKINLEY ST.  
COATS, NC 27521  
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910.897.2329 (FAX) CO# C-4175

REVISIONS:	
03-19-19	CITY OF RALEIGH 1ST REVIEW
05-24-19	CITY OF RALEIGH 2ND REVIEW
07-25-19	CITY OF RALEIGH 3RD REVIEW

SURVEY BY:

**EXISTING CONDITIONS**

**MELVIN RUBI RODRIGUEZ &  
CINTHIA GARCIA CARDONA**

7207 CARLTON DR. RALEIGH, NC. 27616  
NEUSE TWP., WAKE CO., N. C.  
D.B. 17254 PG. 2309-2311 PIN: 1737439618

PROJ. NO.: 18-396

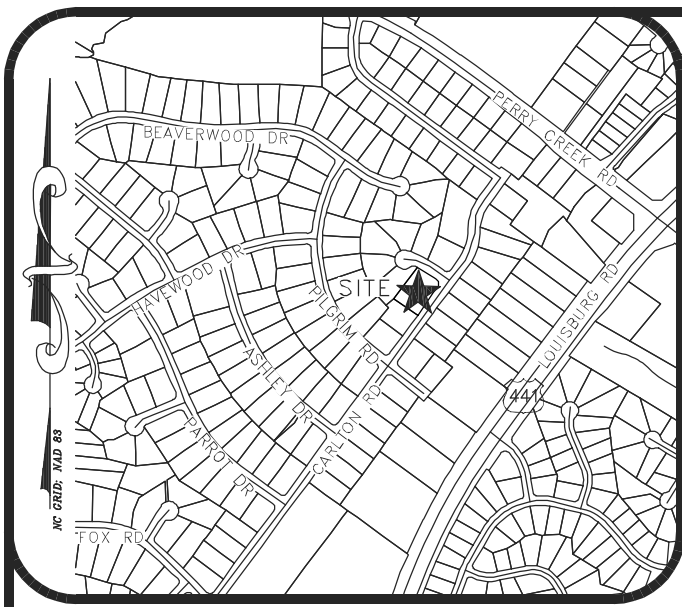
DRAWN BY: CLM

CHECK BY: STR

SCALE: 1"=30'

DATE: 11/06/2018

**ECLS**



VICINITY MAP (SCALE 1"=1,000')

I, Shawn T. Rumberger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 17254, Page 2309-2311); that the boundaries not surveyed are clearly indicated as drawn from information found in Plat Book 1970, page 346; that the ratio of precision as calculated is 1:17,659; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 23rd day of October, A.D., 2018.

I certify that this plat is the following type: G.S. 47-30 (f)(11)(A.) A. The survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

Surveyor  
Reg. No. L-4909

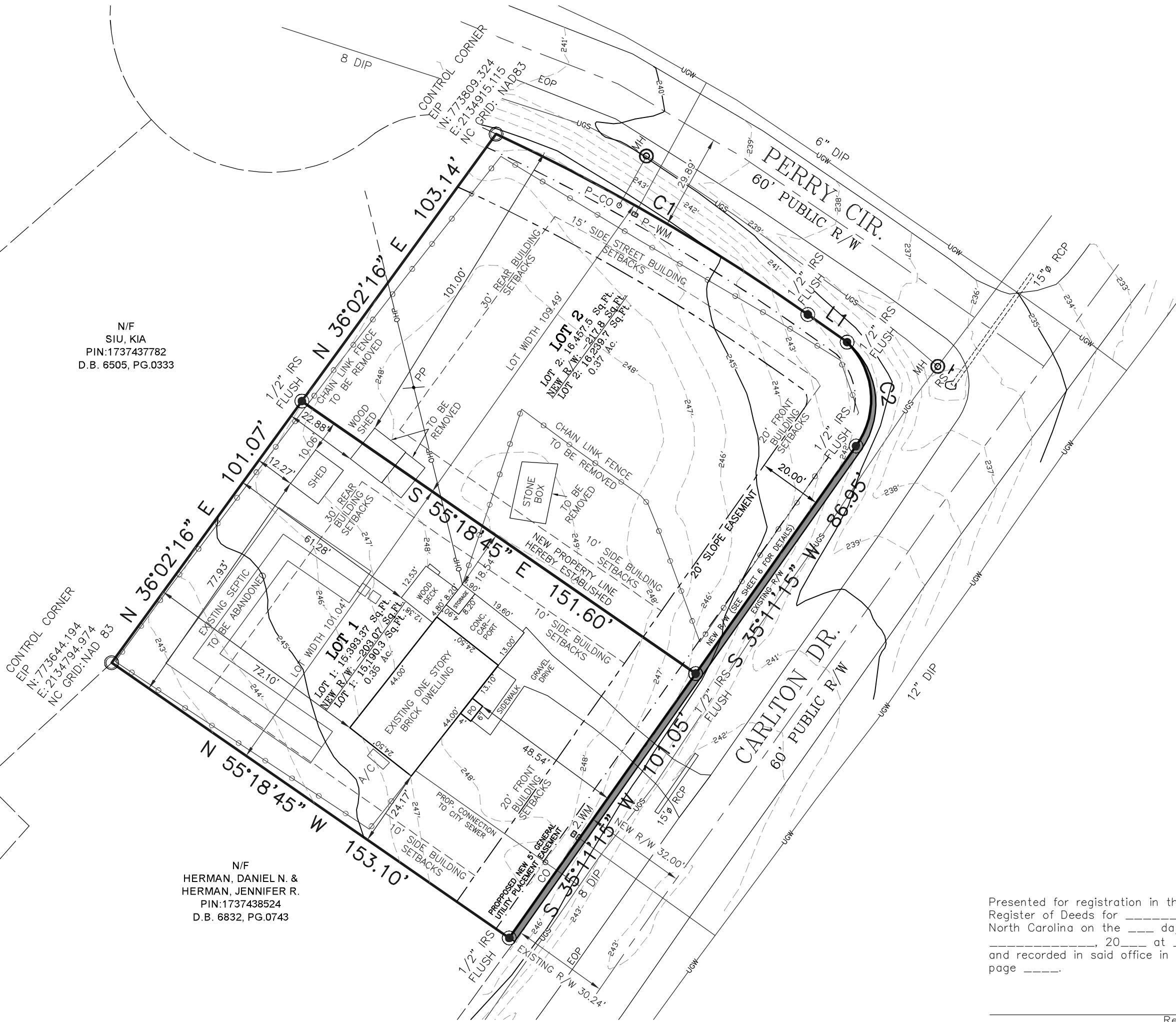
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°48'45" E	15.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	631.38'	112.66'	112.51'	S 59°56'48" E
C2	24.92'	35.52'	32.59'	S 04°56'10" E

LEGEND	
EIP	= EXISTING IRON PIPE
EIR	= EXISTING IRON ROD
IRS	= IRON REBAR SET
RCP	= REINFORCED CONCRETE PIPE
WM	= WATER METER
CO	= CLEAN OUT
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UGW	= UNDERGROUND WATER LINE
DIP	= DUCTILE IRON PIPE
●	= IRON REBAR SET (IRS)
○	= EXISTING IRON PIPE (EIP)

NOTES:	
1. REFERENCES: D.B. 17254, PG. 2309-2311 B.M.: 1970, PG. 346	
OWNERS:	
RODRIGUEZ, MELVIN RUBI & CARDONA, CINTHIA GARCIA	
7207 CARLTON DR. RALEIGH NC. 27616-6416	
SETBACKS:	
BUILDING	
FRONT (CARLTON DR.)	20'
SIDE	10'
REAR	30'
SIDE STREET	15'
PER UDO SECTION 2.2.1.B.	
ACCESSORY STRUCTURE	
FRONT	50'
SIDE	5'
REAR	5'
SIDE CORNER	20'
ZONING: R-4 (RESIDENTIAL-4)	
FLOOD NOTE:	
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FLOOD MAP 3720173700J EFFECTIVE DATE 05/02/2006.	

- NOTES:
- PER SECTION 9.2.2.A.2.b.i 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 AREA.
  - PER 9.2.2.A.4.a. ALLOWABLE IMPERVIOUS AREA IS 38% PER LOT.  
-IMPERVIOUS LOT 1 (LOT AREA 15,190.3 SQ.FT.):  
-HOUSE: 1,102.00 SQ.FT.  
-CARPORT: 318.50 SQ.FT.  
-SIDEWALK: 77.50 SQ.FT.  
-GRAVEL DRIVEWAY: 566.70 SQ.FT.  
-WOOD DECK: 158.15 SQ.FT.  
-TOTAL: 2,222.85 SQ.FT.  
-ALLOWED (38%): 5,772.3 SQ.FT.  
-IMPERVIOUS LOT 2 (LOT AREA 16,239.7 SQ.FT.):  
-ALLOWED (38%): 6,171.1 SQ.FT.
  - DENSITY CALCULATIONS:  
2 UNITS/0.7 ACRES= 2.85 UNITS/ACRE
  - 5' UTILITY EASEMENT HEREBY ESTABLISHED PER UDO 3.2.2.A & 3.2.2.C.
  - CARLTON DR. & PERRY CIRCLE ARE CITY OF RALEIGH MAINTAINED FACILITIES.
  - EXISTING SEPTIC SYSTEM SHOWN HEREON IS APPROXIMATE. INFORMATION SHOWN IS PER WAKE COUNTY PERMIT#A001620.
  - EXISTING SEPTIC SYSTEM TO BE ABANDONED PER WAKE COUNTY STANDARDS.
  - EXISTING WATER & SEWER LINES AND DESCRIPTION SHOWN HEREON IS APPROXIMATE. INFORMATION SHOWN IS PER WAKE COUNTY GIS.
  - PROPOSED R/W, UTILITY PLACEMENT EASEMENT, MAINTENANCE STRIP, SIDEWALK, AND PLANTING AREA ARE PER UDO 8.4.4.A FOR PERRY CIRCLE AND 8.4.4.C FOR CARLTON DRIVE.
  - PROPOSED R/W DEDICATION AT PROPERTY FRONTAGE ON CARLTON DRIVE HAS AN AREA OF 419.94 SQ.FT. SEE SHEET #6 FOR DETAILS.
  - PROPOSED WATER METER (P-WM) TYPICAL, 3/4" DIRECT TAP SOFT K COPPER WITH 5/8" WATER METER.
  - PROPOSED CLEANOUT (P-CO) 4" SEWER TAP, PVC MATERIAL.
  - TAP DETAILS ON SHEET 6.
  - 20' SLOPE EASEMENT ACROSS THE FRONTAGES IN ACCORDANCE WITH RSDM ARTICLE 8.2.
  - CARLTON DR. IS THE PRIMARY ROAD.
  - BOARD OF ADJUSTMENT CASE: A-93-19.



N/F  
SIU, KIA  
PIN: 1737437782  
D.B. 6505, PG. 0333

N/F  
HERMAN, DANIEL N. &  
HERMAN, JENNIFER R.  
PIN: 1737438524  
D.B. 6832, PG. 0743

Certificate of Ownership and Dedication.

This certifies and warrants that the undersigned is(are) the sole owners of the property shown on the map or plat and any accompanying sheets having acquired the property in fee simple by deed(s) recorded in the county register of deeds office where the property is located and as such has (have) the right to convey the property in fee simple.

Book No.: \_\_\_\_\_

Page No.: \_\_\_\_\_

Signature(s) & title/position of property owner(s)

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purposed stated therein and in the capacity indicated: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(OFFICIAL SEAL)

OFFICIAL SIGNATURE OF NOTARY \_\_\_\_\_, NOTARY PUBLIC  
NOTARY'S PRINTED OR TYPED NAME  
MY COMMISSION EXPIRES: \_\_\_\_\_

Presented for registration in the office of the Register of Deeds for \_\_\_\_\_ County, North Carolina on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_ o'clock \_\_\_\_m. and recorded in said office in Plat Book \_\_\_\_\_, page \_\_\_\_.

Register of Deeds

TRANSACTION# 582677  
S-3-19

**PRELIMINARY**  
NOT FOR RECORDATION

**SHEET 3 OF 6**

REVISIONS:	
03-19-19 CITY OF RALEIGH 1ST REVIEW	COMMENTS: -CLM
06-04-19 CITY OF RALEIGH 2ND REVIEW	COMMENTS: -CLM
07-25-19 CITY OF RALEIGH 3RD REVIEW	COMMENTS: -CLM

SURVEY BY:

**PROPOSED SUBDIVISION**

**MELVIN RUBI RODRIGUEZ &  
CINTHIA GARCIA CARDONA**

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NEUSE TWP., WAKE CO., N. C.  
D.B. 17254 PG. 2309-2311 PIN: 1737439618

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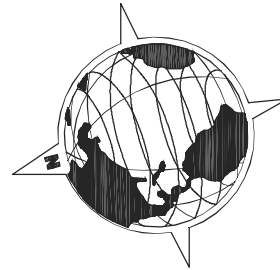
DRAWN BY: CLM

CHECK BY: STR

SCALE: 1"=30'

DATE: 11/06/2018

**ECLS**



**ECLS**  
GLOBAL, INC.  
U.S. VETERAN-OWNED  
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COATS, NC 27521  
910.897.3257 ECLSGLOBAL.COM  
910.897.2329 (FAX) CO# C-4175