

Administrative Approval Action

Case File / Name: SUB-S-48-2018 501 E LANE ST City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: E LANE ST.

REQUEST: S-48-18 501 E LANE ST SUBD/ PIN#1704-90-2431/ ACRE: 0.12/ MAP 1704.20/

BASIN: PIGEON HOUSE/ ZONE R-10/ CAC: NORTH CENTRAL / LOTS 3 / DEED

ROLLED IN PLANNING SET/ LEAD: WALTERS

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0031-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 September 19, 2018 by FLM

Engineering.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).

☑ **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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

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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.

Stormwater

- The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. Impervious added for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot.
- It appears that demolition caused a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

6. A public infrastructure street tree surety for 9 trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ <u>BUILDING PERMITS</u> - 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. 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.
- Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
- 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 5 street trees along N East St and 4 street trees along E Lane S

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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 any/all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

3. 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 following must take place by the following dates:

3-Year Sunset Date: January 7, 2023

Record at least 1/2 of the land area approved.

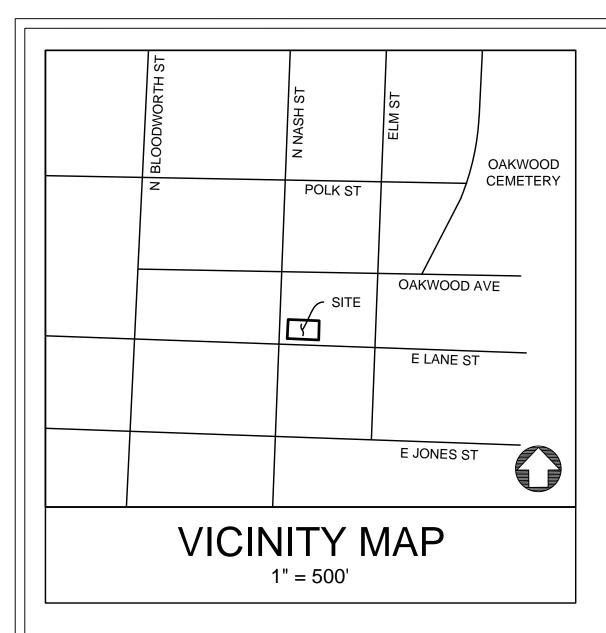
5-Year Sunset Date: January 7, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed: ______ Date: ______ Date: ________

Staff Coordinator: Michael Walters

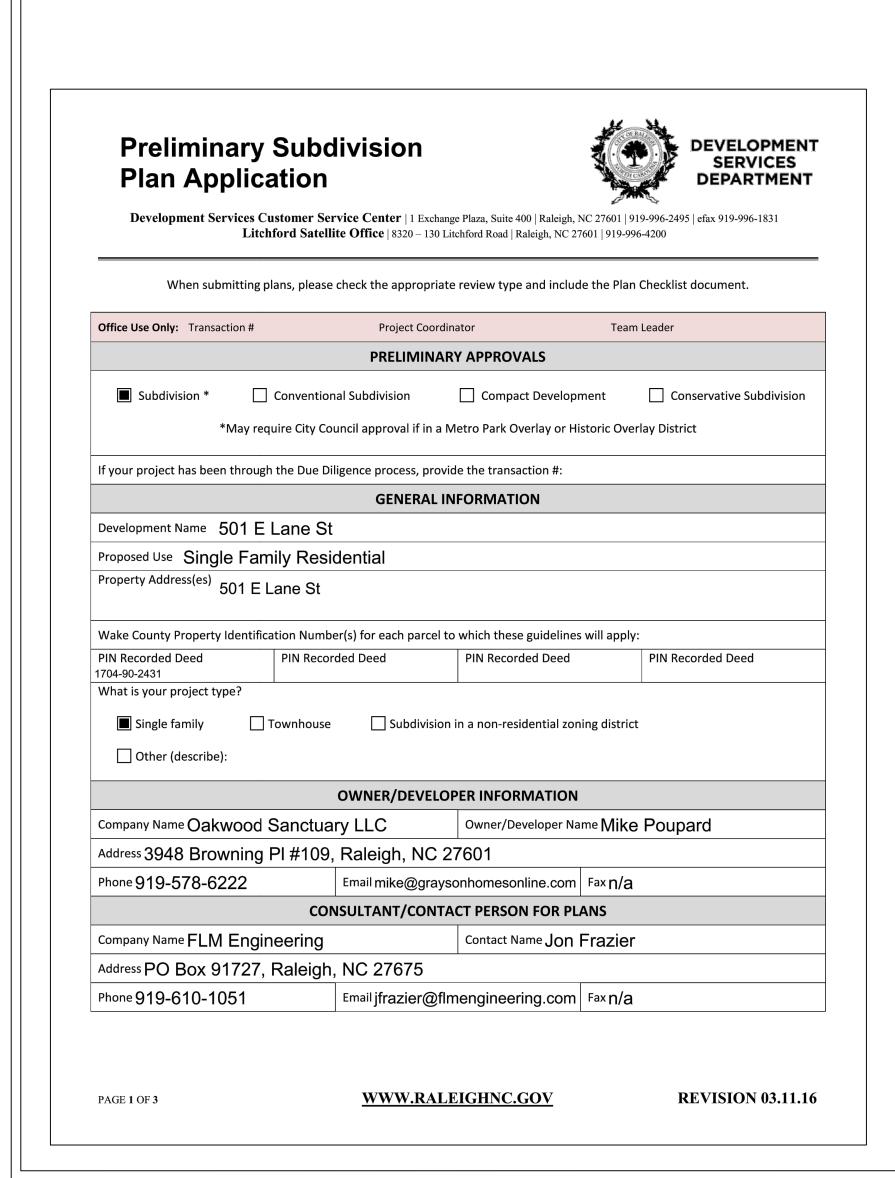


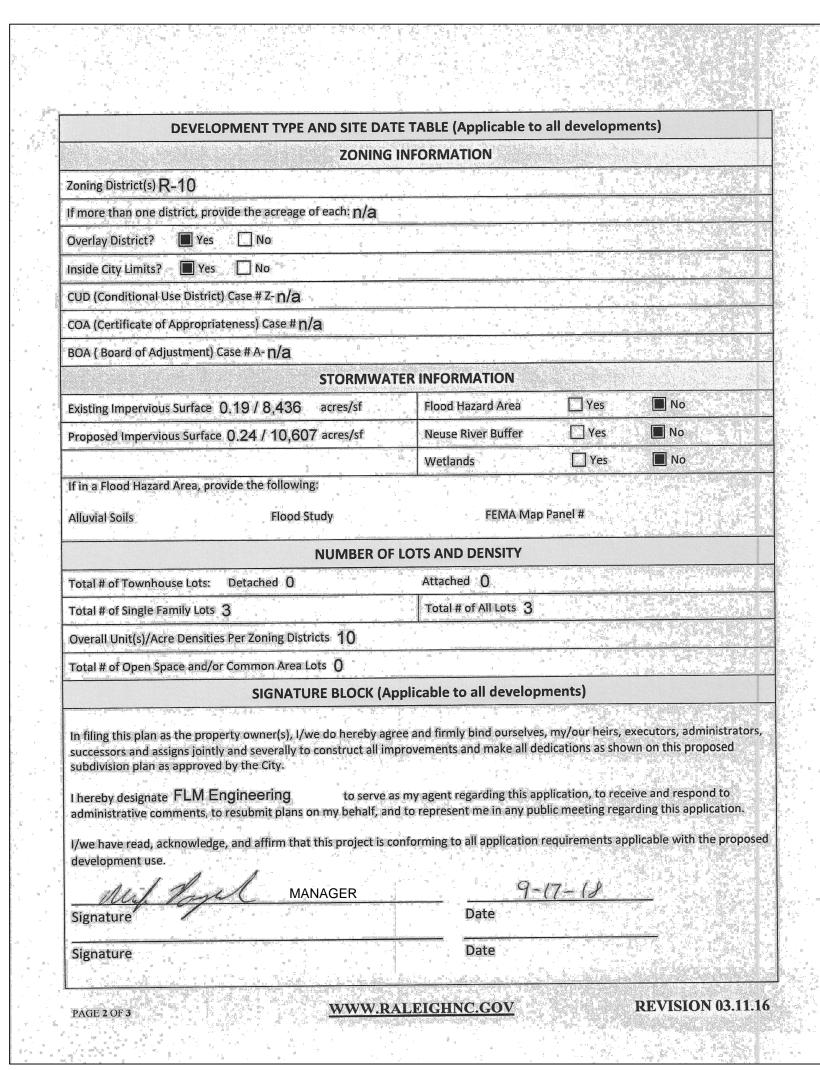
PRELIMINARY SUBDIVISION PLANS FOR

501 E LANE ST

S-48-18 / TRANS. NO. 570015

501 E LANE ST RALEIGH, NC 27601 PIN: 1704-90-2431







POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY				
REV #	DESCRIPTION	DATE	BY	
1	COR 1ST COMMENTS	10/10/2018	FLM	
2	COR 2ND COMMENTS	1/4/2019	FLM	
3	COR 3RD COMMENTS	2/7/2019	FLM	
4	STORM SEWER ALIGNMENT CHANGE	8/21/2019	FLM	

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE

ACCORDINGLY

PRELIMINARY SUBDIVISION PLANS

501 E LANE ST RALEIGH, NC 27601

OAKWOOD SANCTUARY LLC

	DATE:	09-19-2018
	SCALE:	AS SHOWN
	DESIGNED BY:	FLM
	APPROVED BY:	FLM
_	PROJECT NO.:	18059

COVER

SHEET 1 OF 4

CALL 48 HOURS BEFORE

NORTH CAROLINA

ONE-CALL CENTER

1-800-632-4949

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

NOTES

SHEET

C-1

C-2

C-3

C-4

1. DUE TO THE SIZE OF THE PARCEL (0.38 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED

EXISTING CONDITIONS

ENGINEER OF RECORD:

FLM ENGINEERING, INC

CONTACT: JON FRAZIER, PE

PO BOX 91727

RALEIGH, NC 27675

919.610.1051

JFRAZIER@FLMENGINEERING.COM

DEVELOPER:

OAKWOOD SANCTUARY LLC

CONTACT: MIKE POUPARD

RALEIGH, NC 27609

919.578.6222

MIKE@GRAYSONHOMESONLINE.COM

3948 BROWNING PL #109

SITE PLAN, UTILITY & LANDSCAPING PLAN

STORM SEWER RELOCATION PLAN & PROFILE

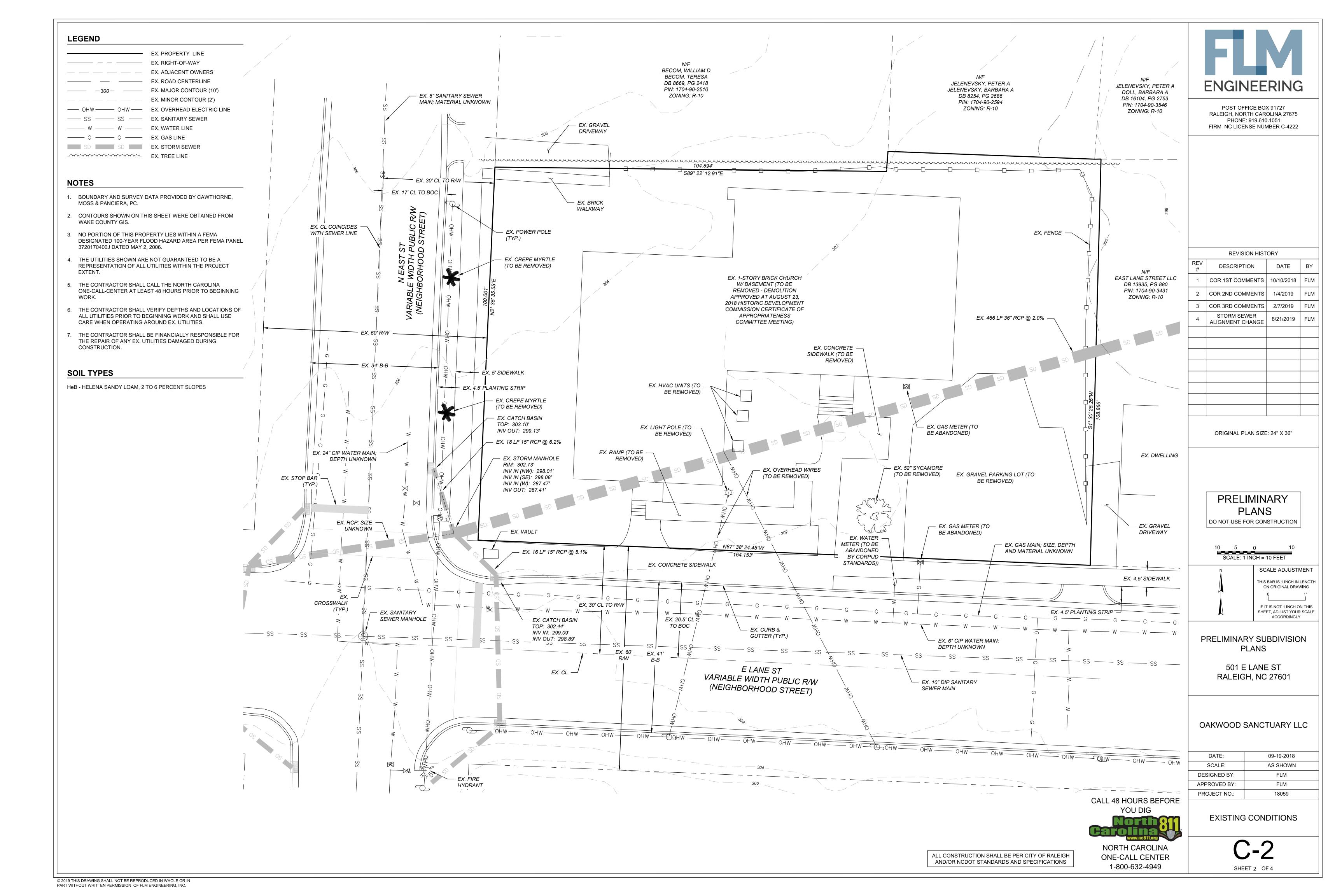
2. PER SECTION 9.2.2.A.A.b.i SUBJECT TO 4.a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW

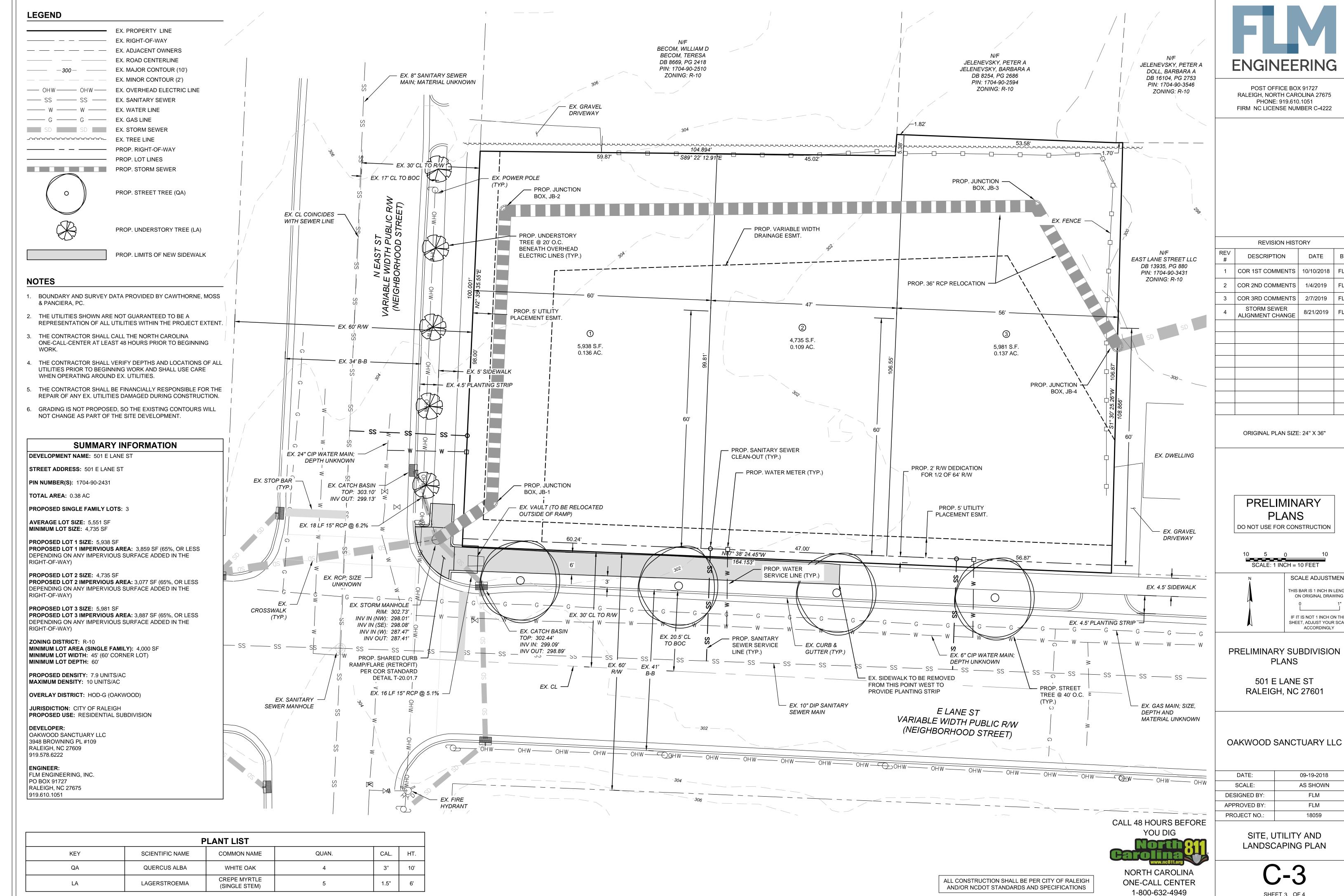
DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.

UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

TITLE

COVER





8/21/2019 FLM

SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE

DATE:	09-19-2018		
SCALE:	AS SHOWN		
DESIGNED BY:	FLM		
APPROVED BY:	FLM		
PROJECT NO.:	18059		
-			

SHEET 3 OF 4