LOCATION: This site is located on the southwest corner of the intersection of Perry Creek Road and Beckom Drive, within the 5401 North Planned Development off Louisburg Road. Portions of a common lot are part of the site and this lot is addressed at 6535 Perry Creek Road. The site is located inside City limits.

REQUEST: Recombination and subdivision of portions of a 5.04-acre site zoned PD (MP-1-10) to create 8 new townhome lots and a reconfigured common/open lot. The lots comprising this development plan were previously recorded in BM 2018 pages 0768-0776 (subdivision case S-53-14) and include common lot #2075 and 18 existing townhome lots #2034 to #2051. Additionally, new public street right-of-way is being dedicated with this subdivision.

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 prepared by The John R. McAdams Company, Inc.

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:

☐ CONCURRENT SITE 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 concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. Elevation drawings will be provided for each building/structure to demonstrate compliance with UDO 1.5.7 and the PD (MP-1-10/Z-20-10).

2. Infrastructure construction plans to be submitted for concurrent site review shall be submitted as a revision to previously approved plans for case S-53-14 with notation of the changes approved with this development plan, case S-28-18, including the changes in the number of lots, size of right-of-way to be dedicated, and quantities of public utility infrastructure.
Engineering

3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

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.

| ☒ | City Code Covenant   | ☐ | Slope Easement     |
| ☒ | Stormwater Maintenance Covenant | ☐ | Transit Easement  |
| ☐ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
| | | | ☐ | Other: |

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

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

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

6. The required right of way for proposed streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation (if determined at concurrent review that such easement is required). The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

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

Public Utilities

9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

10. 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).

11. 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).

12. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:*

13. Provide fire flow analysis.

14. Elevation drawings will be provided for each building/structure to demonstrate compliance with UDO 1.5.7 and the PD (MP-1-10/Z-20-10)

Engineering

24. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
Stormwater

25. 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).

26. 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

27. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Daydream Drive and 10 street trees along Cultivation Lane.

The following are required prior to issuance of building occupancy permit:

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.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

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

7. 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: 10-3-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-3-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ______________ Date: 10/3/2018

Staff Coordinator: Ryan Boivin
5401 N.  
PH. 15 & 16 AMENDMENT

PRELIMINARY SUBDIVISION PLAN
6535 PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA
TRANSACTION #561269
RALEIGH NUMBER: S-28-2018
PROJECT NUMBER: CRC-18010
FORMERLY TRANSACTION #413246
RALEIGH NUMBER: S-30-2014 (ORIGINAL)
DATE: AUGUST 16, 2018

DEVELOPER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

VCINITY MAP
1" = 1,000'

SHEET INDEX
C-1 EXISTING CONDITIONS PLAN
C-1A CUMULATIVE MAP
C-2 DEMOLITION PLAN
C-2A RECONSTRUCTION PLAN
C-3 NOTES
C-4 SUBDIVISION PLAN
C-5 GRADING & STORM DRAINAGE PLAN
C-6 UTILITY PLAN
C-7 LOT DIMENSION PLAN
L-2 STREET TREE PLAN
L-4 STREET TREE DETAILS
TC-1 RECORDED CONSERVATION PLAT FOR REFERENCE
D-1 SITE DETAILS
D-2 WATER & SEWER DETAILS
F-1 RECORDED SUBDIVISION PLAN PAGE 1 OF 10 FOR REFERENCE
F-3 RECORDED SUBDIVISION PLAN PAGE 3 OF 10 FOR REFERENCE
F-5 RECORDED SUBDIVISION PLAN PAGE 5 OF 10 FOR REFERENCE
F-7 RECORDED SUBDIVISION PLAN PAGE 9 OF 10 FOR REFERENCE

BUILDING ELEVATIONS WILL BE PROVIDED AT CONSTRUCTION REVIEW AND WILL BE CONSISTENT WITH THE PDD MASTER PLAN AND ELO.
1. See sheet L-4 for Plant List and Details.
2. Within the sight distance triangles shown, no obstruction between 3' and 8' in height above the curb line elevation shall be located in whole or in part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, or parked vehicle. Refer to section 10-2086 of the Raleigh City Code for additional details. Trees in sight distance triangles will not have branches lower than 8'.
3. Street trees in the right-of-way will be maintained via an encroachment agreement with the City by the Developer and subsequently the 5401 North HOA.