LOCATION: This site is located at the southeast quadrant of the intersection of Louisburg Road and Midtown Market Avenue, currently located at 7740 Midtown Market Avenue.

REQUEST: Development of a 53.56-acre tract zoned Planned Development District into a subdivision of 17 lots.

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 8/13/2018 by The John R. McAdams Company.

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:

Engineering

1. 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

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

5. A nitrogen offset payment must be made to a qualifying mitigation bank.

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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:

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.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. 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.
4. A 5’ general utility 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.

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

Public Utilities

6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

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 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).

9. 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).

10. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

11. 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).

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
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: 9/7/2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/7/2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) ___________________________ Date: 9/7/18

Staff Coordinator: Justin Rametta
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
ATTENTION CONTRACTORS *

THESE PLANS ARE FOR THE REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY AND/OR OTHER GOVERNMENTAL JURISDICTION.

UNTIL ISSUED FOR CONSTRUCTION BELOW, REQUIRED CORRECTIONS, REVISIONS, ADDITIONS, AND DELETIONS ARE POSSIBLE.

OBTAIN APPROVED CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

THIS DRAWING IS PROPERTY OF TONY M. TATE LANDSCAPE ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.

THIS DRAWING IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

SCALE: 1" = 60'

SEE SHEET L-2 FOR PLANT LIST

PROJECT # 06045

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
5011 SOUTHPARK DRIVE, STE. 200 - DURHAM, NC 27713
p: (919) 484-8880    f: (919) 484-8881   e: tony@tmtla.com

6/12/17

CDR

SCALE: 1" = 60'

SEE SHEET L-2 FOR PLANT LIST

REVISIONS:

8/3/17 - Per COR Comments

Crescent Square

SEE SHEET L-2 FOR PLANT LIST

9401 North Crescent Drive

Raleigh, NC

7740 Midtown Market Avenue

5401 North Crescent Drive

3 Street Tree Plan

SEE SHEET L-2 FOR PLANT LIST

9401 North Crescent Drive

Raleigh, NC

7740 Midtown Market Avenue

5401 North Crescent Drive

3 Street Tree Plan
*ATTENTION CONTRACTORS*

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Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are developed root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their egg and shall have been grown in cubic conditions similar to those of the project site.

PEAT MOSS, compost or triple ground pine bark, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural purposes and shall contain no more than 35% moisture content by weight.

All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf  with fully mature root systems. Trees must be self supporting, with straight trunks and leaders in tact. All plants must be free of disease, insect infestation or their egg and shall have been grown in cubic conditions similar to those of the project site.

The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have the right to reject and all materials and any and all work, which in its opinion, does not meet the requirements of the contract.

Contractor shall be responsible for any damage resulting from his activities. Contractor shall provide design build irrigation proposal to the owner for project areas to be specified by the owner.

NOTES:
1. Contractor shall contact utility locator service to verify all subsurface utilities prior to and digging or construction on the site.
2. Plant material on this site must be installed in conformance with the general planting notes and details on this plan.
3. All street median islands shall be 3" caliper at installation.
4. All mulch shall be double ground pine bark mulch to a depth of 3".
5. A TREE IMPACT PERMIT IS REQUIRED.
6. Landscape contractor shall provide design build irrigation proposal to the owner for project areas to be specified by the owner.
7. Grading Contractor shall provide 6" PVC sleeves under streets to median islands for irrigation lines.
8. The recommended caliper for landscape plants shall be 3" caliper at installation for tree pits. Tree pits should be placed in the public right of way. 40' on center, 4' minimum caliper for street sections located within the PSC 14 Zoned Districts. If the site for this project is to be used for the streets of Perry Creek Road and Beckom Drive. All other street trees shall be 2.5" caliper at installation.

RESIDENTIAL LOT
RESIDENTIAL LOT
RESIDENTIAL LOT
RIGHT-OF-WAY
TABLE LAWN
TABLE LAWN
PUBLIC STREET
PUBLIC STREET
PUBLIC STREET
BUILDING
BUILDING
BUILDING
RIGHT-OF-WAY
RIGHT-OF-WAY
RIGHT-OF-WAY
LOW INTENSITY USE
MEDIUM INTENSITY USE
LOW INTENSITY USE
MEDIUM INTENSITY USE