WEST STREET TOWNHOMES, PHASE II
S-40-2017

Zoning: NX-3-UL
CAC: Central
Drainage Basin: Rocky Branch
Acreage: 0.41
Number of Lots: 2

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: Lambert Development
Phone: (212) 785-0090
LOCATION: This site is located on the north side of W. South Street, west of the intersection of W. South Street, and S. West Street. The address of the parent tract is 516 and 504 W. South Street.

REQUEST: Development of a .403 acre tract zoned NX-3-UL into a townhome development consisting of nine residential lots and one common area 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 submitted by The Curry Engineering Group, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

3. That a stormwater control plan for the improvements shown on the adjacent subdivision "West Street Townhomes (S-57-15) is submitted in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;

4. That a nitrogen offset payment for the improvements shown on the adjacent subdivision "West Street Townhomes (S-57-15) must be made to a qualifying mitigation bank;

URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
2. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

3. **Next Step:** Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

**ENGINEERING**

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 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. A cross access agreement among the proposed lot owned by LAMBERT DEVELOPMENT WEST STREET II LLC and LAMBERT DEVELOPMENT WEST STREET LLC lot shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

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. 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 shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.
TRANSPORTATION

1. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including street trees, is paid to the Development Services Department.

URBAN FORESTRY

2. That a Tree Impact Permit is obtained from Urban Forestry staff.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombination, Right Of Way and/or Easement Dedications, and Tree Save Areas.

ENGINEERING

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

Prior to issuance of building occupancy permit:

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

2. Next Step: All street lights and street signs required as part of the development approval are installed.

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

4. Next Step: In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

5. Next Step: Final inspection of all right of way 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: 12-20-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 12-20-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./designee) [Signature] Date: 12/20/2017

Staff Coordinator: Michael Walters

SR-00-00 Project Name
All construction shall be in accordance with City of Raleigh standards and specifications.

Please note that this document contains construction plans and specifications for a development project in Raleigh, North Carolina. It includes information on utilities, demolition, and subdivision designs. Contact information for project stakeholders is also provided.