LOCATION: This site is located on the north side of Midtown Market Avenue, west side of Perry Creek Road, and east side of Tolson Street. The site is addressed at 7741 Midtown Market Ave, which is outside the City limits.

REQUEST: Subdivision of a 23.35 acre tract zoned PD (Z-29-16/MP-2-16) into 11 lots for mixed use development.

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 10/31/2018 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).
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:

Engineering

5. 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.

6. 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.

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

Public Utilities

8. 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.

9. 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.
Administrative Approval Action
S-53-18 / 5401 North Lot 13
Transaction # 571987, AA # 3899

Stormwater

10. 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).

11. 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).

12. 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).

13. 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).

14. 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.c).

Urban Forestry

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Archwood Avenue.

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: 11-26-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-26-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) ___________________________ Date: 11/26/18

Staff Coordinator: Ryan Boivin
SUBDIVISION AREAS

I-540 NEUSE RIVER LOUISBURG ROAD (US 401)
PERRY CREEK ROAD BUFFALOE ROAD (US 401)

PDD AREA 5401 NORTH

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.

CONTRACTOR

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000
fax 919.361.2269
license number: C-0293
www.mcadamsco.com

PROJECT DIRECTORY

7741 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA, 27616

PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: CRC-17020
CITY OF RALEIGH TRANSACTION #: 571987
CITY OF RALEIGH CASE #: S-53-2018
DATE: OCTOBER 05, 2018

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LS-1 STREET TREE PLAN
LS-2 STREET TREE PLAN

ATTENTION CONTRACTORS

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.
CONSTRUCTION BOUNDARY SHOWN AS APPROVED IN:
- 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (PHASES 2, 3, 4, 7 & 9) (TRANSACTION #363792) (RALEIGH #S-24-2012)
- 5401 NORTH LOTS 15-17 (PHASES 4, 7, 11 & 12) CONSTRUCTION DRAWINGS (TRANSACTION #416248) (RALEIGH #S-18-2014)
- 5401 NORTH APARTMENTS LOT 23 CONCURRENT REVIEW (TRANSACTION #528767) (RALEIGH #SR-63-2016)

BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.

EXISTING INFORMATION SHOWN WITHIN THE PPD BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WITHERS & RAVENEL, DATED 3/4/2008 AND INFORMATION DOWNLOADED FROM WAKE COUNTY GIS.

A PORTION OF THE PDD PROJECT AREA IS WITHIN A FEMA DESIGNATED FLOODPLAIN AND IS SUBJECT TO THE FUTURE 1% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP 3720173600J, DATED MAY 2, 2006.

EX. TREE CONSERVATION AREAS WERE COMPUTED BY COORDINATE METHOD PER PLAT RECORDED BY WITHERS AND RAVENEL (BM-2007-2817), DATED 10/25/07. PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY SULLIVAN SURVEYING (BM2012-638), DATED 11/09/11. FURTHER REVISED PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY MCADAMS (BM2016-1745), DATED 10/18/16.
Preliminary Subdivision Plan
7741 Midtown Market Avenue
Raleigh, North Carolina, 27616

General Notes:
1. Existing roads, phases & lots shown as approved in:
   - 5401 North Master Infrastructure Drawings (Phases 2, 3, 4, 7 & 9) (Transaction #363792) (RALEIGH #S-24-2012)
   - 5401 North Lots 15-17 (Phases 4, 7, 11 & 12) Construction Drawings (Transaction #416248) (RALEIGH #S-18-2014)
   - 5401 North Apartments Lot 23 Concurrent Review (Transaction #528767) (RALEIGH #SR-63-2016)
2. Boundary information and lot areas are taken from an unrecorded boundary survey performed by The John R. McAdams Company, dated 10/12/12.
3. Existing information shown within the PPD boundary is based on a blend of a survey performed by Withers & Ravenel, dated 3/4/2008 and information downloaded from Wake County GIS.
4. A portion of the PPD project area is within a FEMA designated floodplain and is subject to the future 1% annual chance floodplain, per FEMA FIRM Map 3720173600J, dated May 2, 2006.
5. EX. tree conservation areas were computed by coordinate method per plat recorded by Withers and Ravenel (BM-2007-2817), dated 10/25/07. Portions of the tree conservation areas were revised per the plat recorded by Sullivan Surveying (BM2012-638), dated 11/09/11. Further revised portions of the tree conservation areas were revised per the plat recorded by McAdams (BM2016-1745), dated 10/18/16.
GENERAL NOTES:

1. EXISTING ROADS, PHASES & LOTS SHOWN AS APPROVED IN:
   - 5401 NORTH MASTER INFRASTRUCTURE DRAWINGS (PHASES 2, 3, 4, 7 & 9) (TRANSACTION #363792) (RALEIGH #S-24-2012)
   - 5401 NORTH LOTS 15-17 (PHASES 4, 7, 11 & 12) CONSTRUCTION DRAWINGS (TRANSACTION #416248) (RALEIGH #S-18-2014)
   - 5401 NORTH APARTMENTS LOT 23 CONCURRENT REVIEW (TRANSACTION #528767) (RALEIGH #SR-63-2016)

2. BOUNDARY INFORMATION AND LOT AREAS ARE TAKEN FROM AN UNRECORDED BOUNDARY SURVEY PERFORMED BY THE JOHN R. MCADAMS COMPANY, DATED 10/12/12.

3. EXISTING INFORMATION SHOWN WITHIN THE PPD BOUNDARY IS BASED ON A BLEND OF A SURVEY PERFORMED BY WITHERS & RAVENEL, DATED 3/4/2008 AND INFORMATION DOWNLOADED FROM WAKE COUNTY GIS.


5. EX. TREE CONSERVATION AREAS WERE COMPUTED BY COORDINATE METHOD PER PLAT RECORDED BY WITHERS AND RAVENEL (BM-2007-2817), DATED 10/25/07. PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY SULLIVAN SURVEYING (BM2012-638), DATED 11/09/11. FURTHER REVISED PORTIONS OF THE TREE CONSERVATION AREAS WERE REVISED PER THE PLAT RECORDED BY MCADAMS (BM2016-1745), DATED 10/18/16.