



Administrative Approval Action

S-59-14, Raleigh Beach Rd Subdivision (Sunset Extension)
Transaction # 558485, AA # 3859

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Raleigh Beach Road, near its intersection with New Bern Avenue. The site is addressed at 4805 & 4901 Raleigh Beach Rd, which is not inside city limits.

REQUEST: This is a requested sunset extension for a previously approved subdivision of a 58.21 acre site zoned RX-3-CU (Z-6-2014 & Z-35-2014) into 4 lots. The proposed area for the lots is:

- Lot 1 (Tract A) – 16.96 acres/738,777 sq ft
- Lot 2 (Tract B) – 11.06 acres/481,773 sq ft
- Lot 3 (Tract C) - 17.92 acres/780,595 sq ft
- Lot 4 (Tract D) - 7.23 acres/314,938 sq ft

DESIGN

ADJUSTMENT(S)

ALTERNATES, ETC: Design adjustment granted for relief from UDO 8.5 to alter required streetscapes.

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 JDavis Architects, PLLC - dated 8/17/2018.

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. Next Step: This site is subject to stormwater and nitrogen reduction requirements of Article 9 chapter 2 of the Unified Development Ordinance. All proposed lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision. The impervious surface from the proposed roadway, which creates the subdivision, will be allocated at the time of construction drawings or plat recordation, whichever comes first.

URBAN FORESTRY

3. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
4. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.



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PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Comply with all conditions of Z-6-14 and Z-35-14. Be mindful of Condition #5 in both sets of conditions, related to the allocation of allowable development.
2. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
4. 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.
5. That a petition for annexation into the City limits 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.
6. That recombination plat be recorded prior to, or in conjunction with, the recording of these lots.

ENGINEERING

7. 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.
8. 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 (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.
9. 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.

URBAN FORESTRY

10. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.



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EXPIRATION DATES: A new sunset date applies to the approval of this subdivision in accordance with UDO Section 10.2.5 E 8.

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: 9-27-2021
Record entire subdivision

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Austin Billy

Date: 9/27/2018

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Raleigh Beach Subd	
	Development Case Number	S-59-2017	
	Transaction Number	558485	
	Design Adjustment Number	DA - 59 - 2014	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for a design adjustment as it relates to an alternate streetscape along areas of Hedingham Blvd & the future road extension for the connection of their proposed road with Hedingham Blvd. In both instances, 60' public right-of-way already exists and public right-of-way dedications are not occurring with the proposed subdivision as these will be off-site improvements. The proposed alternate streetscape will be a continuation of pedestrian pathways and connect areas of proposed sidewalk with areas of existing sidewalk.

Design Adjustment Application



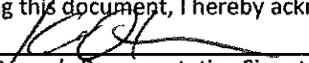
DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Raleigh Beach Subdivision		
	Case Number S-59-14		
	Transaction Number 558485		
OWNER	Name Raleigh Beach Road WEH LP c/o Eric Rifkin		
	Address 56 Hunter St #230		City Apex
	State NC	Zip Code 27502	Phone (919) 387-1885
CONTACT	Name Ken Thompson		Firm JDavis Architects
	Address 510 S. Wilmington St		City Raleigh
	State NC	Zip Code 27601	Phone 919-612-6997
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Staff has requested the developer extend Pentecost Pl. from the Raleigh Beach Subdivision site to Hedingham Blvd within an existing 60' right of way for 225.5 LF. To accommodate this request an alternate sidewalk section adjustment will be required for the improvements to be made within the existing 60' right of way. The request is to provide a 5' sidewalk 3.5' from the proposed back of curb within the existing right of way. Also that the above requested sidewalk adjustment be approved for 110 LF on existing Hedingham Blvd. near the intersection of Southall Rd. The applicant was requested by staff to extend sidewalk within the existing adjacent 60' right of way. This off site improvement will connect the proposed on site sidewalk with existing sidewalk at the intersection of Southall Rd. The request is to provide a 5' sidewalk 3.5' from back of curb within the existing right of way also			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature  Date 08/02/18

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - 77 - 2018
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Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise Safety;

- D. The requested design adjustment does not create any lots without direct street Frontage;

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The requested adjustment will provide the developer to provide offsite sidewalk improvements within existing 60' rights of way

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The adjustment will allow for completion of gaps in public sidewalk system within the existing rights of ways. Completion or filling of these gaps is in compliance with the Comprehensive Plan

- C. The requested design adjustment does not increase congestion or compromise safety;

The requested adjustment will actually improve pedestrian safety by completing gaps in the public sidewalk system

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The requested adjustment will create no additional responsibilities for the city since the installation can be completed within the existing rights of ways.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The requested adjustment has been certified by a PE and is actually an earlier standard no longer used by the City of Raleigh

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

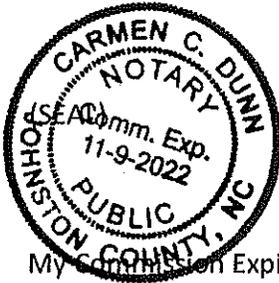
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

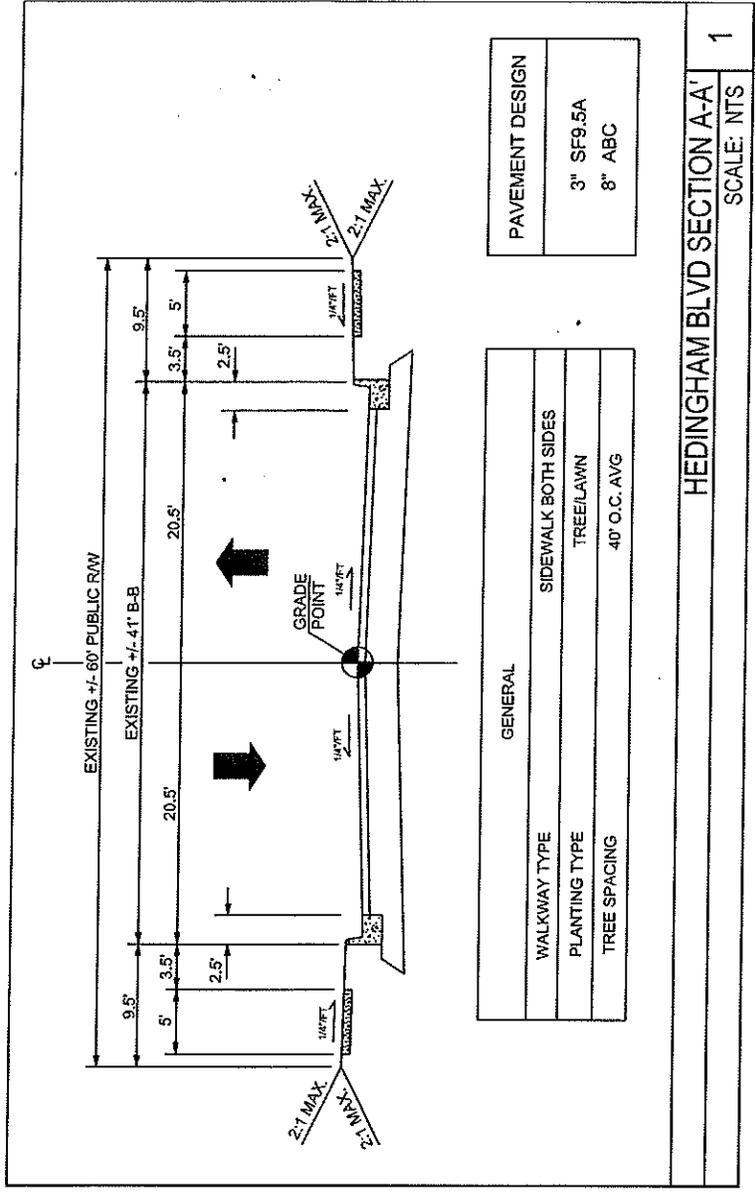
I, Carmen C. Duss, a Notary Public do hereby certify that Kenneth D. Thompson personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 31st day of July, 2018.



Notary Public Carmen C. Duss

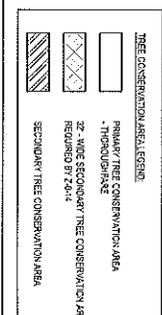
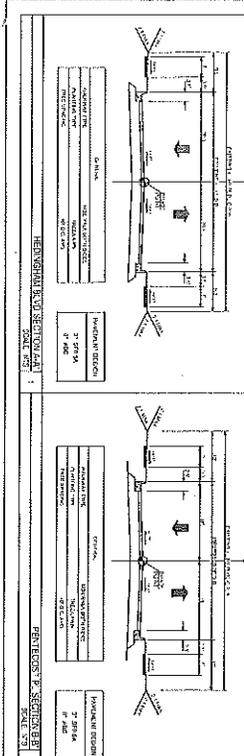
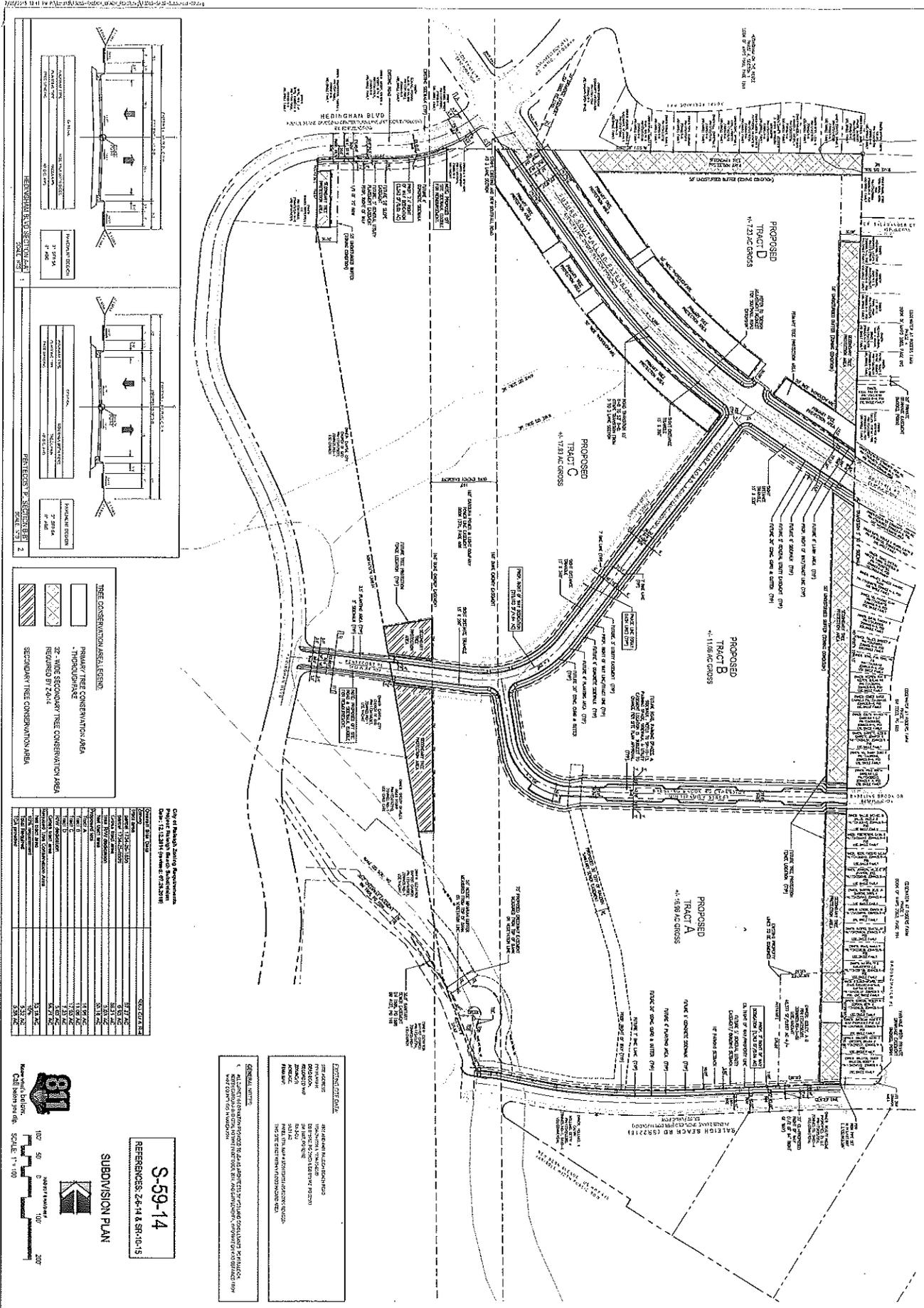
My Commission Expires: 11-09-2022



HEDINGHAM BLVD SECTION A-A'

1

SCALE: NTS



City of Raleigh Planning Requirements
 Ord. 15.12(4)(b) (amended 12/20/11)

Category	Area	Requirement
CONSERVATION AREA	Primary	30% Tree Canopy
	Secondary	20% Tree Canopy
	22' Wide	10% Tree Canopy
	Secondary	5% Tree Canopy
LANDSCAPING	Primary	10% Tree Canopy
	Secondary	5% Tree Canopy
	22' Wide	2.5% Tree Canopy
	Secondary	1.25% Tree Canopy

811 Home Depot Division
 Call before you dig.
 SCALE: 1" = 10'

SUBDIVISION PLAN

S-59-14

REFERENCES: Z-6-H & SR-10-15

ESSENTIAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLANNING REQUIREMENTS AND THE SUBDIVISION PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLANNING REQUIREMENTS AND THE SUBDIVISION PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLANNING REQUIREMENTS AND THE SUBDIVISION PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH PLANNING REQUIREMENTS AND THE SUBDIVISION PLAN.

PRELIMINARY

Raleigh Beach Road WEH, LP
 Raleigh Beach Road Subdivision
 4805 Raleigh Beach Road
 Raleigh, North Carolina 27610

JDAVIS
 417597

S-59-14

DATE: 12/11/14

PROJECT: RALEIGH BEACH ROAD SUBDIVISION

SCALE: 1" = 10'

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

S-59-14 (558485)
Reference: Z-6-2014

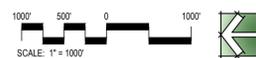
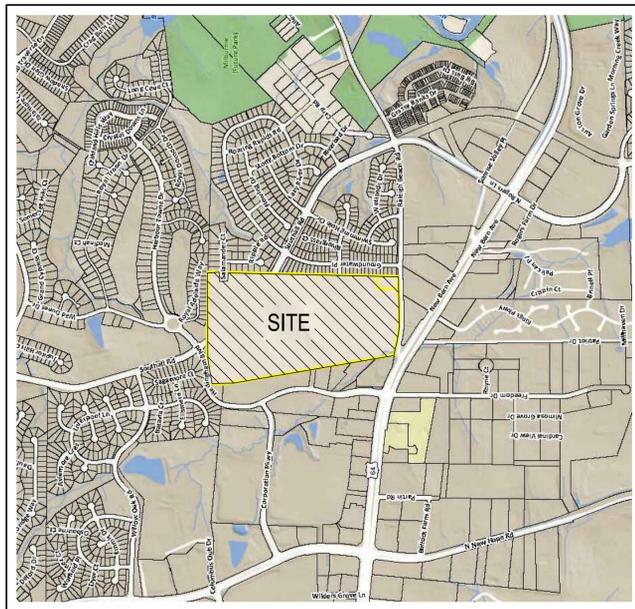
Revisions to Approved Preliminary Subdivision Plan

- 1st Submittal: December 12, 2014
- 2nd Submittal: January 23, 2015
- 3rd Submittal: February 16, 2015
- 3rd Greenway: March 09, 2015 (Approved)
- 4th Submittal: October 07, 2016 (Revisions to Preliminary Approved TCA)
- 5th Submittal: December 20, 2016 (Revisions to Preliminary Approved TCA)
- 6th Submittal: June 11, 2018 (Sunset Extension Request)
- 7th Submittal: July 26, 2018 (Sunset Extension Request)
- 8th Submittal: August 17, 2018 (Sunset Extension Request)

Raleigh Beach Road Subdivision

4805 Raleigh Beach Road
Raleigh, North Carolina 27610

Vicinity Map



PIN NUMBER(S):
1734-26-1556, AND 1734-25-8509
SITE ACREAGE:
58.21 AC
ZONING(S):
RX-3-CU
HORIZONTAL AND VERTICAL DATUM:
NAD 83 F & NAVD 88 F



Project Team

OWNER/DEVELOPER:
Raleigh Beach Road WEH LP
56 Hunter Street, Suite 110
Apex, North Carolina 27502
919-387-1885
erifkin@hallempanies.com

CONSULTANTS:
landscape architect
JDavis Architects, PLLC
510 South Wilmington Street
Raleigh, North Carolina 27601
919-835-1500
919-835-1510 (fax)
kent@jdavisarchitects.com

forestry
Meyer-Cox Forestry
Consultants, LLC
119 Court Jester Way
Morrisville, North Carolina 27560
919-796-7306
joe_cox@earthlink.net

architect
JDavis Architects, PLLC
510 Glenwood Avenue, Suite 201
Raleigh, North Carolina 27603
919-835-1500
919-835-1510 (fax)
jeffd@jdavisarchitects.com

surveyor
MSS Land Consultants, PC
6118 Saint Giles Street, Suite E
Raleigh, North Carolina 27612
919-510-4464
gowersw@mssland.com

Sheet Index

COVER	0
EXISTING CONDITIONS PLAN	1
TREE CONSERVATION PLAN	L1.1
SUBDIVISION PLAN	L2.1
LANDSCAPE PLAN	L3.1
UTILITY PLAN	C1

Zoning Conditions (Z-6-2014)

NARRATIVE OF ZONING CONDITIONS OFFERED	
1.	The following uses shall be prohibited: <ul style="list-style-type: none"> Dormitory, fraternity, sorority; Rest Home; Outdoor sports or entertainment facility of less than 250 seats; and Hospitality House.
2.	Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except: <ul style="list-style-type: none"> Health Club shall be allowed as an accessory use; Community Garden shall be allowed as an accessory use; and Produce Stand shall be allowed as an accessory use.
3.	A principal building, parking, and accessory setback of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. Within the setback area created under this Condition, an area at least thirty-two (32) feet in width measured from the subject property's boundary with adjacent residentially zoned parcels, shall be designated as secondary tree conservation area subject to the provisions of UDO Art. 9.1, including the observation of any applicable excluded areas set out in UDO § 9.1.4.C.
4.	Residential development on the subject parcel shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 67.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.
5.	Prior to the approval of any subdivision of the subject property or its subdivided property, the owner of the subject property shall cause to be recorded in Wake County Registry a restrictive covenant that allocates allowable development upon the property as provided in the foregoing Condition No. 4 among all resulting parcels. Said recordation shall be made within fifteen (15) days following approval of the City Attorney or his or her deputy as to the form and substance of the restrictive covenant. Such restrictive covenant shall provide that it become null and void and of no effect whatsoever in the event that a court enters a final judgment (not subject to appeal) declaring the rezoning resulting from the approval of this case invalid. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require (a) the approval of the City Attorney or his or her deputy as to the form and substance of the amendment and (b) the written concurrence of the owner(s) of all portions of the subject property affected by the amendment. Following recordation, a copy of each amendment shall be mailed to the City of Raleigh Planning Director, P.O. Box 500, Raleigh, North Carolina 27602 with reference to Zoning Case Z-6-14.
6.	During construction, no construction materials, debris or equipment shall be stored, handled or parked within the setback areas described in Condition No. 3.

Application

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision <small>*May require City Council approval if in a Metro Park Overlay or Historic Overlay District</small>		
If your project has been through the Due Diligence process, provide the transaction #: 414009		
GENERAL INFORMATION		
Development Name: Raleigh Beach Subdivision		
Proposed Use: Residential		
Property Address(es): 4805 & 4901 Raleigh Beach Road		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1734-26-1556	PIN Recorded Deed 1734-25-8509	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input checked="" type="checkbox"/> Other (describe): subdividing 58 AC parcel into tracts for future development		
OWNER/DEVELOPER INFORMATION		
Company Name: Raleigh Beach Road WEH LP Owner/Developer Name: Eric Rifkin, Assistant VP		
Address: 56 Hunter St #110, Apex, NC 27502		
Phone (919) 387-1885	Email: erifkin@hallempanies.com	Fax: 919-387-1960
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: JDavis Architects Contact Name: Ken Thompson		
Address: 510 S. Wilmington St, Raleigh 27601		
Phone: 919-612-6997	Email: kent@jdavisarchitects.com	Fax: 919-835-1510
DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)		
ZONING INFORMATION		
Zoning District(s): RX-3-CU		
If more than one district, provide the acreage of each: N/A		
Overlay District? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
CUD (Conditional Use District) Case # Z-6-2014		
COA (Certificate of Appropriateness) Case # N/A		
BOA (Board of Adjustment) Case # A- N/A		
STORMWATER INFORMATION		
Existing Impervious Surface: 0.0 acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface: 0.0 acres/sf	Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If in a Flood Hazard Area, provide the following:		
Alluvial Soils	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY		
Total # of Townhouse Lots: Detached 0 Attached 0		
Total # of Single Family Lots: 0	Total # of All Lots: 4	
Overall Unit(s)/Acre Densities Per Zoning District: 0		
Total # of Open Space and/or Common Area Lots: 0		
SIGNATURE BLOCK (Applicable to all developments)		
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.		
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to submit plans on my behalf, and to represent me in any public meeting regarding this application.		
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.		
Signature: <i>Ken Thompson</i>	Date: 6/8/18	
Signature: _____	Date: _____	

General Notes

- ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY MSS LAND CONSULTANTS, PC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, 2014, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2014.

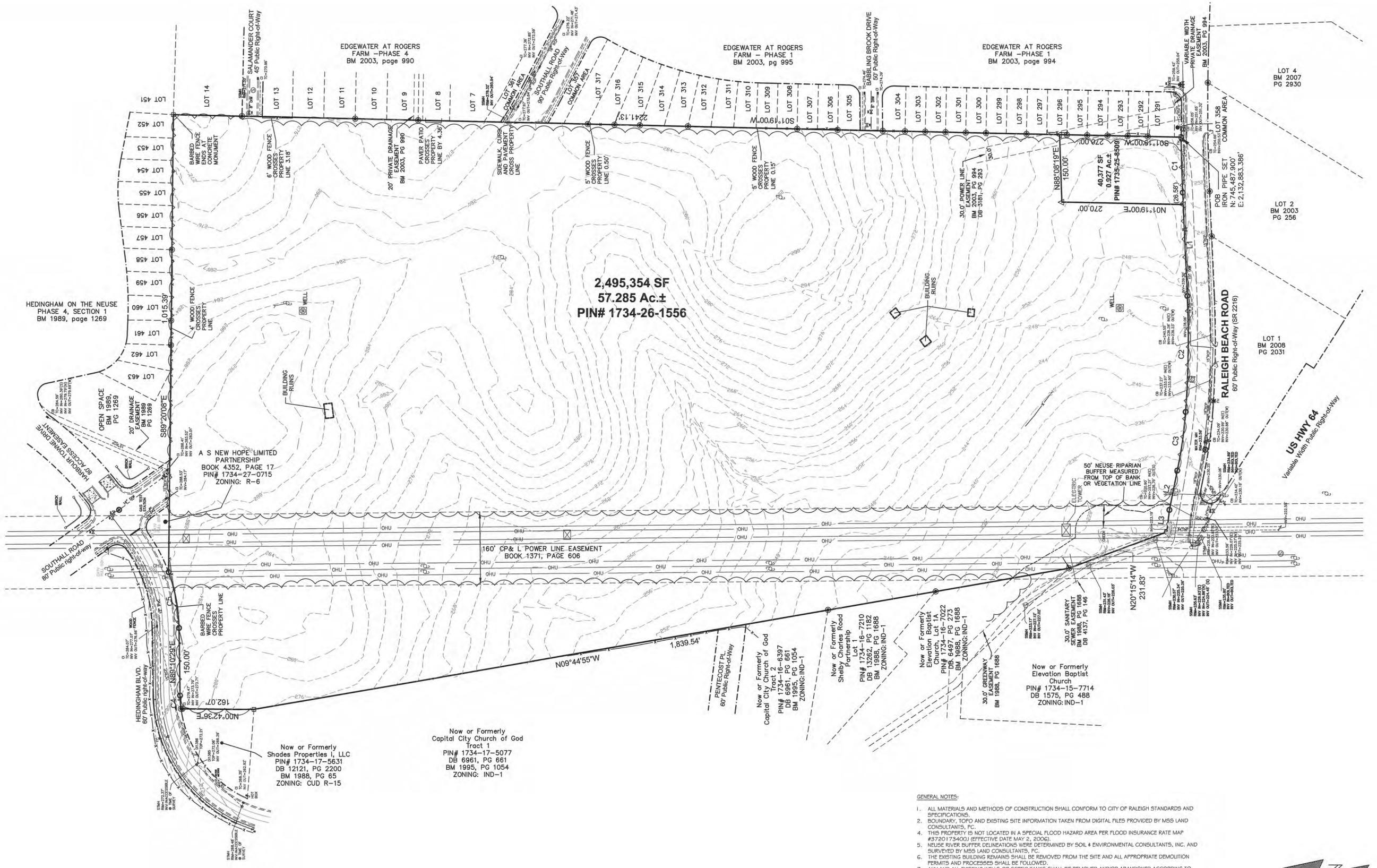
DATE	
PROJECT: HALLE-13085	12.12.2014
ISSUE: Prelim. Subdivision Plan	12.12.2014
REVISIONS:	
Sunset Extension Request	06.11.2018
1st Review Comments	07.26.2018
2nd Review Comments	08.17.2018
DRAWN BY: SB	
CHECKED BY: KT	
CONTENT: COVER	
0	

JDAVIS
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500
 1518 Walnut St, Suite 1308 | Philadelphia, PA 19102 | Tel: 215.546.0121
S-59-14
 TRANS. NO: 558485 (Prelim. Subdivision-Sunset)

Raleigh Beach Road WEH, LP
Raleigh Beach Road Subdivision
 4805 Raleigh Beach Road
 Raleigh, North Carolina 27610

PRELIMINARY

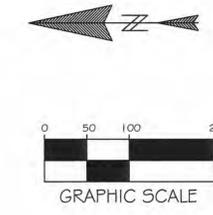
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION



2,495,354 SF
57.285 Ac.±
PIN# 1734-26-1556

- GENERAL NOTES:
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY, TOPOG AND EXISTING SITE INFORMATION TAKEN FROM DIGITAL FILES PROVIDED BY MISS LAND CONSULTANTS, PC.
 3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP #3720173400 (EFFECTIVE DATE MAY 2, 2006).
 4. NEUSE RIVER BUFFER DELINEATIONS WERE DETERMINED BY SOIL & ENVIRONMENTAL CONSULTANTS, INC. AND SURVEYED BY MISS LAND CONSULTANTS, PC.
 5. THE EXISTING BUILDING REMAINS SHALL BE REMOVED FROM THE SITE AND ALL APPROPRIATE DEMOLITION PERMITS AND PROCESSES SHALL BE FOLLOWED.
 6. ANY AND ALL EXISTING WELLS OR SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED ACCORDING TO WAKE COUNTY HEALTH DEPARTMENT SPECIFICATIONS.
 7. SEWER AND WATER UTILITY EXTENSIONS TO SERVE THE SUBDIVISION WILL BE SHOWN ON PRELIMINARY DEVELOPMENT SUBMITTALS.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



Jones & Crossen
ENGINEERING, PLLC

Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST
SUITE 200
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Fax: 919-387-3375
www.jonescrossen.com

WAKE COUNTY, NORTH CAROLINA

RALEIGH BEACH ROAD SUBDIVISION
S-59-14

EXISTING CONDITIONS PLAN

CITY OF RALEIGH

SCALE	1" = 100'	DRAWN	PDC
DATE	JUNE 8, 2018		
REVISION			
PROJECT	1360		

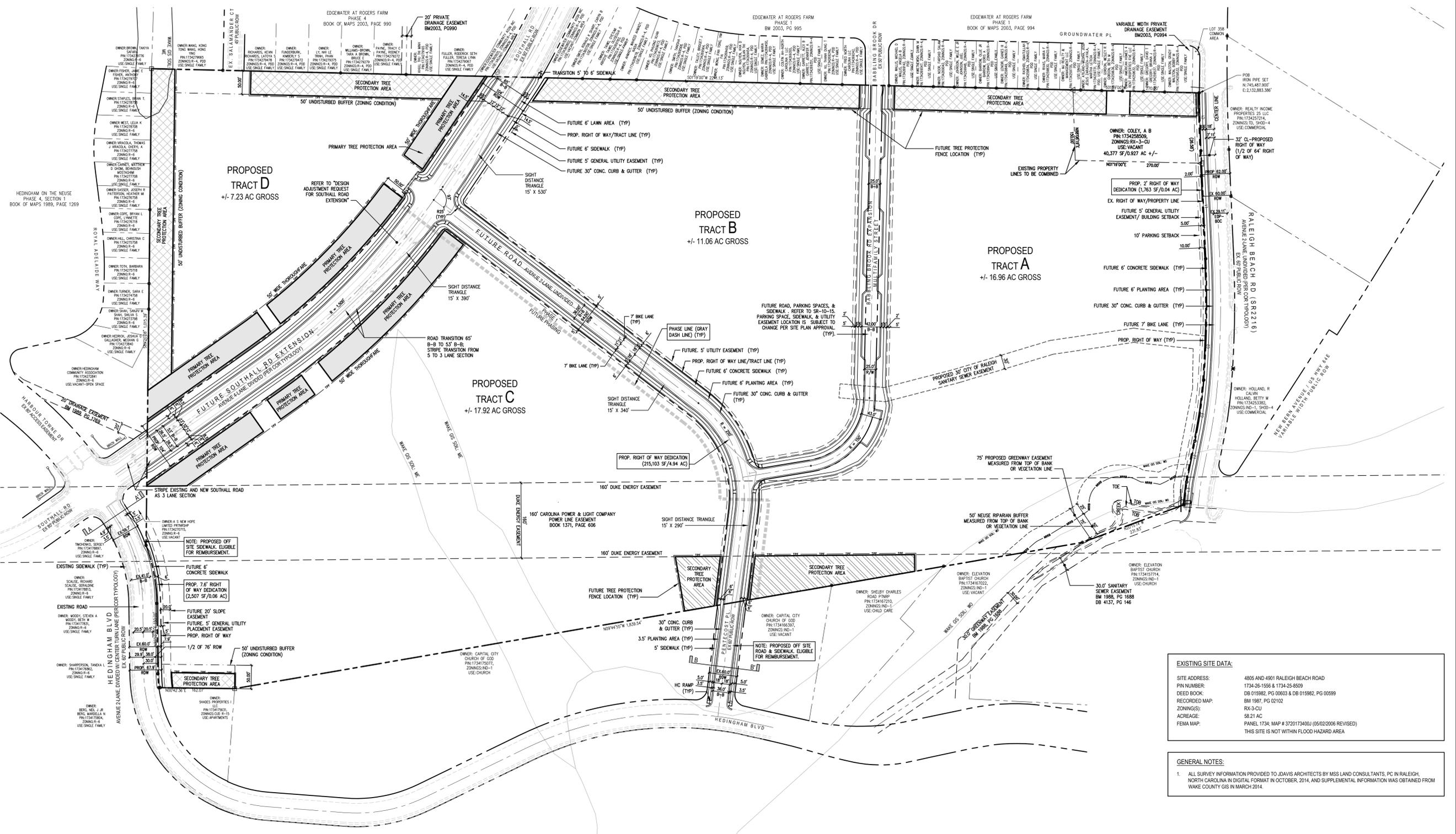
Raleigh Beach Road WEH, LP
Raleigh Beach Road Subdivision
4805 Raleigh Beach Road
 Raleigh, North Carolina 27610

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

PROJECT:	DATE
HALLE-13085	12.12.2014
ISSUE:	12.12.2014
PRELIM. SUBDIVISION PLAN	
REVISIONS:	
Sunset Extension Request	06.11.2018
1st Review Comments	07.26.2018
2nd Review Comments	08.17.2018
DRAWN BY:	KT, SB
CHECKED BY:	KT
CONTENT:	SUBDIVISION PLAN

L2.1



EXISTING SITE DATA:

SITE ADDRESS: 4805 AND 4901 RALEIGH BEACH ROAD
 PIN NUMBER: 1734-26-1556 & 1734-25-8509
 DEED BOOK: DB 015982, PG 00603 & DB 015982, PG 00599
 RECORDED MAP: BM 1987, PG 02102
 ZONING(S): RX-3-CU
 ACREAGE: 58.21 AC
 FEMA MAP: PANEL 1734, MAP # 3720173400J (05/02/2006 REVISED)
 THIS SITE IS NOT WITHIN FLOOD HAZARD AREA

GENERAL NOTES:

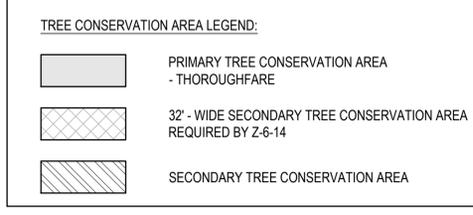
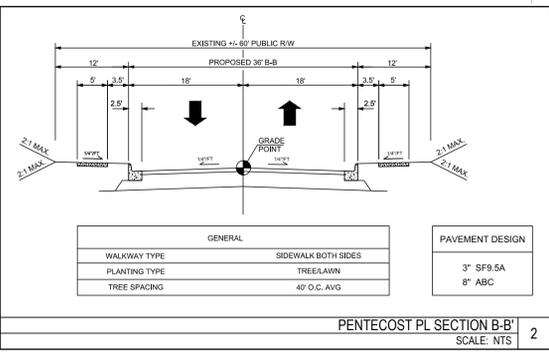
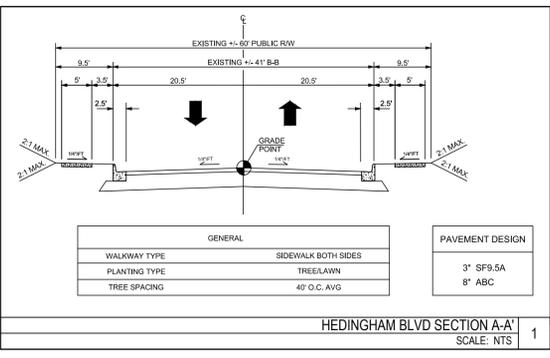
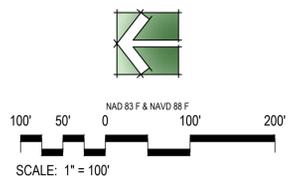
1. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY MISS LAND CONSULTANTS, PC IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER, 2014, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN MARCH 2014.

City of Raleigh Zoning Requirements
 Project: Raleigh Beach Subdivision
 Date: 12.12.2014 (revised: 08.13.2018)

Overall Site Data	
Zoning	RX-3 CU & R-4
Tract area	
parcel 1734-26-1556	57.27 AC
parcel 1734-25-8509	0.93 AC
Gross tract area	58.21 AC
less R/W dedication	5.04 AC
Net tract area	53.17 AC
Proposed lots	
Tract A	16.96 AC
Tract B	11.06 AC
Tract C	17.92 AC
Tract D	7.23 AC
R/W dedication	5.04 AC
Gross tract area	58.21 AC
Required Tree Conservation Area	
Net tract area	53.17 AC
10% requirement	5.32 AC
Total Required	5.32 AC
TCA provided	5.38 AC

S-59-14
 REFERENCES: Z-6-14 & SR-10-15

SUBDIVISION PLAN



Raleigh Beach Road WEH, LP
Raleigh Beach Road Subdivision
4805 Raleigh Beach Road
 Raleigh, North Carolina 27610

PRELIMINARY

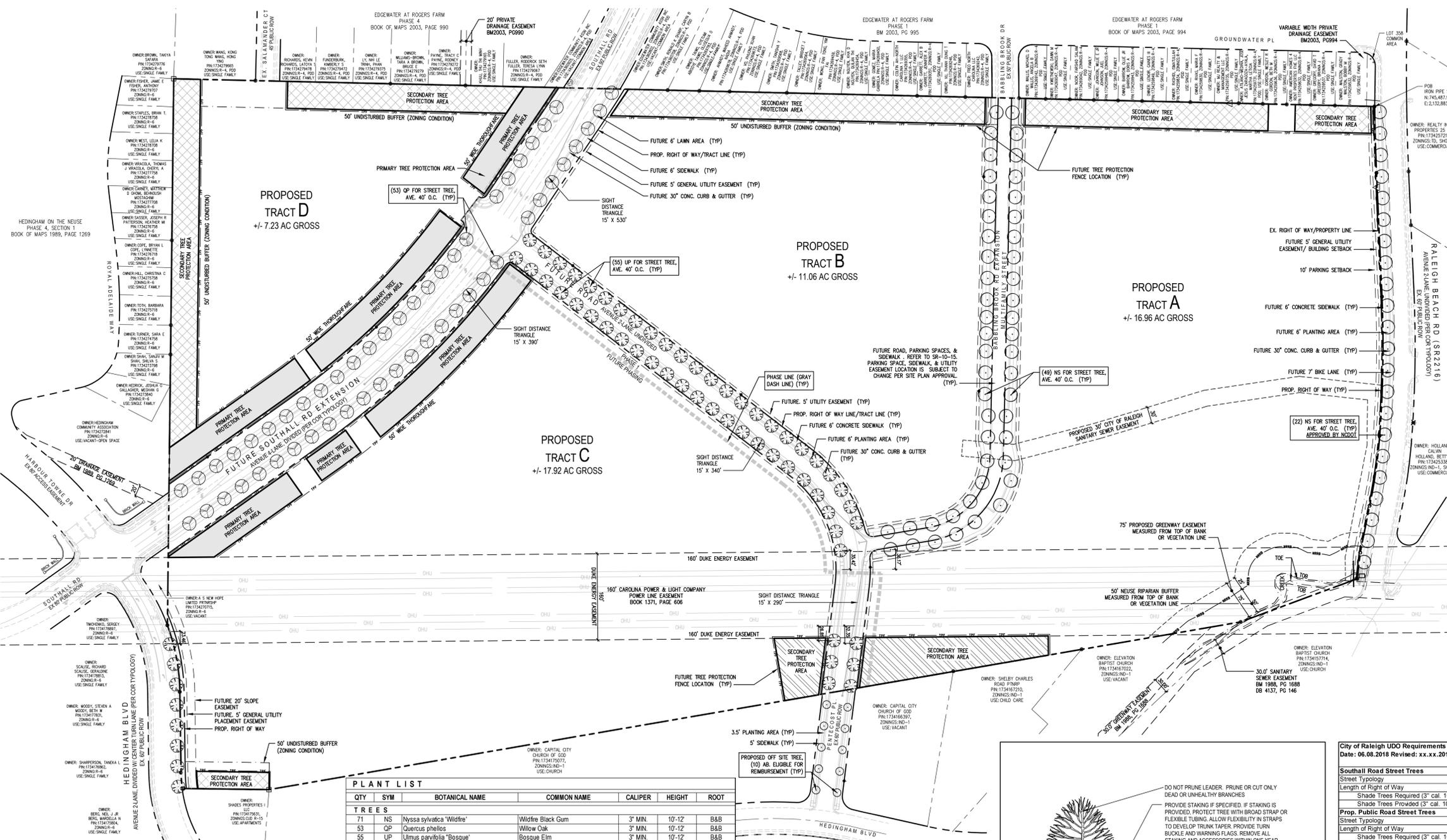
FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

PROJECT:	HALLE-13085	DATE	12.12.2014
ISSUE:	Prelim. Subdivision Plan	12.12.2014	
REVISIONS:	Sunset Extension Request	06.11.2018	
	1st Review Comments	07.26.2018	
	2nd Review Comments	08.17.2018	

DRAWN BY: KT, SB
 CHECKED BY: KT
 CONTENT: LANDSCAPE PLAN

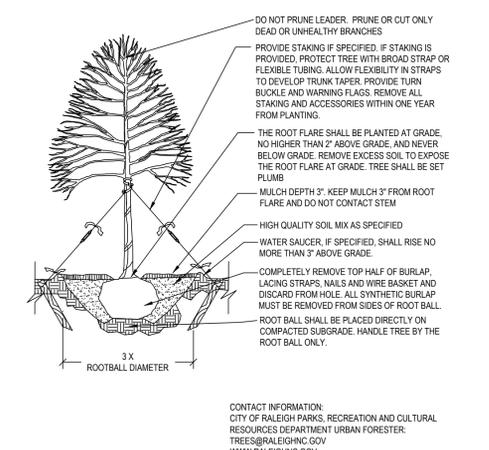
L3.1

- LANDSCAPE NOTES**
- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION.
 - THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
 - ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
 - ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3" DOUBLE SHREDED HARDWOOD MULCH DYED BROWN, 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
 - ALL LAWN AREAS TO BE SEED AS PER SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. REFER TO SPECIFICATIONS. PROVIDE ALTERNATE ADD FOR "TIFLAIR" CENTPEDE SOID IN LIEU OF LAWN SEEDING.
 - ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN VEHICLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ALL ABOVE-GROUND HVAC EQUIPMENT AND UTILITY DEVICES (TO INCLUDE, BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE OR WALL.
 - ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR TREES INSTALLED IN THE PUBLIC RIGHT-OF-WAY.
 - A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
 - STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
 - MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
 - TREES SHOULD NOT BE IN THE CURVE TRANSITIONING FROM ONE STREET TO ANOTHER.
 - TREES WITHIN 20 FT. TO POWER LINE(S) SHALL BE UNDERSTORY TREES.
 - WHEREVER THERE IS A STOP SIGN, THE FIRST TREE SHOULD BE 30 FT. BACK, AND 10 FT. FROM DRIVEWAYS & UTILITY POLES.



PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
TREES						
71	NS	<i>Nyssa sylvatica</i> 'Wildfire'	Wildfire Black Gum	3" MN.	10-12	B&B
53	QP	<i>Quercus phellos</i>	Willow Oak	3" MN.	10-12	B&B
55	UP	<i>Ulmus parvifolia</i> 'Bosque'	Bosque Elm	3" MN.	10-12	B&B



CITY OF RALEIGH STANDARD DETAIL

REVISIONS DATE BY

TREE PLANTING DETAIL

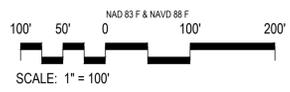
TPP-03

City of Raleigh UDO Requirements for Raleigh Beach Road Subdivisions
 Date: 06.08.2018 Revised: xx.xx.2018

Street Typology	Length of Right of Way	Avenue 4-Lane	Avenue 2-Lane
Southhall Road Street Trees			
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	2145 / 40	2145	536
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			53
Prop. Public Road Street Trees			
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	2202 / 40	2202	55.1
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			55
Raleigh Beach Street Trees			
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	882 / 40	882	22.1
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			22
Babbling Brook Rd Street Trees			
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	1973 / 40	1973	49.3
Shade Trees Provided (3" cal. 10' ht. @ 40' o.c. average)			49

S-59-14
 REFERENCES: Z-6-14 & SR-10-15

LANDSCAPE PLAN



Street Design Manual

6.18. STREET TREES

6.18.1. STREET TREE PLANTINGS IN AN URBAN SETTING

THE PARKS AND RECREATION DEPARTMENT IS RESPONSIBLE FOR PLAN REVIEW, INSPECTION, MONITORING AND ENFORCEMENT ASSOCIATED WITH TREE PLANTING AND MAINTENANCE ON PROPERTY OWNED OR CONTROLLED BY THE CITY. TREE RELATED ACTIVITIES ARE CONDUCTED IN ADHERENCE TO CITY OF RALEIGH MUNICIPAL CODE TREES AND VEGETATION, PART 9 CHAPTER 8 AND THE CITY TREE MANUAL, WHERE THE TRANSPORTATION MANUAL DEVIATES FROM THE REFERENCED MATERIALS THE MUNICIPAL CODE PART 9 CHAPTER 8 SHALL TAKE PRECEDENCE.

A. DEVELOPMENT AND LANDSCAPE PLAN REQUIREMENTS

- THE URBAN FORESTER OR DESIGNEE SHALL REVIEW ALL SITE PLANS WITH TREES IN THE RIGHT OF WAY AND ON CITY OWNED OR CONTROLLED PROPERTY. THIS APPLICATION PROCESS DESCRIBES THE REQUIREMENTS FOR PLAN REVIEW, PERMITTING, TREE PROTECTION, STANDARD SPECIFICATIONS, TREE QUALITY, INSTALLATION AND MAINTENANCE.
- WHERE DEVELOPMENT ADJUTS A STREET CONTROLLED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TREES MAY NOT BE REVIEWED OR WILL FALL UNDER THE LANDSCAPE REQUIREMENTS OF THE STATE. THE CITY IS STILL REQUIRED TO REQUIRE AND APPROVE ALL PROPOSED TREES IN THE RIGHT OF WAY.

B. APPLICATION PROCESS

THIS IS THE APPLICATION PROCESS FOR ACTIVITIES IMPACTING CITY TREES. IMPACTS INCLUDE BUT ARE NOT LIMITED TO PLANTING, REMOVAL, PRUNING, TRENCING, BORING, EXCAVATING, FILLING, FERTILIZING, TREATING FOR DISEASE OR INSECTS, INSTALLING DECORATIONS AND PLANTING.

- SUBMIT TREE IMPACT PERMIT REQUEST TO THE URBAN FORESTER
- ADDITIONAL DOCUMENTATION REQUIRED A.
 - SITE AND/OR LANDSCAPE PLAN
 - IDENTIFY PROPERTY BOUNDARIES AND RIGHTS OF WAY
 - LABEL STREETS AND OTHER PLAN ELEMENTS
 - OVERHEAD UTILITIES AND LIGHTING PLAN
 - IDENTIFY TREES FOR DEMOLITION AND PRESERVATION
 - DEPICT THE REQUIRED SITE DISTURBANCES
 - DEPICT TREE PROTECTION ZONES AND FENCING DETAIL

VII. TREE SPECIES INCLUDING BOTANICAL NAME, INSTALLATION SIZE AND COUNTS

VIII. URBAN TREE PIT DETAIL AND SUBSURFACE ROOT TREATMENT IF APPLICABLE WITH 600CUFT MINIMUM SOIL REQUIREMENT.

IX. ADHERENCE TO TREE QUALITY SPECIFICATIONS AND DETAIL

X. ADHERENCE TO TREE PLANTING SPECIFICATIONS AND DETAIL

XI. TREE PROTECTION PLAN (WAIVED IF NO TREES IMPACTED WITHIN CRITICAL ROOT ZONE ON SITE)

6.18.2. TREE INFRASTRUCTURE, INSTALLATION AND MAINTENANCE STANDARDS

A. TREES IN SIDEWALKS, PITS AND GRATES AND TREE LAWN

- A TREE MAINTENANCE FEE SHALL BE ASSESSED AT THE TIME OF PERMIT ISSUANCE FOR EACH STREET TREE TO BE INSTALLED. THIS SHALL BE INCLUDED IN THE FEE SCHEDULE
- TREE GRATE
 - 4 FEET X 6 FEET GRAY IRON, ADA COMPLIANT
 - TREE GRATES SHALL HAVE A PROVISION FOR TRUNK EXPANSION OF THE TREE, SUCH AS POP OUT CONCENTRIC RINGS IN THE GRATE AROUND THE TRUNK
 - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE PIT OR GRATE (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
 - TREES SHALL BE CENTERED IN THE PIT
 - TREE PITS SHALL ACCOMMODATE A DEPTH OF 3 FEET OF PLANTING SOIL
 - HIGH QUALITY PLANTING SOIL SHALL BE USED IN THE PIT DIRECTLY BELOW THE GRATE
 - DRAINAGE SHALL BE PROVIDED
- TREE LAWN
 - MINIMUM 6 FEET WIDE TREE LAWN
 - TREES CENTERED IN AREA
 - NO UTILITIES OR ELECTRICAL CONDUITS ARE PERMITTED WITHIN THE TREE LAWN (UTILITIES MAY RUN BELOW AND THROUGH THE SUBSURFACE ROOT EXPANSION INFRASTRUCTURE)
 - 600 CUBIC FEET OF ORGANIC SOIL IN THE IMMEDIATE AREA WHERE THE TREE IS TO BE PLACED

B. REQUIRED SUBSURFACE ROOT EXPANSION

- HIGH QUALITY TOP SOIL OR STRUCTURAL SOIL SHALL BE USED TO ACCOMPLISH THE SOIL VOLUME REQUIREMENT.
- REQUIRE MINIMUM 600 CUBIC FEET.
- EXCEPTIONS AND DESIGN ALTERNATIVES ARE ENCOURAGED TO ACHIEVE SOIL VOLUME: URBAN FORESTER REVIEW REQUIRED. DESIGNS THAT GROUP TREES AND CONNECT ROOT SPACES WILL BE FAVORED AS WELL AS THE INTRODUCTION OF LD MATERIALS AND TECHNOLOGY.
- SELECT ONE OR MORE OPTIONS BELOW
 - STRUCTURAL SOIL
 - SUBSURFACE SOIL CONTAINMENT STRUCTURE
 - MINIMUM 6 PATHS FROM EACH TREE, 3 ON EACH SIDE 20" MINIMUM EXTENSION FOR EACH PATH. CONNECT TO ADJACENT PIT PATH.
 - SUSPENDED PAVEMENT
- WHEN ROOT EXPANSION PATHS EXTEND UNDER SIDEWALKS, ENSURE MINIMUM DENSITY REQUIREMENTS ARE MET.

C. PLANTING STANDARDS

- ALL PLANT MATERIAL AND INSTALLATION WORK SHALL CONFORM TO THE STANDARDS DETAILED IN THE FOLLOWING DOCUMENTS:
 - AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS. ANSI A300. AMERICAN NATIONAL STANDARDS INSTITUTE, 11 WEST 42ND STREET, NEW YORK, N.Y. 10036
 - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK. ANSI Z60.1. AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, 1250 EYE STREET, NW, SUITE 500, WASHINGTON, D.C. 20005
 - HORTUS THIRD, THE STAFF OF THE L.H. BAILEY HORTORIUM. 1976. MACMILLAN PUBLISHING CO., NEW YORK



Administrative Action

Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-59-14 / Raleigh Beach Road Subdivision

General Location: The site is located on the north side of Raleigh Beach Road, east of the intersection of New Bern Avenue and Hedingham Boulevard.

CAC: Northeast

Nature of Case: Subdivision and recombination of two parcels totaling 58.27 acres into three tracts of 28.48 acres, 17.82 acres, and 7.45 acres, zoned RX-3-CU.

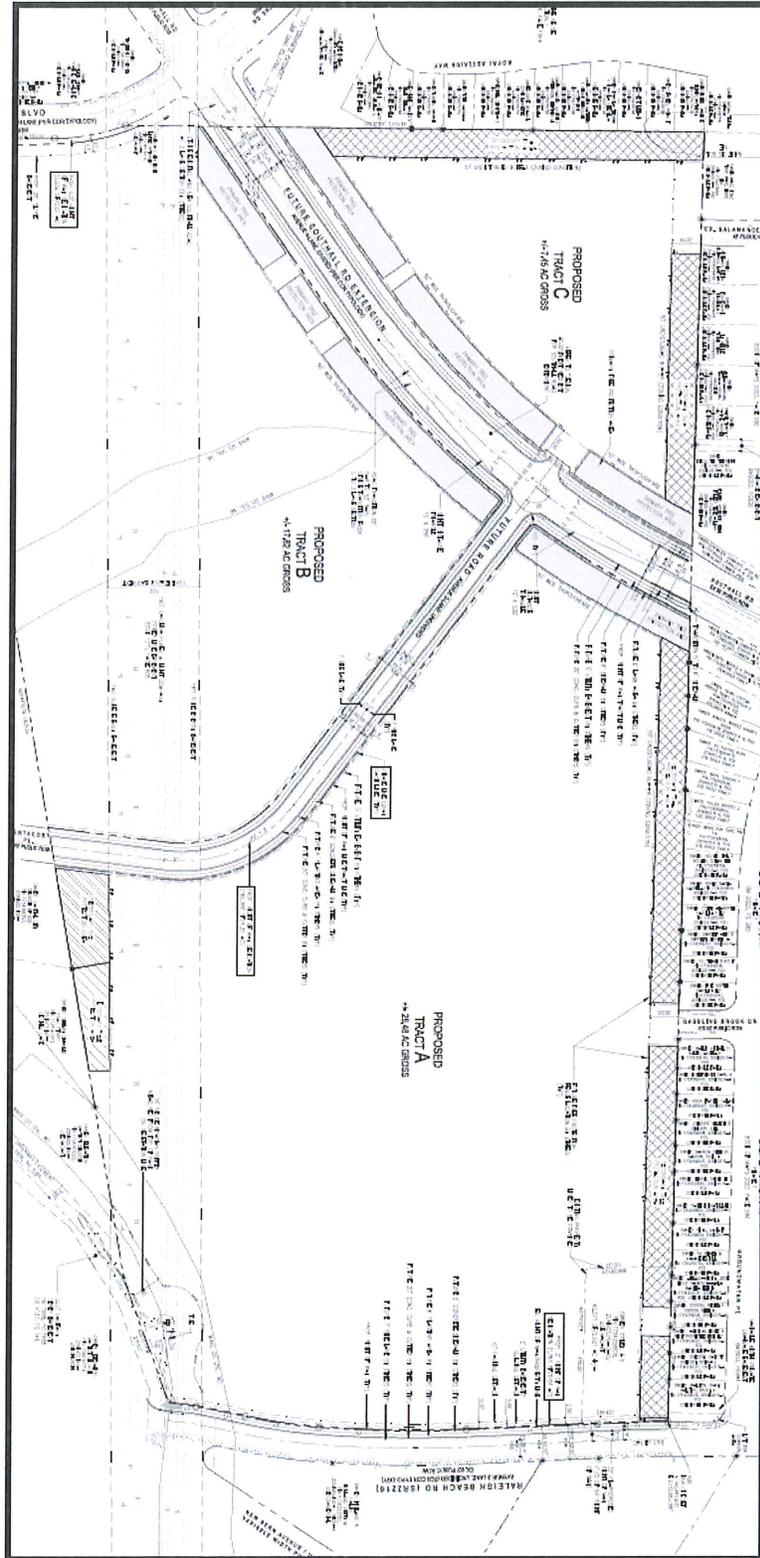
Contact: Ken Thompson, J Davis Architects

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project to allow a reduced roadway width for a portion of the proposed Southall Road extension to match existing conditions offsite.

Administrative Alternate: NA



S-59-14 Location Map



S-59-14 Preliminary Subdivision Layout

SUBJECT: S-59-14

CROSS-REFERENCE: SR-10-15

LOCATION: The site is located on the north side of Raleigh Beach Road, east of the intersection of New Bern Avenue and Hedingham Boulevard, outside the city limits.

PIN: 1734261556, 1734258509

REQUEST: This request is to approve the subdivision and recombination of two parcels totaling 58.27 acres into three tracts of 28.48 acres, 17.82 acres, and 7.45 acres, zoned RX-3-CU.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) The grading plan for the road alignments on this site must be finalized and a final tree conservation plan submitted that includes any and all changes needed to accommodate the road alignments and meet the requirements of UDO Article 9.1 Tree Conservation. A final tree conservation map of the tree conservation areas with metes and bounds descriptions must be submitted to the City Forestry Specialist. Tree protection fence must be shown on the plans and set up in the field along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence;
- (2) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (3) That conditions 1 and 2, above, be met;

Prior to Planning Department authorization to record lots:

- (4) That the greenway easement as shown on the preliminary plan be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway;
- (5) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (6) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

- (7) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";
- (8) That a petition for annexation into the City limits 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;
- (9) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (10) That recombination plat be recorded prior to, or in conjunction with, the recording of these lots;
- (11) That ½ of the required right of way for Hedingham Boulevard and Raleigh Beach Road is dedicated and the full right of way for the proposed streets is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Ken Baum (C. Wayer)* Date: *5-4-15*

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 3/9/15 owned by E. Spence Jr., K Lassiter, and AB Coley, submitted by J Davis Architects.

ZONING:

ZONING DISTRICTS: Residential Mixed Use-3 Conditional Use (RX-3-CU). Ordinance 348ZC702 Effective 10/7/14.

Z-6-14 – Raleigh Beach Road located on the north side, east of its intersection with New Bern Avenue, being Wake County PIN 1734261556. Approximately 57.27 acres are to be rezoned from Residential-4 (R-4) and Industrial-1 (I-1) to Residential Mixed Use, 3 stories maximum, conditional use (RX-3-CU)

1. The following uses shall be prohibited:

- Dormitory, fraternity, sorority;
- Rest Home;
- Outdoor sports or entertainment facility of less than 250 seats; and
- Hospitality House.

2. Except for Multi-Unit Supportive Housing Residences and Supportive Housing Residences, all other Limited Uses and Special Uses shall be prohibited on all portions of the property, except:

- Health Club shall be allowed as an accessory use;
- Community Garden shall be allowed as an accessory use; and
- Produce Stand shall be allowed as an accessory use.

3. A principal building, parking, and accessory setback of at least fifty (50) feet shall be provided on all portions of the subject property that abut a residentially zoned parcel, but not to include any adjacent non-residentially zoned properties that are later rezoned to a residential zoning designation after the date of approval for this application. Within the setback area created under this Condition, an area at least thirty-two (32) feet in width measured from the subject property's boundary with adjacent residentially zoned parcels, shall be designated as secondary tree conservation area subject to the provisions of UDO Art. 9.1, including the observation of any applicable excluded areas set out in UDO § 9.1.4.C.

4. Residential development on the subject parcel shall not exceed six hundred fifty (650) total dwelling units, and no portion of the property shall exceed a density of sixteen (16) dwelling units per acre. If the parcel is subdivided, then the aggregate total number of dwelling units in the resulting parcels or portions thereof, which were originally part of the subject 57.27 acre parcel at the time this condition was adopted, shall not exceed 650 total dwelling units. All such resulting parcels or portions thereof shall also not exceed sixteen (16) dwelling units per acre.

5. Prior to the approval of any subdivision of the subject property or its subdivided progeny, the owner of the subject property shall cause to be recorded in Wake County Registry a restrictive covenant that allocates allowable development upon the property as provided. In the foregoing Condition No. 4 among all resulting parcels. Said recordation shall be made within fifteen (15) days following approval of the City Attorney or his or her deputy as to the form and substance of the restrictive covenant. Such restrictive covenant shall provide that it become null and void and of no effect whatsoever in the event that a court enters a final judgment (not subject to appeal) Ordinance: 348ZC702 Effective: 10/7/14

declaring the rezoning resulting from the approval of this case invalid. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require (a) the approval of the City Attorney or his or her deputy as to the form and substance of the amendment and (b) the written concurrence of the owner(s) of all portions of the subject property affected by the amendment. Following recordation, a copy of each amendment shall be mailed to the City of Raleigh Planning Director, P.O. Box 590, Raleigh, North Carolina 27602 with reference to Zoning Case Z-6-14.

6. During construction, no construction materials, debris or equipment shall be stored, handled or parked within the setback areas described in Condition No. 3

**TREE
CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 5.54 acres of tree conservation area which is 10.31% of the net site acreage. Tree conservation acreage is as follows:

Primary: 2.25 acres
Secondary: 3.29 acres

PHASING: There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is future greenway on this site. The Crabtree Creek Tributary B corridor is shown on the southwest portion of this property on the Greenway Corridor Master Plan. The plans show the required 75' greenway easement being dedicated along the watercourse.

**STREET
TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Existing and proposed street(s) are classified as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Southall Road Extension	Avenue 4-Lane, Divided	NA	104'	NA	53'-65'
Pentecost Place Extension	Avenue 2-lane, undivided	NA	64'	NA	36'
Hedingham Boulevard	Avenue, 2-Lane, divided (w/ center turn lane)	60'	½-75'	41'	41'
Raleigh Beach Road	Avenue 2-lane, undivided	60'	½-64'	29.1' eop-boc	36'

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Northeast Citizens Advisory Council in an area designated Community Mixed Use.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size and dimensional standards in the RX-3 zoning district are determined by building type. These standards will be determined when the three lots in this development are developed or further subdivided.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by private contractor is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual. Note this subdivision plan has been reviewed concurrently with an administrative site review for proposed tract 1 (SR-10-15) which will establish additional street connectivity within this development.

STREETSCAPE TYPE: The applicable streetscape is residential. A fee in lieu or construction of a 6' sidewalk and street trees is required for Hedingham Blvd. prior to lot recordation. If the developer can acquire the necessary easements to construct sidewalk on the .12 acre property at the intersection of Hedingham and Southall, the sidewalk and trees shall be installed. Otherwise, a fee in lieu will be required. Construction of a six foot sidewalk and installation of street trees is required along Raleigh Beach Road, both sides of Southall Road, and both sides of Pentecost Place.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Pentecost Place and Southall Road and the north side of Raleigh Beach Road. Either construction or a fee in lieu for sidewalk is required on the south side of Hedingham Boulevard. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: Flood hazard areas exist on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater and nitrogen reduction requirements of Chapter 9.2 of the Unified Development Ordinance. All proposed lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

The impervious surface from the proposed roadway, which creates the subdivision, will be allocated at the time of construction drawings or plat recordation, whichever comes first.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site.

STREET NAMES:

Two new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET 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: 5/2/2018
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.