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.
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.
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) [Signature] Date: 9/27/2018

Staff Coordinator: Ryan Boivin
Design Adjustment Staff Response

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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Raleigh Beach Subd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-59-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>558485</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 59 - 2014</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [ ] DOES NOT SUPPORT [ ] the design adjustment request.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
</tr>
<tr>
<td>Development Engineering</td>
</tr>
<tr>
<td>Engineering Services</td>
</tr>
<tr>
<td>Public Utilities</td>
</tr>
</tbody>
</table>

Development Services Director or Designee Action: [ ] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature

*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).
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

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.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>CONTACT OWNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT</td>
<td>CONTACT OWNER</td>
</tr>
<tr>
<td>Project Name: Raleigh Beach Subdivision</td>
<td>Phone: (919) 387-1885</td>
</tr>
<tr>
<td>Case Number: S-59-14</td>
<td>Firm: J Davis Architects</td>
</tr>
<tr>
<td>Transaction Number: 558485</td>
<td>Name: Ken Thompson</td>
</tr>
<tr>
<td>Name: Raleigh Beach Road WEH LP c/o Eric Rifkin</td>
<td>Address: 510 S. Wilmington St</td>
</tr>
<tr>
<td>Address: 56 Hunter St #230</td>
<td>City: Raleigh</td>
</tr>
<tr>
<td>State: NC</td>
<td>Zip Code: 27601</td>
</tr>
<tr>
<td>City: Apex</td>
<td>Phone: 919-612-6997</td>
</tr>
<tr>
<td>Zip Code: 27502</td>
<td></td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- UDO Art. 8.4 New Streets - See page 3 for findings
- UDO Art. 8.5 Existing Streets - See page 4 for findings
- 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 PI 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 6' 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 6' 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: 08/06/18

CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✔️</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>✔️</td>
</tr>
<tr>
<td>Plan(s) and support documentation</td>
<td>✔️</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>✔️</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>✔️</td>
</tr>
</tbody>
</table>

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
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.
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 additional maintenance responsibilities for the City;

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

F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
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 ad is actually an earlier standard no longer used by the City of Raleigh
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 the Raleigh Street Design Manual;

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 additional maintenance responsibilities for the City; and

E. The requested design adjustment has been designed and certified by a Professional Engineer.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Carmen C. Dunn, a Notary Public do hereby certify that Kenneth O. 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. Dunn

My Commission Expires: 11-09-2022
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

Sheet Index

COVER
EXISTING CONDITIONS PLAN
TREE CONSERVATION PLAN
SUBDIVISION PLAN
LANDSCAPE PLAN
UTILITY PLAN

Zoning Conditions (Z-6-2014)

General Notes
Administrative Action
Preliminary Subdivision

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
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, 17.32 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 1/2 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 Bean (O. Wager) 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.

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