



# Administrative Approval Action

Case File / Name: SUB-0060-2021  
DSLCL - Raleigh Beach Road Townhomes

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This project consists of two sites, one site is a 7.23 acre site zoned RX-3-CU (Z-6-2014) located north of Southall Road at 2150 Southall Road and the other site is a 17.91 acre site zoned RX-3-CU (Z-6-14) south of Southall Road and at the southwest corner of the intersection of Southall Road and Pentecost Place at 2151 Southall Road.

**REQUEST:** This is a conventional townhome subdivision consisting of 150 residential townhome lots and 7 HOA/Community lots (total of 157 lots) and applicable infrastructure.

One Design Alternate has been approved for this project:  
(DA-59-2014) Relief from section 8.5 of the UDO regarding the streetscape of the off site portion of Pentecost Place.

**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 February 7, 2022 by ERIC RIFKIN.

## **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:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Shall produce a will serve letter from a waste services provider indicating that the site can and will be serviced (The letter would state that they have reviewed the plans and will be collecting the garbage and recycling. They will also note that they can collect safely. ) Also, correct the solid waste inspection statement on the cover sheet in regards to solid waste services. The will serve letter is to be added to the plan set.
2. Provide confirmation from the utility provider that development under their utility easement is acceptable

### **Public Utilities**

3. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.



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## Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
8. Submit a final tree conservation plan that includes metes and bounds descriptions for proposed replacement tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. Existing right of way trees bordering the site will require tree protection fencing to be installed, per specifications of TPP-01, TPP-02. Right of way trees that are damaged or in poor health at the time of inspection will require replacement with a 3" shade tree.

☒ **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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	Maintenance Strip Easement

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Sight Distance Easement

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## General

1. Provide 2' wide Maintenance Strip Easement for Multi-Family Street Section locations.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. Provide documentation indicating a Property Owner's Association has been established for the subject development.



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## Engineering

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
5. A 5' utility placement 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.
6. 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.
7. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
8. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

## Public Utilities

9. 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.

## 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 maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
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. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
14. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G). [alluvial soils present]



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15. 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).
16. 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).

## Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas to be abandoned and replaced (UDO 9.1). This development proposes .2 acres of replacement tree conservation area for the .2 acres of tree conservation areas to be abandoned.
18. A public infrastructure surety for 62 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

If street tree surety has already been paid as part of S-59-2014, please provide documentation of this payment as part of plat review.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 39 street trees along Southall Road, 16 street trees along Pentecost Place, 7 street trees along Hedingham Blvd.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

***The following are required prior to issuance of building occupancy permit:***

## General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and existing and newly planted right of way street trees by Urban Forestry Staff.

## Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:

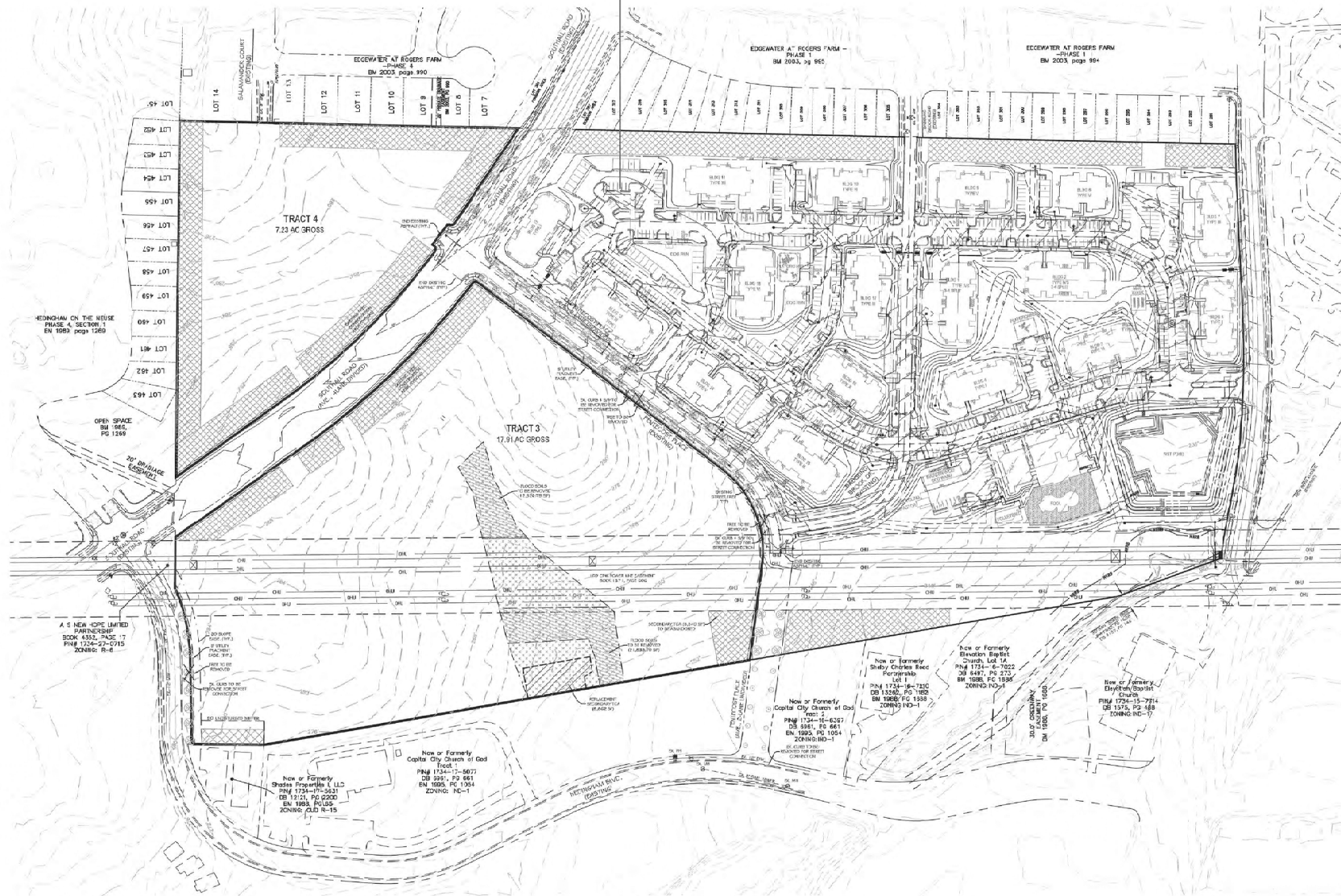
**3-Year Sunset Date: July 6, 2025**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: July 6, 2027**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 03/09/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters

## SUB-0060-2021



#### FLOOD PRONE SOILS DATA:

TOTAL ON-SITE AREA OF FLOOD PRONE SOILS = 76,369 SQ. FT.  
 TOTAL DISTURBANCE ALLOWED PER CODE = 30, 34, 33 SQ. FT.  
 TOTAL ESTIMATED DISTURBANCE BY DEVELOPMENT = 34,365.49 SQ. FT.

#### GENERAL NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A SURVEY BY M&S LAND CONSULTANTS, P.C.
3. TOPOGRAPHIC INFORMATION ON THIS PLAN WAS TAKEN FROM A SURVEY BY M&S LAND CONSULTANTS, P.C. THIS SURVEY DATA WAS BLENDED WITH WAKE COUNTY GIS TOPOGRAPHIC INFORMATION AT THE PROPERTY LINE TO CREATE THE EXISTING TOPO SURFACE HEREON.
4. THERE IS NO FEMA MAPPED FLOODPLAIN AREA ON TRACTS 3 & 4 PER MAP 33720 73400 (DATED MAY 2, 2008).
5. THE SITE HAS BEEN REVIEWED FOR ENVIRONMENTAL FEATURES BY ENVIRONMENTAL SERVICES, INC. THERE ARE NO WETLANDS AND BUFFERED STREAMS ON TRACTS 3 & 4 TO BE DEVELOPED.
6. ALLUVIAL SOILS SIMILAR TO THE MANTACHIE SERIES (MA) ARE PRESENT ON TRACT 3 ACCORDING TO A SOIL SURVEY BY ENVIRONMENTAL SERVICES, INC.
7. THE EXISTING RALEIGH BEACH APARTMENTS CONSENTS OF TRACTS 1 & 2 APPROVED UNDER SFR-0175-2019.
8. THE EXISTING PUBLIC WATER WITHIN SOUTHWALL ROAD AND PERCECOT PLACES WERE APPROVED UNDER PERMIT NUMBER W-3040.
9. THE REMOVAL OF INDIVIDUALLY RECORDED TREE CONSERVATION AREA WILL BE REPLACED WITH NEW TREE CONSERVATION AREA TO BE RECORDED AS SHOWN HEREON.

- RECORDED TREE CONSERVATION AREA (ON 2019, PG 1528)
- NEW SECONDARY TREE CONSERVATION AREA

PRELIMINARY PLANS  
 NOT FOR CONSTRUCTION



## RALEIGH BEACH TOWNHOMES PRELIMINARY SUBDIVISION PLAN

WAKE COUNTY, NORTH CAROLINA

CITY OF RALEIGH

EXISTING CONDITIONS & DEMO PLAN

DATE: 11-10-2021  
 AUGUST 16, 2021

DATE: 08/16/21  
 1st CYCLE REVIEW

DATE: 08/16/21  
 1st CYCLE REVIEW

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**Jones & Cossen**  
 ENGINEERING, PLLC  
 Civil Engineering | Construction Management | Land Planning

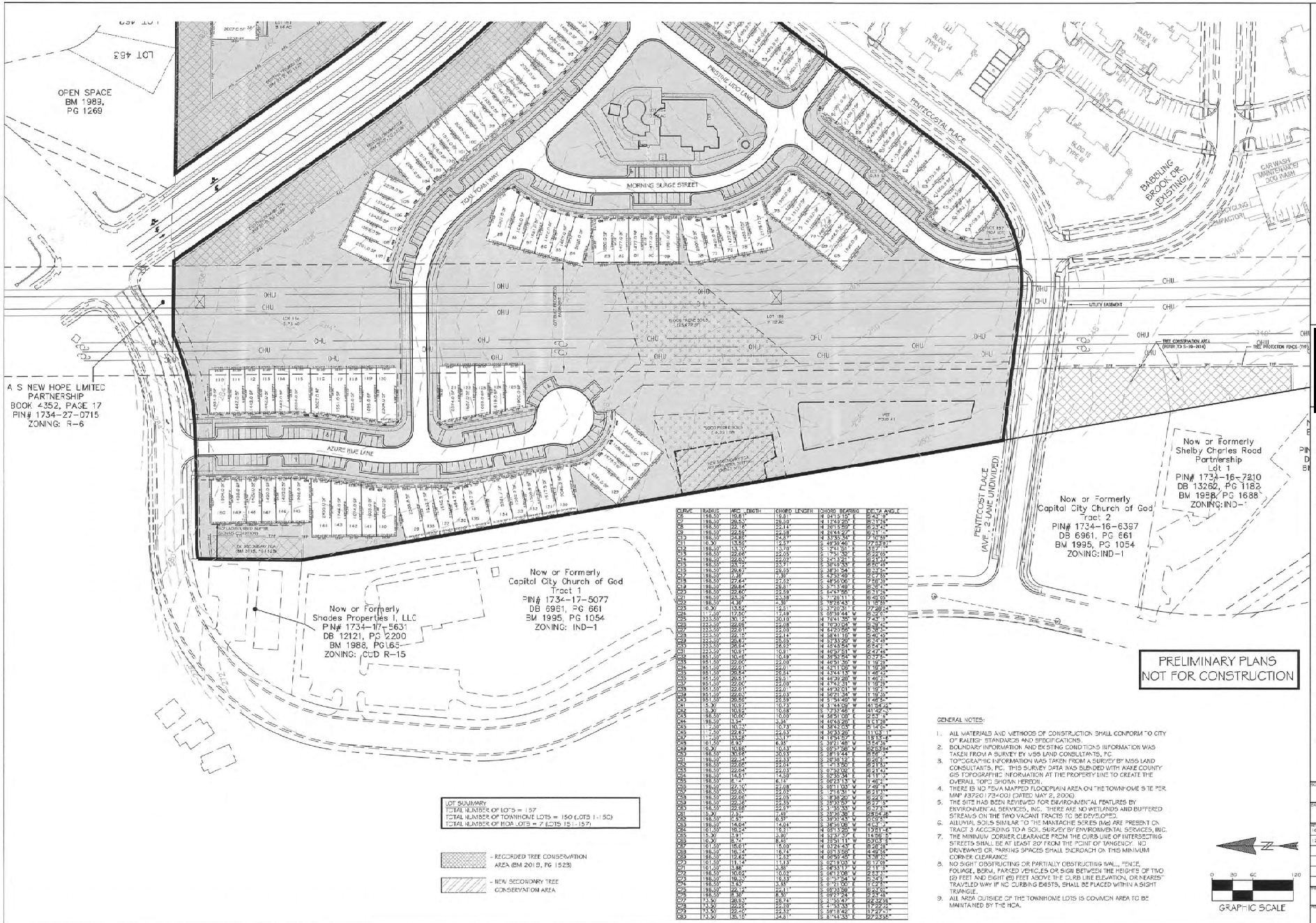
221 N. SALEM ST.  
 SUITE 201  
 PO BOX 1362  
 APEX, NC 27502  
 Office: 919.362.1174  
 Registration: P-2151  
 www.jonescossen.com

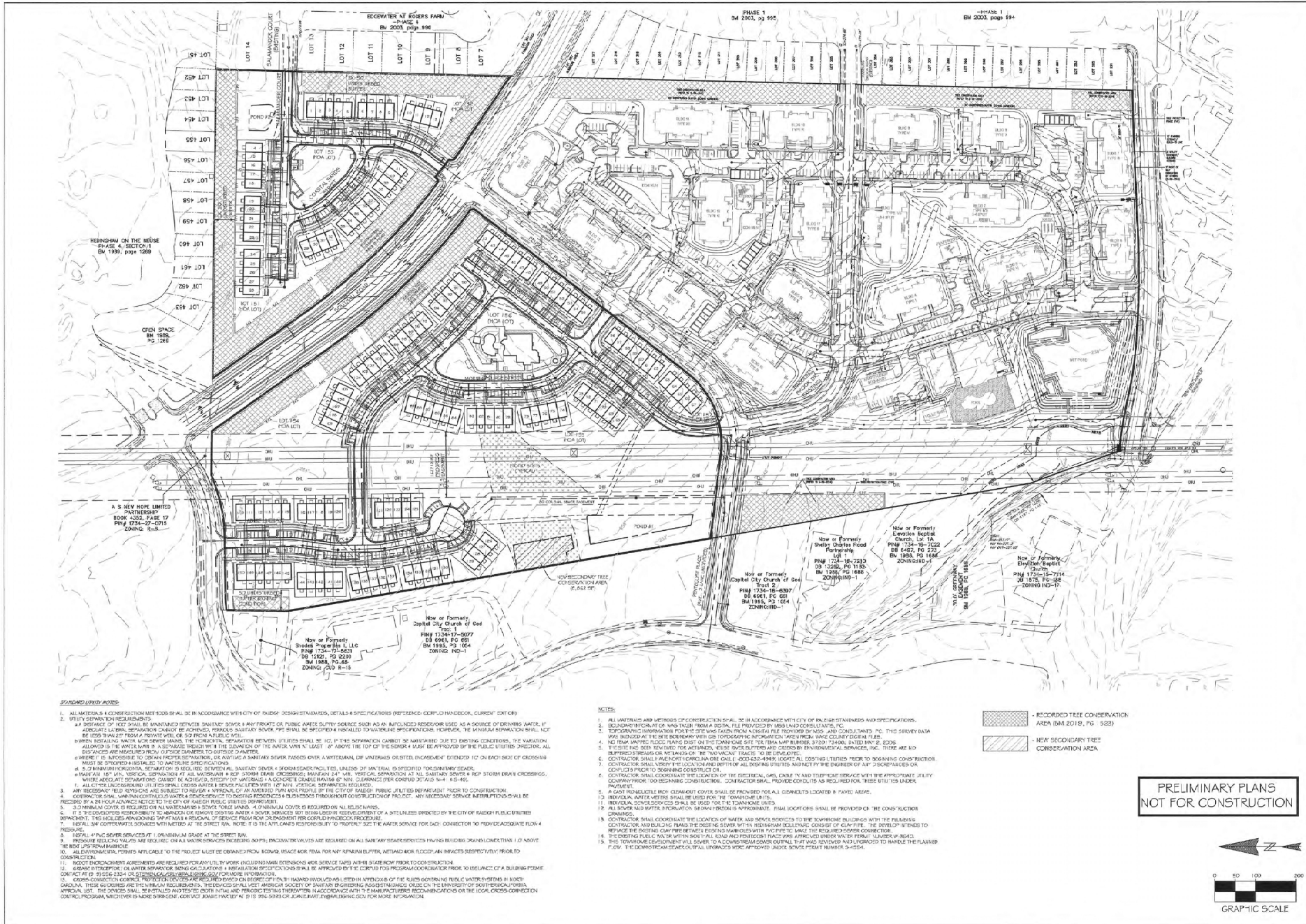












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**RALEIGH BEACH TOWNHOMES**  
PRELIMINARY SUBDIVISION PLAN  
WAKE COUNTY, NORTH CAROLINA  
OVERALL UTILITY PLAN

DATE: AUGUST 16, 2021

07/1/2021	1st CYCLE REVIEW
07/26/21	2nd CYCLE REVIEW
08/04/2021	3rd CYCLE REVIEW

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2128



