

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

REQUEST: DESIGN ADJUSTMENT(S)/	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.
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

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

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General

- 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).
- 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.

☑ <u>LEGAL DOCUMENTS</u> - 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.

Ø	Stormwater Maintenance Covenant Required		Ø	Utility Placement Easement Required
Ø	¹ Sidewalk Easement Required		Ø	Sight Distance Easement
☑	Maintenance Strip Easement			

☑ <u>**RECORDED MAP(S)**</u> - 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 abandonec
- 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.

☑ <u>BUILDING PERMITS</u> - 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:

Development Services Dir/Designee Staff Coordinator: Michael Walters Date: 03/09/2022

Preliminary Subdivision Application	RALEIGH BEACH ROAD TOWN PRELIMINARY SUBDIVISION PLAN		Jones & Cnossen ENGINEERING, PLLC
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