LOCATION: This 5.78 acre tract zoned PD (Z-29-16, 5401 North) is located west of Riverbend Elementary School surrounded by Beardall Street, Archwood Avenue, Midtown Market Avenue, and Perry Creek Road. The site is located at 5311 Tin Roof Way.

REQUEST: A two lot subdivision with one lot encompassing existing development (2.21 acres) and the other an existing Stormwater Management Facility "B" (3.57 acres).

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 August 12, 2022 by McAdams.

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:

 blockers

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.

- Stormwater Maintenance Covenant Required
- Utility Placement Deed of Easement Required

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. A General Utility Placement Easement for a traffic signal placement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable by Transportation Operations, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City.
Engineering

2. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

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: January 5, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: January 5, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________  Date: __09/08/2022__
Development Services Dir/Designee

Staff Coordinator: Michael Walters
5401 NORTH - LOT 14
5311 TIN ROOF WAY
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION
PROJECT NUMBER: CRC-17030
DATE: FEBRUARY 8, 2022
SUB-0008-2022

FOR REFERENCE:
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH TRANSACTION #: 544272
CITY OF RALEIGH CASE #: SR-8-18

VICTORY MAP
1" = 2,000'
EXISTING BUILDING

EXISTING ARCHWOOD AVENUE (61' PUBLIC R/W)

EXISTING BEARDALL STREET (60' PUBLIC R/W)

EXISTING MIDDOW MARKET AVENUE (75' PUBLIC R/W)

EXISTING PERRY CREEK ROAD (100' PUBLIC R/W)

EXISTING TIN ROOF WAY (PRIVATE DRIVE)

PROPOSED LOT 5104

