

Case File / Name: SUB-0013-2020 DSLC - 5401 North Lot 19,24,33,34,37,38

LOCATION:	The site is currently vacant and is generally located on south of Beardall Street at the southwest corner of the intersection of Beardall Street and Archwood Avenue,
	with common street addresses of 6513 Archwood Ave, 5100, 5200 and 5210 Beardall St, and 5420 and 5500 Crescent Square. Two of the six existing lots to be recombined and subdivided are outside the city limits.
REQUEST:	Conventional subdivision of approximately 12.45 acres zoned PD to create 140 townhouse lots, 17 detached house lots and 5 common lots for a total of 157 proposed dwelling units, and associated right-of-way dedication. The property is part of the 5401 North Master Plan (MP-2-16).
DESIGN ADJUSTMENT(S)/	
ALTERNATES, ETC:	SPR-0021-2021: DSLC - Site Permitting Review/Major [Signature Set] RCMP-0088-2021: DSLC - Recorded Maps/Subdivision
FINDINGS:	City Administration finds that this request, with the below conditions of

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 October 9, 2020 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:

☑ <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:

#### Stormwater

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

☑ <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.



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	Transit Easement Required
V	Public Access Easement Required

	Stormwater Maintenance Covenant Required
Ø	Private Access Easement Required

☑ <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. The City Code Covenant is no longer required based on TC-19-20.
- 2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

#### Engineering

- 3. Private access easements as shown on the alleys on the plans shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 4. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 5. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 6. A Public Access deed of easement for the required street furniture 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.
- 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.

#### **Public Utilities**

8. 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.



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9. A Petition for Annexation into the City limits shall 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.

#### Stormwater

- 10. 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).
- 11. 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).

☑ <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**

 A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 25 street trees along Forsyth Park St., 15 trees along Street "B", 16 trees along Street "C", 15 trees along Beardall St., 10 trees along Street "A", 16 trees along Archwood Ave., 15 trees along Astor Elgin St. for a total of 112 trees.

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

#### General

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.

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: November 25, 2023 Record at least  $\frac{1}{2}$  of the land area approved.



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

5-Year Sunset Date: November 25, 2025 Record entire subdivision.

I hereby certify this administrative decision.

Signed:

Development Services Dir/Designee

Date: 11/25/2020

Staff Coordinator: Kasey Evans

# 5401 NORTH LOTS 19, 24, 33, 34, 37, AND 38



CONTACT

CLIENT ELD-5401 NORTH, LLC

BRADLEY A. RHINEHALT rhinehalt@mcadamsco. 919.361.5000

C/O ENGQUIST-LEVEL DEVELOPMENT, LLC 7500 PECUE LANE BATON ROUGE, LOUISIANA 70809 PHONE: 225.338.6120



PERRY CREEK ROAD RALEIGH, NORTH CAROLINA

### PRELIMINARY SUBDIVISION PLAN

PROJECT NUMBER: CRC-18040 RALEIGH CASE NUMBER: SUB-0013-2020 DATE: FEBRUARY 20, 2020

		STEDATA				
DEVELOPOR:	ENGLIST DEA		]			
		NOLE DAVE, SUITE 100 NORTH CAROLINA 27817				
OWNER	INCLUST LIDE	L DIVILOPMENT				
(EX. LOT 19)	402 NOR H 4	an street	OPEN SPACE TA			
	BATCH ROUG	C, LOURINAN 70802	TOTAL SHOT HONTH POD ANEA (ALL PHYSES):		401.44 AC.	1
OWN(R: (Kx. LOT 24)	402 NORTH 4		tour and many ray was for present		101-11 Ma	
(FR. 101 24)		LOUBANA 70802				
OWNER	5401 NORTH	44444	REMARED OPEN SPACE		80.67 AC. 15.00%	
(DX. LOT 35)	450 MAIN ST					
	BATON ROUGH	, LOURSAMA 70801	PROVERD OPEN SPACE			1
OWNER	5401 NORTH		EXISTING LOT 4:		18.58 AC.	1
(IDX. LOT 34)	450 MAN ST	LOUISANA 70801	DESTING LOT &:		24.97 AC.	
ÓWNER	5401 NOFTH				24.97 MC	
(EX. LOT 37)	450 MAN ST	eet .				
- 0.8 CC 22 CF	SATCH ROUGH	LOUSSANA 70801	MASTER INTRASTRUCTURE PLANS (5-21-2012)			
OWNER:	8401 NORTH		50015903		13.35 AG.	
(EX. L07 38)	450 MAN 51	LOURSAMA 70801	3003 (TRMSFERG) TO LCT 15-17 5-18-2014)		-0.08 AC.	
PN NUMBER	1736660786	C. LOURIMAN 70801 1736088882, 1736083847, 17365858997, 1738583642,				1
	1736565682		LOTS 15-17 (S-18-2014)			1
101AL P20 AREA:	404.44 AC.					
	LOT 10 AREA	- 135,025 57 / 3.12 AC (PORTION TO BE DEVELOPED) - 357,471 SF / 5.91 AC	8003-5009, 5024		1.78 AC.	1
	OT 33 4954	- 8,164 SF / 0.18 AC (PORTION TO HE DEVELOPED)				
		- 47,325 SF / 1,00 AC	LOT 20 (8-83-2014)			
		- 14,175 SF / 0.33 AC (PORTION TO BE DEVELOPED)	5010-5012, 5014-5021		6.92 AC.	1
	LOT 38 AREA	- 78,835 Sr / 1.81 AC				1
	ORDES AREA	= 541,995 ST / 12.45 AG	LOT 18 (S-72-17)			1
LOTS 19, 24, 33, 34, 37 ND 38 AMEA		ICH LOT 19 - 37,964 SF / 0.87 AC				1
		CH LOT 24 - 51,865 S* / 1.19 AC	5026-5032		1.35 AC.	
		10H LOT 33 - 8,184 12" / 0.19 AC 10H LOT 34 - 11,887 3F / 0.37 AC				
		DH LOT 37 = 14,175 SF / 0.33 AC	LOTS 1018/1017 (S-2-16)			
		EN LOT 38 - 17,918 ST / 0.41 AD	5008, 5035-5037		0.27 AG.	1
		CH TOTAL - 141,775 SF / 3.35 AC				1
	NET AREA -	542,281 Sr / 9.19 AC	LOT 22 (S-25-19)			1
EXISTING ZONING:	PD		5022, 5053, 5025, 5038		8.74 AC.	
OVERLAY DISTRICT:	N/A				8./1 Ma	
EXISTING LOTS		JOTS 19, 24, 33, 34, 37 AND 380	۱ <u>۲</u>			
PROPOSED NUMBER OF LOTS			LOT 18, 24, 23, 33, 34, 37, 36			
INSIDE OTY LIMITS-	ND		\$533, 5034, 5047-5049		1.79 AG.	
FEMA FIRM MAP		, DATED WAY 2, 2008				
Palocing Summer	NEWS WHEN		LOT 10			
PEOLISIS, Princeto			5039-5046		22.74 AG.	1
SINGLE PANELY LOTS:		34 SPACES (2 PER LITT)				1
TOWHHOME LOTS:			TOTAL		98.32 AC. 24.31%	1
(MN PR USD 7.1.2.C) 3-8R	(140 UMTS)	420 SPHCES (1 PER (EDROCH)	- MAC		BARR HALL BRITH	1
		14 SPACES (1 PER 10 UNITS FOR VENTORS)	SOLID WASTE COMPLIANCE STATEM	IENT:	NOTE:	
		468 STRES				AND DESIGN SHALL B
PAREND REDUCTION PER APPR	CV CD	210 SPACHS (45R)	1. THE DEVELOPER ACKNOWLEDGES THAT THEY IT	AVE REVIEWS	THE CONDITION	NS USTED IN THE 5403
POD ANENENE, UDD 10-005	U.F.A.H		AND ARE IN COMPLIANCE WITH THE REQUIRES. IN THE SOLID WASTE DESIGN MANUAL.	NENTS SET FOR	TTH PLANNED DEVE	ELOPMENT DISTRICT A
EQUIPED PARKING:						
PRODUCT PRODUCT		356 SPACES	<ol> <li>THE SOLID WRSTE REMOVAL FOR THIS PROJECT HANDLED BY THE CITY OF RALEIGH.</li> </ol>	WILLBE		
PROVERD PARKING		454 SPACES (OFT-STREET GARAGE & DRIVENAY PARKING)				
			<ol> <li>INDMIDUAL ROLLOUT CARTS WILL BE PROVIDED</li> </ol>	<b>3</b> .		
BCHCLE PARKING:			1			
NEQUINEX:		7 (1 SPACE PER 20 TOWNHOME UNITS (4 MIN.))	1			
PROVERS:		108 (27 ON STREET RACKS WITH 4 SPACES EACE)	4	1	ATTENT	TION CONT
REQUIPED AMENTY AREA		0.08 AC. (108 OF 5.81 AC.)	1	1		
(10K OF TOWNIONE AREA)		and the first of start and	1	The Co	instruction Contract	tor responsible for i
				Statt,	and/or reuse, as	approved in these
PROVERD ANEXITY MED:		0.59 AC. (PORTION OF LIT 5033, SZZ SHEZT 02.00)	]	contact	ting the Public Wor	rks Department at (
				and th	e Public Utilities D	epartment at (919) to beginning day of
				Foilure	to notify both Cit	ty Deportments in o
			7	constru	ction, will result in	the issuance of m
		NC#11" (811) OR (1-800-632-4949) AT	1	reinsta	lation of any wate	r or sever facilities
		PROR TO BECINNING CONSTRUCTION		of this	notification failure	h
		STING UTILITIES LOCATED.	1	Failure	to call for inspec	tion, Install a Down
CONTRACTOR SHAL	CONTAC	T ANY LOCAL UTILITIES THAT PROVIDE	1	Permitt	ed Plans on the J	obsite, of dry other
		ES NDEPENDENT OF "NC811".	1	Releist	Standards will rea	wit in a Fine and F
		TO THE ENGINEER IMMEDIATELY.	1	future	work in the City o	r Roleigh.
		······································	1	1		

0	SHEET IN C0.00 C0.01 C-1 C1.01 C1.02	PROJECT NOTES TYPICAL SECTIONS EXISTING CONDITIONS CUMULATIVE MAP CURRENT CONDITIONS AND DEMOLITION PLAN	
	C2.00 C2.01 C2.01 C3.00 C3.00 C4.00 C8.00 - 8.01 C8.02 C8.03 - 8.04 C8.03 - 8.04 C8.03 - 8.04 C10.00 C10.00 C10.01 L-1 L-2 L-3 L-4 L-5	STORM DRAINAGE DETAILS WATER DETAILS	PROJECT DIRECTORY
IN SHALL BE IN ACCORDA THE S401 MORTH MASTS INSTRICT AMENDMENT ()	ER PLAN AND		REVISIONS
CONTRACTO while for the extension in these plans, is reap ment at (919) 998-24 of (919) 998-4542 o g any of their constant	of woter, onsible for		bit. DATH     06.32.3000 REVERING FLICTIV     06.30.3000 REVERING FLICTIV     15.49.3000 REVERING FLICTIV

HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF ALEISH AND NCDOT (WHERE APPLICABLE PAGINEENING DESIGN AND CONSTRUCTION STANDARDS

INARY DRAWING - NOT RELEAS

PRELIMINARY SUBDIVISION PLAN FOR: 5401 NORTH LOTS 19, 24, 33, 34, 37, AND 38 RALEIGH, NC PROJECT NUMBER: CRC-18040

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