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).

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:

☐ 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:

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).

☐ 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.
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.
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).

☐ 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 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 ½ of the land area approved.
Administrative Approval Action
Case File / Name: SUB-0013-2020
DSLC - 5401 North Lot 19,24,33,34,37,38

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

I hereby certify this administrative decision.

Signed: Alysa Bailey Taylor
Development Services Dir/Designee
Date: 11/25/2020

Staff Coordinator: Kasey Evans
5401 NORTH
LOTS 19, 24, 33, 34, 37, AND 38

PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA

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

ATTENTION CONTRACTORS

The Construction Contractor responsible for the execution of sewer, water, storm, sanitary and gas facilities shall be appointed by the Wake County Department of Public Utilities. Failure to comply with the requirements in these plans is cause for termination of the contract and the Contractor shall be held responsible for the costs of any work performed after notification. The Contractor shall observe and report any discrepancies to the Company immediately.

811
Know what's below. Call before you dig.

VICINITY MAP
1" = 200'

PROJECT DIRECTORY

CONTACT
McAdams & Company, Inc.
300 N. Falls St.
Greensboro, NC 27401
(336) 272-0317
(336) 272-0321
www.mcadamsnc.com

CLIENT
Put the Money LLC
9200 Capital Blvd., Ste. 250
Raleigh, NC 27617
(919) 581-6313
(919) 581-6301

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1/30/18 MCGavin
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