

Administrative Approval Action

Case File / Name: SUB-0020-2022
DSLC - Magnolia Townes

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

- LOCATION:** This .96 acre site zoned R-10 is located on the east side of Durham Drive between Leagan Drive and Mechanical Blvd. at 3919 and 3923 Durham Drive.
- REQUEST:** This is a conventional townhome subdivision of a .96 acre site subdivided into 13 residential townhome lots and one HOA/Community lot.
- 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 July 16, 2022 by JOSH CHENERY.

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

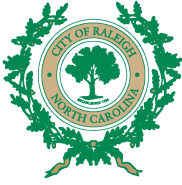
1. Provide detail of solid waste enclosure (COR solid waste manual, and 7.2.5 C 3)
2. Provide a Will Serve letter (and add to subdivision plan set) regarding solid waste service for proposed dumpster on site.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A 5' utility placement easement 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)
3. A public street right-of-way 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)

Public Utilities

4. 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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5. 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.
6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

7. 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).
8. 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).
9. 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).
10. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
11. 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).

Urban Forestry

12. A public infrastructure surety for (4) 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.

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.

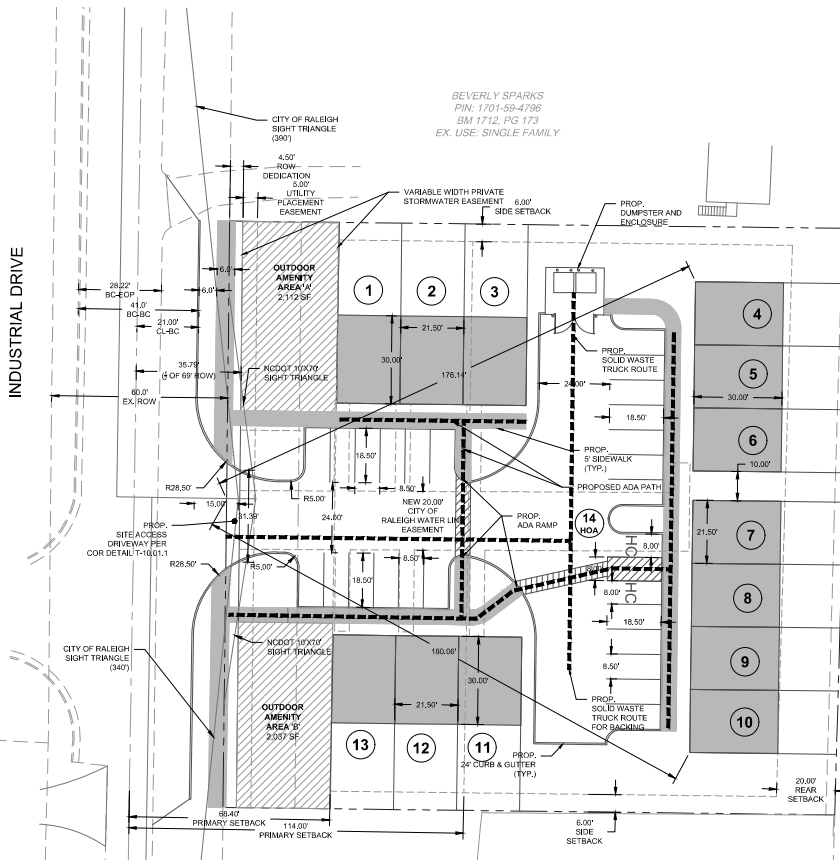
The following items must be approved prior to the issuance of building permits:

Engineering

1. 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

**DURHAM DRIVE
60' PUBLIC R/W
INDUSTRIAL DRIVE**



WEEKS & SHERRON LLC
PIN: 1701-59-8820
BM 10753, PG 537
EX. USE: COMMERCIAL

LILLIAN WILDER
PIN: 1701-59-4496
BM 3005, PG 794
EX. USE: SINGLE FAMILY

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED CITY OF RALEIGH GENERAL UTILITY EASEMENT
- PROPOSED LOT LINE
- PROPOSED CURB LINE
- PROPOSED SIDEWALK
- PROPOSED AMENITY AREA

SUMMARY INFORMATION

DEVELOPMENT NAME: MAGNOLIA TOWNES
SITE ADDRESS: 3919 & 3923 DURHAM DRIVE, RALEIGH, NORTH CAROLINA
PN NUMBER: 1701-59-4896, 1701-59-4596
JURISDICTION: CITY OF RALEIGH
EXISTING USE: VACANT
PROPOSED USE: TOWNHOUSE (3 BEDROOMS)
CURRENT ZONING DISTRICT: R-10
TOTAL ACREAGE: 0.965 ACRES (42,039 SF)
DEDICATED RIGHT OF WAY: 0.021 ACRES (900 SF)
TOTAL NET ACREAGE: 0.944 ACRES (41,139 SF)
REQUIRED NET SITE AREA(NT): 3,000 SF (MIN.)
PROVIDED NET SITE AREA(NT): 3,729 SF
REQUIRED OUTDOOR AMENITY AREA: 4,114 SF (MIN.)
PROVIDED NET SITE AREA(NT): 4,149 SF
EXISTING IMPERVIOUS SURFACE AREA: 0.00 SF
PROPOSED IMPERVIOUS SURFACE AREA: 22,400 SF
REQUIRED LOT WIDTH: 16' (MIN.)
PROVIDED LOT WIDTH: 21.5' (MIN.)
BUILDING SETBACKS:
 PRIMARY STREET - 10'
 SIDE STREET - 10'
 SIDE SITE BOUNDARY - 6'
 REAR SITE BOUNDARY - 20'
 FROM ALLEY - 4' OR 20' (MIN.)
 INTERNAL BUILDING SEPARATION - 10'
PRINCIPAL BUILDING HEIGHT - 45/3 STORIES (MAX.)
BLOCK PERIMETER REQUIRED (MAX.): 2,000LF
BLOCK PERIMETER PROVIDED: 2,400LF
 *EXEMPT BASED ON UDD SECTION 8.3.2.A.1.b.X FOR SITES LESS THAN 2 ACRES
EXISTING PARKING: N/A
REQUIRED PARKING: NOT REQUIRED FOR MULTIFAMILY LIVING TOWNHOUSE BUILDING TYPE
PROPOSED PARKING: 28 PARKING SPACES
REQUIRED BICYCLE PARKING: NOT REQUIRED FOR MULTIFAMILY LIVING TOWNHOUSE BUILDING TYPE
OWNER/DEVELOPER: MAGNOLIA PROPERTY GROUP, 707 W. JONES STREET, RALEIGH, NC 27603
ENGINEER: CRUMPLER CONSULTING SERVICES, PLLC, CONTACT: JOSH CRUMPLER, PE, 2266 RIDGE ROAD, RALEIGH, NC 27612, (919) 413-1104

CRUMPLER
Consulting Services, PLLC
2266 Ridge Road
Raleigh, NC 27612
Ph: 919-413-1104
F: 919-413-1533

ISSUED FOR PERMITTING

REV.	DATE	DESCRIPTION
1	05/23/22	CITY OF RALEIGH COMMENTS
2	07/16/22	CITY OF RALEIGH COMMENTS

RESIDENTIAL INFILL EXHIBIT



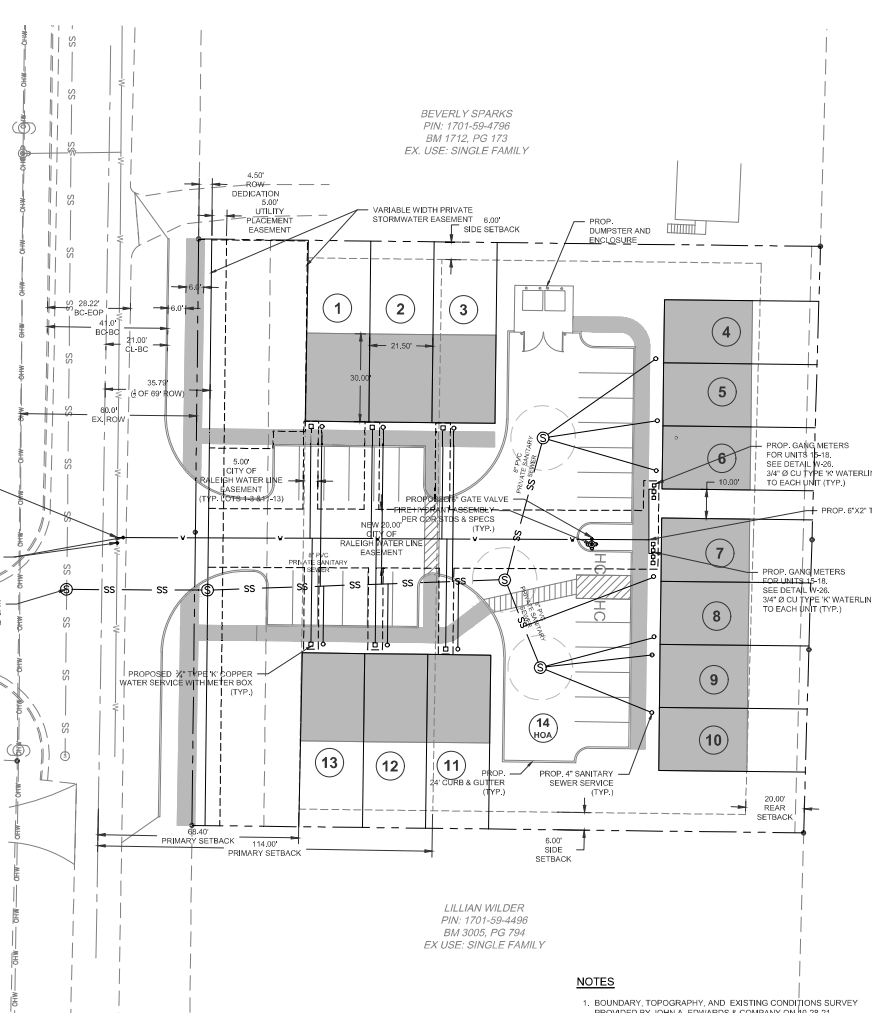
RESIDENTIAL INFILL LOT SETBACK	
SAMPLE LOT	CENTERLINE TO SETBACK
3909 DURHAMDR	90
3915 DURHAMDR	93.4
3923 DURHAMDR	92
3929 DURHAMDR	92.2
MEDIAN	92.20
+/- 25% MEDIAN	68.4'-114.0'

SUBDIVISION PLAN
MAGNOLIA TOWNES
3919 & 3923 DURHAM DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO. 21037
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 11/05/21
SCALE: 1" = 20'

C-4

**DURHAM DRIVE
60' PUBLIC R/W
INDUSTRIAL DRIVE**



BEVERLY SPARKS
PIN: 1701-59-4736
BM 1712, PG. 173
EX. USE: SINGLE FAMILY

WEEKS & SHERRON LLC
PIN: 1701-59-8820
BM 10753, PG. 537
EX. USE: COMMERCIAL

LILLIAN WILDER
PIN: 1701-59-4496
BM 3005, PG. 794
EX. USE: SINGLE FAMILY

NOTES

- BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS SURVEY PROVIDED BY JOHN A. EDWARDS & COMPANY ON 10-28-21.
- THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN BASED ON THE FEMA MAP NUMBER: 370317010U DATED MAY 2, 2006).
- NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
- THIS DRAWING IS NOT FOR RECORDATION.
- DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

FIRE PROTECTION NOTES:

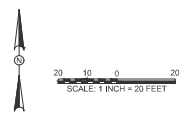
- ALL PORTION OF THE EXTERIOR WALL OF THE FIRST FLOOR OF BUILDING SHALL BE LOCATED WITHIN 150 FEET OF FIRE APPARATUS LOCATED WITHIN ROADWAY.
- FIRE FLOW ANALYSIS MUST BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE AS SHOWN THE FIRE HOSE LAYS.

LEGEND

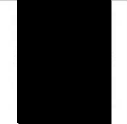
- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- SS --- SS EXISTING SANITARY SEWER
- W --- W EXISTING WATER LINE
- SS --- SS EXISTING SANITARY SEWER MAINHOLE
- SS --- SS PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY PLACEMENT EASEMENT
- PROPOSED SANITARY MAINHOLE
- PROPOSED HYDRANT ASSEMBLY

CITY OF RALEIGH UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWERS & ANY PRIVATE OR PUBLIC WATER SERVICE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENGAGEMENT EXTENDED TO EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES. UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATION CANNOT BE ACHIEVED SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 8" MIN. CLEARANCE (PER CORPUD DETAILS W-4 & S-40)
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3/2" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REAR MAINS.
- ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCWQS. USAGE NOT FEASIBLE FOR ANY RIPARIAN BUFFER, WETLAND & RCP FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NOOT RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT T.M. BEASLEY AT (919) 966-2334 OR tbeasley@raleighnc.gov FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DESIGNER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICH-EVER IS MORE STRINGENT. CONTACT JONNE HARTLEY AT (919) 966-2623 OR jharte@raleighnc.gov FOR MORE INFORMATION.
- NEW WATER AND SEWER SERVICES SHALL BE INSTALLED BY OPEN CUT PER CITY OF RALEIGH STANDARDS.



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2308 Ridge Road
Raleigh, NC 27612
919-433-1704
P-1-1533



ISSUED FOR PERMITTING

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	05/23/22
2	CITY OF RALEIGH COMMENTS	07/16/22

UTILITY PLAN
MAGNOLIA TOWNES
3610 & 3623 DURHAM DRIVE
RALEIGH, NORTH CAROLINA

PROJECT NO.:	21037
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	03/02/22
SCALE:	1" = 20'

