Administrative Approval Action
Case File / Name: SUB-0022-2021
DSLC - Watkin's Subdivision

LOCATION: This site is located on the east side of Forestville Road, south of Old Watkins Rd at 4400 Forestville Road. It is outside the city limits.

REQUEST: Development of a 26.56 acre tract zoned R-4 into a Compact Subdivision Development (UDO Sec.2.3) with 4.88 acres of right-of-way dedication leaving a net area 21.68 acres. An overall total of 72 lots, 69 proposed detached single-family dwellings with 3 Open Space lots. Per UDO Sec.3.2.1.B, 20% of the site must be designated reserved Open Space and 23.7% or 274,364 sf/6.3 acres is being proposed with this development. The proposed density of 2.598 units/acre.

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 23, 2021 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:

General

1. Demonstrate compliance with Open Space requirements per UDO Sec.2.5.1 and revise labeling for the Open Space designations and HOA Open Lots.

2. Label and delineate all required right-of-way dedication areas noted on the site information table and shown on all proposed subdivision sheets.

3. Revise the labeling on the site data table and subdivision sheets, differentiating between HOA & required Open Space designations & boundaries per UDO Section 2.3 and Section 2.5.

4. Revise all landscaping sheets to show dimensions and calculations for the Protective Type B2 yards shown on sheets L.5.01, L.5.02 & L.5.03; and are listed in the planting schedule table.

5. Revise the primary street designation references, for corner lots on the Site Permit Review plans set to show the actual approved street names.

Engineering

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

7. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ 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 Easement Required
☐ Public Access Easement Required
☐ Slope 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. Demonstrate compliance with UDO Section 2.5.7 regarding required open space.

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. (UDO Section 2.5.7.)
Engineering

4. 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.

5. 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.

6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

7. A Public Access deed of easement for the sidewalk connection from the terminus of Road E to the sidewalk on Old Watkins Road 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.

8. A fee-in-lieu for Gehrig Lane extension (Full Neighborhood Local) for 30 l.f. is paid to the City of Raleigh (UDO 8.1.10).

9. A Slope easement 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.

Public Utilities

10. 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.

11. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department. $25,194.00

12. 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
13. 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).

14. 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).

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. 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

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.43 acres of tree conservation area.

18. A public infrastructure surety for 154 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ 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 32 street trees along Gerhig Lane, 19 street trees along Munson Court, 60 street trees along Dimaggio Drive, 18 street trees along Kubek Court, and 25 street trees along Stengel Street for a total of 154 street 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.

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

3. All street lights and street signs required as part of the development approval are installed.

Stormwater

4. 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: December 22, 2024
Record at least ⅔ of the land area approved.

5-Year Sunset Date: December 22, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 08/25/2021

Staff Coordinator: Jermont Purlføy
WATKINS GROVE
4400 FORESTVILLE ROAD
RALEIGH, NC 27616

PRELIMINARY SUBDIVISION PLAN
RALEIGH CASE NUMBER: SUB-0022-2021
PROJECT NUMBER: 2020110440
DATE: MARCH 31, 2021

REVISION HISTORY
REV: 03-30-2021 | 2ND SUB-REVISED FOR CORRECTIONS
07-23-2021 | 3RD SUB-REVISED FOR CORRECTIONS

SHEETS
01.00 PROJECT NOTES
01.10 EXISTING CONDITIONS
01.11 EXISTING CONDITIONS OFFSITE
02.00 OVERALL SUBDIVISION PLAN
02.01 SUBDIVISION PLAN - AREA A
02.02 SUBDIVISION PLAN - AREA B
02.03 SUBDIVISION PLAN - AREA C
02.11 LOT DIMENSION PLAN - AREA A
02.12 LOT DIMENSION PLAN - AREA B
02.13 LOT DIMENSION PLAN - AREA C
03.00 BLOCK PERIMETER PLAN
04.00 TRANSPORTATION PLAN
04.10 OVERALL GRADE & STORM DRAINAGE PLAN
04.20 GRADE & STORM DRAINAGE PLAN - AREA A
04.30 GRADE & STORM DRAINAGE PLAN - AREA B
04.40 GRADE & STORM DRAINAGE PLAN - AREA C
04.01 UTILIZATION PLAN - AREA A
04.02 UTILIZATION PLAN - AREA B
04.03 UTILIZATION PLAN - AREA C
04.04 UTILIZATION PLAN - AREA D
05.00 SITE DETAILS
05.01 SITE DETAILS
05.02 SITE DETAILS
05.03 STORM DRAINAGE DETAILS
05.04 WATER DETAILS
05.05 SANITARY SEWER DETAILS
06.10 STORMWATER CONTROL MEASURE "A" PLAN VIEW
06.20 STORMWATER CONTROL MEASURE "B" PLAN VIEW
07.00 FIRE CONSERVATION PLAN
08.00 OPEN SPACE PLAN
09.00 LANDSCAPE PLAN - AREA A
09.00 LANDSCAPE PLAN - AREA B
09.00 LANDSCAPE PLAN - AREA C
09.00 LANDSCAPE DETAILS

VICTORY MAP
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CONTRACTOR SHALL NOTIFY NEIGHBORS 30 DAYS OR 16 BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. WRITTEN NOTIFICATION MUST BE PROVIDED TO THE NEIGHBOR. CONSTRUCTION SHALL OCCUR ONLY AFTER THE NEIGHBOR HAS BEEN NOTIFIED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE SERVICE TO THE PROPERTY OWNER TO DETERMINE WHETHER ANY DEED RESTRICTIONS HAVE BEEN PLACED ON THE PROPERTY. IF THERE ARE ANY DEED RESTRICTIONS, THE CONTRACTOR SHALL NOTIFY THE HOMEOWNER IMMEDIATELY.

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PROJECT DIRECTORY

REVISIONS

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PRELIMINARY SUBDIVISION PLAN FOR:
4400 FORESTVILLE ROAD
RALEIGH, NC 27616
PROJECT NUMBER: SUB-0022-2021
DATE: 03-31-2021

Preliminary Subdivision Plan