



Administrative Approval Action

Case File / Name: SUB-0023-2020
Willow Creek Subdivision

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

LOCATION: The site of this two lot subdivision is located within the North Ridge Apartment complex on the south side of Sandy Forks Road at 6400 The Lakes Drive.

REQUEST: Subdivision of a 16.94 acre site zoned PD into two lots. New lot 1 will be 5.04 acres and lot 2 will be 11.82 acres. Street right-of-way between the two proposed lots will be 0.08 acres in size.

**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 June 3, 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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
4. 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).

☒ **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:

Engineering



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1. 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.
2. 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.
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. The site distance easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation.

Public Utilities

5. 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.

Stormwater

6. The allocated right of way impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.911 acres of secondary tree conservation area.

☒ **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.

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: July 2, 2023



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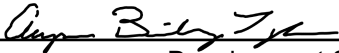
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Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: July 2, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 07/02/2020
Development Services Dir/Designee
Staff Coordinator:

WILLOW CREEK SUBDIVISION

THE LAKES DR
RALEIGH, NORTH CAROLINA 27609

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0023-2020
CITY OF RALEIGH MASTER PLAN CASE #: MP-4-16
CITY OF RALEIGH REZONING CASE #: Z-33-16
PROJECT NUMBER: AVC-19000
DATE: MARCH 20, 2020

SHEET INDEX

C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	OVERALL SUBDIVISION PLAN
C2.01	ROADWAY CONNECTION SITE PLAN
C3.00	ROADWAY CONNECTION GRADING PLAN
C4.00	EXISTING UTILITIES PLAN
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
L5.00	LANDSCAPE PLAN
L5.01	TREE CONSERVATION PLAN

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

This form is used when submitting a Preliminary Subdivision (UDO Section 2.1.2.3). Please check the appropriate review type and include the plan checklist document.

Office Use Only: Case #: _____ Planner (print): _____
Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservator Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.

Scoping/plan case number(s): _____

Development name (subject to approval): Willow Creek Subdivision

Property address(es): The Lakes Drive, Raleigh, NC

Recorded Deed PIN(s): (1737) 13325

What is your project type? ☐ Single family ☐ Apartment ☐ Townhouse ☐ Other: _____ Attached houses ☐ Non-residential ☐ Other: _____

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach purchase agreement when submitting this form.

Company: North Ridge Apts, LLC (Owner/Developer Name and Title: Matthew Brady, Managing Partner)

Address: 11710 Lowman Green Drive, Reston, VA 20190-3561

Phone #: 703-214-1498 (Email: brady@willowcreekpartners.com)

Company: McAdams (Contact Name and Title: Andy Padak, Project Manager)

Address: One Glenwood Ave, Suite 201, Raleigh, NC

Phone #: 919-287-0780 (Email: padak@mcadamsco.com)

Continue to the next page.

Page 1 of 2

WILLOW CREEK

raleighnc.gov

DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

ZONING INFORMATION

Urban use category: 16-32

Zoning district (if more than one, provide acreage of each):

Hawthorne North Ridge PD, MP-4-16

Overlay district: N/A Inside City limits? ☐ Yes ☒ No

Conditional Use District (CUD) Case #: _____ Board of Adjustment (BOA) Case #: _____

STORMWATER INFORMATION

Existing impervious surface: _____

Proposed impervious surface: _____

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: _____

Flood study: _____

FEMA Map Panel #: _____

NUMBER OF LOTS AND DENSITY

Total # of lots: _____

Total # of detached lots: _____

Proposed density for each zoning district (UDO 1.5.2.F):

216 Existing Units (Apartments), 12.76

Total # of room cluster units: _____

Total # of requested lots: 2

SIGNATURE BLOCK

I, hereby designate _____ to serve as my agent regarding this application. In return, I agree to provide administrative comments, to consent plans on my behalf and to represent me in any public meeting regarding this application.

Use has read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and substantial and/or other conditions and/or other after 100 days of filing.

Signature: _____ Date: 3-13-2020

Printed Name: Matthew D. Brady Managing Member

Printed Name: _____

Please email your completed application to info@raleighnc.gov.

Page 2 of 2

WILLOW CREEK

raleighnc.gov

SITE DATA

SITE ADDRESS:	THE LAKES DR, RALEIGH NORTH CAROLINA
PARCEL PIN NUMBER:	173713325
EXISTING ZONING:	PLANNED DEVELOPMENT (MASTER PLAN CASE MP-4-16, REZONING CASE Z-33-16)
OVERLAY DISTRICT:	NONE
BLOCK PERMETER:	PER MP-4-16 SECTION 4.3 MODIFICATIONS BLOCK PERMETER STANDARDS SHALL BE MAINTAINED BASED UPON THE EXISTING AND PROPOSED PUBLIC STREET NETWORK.
WATERSHED:	CHARTER CREEK
FLOODPLAIN/STORM PANEL:	ZONE 32 (FEMA) - 173713325
SITE AREA:	0.08 ACRES
CRENSHAW AREA:	0.08 ACRES
PORT-OF-WAY DECK/STATION:	0.08 ACRES
LOT 1 NET SITE AREA:	0.08 ACRES
LOT 2 NET SITE AREA:	0.08 ACRES
TOTAL NET SITE AREA FOR LOT 1 AND LOT 2:	0.16 ACRES
TREE CONSERVATION:	REQUIRED: 1.00 ACRES (100%)
PROVIDED:	1.811 ACRES (111.8%)

NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 10 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUST ON THIS MINIMUM CORNER CLEARANCE. REZONING SECTION 4.3.1.0.
- WITHIN THE AREA OF A DEFINED RIGHT TRIANGLE, THERE SHALL BE NO OBSTACLES OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BRANCHES OR PARALLEL VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION ON THE NEAREST TRAVELING WAY, IF NO CURBING EXISTS.



N.T.S.



Know what's below.
Call before you dig.

CONTRACTOR SHALL NOTIFY "811" (811) OR (1-800-433-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC DOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CONTACT

ANDY PADAK
padak@mcadamsco.com
PHONE: 919. 823. 4300

CLIENT

AVANTON COMPANIES
3410 WADE PARK BLVD. SUITE 320
RALEIGH, NORTH CAROLINA 27607



PROJECT DIRECTORY

DEVELOPER
AVANTON COMPANIES
3410 WADE PARK BLVD. SUITE 320
RALEIGH, NORTH CAROLINA 27607

LAND PLANNING, ENGINEER &
LANDSCAPE ARCHITECTURE
McADAMS CO
ONE GLENWOOD AVE
RALEIGH, NORTH CAROLINA 27603

REVISIONS

NO.	DATE
1	05.05.2020 REVISED PER CITY/COMMENTS
2	06.01.2020 REVISED PER CITY/COMMENTS

PRELIMINARY SUBDIVISION PLANS FOR:

NORTH RIDGE APARTMENTS
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: AVC-19000



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CLIENT

AVENTON COMPANIES
5420 WADE PARK BOULEVARD, SUITE 320
RALEIGH, NORTH CAROLINA, 27607

WILLOW CREEK SUBDIVISION
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA, 27609



REVISIONS

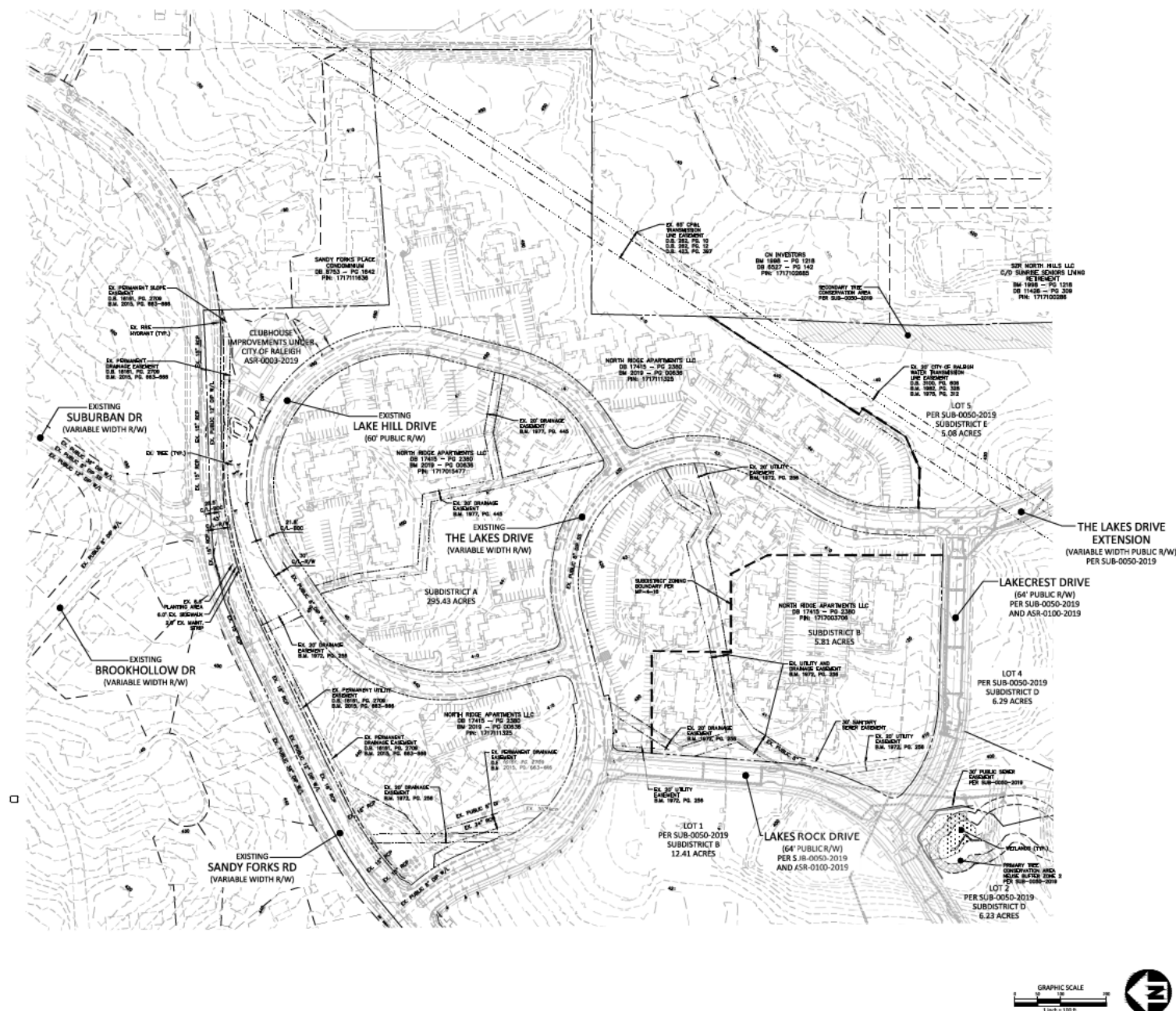
NO.	DATE	
1	05-05-2020	REMOVED PER CITY OF RALEIGH COMMENTS
2	06-08-2020	REMOVED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000-OAS1
CHECKED BY	LJV
DRAWN BY	JLB
SCALE	1"=100'
DATE	03.20.2020
SHEET	

EXISTING CONDITIONS

C1.00



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

AVENTON COMPANIES
5430 WADE PARK BOULEVARD, SUITE 320
RALEIGH, NORTH CAROLINA, 27607

WILLOW CREEK SUBDIVISION
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA, 27609

REVISIONS

NO.	DATE	
1	05-05-2020	REVISED PER CITY OF RALLIENH COMMENTS
2	06-04-2020	REVISED PER CITY OF RALLIENH COMMENTS

PLAN INFORMATION

PROJECT NO.	AVC-19000
FILENAME	AVC19000-QAS1
CHECKED BY	LIV
DRAWN BY	JLB
SCALE	1"=100'
DATE	03.20.2020

SHEET

**OVERALL SUBDIVISION
PLAN**

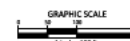
C2.00



General		
Widest axle base	10.0	Widest axle base
Planting type	10.0	Tree spacing
Tree spacing	47 ft. o.c.	Perforation
Perforation	47 ft. o.c.	Perforation

STREET "A" TYPICAL SECTION

SITE LEGEND



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT
AVENTON COMPANIES
5420 WADE PARK BOULEVARD, SUITE 320
RALEIGH, NORTH CAROLINA, 27607

WILLOW CREEK SUBDIVISION PRELIMINARY SUBDIVISION RALEIGH, NORTH CAROLINA, 27609

REVISIONS

NO.	DATE	REVISIONS
1	05-05-2020	REVISED PER CITY OF RALEIGH COMMENTS
2	05-08-2020	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

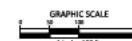
PROJECT NO. AYC-19050
FILE NAME AYC19000-SUB-WILLOW-OAG1
CHECKED BY LV
DRAWN BY JLB
SCALE 1"=100'
DATE 03.20.2020
SHEET

EXISTING UTILITIES PLAN

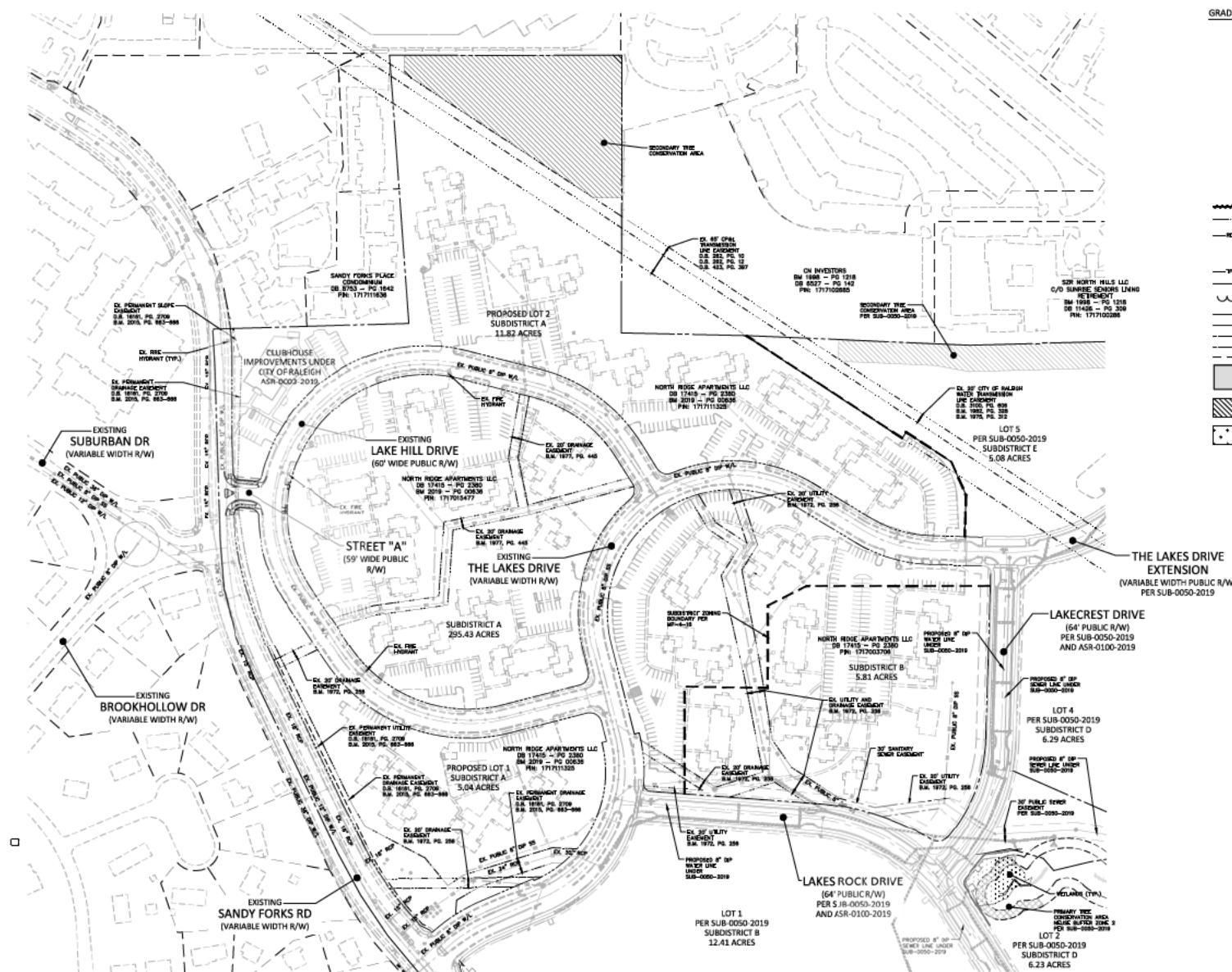
C4.00

GRADING LEGEND

	FLUMED END SECTION
	ENDWALL SECTION
	CATCH BASIN
	DROP INLET
	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
	JUNCTION BOX
	DRAINAGE FLOW ARROW
	LINE BREAK SYMBOL
	TOP & BOTTOM CURVE ELEVATIONS
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	SPOT ELEVATION
	STORM DRAINAGE
	STORM SERVICE LINE
	ROOF DRAIN, 8" ADI
	NON-PERFORATED TURNOFF OR EQUAL 1.0% MIN. SLOPE 3' MIN. CORNER PAVE SCHEDULE 40 IN. TRAFFIC AREAS
	TREE PROTECTION FENCE
	LIMITS OF DISTURBANCE
	WOODED AREA
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)
	SECONDARY TREE CONSERVATION AREA
	EXISTING WETLANDS



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**WILLOW CREEK SUBDIVISION
PRELIMINARY SUBDIVISION
RALEIGH, NORTH CAROLINA, 27609**



REVISIONS

NO.	DATE	REVISION
1.	05-05-2020	REVISED PER CITY OF RALEIGH COMMENTS
2.	05-08-2020	REVISED PER CITY OF RALEIGH COMMENTS

PLAN INFORMATION

PROJECT NO.	AVC-19050
FILE NAME	AVC19000-0451
CHECKED BY	LW
DRAWN BY	JLB
SCALE	1"=100'
DATE	03.20.2020

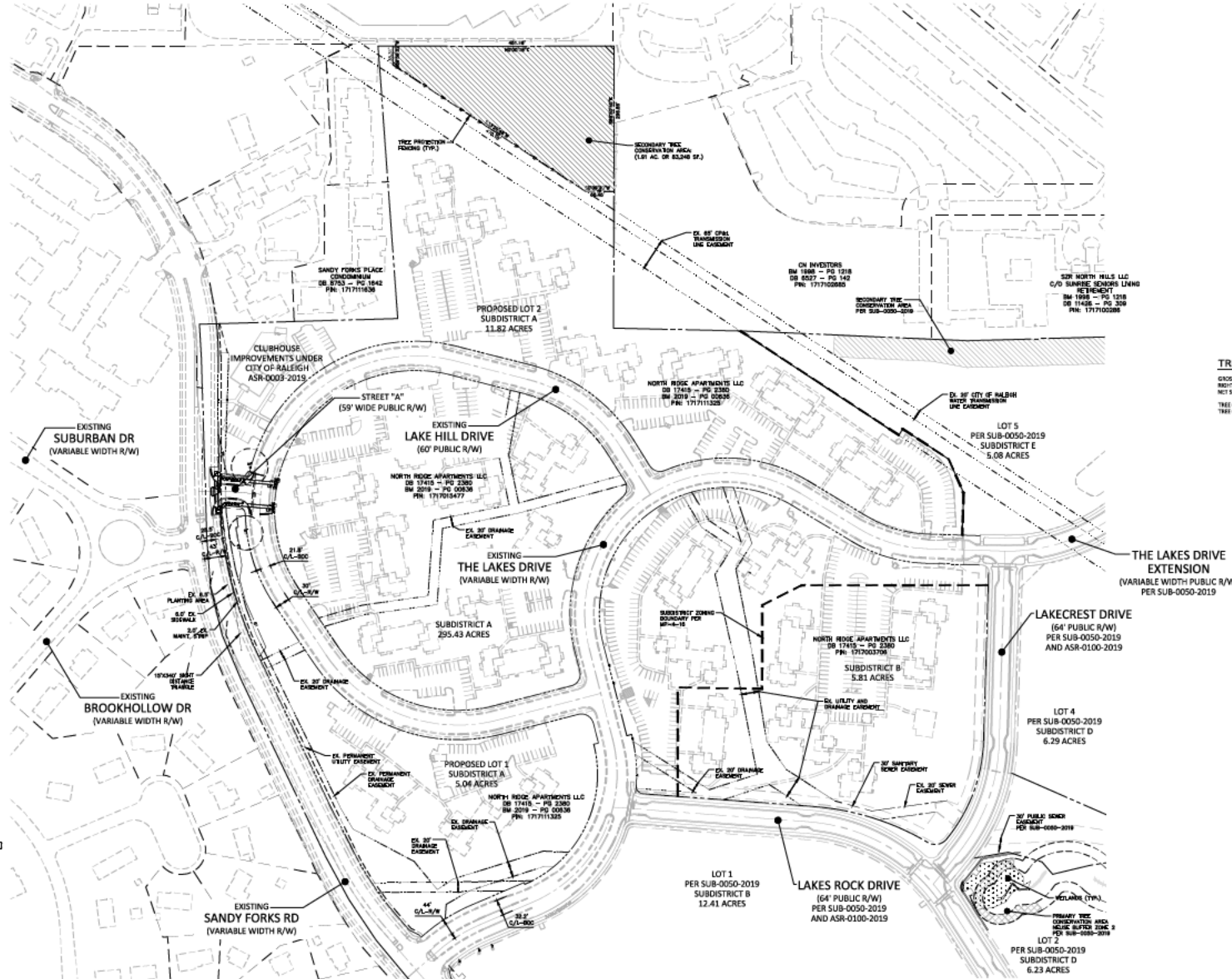
**TREE CONSERVATION
PLAN
L5.01**

SITE LEGEND

	ROWAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	SECONDARY TREE CONSERVATION AREA
	EXISTING WETLANDS

TREE CONSERVATION CALCULATIONS:

SCORED SITE AREA:	16.04 AC.
RIGHT-OF-WAY DESIGNATIONS:	0.58 AC.
NET SITE AREA:	15.46 AC.
TREE CONSERVATION AREA REQUIRED:	1.68 AC.
TREE CONSERVATION AREA PROVIDED:	1.81 AC.



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