



Administrative Approval Action

Case File / Name: SUB-0032-2020
5401 North Lot 10

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

- LOCATION:** The site is generally located on the east side Perry Creek Road southeast of the intersection of Perry Creek Road and Wallace Martin Way, with the common street address of 6200 Perry Creek Road. The site is outside the City limits.
- REQUEST:** Subdivision of approximately 37 acres zoned PD (5401 North Master Plan, MP-2-16) and SHOD-1 to create 60 townhouse lots, 53 detached house lots, and 5 common lots, for a total of 118 lots.
- 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 November 6, 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. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
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).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

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



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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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	City Code Covenant Required

<input checked="" type="checkbox"/>	Public Access Easement Required
<input checked="" type="checkbox"/>	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. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A Pedestrian and Bicycle Access deed of easement for connection to the Neuse River Greenway Trail 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.
4. A fee-in-lieu for the future extension of Perry Creek Road is paid to the City of Raleigh (UDO 8.1.10). This fee-in-lieu must be generated by the Engineer and signed and sealed.
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).



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7. A Public Access deed of easement be approved by City staff for the Private Alleys, 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 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

9. Infrastructure Construction Plans (Site Permitting Review) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
10. 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.
11. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

12. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
13. 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).
14. 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).
15. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
16. 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).
17. 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).



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Urban Forestry

18. A public infrastructure surety for 120 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (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.
2. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

3. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Truxton Lane, 12 street trees along Crescent Square St., 11 street trees along Street A, 36 street trees along street B, and 34 street trees along Street C; for a total of 120 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.

Stormwater

2. 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



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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:

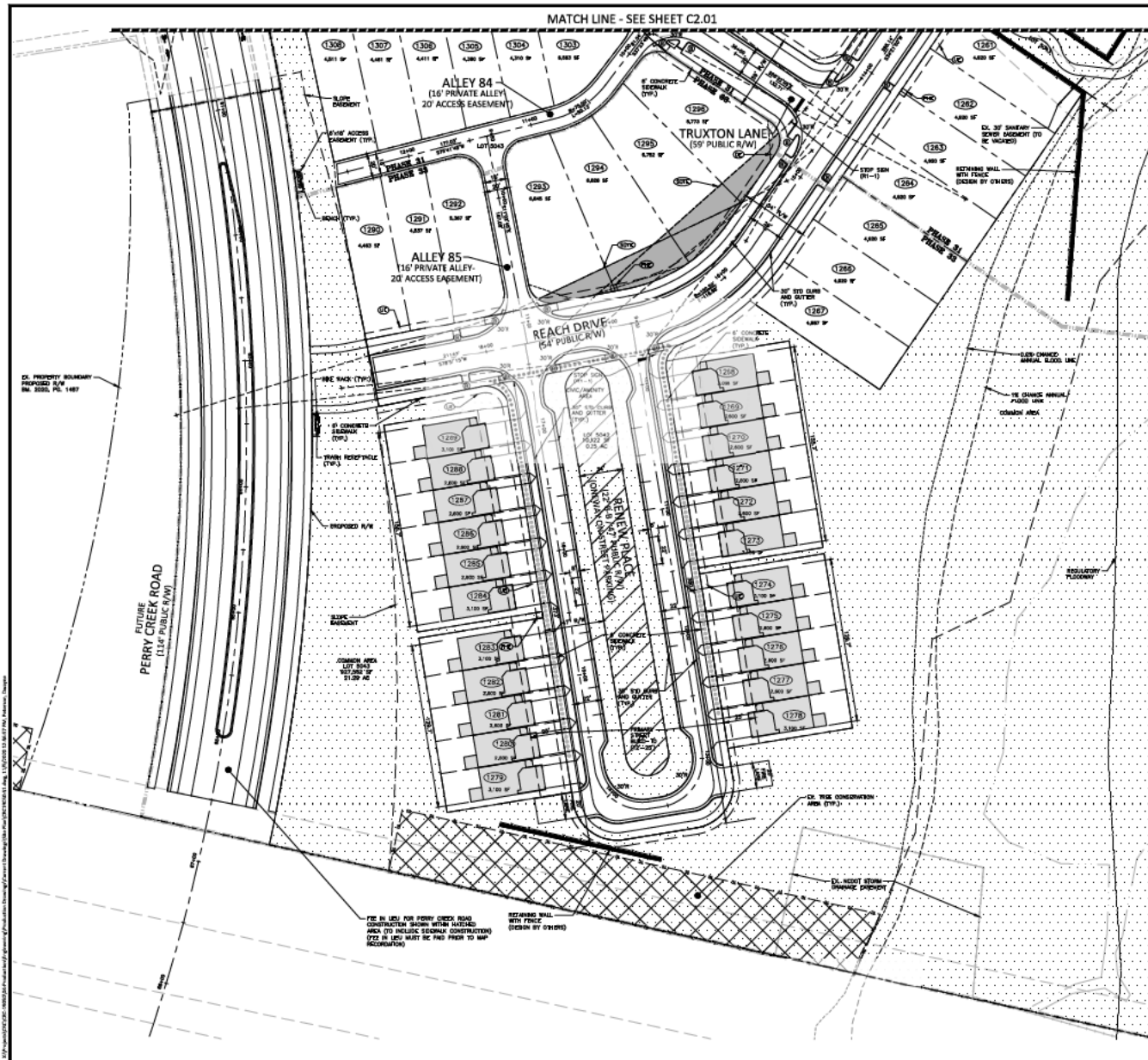
3-Year Sunset Date: January 13, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: January 13, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysin Bailey Taylor* **Date:** 01/13/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

**PRELIMINARY
SUBDIVISION FOR:**
5401 NORTH - LOT 10
PHASE NUMBER
6200 PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-19050



- SITE LEGEND**
- SKIDWAY
 - 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
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EASEMENT LINE
 - CENTERLINE
 - COMMON AREA / OPEN SPACE
 - AMENITY AREA
- EASEMENT LEGEND**
- PRIVATE STORM DRAINAGE EASEMENT
 - CITY OF RALEIGH UTILITY EASEMENT
 - RIGHT-OF-WAY EASEMENT
 - RETAINING WALL MAINTENANCE EASEMENT
 - CITY OF RALEIGH SANITARY SEWER EASEMENT
 - 5' CITY OF RALEIGH UTILITY EASEMENT

BUILDING WIDTH IN PRIMARY BUILD-TO (MIN 70%)			
STREET	TOTAL FRONTAGE	TOTAL BUILDING WIDTH	PERCENTAGE
REACH DRIVE	755.8	526.8	70%



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

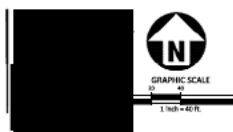
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license number: C-0293, C-187

www.mcadamsco.com

CLIENT
ELD-S&S (THP), LLC
C/O ENGQUIST-REXEL DEVELOPMENT, LLC
BATON ROUGE, LOUISIANA 70809
PHONE: 225.338.6120

REVISIONS

NO.	DATE	DESCRIPTION
1	07.18.2020	REVISED PER CITY OF RALEIGH
2	11.06.2020	REVISED PER CITY OF RALEIGH
3		
4		
5		
6		

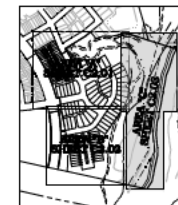
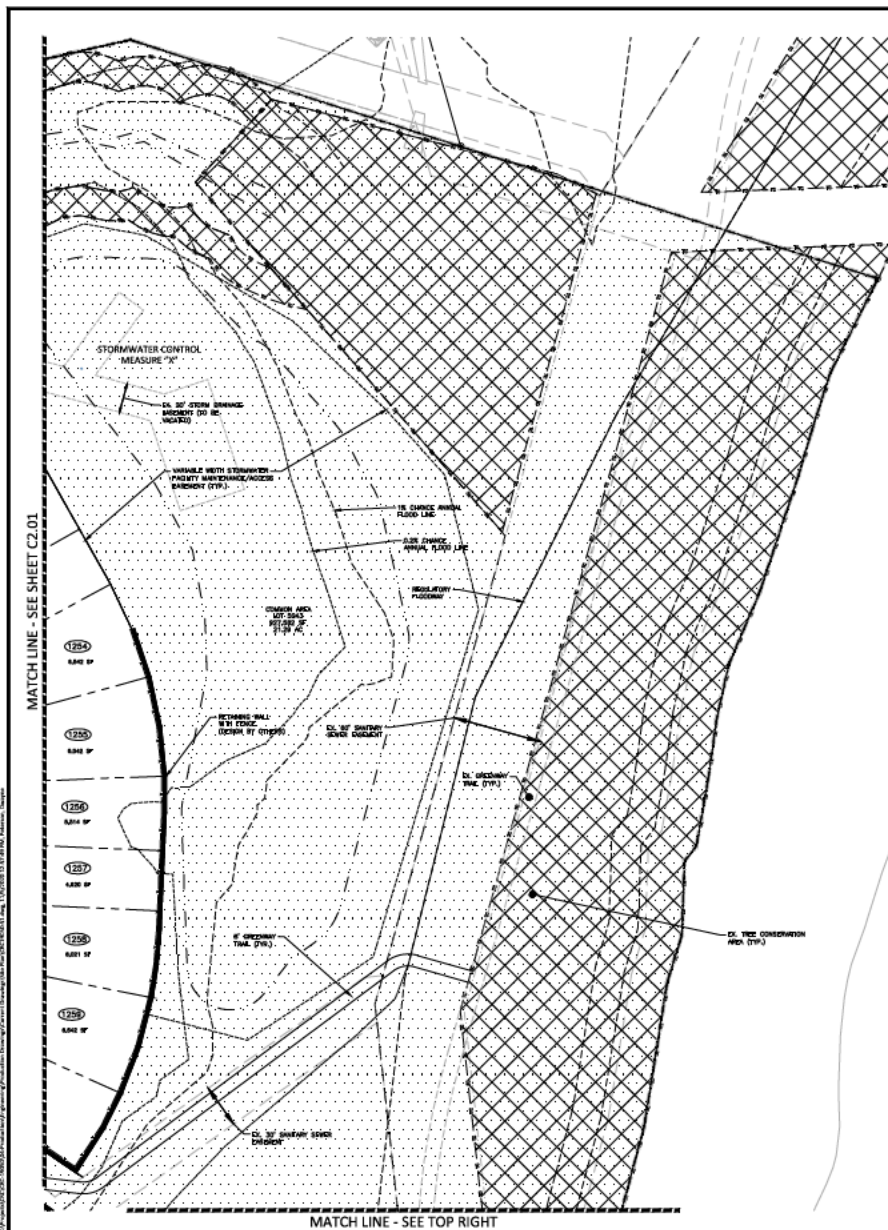





























5401 NORTH - LOT 10
PRELIMINARY SUBDIVISION
6200 PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA

PLAN INFORMATION
PROJECT NO. CRC-19050
FILENAME CRC19050-S1
CHECKED BY BAR
DRAWN BY LRS
SCALE 1" = 40'
DATE 04.30.2020

SITE PLAN - AREA "B"

C2.02



- ### SITE LEGEND
- | | |
|---|------------------------------|
|  | SHRUBS |
|  | YARD LIGHTS |
|  | LIGHT POLE |
|  | POWER POLE |
|  | TRAFFIC DIRECTIONAL ARROW |
|  | ACCESSIBLE PARKING STALL |
|  | VAN ACCESSIBLE PARKING STALL |
|  | PARKING SPACE COUNT |
|  | ACCESSIBLE RAMPS |
|  | TYPE B |
|  | TYPE D |
|  | ACCESSIBLE ROUTE |
|  | PHASE LINE |
|  | PROPERTY LINE |
|  | RIGHT-OF-WAY LINE |
|  | LOT LINE |
|  | EASEMENT LINE |
|  | CONTOURING |
|  | COMMON AREA / OPEN SPACE |
|  | TOWNHOME AMENITY AREA |
- ### EASEMENT LEGEND
- | | |
|---|-------------------------------------|
|  | PRIVATE STREET DRAINAGE EASEMENT |
|  | EASEMENT OF HAZARD UTILITY EASEMENT |
|  | EASEMENT ON PUBLIC HIGHWAY |
|  | SHARED DRIVEWAY EASEMENT |
|  | RETENTION WALL EASEMENT |
|  | CITY OF MADISON EASEMENT |
|  | CITY OF MADISON UTILITY EASEMENT |

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



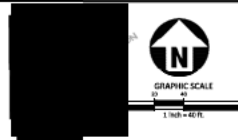
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REVISIONS		
NO.	DATE	
1	07.12.2020	REVISED PER CITY OF RALEIGH
2	11.06.2020	REVISED PER CITY OF RALEIGH
3		
4		
5		
6		



5401 NORTH - LOT 10
PRELIMINARY SUBDIVISION
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RALEIGH, NORTH CAROLINA

PLAN INFORMATION	
PROJECT NO.	CRC-19050
FILENAME	CRC19050-51
CHECKED BY	BAR
DRAWN BY	LRS
SCALE	1" = 40'
DATE	04.30.2020

SITE PLAN - AREA "C"

C2.03



INDEX MAP

- UTILITY LEGEND:**
- FIVE HYDRANT ASSEMBLY
 - WATER VALVE
 - WATER METER
 - FLOW-OUT ASSEMBLY
 - SANITARY SEWER MANHOLE
 - SEWER CLOW-OUT
 - SEWER FLOW DIRECTION
 - AIRWAY
 - LIGHT POLE
 - POWER POLE
 - WATERLINE
 - WATER SERVICE LINE
 - SANITARY SEWER
 - SEWER SERVICE LINE
 - GAS LINE
 - OVERHEAD UTILITY
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - EASEMENT LINE

- EASEMENT LEGEND:**
- ⑤ PRIVATE STORM DRAINAGE EASEMENT
 - ⑥ 5' CITY OF RALEIGH UTILITY EASEMENT
 - ⑦ 5' CITY OF RALEIGH UTILITY EASEMENT
 - ⑧ 5' CITY OF RALEIGH UTILITY EASEMENT
 - ⑨ 5' CITY OF RALEIGH UTILITY EASEMENT
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 - ㊿ 5' CITY OF RALEIGH UTILITY EASEMENT

MATCH LINE - SEE SHEET C2.03

MATCH LINE - SEE SHEET C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

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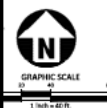
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REVISIONS

NO. DATE
1 07.14.2020 REVISED PER CITY OF RALEIGH



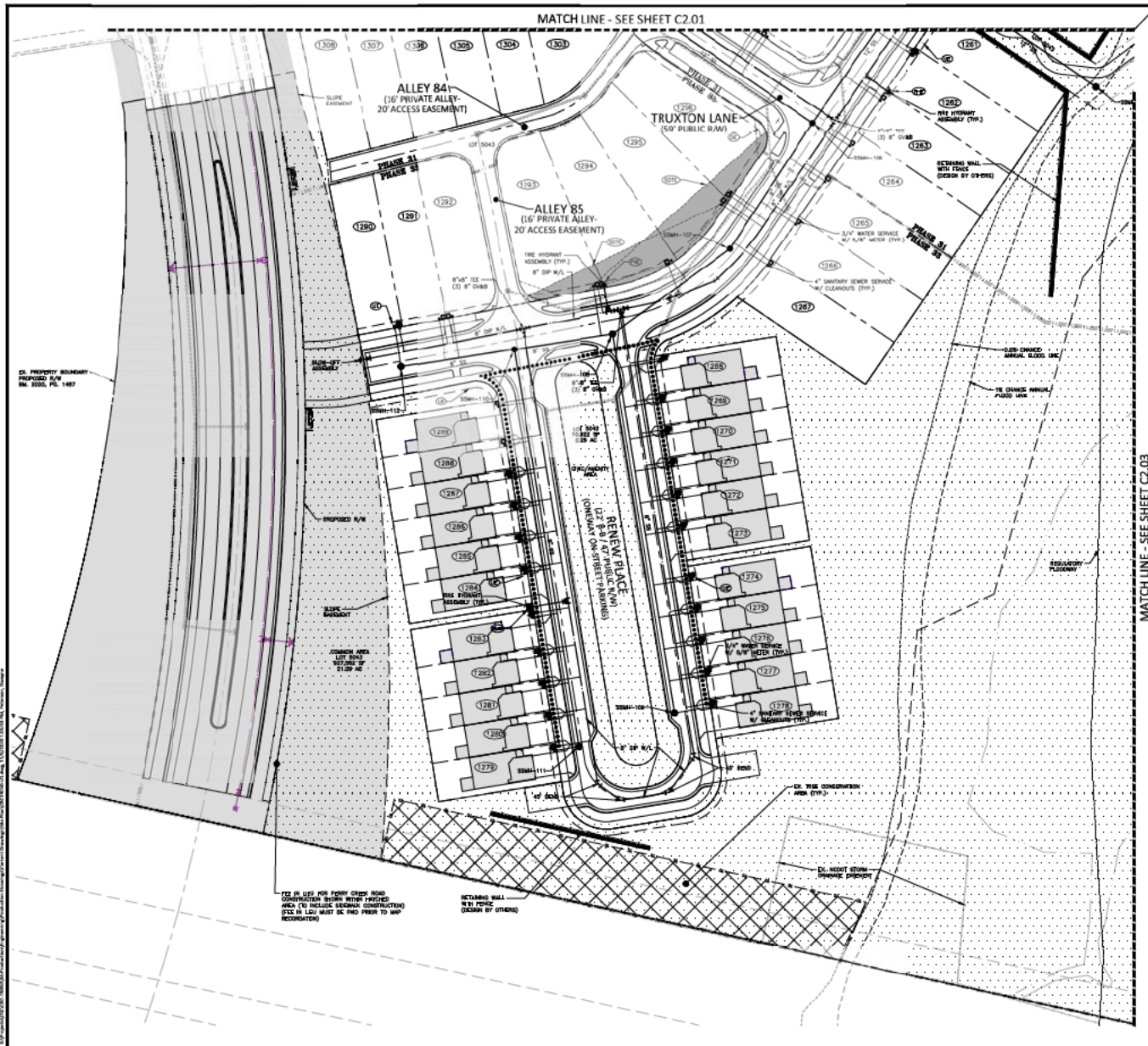
5401 NORTH - LOT 10
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PLAN INFORMATION

PROJECT NO. CRC-19050
FILENAME CRC19050-L1
CHECKED BY BAR
DRAWN BY LRS
SCALE 1" = 40'
DATE 04.30.2020

UTILITY PLAN - AREA "A"

C4.01



INDEX MAP

UTILITY LEGEND	
	FIRE HYDRANT ASSEMBLY
	WATER VALVE
	MANHOLE
	PLUG
	BLOW-OFF ASSEMBLY
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
	SEWER FLOW DIRECTION ARROW
	LIGHT POLE
	POWER POLE
	WATER SERVICE LINE
	SANITARY SEWER SERVICE LINE
	GAS LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	TELEPHONE
	EASEMENT LINE

EASEMENT LEGEND:	
	PRIVATE STORM DRAINAGE EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT
	RIGHT-OF-WAY EASEMENT
	RETAINING WALL MAINTENANCE EASEMENT
	CITY OF RALEIGH SANITARY SEWER EASEMENT
	CITY OF RALEIGH UTILITY EASEMENT

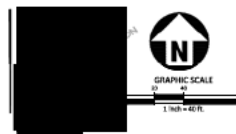
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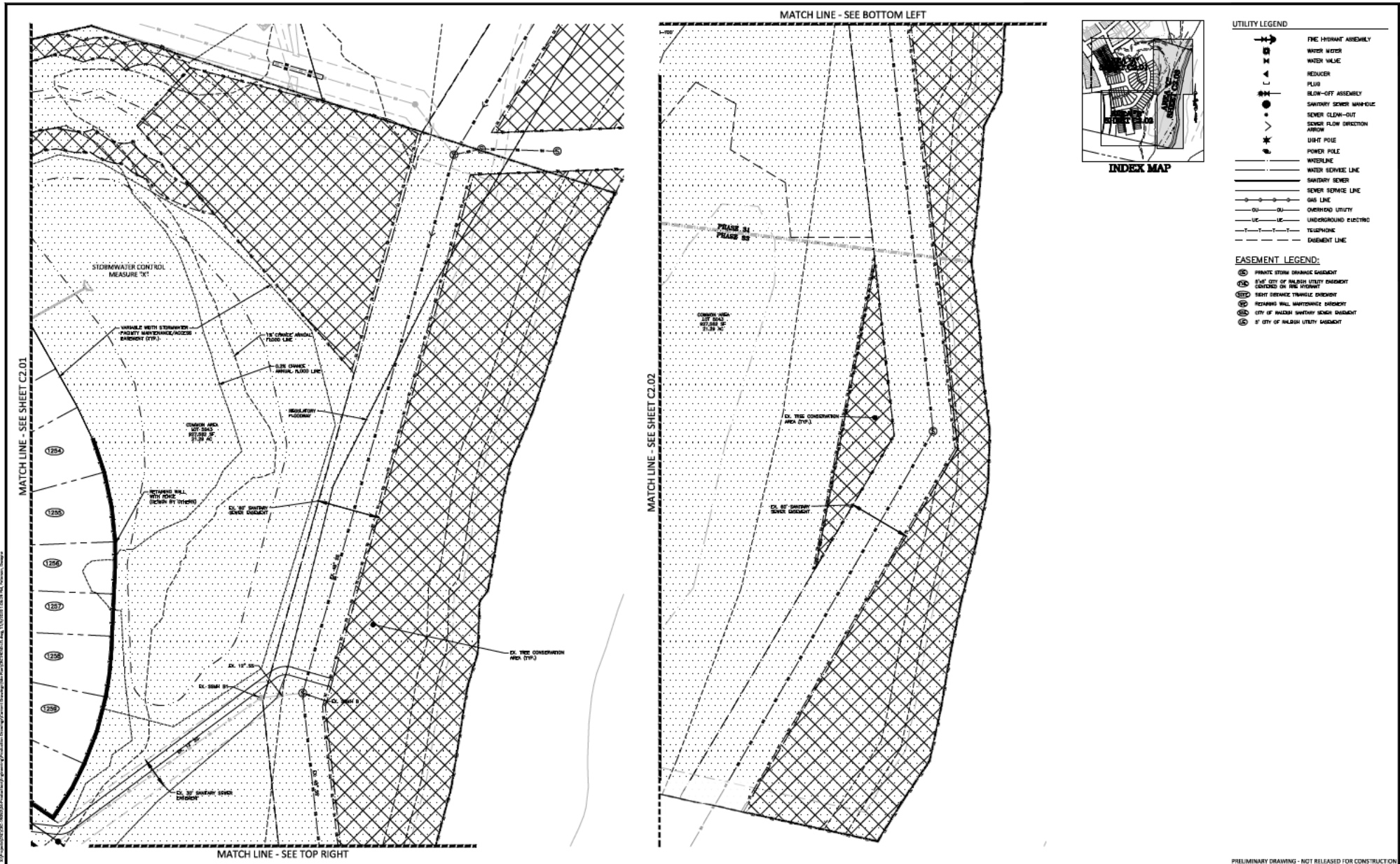


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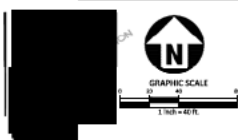
UTILITY PLAN - AREA
"B"

C4.02



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**UTILITY PLAN - AREA
"C"**

C4.03

