Administrative Approval Action  
Case File / Name: SUB-0038-2019  
Townes at Oakview

LOCATION: The site is zoned NX-3-CU (Z-9-19) and CX-3 and is located on both sides of Samuel Street, north of the intersection of Samuel Street and Poole Road. The parent tract is located at 800 Samuel Street.

REQUEST: Subdivision of a 10.86 acre site into 75 townhome lots and three common area lots.

One Administrative Alternate for the required parking ratio has been approved by the City of Raleigh Transportation Director for this project, noted below. (Memo dated 11/2/2019)

1. Based on the review of a parking study 161 parking spaces are required for this development. (UDO Section 7.1.2 B)

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0276-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 31, 2019 by DONALD SEVER.

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

Urban Forestry

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).

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

2. 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.

Engineering

3. A 5’ utility placement easement for property frontage along Samuel Street and along Streets A, B, C, and D 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.

4. The required right of way for the proposed and existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

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

6. The specified slope easements and associated deeds 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.

7. A sight distance 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.

Public Utilities
8. 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**

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

10. 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).

11. 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).

12. 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).

**Urban Forestry**

13. A public infrastructure Street Tree surety for 100 trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.05 acres of 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:*

**Urban Forestry**

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 47 street trees along Samuel St, 16 street trees along Oak Pass Dr, 6 street trees along Star Ridge Dr, 23 street trees along Oak Center Dr, 8 street trees along Star View Dr.

*The following are required prior to issuance of building occupancy permit:*

**Urban Forestry**

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
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 3, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: December 3, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____________________________ Date: 12/04/2019
Development Services Dir/Designee

Staff Coordinator: Michael Walters
SITE DEVELOPMENT PLANS
FOR
SAMUEL ST. TOWNHOMES
800 SAMUEL ST.
RALEIGH, NC 27610

SUB-0038-2019

ATTENTION CONTRACTORS:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF ENGINEER, LANDSCAPE ARCHITECT, OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS. THIS DOCUMENT IN ANY WAY. ANY LICENSEE NOTATION "ALTERED BY" FOLLOWED BY HIS

RIGHT-OF-WAY OBSTRUCTION NOTES:

IT IS A VIOLATION OF LAW TO FURNISH TO CALL OF WATER, SEWER, AND/OR REUSE, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE ENGINEER IMMEDIATELY.

SOLID WASTE COLLECTION NOTES:

1. SOLID WASTE DESIGN MANUAL HAS BEEN REVIEWED AND ALL ITEMS SHOWN ARE IN COMPLIANCE.
2. CITY OF RALEIGH SOLID WASTE SERVICES (SWS) TO HANDLE TRASH NEEDS.

GENERAL

10.857 ACRES

DRAWING NAME:

N-100500

SHEET NO.

DRAWING ALTERATION

COPYRIGHT 2017

ROSS, PAUL L

ORDERED TO NOTIFY BOTH CITY DEPARTMENTS OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK.

SITE INFORMATION

INSTRUCTIONS:

1. CHECK DISTRIBUTION OF WATER, SEWER, AND/OR REUSE PLANNING TO CALL OF WATER, SEWER, AND/OR REUSE.

2. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS DEPARTMENT.

3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, 5. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION CONTRACTOR AND THE ENGINEER TO CALL OF WATER, SEWER, AND/OR REUSE.

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ST. MATTHEWS TWP., WAKE CO., NORTH CAROLINA

FIELD WORK PERFORMED 02/05/19

BEING A PORTION OF THE WILLIAM JOHNSON HART ESTATE
STANDING IN THE NAME OF
JOHN L. REITZEL JR. & BEVERLY ROSSER REITZEL

ALTA/NSPS LAND TITLE SURVEY FOR:
STARLIGHT HOMES

CASE#: Z-9-19

AREA = 4.25 AC
AREA = 6.607 AC

ZONING NX-3-CU
ZONING: OX-3-CU
ZONING: CX-3-CU
ZONING: R-6
ZONING: OX-5-CU
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CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL
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AREAS IDENTIFIED AS NEUSE RIVER RIPARIAN BUFFER SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL OR
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ALL EXISTING VEGETATION ON THIS SITE, WITH THE EXCEPTION OF THE SPECIES NOTED, SHALL BE REMOVED
NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
CONTRACTOR TO PROVIDE ANNUALS WHICH ARE APPROPRIATE FOR THE PLANTING SEASON AT THE TIME OF
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CONTRACTOR SHALL LIMIT DISTURBANCE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN. NO STORAGE OF
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GENERAL LANDSCAPING NOTES:
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FINAL ACCEPTANCE.
MITIGATED CONDITION. NO PERSON OR ENTITY SHALL FILL, GRADE, EXCAVATE, OR PERFORM ANY OTHER
OR .0259). THIS COVENANT IS TO RUN WITH THE LAND, AND SHALL BE BINDING ON THE OWNER, AND ALL PARTIES
OF WATER QUALITY (DWG) OR COMPLIANCE WITH THE RIPARIAN BUFFER PROTECTION RULES (15A NCAC 2B .0233
STRUCTURES NOR ADD ANY ADDITIONAL IMPERVIOUS SURFACE, NOR ALLOW ANIMAL GRAZING OR WATERING OR
SURFACES, VEHICLES, EQUIPMENT OR MATERIALS.
ACTIVITY SHALL TAKE PLACE WITHIN TREE CONSERVATION AREAS; INCLUDING: CHANGES TO VEGETATIVE COVER,
ANY MATERIALS IS PERMITTED WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
NOTE: THE PLANTING SCHEDULE DOES NOT ACCOUNT FOR LANDSCAPING AROUND TOWNHOMES