LOCATION: This site is located on the south side of Hillsborough Street, west of W. Morgan St at 106 Wakefield Avenue.

REQUEST: Proposed development consisting of 14 townhome lots with 1 HOA Common Lot. The property is zoned RX-3-SRPOD, and the development involves a 0.76 acre/33,147 sf tract with 1,666 sf of right-of-way dedication.

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 December 23, 2021 by Timmons Group.

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 elevations for the proposed retaining walls, drawings for all retaining wall(s) shall include wall elevation grade measurements.

2. Demonstrate compliance with UDO Section 7.4.4. and dimension the height for the proposed light fixture shown.

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and 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).
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.

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. Provide documentation indicating a Property Owner's Association has been established for the subject development.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

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 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.

7. 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

8. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

9. At the SPR level, the water service layout should be adjusted to conform to the Public Utilities Handbook specifications.

Stormwater

10. 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).

11. 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).

12. 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).

13. 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).

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

Urban Forestry

15. A public infrastructure surety for 6 street trees in tree grates shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 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:

General

1. Provide building elevations for the proposed townhome blocks/ lots demonstrating compliance with UDO Section 1.5.7.A for Average Post-Development Grade.

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 6 street trees along Wakefield Avenue.

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 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: May 27, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: May 27, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  Date: 01/28/2022
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
106 WAKEFIELD PRELIMINARY SUBDIVISION REVIEW
SUB CASE No. SUB-0052-2021
PIN: 1703195540
CITY OF RALEIGH
Wake COUNTY, NC

VICINITY MAP
SCALE: 1" = 200'

FWM AT HILLSBOROUGH & MORGAN LLC
OWNER/DEVELOPER
10/15/2021

DEVELOPER:
FWM AT HILLSBOROUGH & MORGAN LLC
132 BRENDA CT
CHARLOTTE, NC 28202
jianl@fwmwakeallens.com

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
PATRICK BARBEAU, PE
(919) 866-4951
patrick.barbeau@timmons.com

ARCHITECT:
STUDIO FERJON
3850 ARCO CORPORATE DRIVE, STE. 125
CHARLOTTE, NC 28273
KEVIN MARLOW
kmarlow@studiotimmons.com

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH-NEGL AND NC007 STANDARDS, SPECIFICATIONS, AND DETAILS.