

Case File / Name: SUB-0059-2020 Washington Terrace III 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 at the southwest corner of Booker Drive and N Fisher

Street, east of Hill Street, with common street addresses of 1810 Bakers Grove

Way, 1813 and 1817 Oakwood Avenue, and 440 Hill Street.

REQUEST: Conventional subdivision of approximately 7.2 acres zoned RX-3 to create 58

townhouse lots, 2 common area lots for the proposed townhouses, and 2 additional lots (approximately 1.84 acres and approximately .71 acres) for future development, as well as dedication of approximately 1.7 acres of public

right-of-way. A total of 62 lots are proposed.

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 22, 2020 by J

DAVIS ARCHITECTS.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. The SPR plans shall provide the spot grades and average grade calculations required to measure compliance with maximum building height and minimum ground floor elevation, in accordance with UDO Section 1.5.7 (Building Height).
- 2. Demonstrate compliance with minimum building setbacks, including for all proposed building setback encroachments (UDO Section 1.5.4.D).

Stormwater

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



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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.

	Ø	Stormwater Maintenance Covenant Required
1	Ø	Slope Easement Required
	Ø	Utility Placement Easement Required

Ø	City Code Covenant Required
☑	Public Access Easement Required

☑ <u>RECORDED MAP(S)</u> - 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
- 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 Cit
- 3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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 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.



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- 7. A Public Access deed of easement 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 public infrastructure surety for 75 street trees is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 9. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).

Public Utilities

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

Stormwater

- 11. 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).
- 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.
- 15. 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).

☑ <u>BUILDING PERMITS</u> - 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



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1. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Booker Drive, 15 street trees along Oak City Lane, 26 street trees along Robin Hill Lane, 5 street trees along Oakwood Avenue, 3 street trees along Hill Street, 14 street trees along Sunglow Lane Extension, and 10 street trees along Fisher Street, for a total of 75 street trees.

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

General

- 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 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 20, 2024

Record at least ½ of the land area approved.

5-Year Sunset Date: May 20, 2026

Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alugia Bailay Taylor. Date: 01/21/2021

Development Services Dir/Designee

Staff Coordinator: Kasey Evans



SUB-0059-2020

Preliminary Subdivision Plan

1st Submittal: October 1, 2020 2nd Submittal: November 19, 2020 3rd Submittal: December 22, 2020

Washington Terrace III

Raleigh, North Carolina



Sheet Index

COVER	0.0	BUILD TO PLAN	L52_2	STORMWATER MANAGEMENT DETAILS-DEVICE TO	04
RECORDED MAP (BM 2020, PG 002M5)	1,0	FIRE ACCESS PLAN	152,3	STORMWATER MANAGEMENT DETAILS - DEVICE 'C'	C-E
PROJECT / SHEET NOTES	C-801	SITE DETAILS	LS3_1	STORMWATER WANAGEMENT DETAILS - DEVICE 'U'	CE
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SITE DEMOLITION PLAN	C-200	GRADING AND STORM DRAINAGE PLAN	C-500	SITE UTILITY PLAN	C-70
TREE CONSERVATION PLAN	LT1.1	STORWWATER MANAGEMENT PLAN - DEVICE 'A'	C-600	LANDSCAPE PLAN	LP1
SUBCIVISION PLAN	L81_1	STORMWATER MANAGEMENT PLAN - DEVICE 'S'	C+601	LANDSCAPE DETAILS	LP3
LOTS AND EASEMENTS PLAN	L82_1	STORMWATER MANAGEMENT DETAILS • DEVICE 'A'	D-610		

Notes

- GENERAL NOTES

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TREE CONSERVATION NOTE

RIGHT OF WAY OBSTRUCTION NOTES

- PRIOR TO THE START OF WORK, THE CLENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SWANG THE SPECIAL COMPONENTS OF THE APPROVED PLANE AND EMBERS ALL PRINTE AND ISSUED.

Project Team

DHIC, INC.

113 S. Wilmington Street Raleigh, North Carolina 27601

DEVELOPER DHIC, Inc.

113 S. Wilmington Street Raleigh, North Carolina 27601 919:832-4345 919.832,2208 (fee)

ANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835,1500

919.835,1510 (box)

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ARCHITECT

ENGINEER Grounded Engineering 4909 Liles Road Raleigh, North Carolina 27606 919.438,3694

SURVEYOR Bass, Nixon and Kennedy, Inc.

6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919:851.4422 919.851,8968 (fex) david.dunn@BNKinc.com

W Preliminary Subdivision Application Planning and Development NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District Property Address(es): 510 flakers Grove Hey, Rateigh; 1617 Oakwood Ave, Rateigh; 1613 Oakwood Ave, Rateigh; 400 HE Street.

	APPLICAN	NT INFORMATION				
Company: JDavis Architects	Contact N	Name and Title: Ken Thompson				
	Address:	510 S. Wilmington Street, Raleigh, NC 27601				
Phore #: 919-835-1500	Email ke	mait kent@jdavisarchitects.com				
DEV	(Applicable to	TYPE + SITE DATE TABLE to all developments)				
Cross site arreage 7 St AC	ZONING	INFORMATION				
Zoning districts (if more than one, pro-		Lands.				
Overlay district NIA	Total Control	Inside City limits? Yes No				
Conditional Use District (CUD) Case 8	Z- N/A	Board of Adjustment (9OA) Case # A- N/A				
	STORMWAT	TER INFORMATION				
Existing Impervious Surface: Acres: 272 Square Pr	eet 122,800	Proposed Impervious Surface: Acres: 3.44 Square Feet: 149,001				
Neuse River Buffer Yes	√ No	Wetlands ☐ Yes ☑ No				
Is this a flood hazard area? Yes	■ VINo					

NUMBER OF LOTS AND DENSITY

Proposed density for each zoning district (UDO 1.52.F): L0T5.3 - 32 (29 TH L0T5 AND 1 COMMON L0T) = 30.73 DUINC L0T5.33 - 62 (29 TH L0T5 AND 1 COMMON L0T) = 18.44 DUINC

scorded Deed PIN(s):1714309910; 1714401680; 1714401620 1714315143

Application

SIGNATURE E	LOCK
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Signature: ABINIE BVILL Printed Name: Natalie Britt, Vice President	Date: 0/10/80
Signature: ARMITE AVILL Printed Name: Natalia Britt, Vica President Signature:	Date: 0 10 80

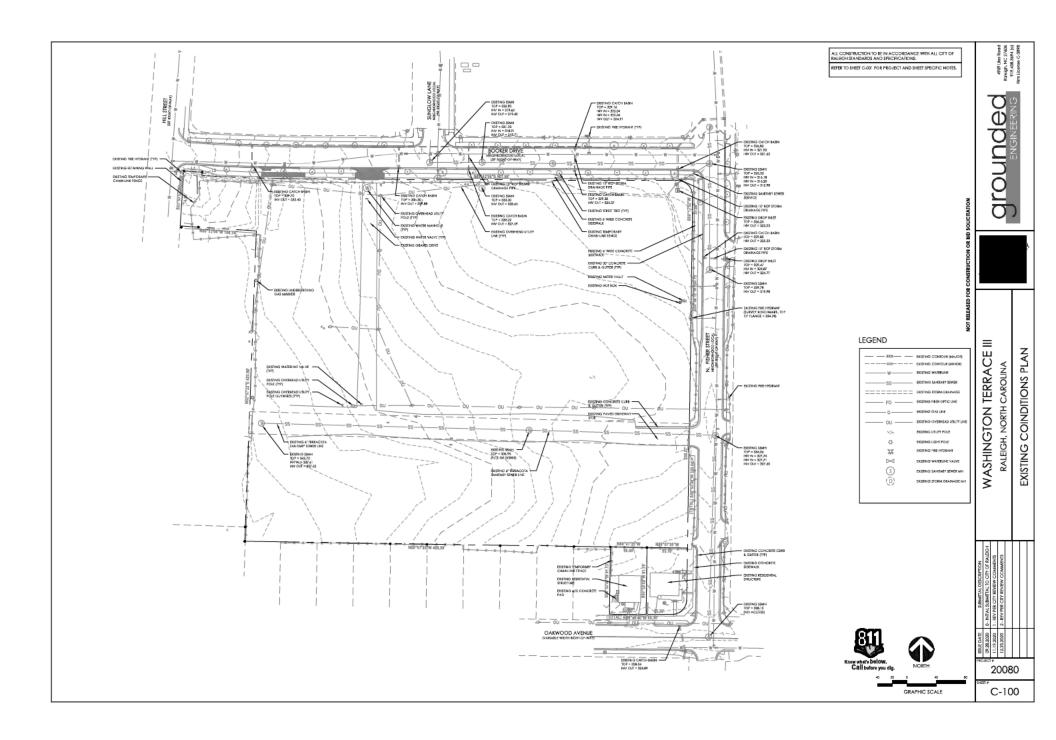
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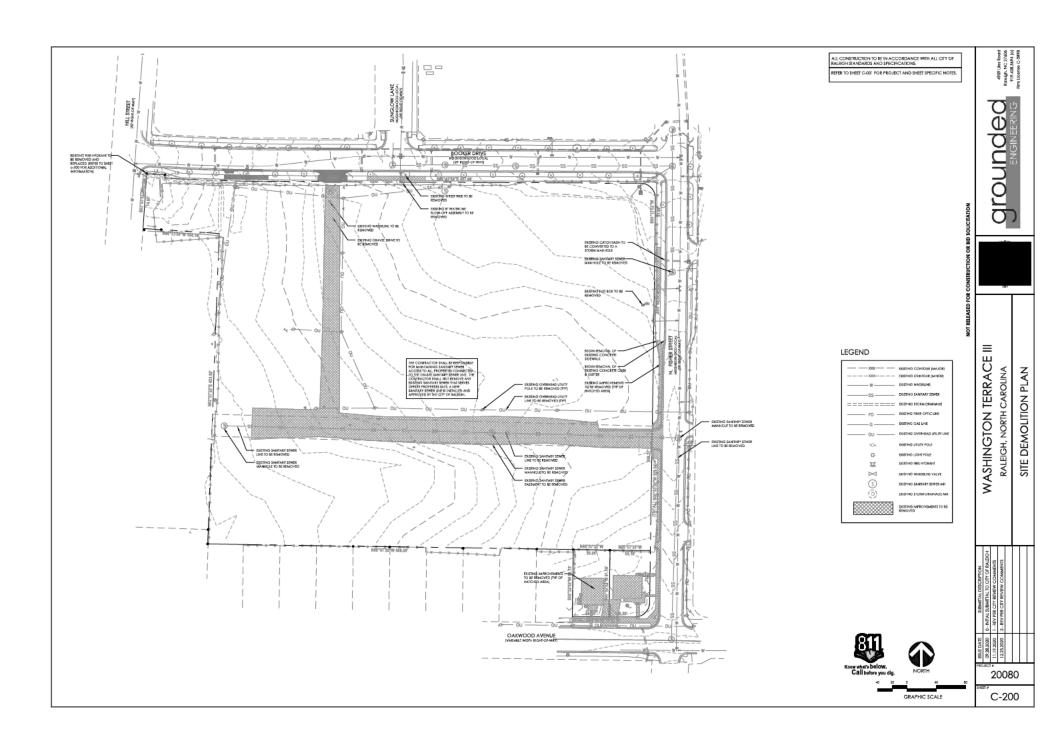
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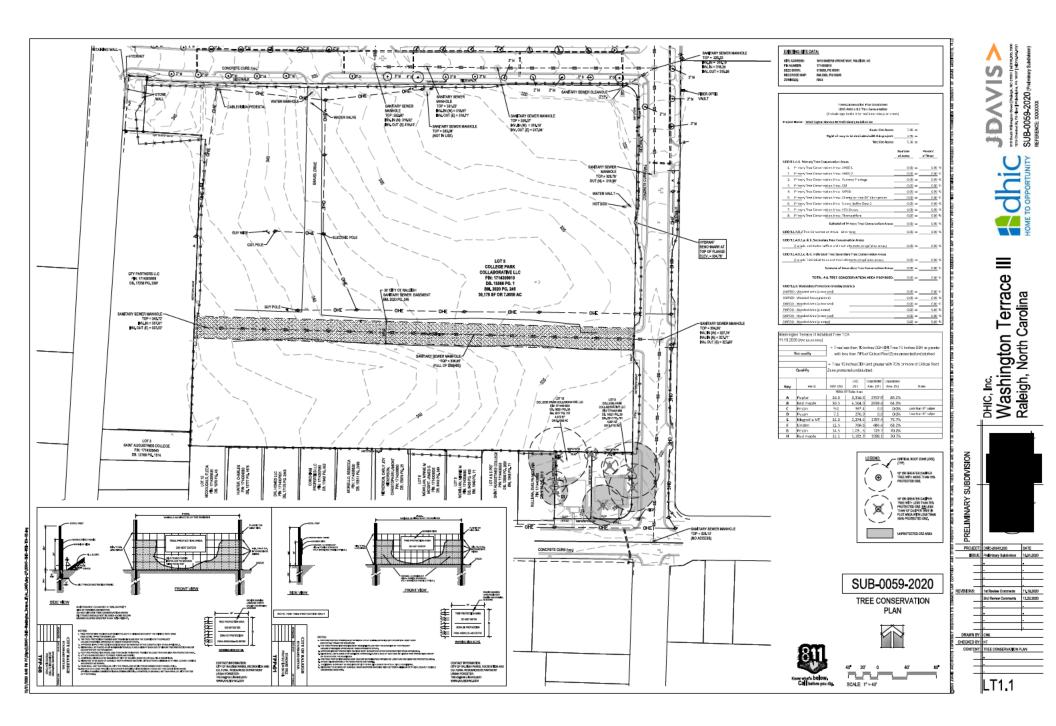
Washington Terrace III Raleigh, North Carolina PROJECT: 0HC-20047290

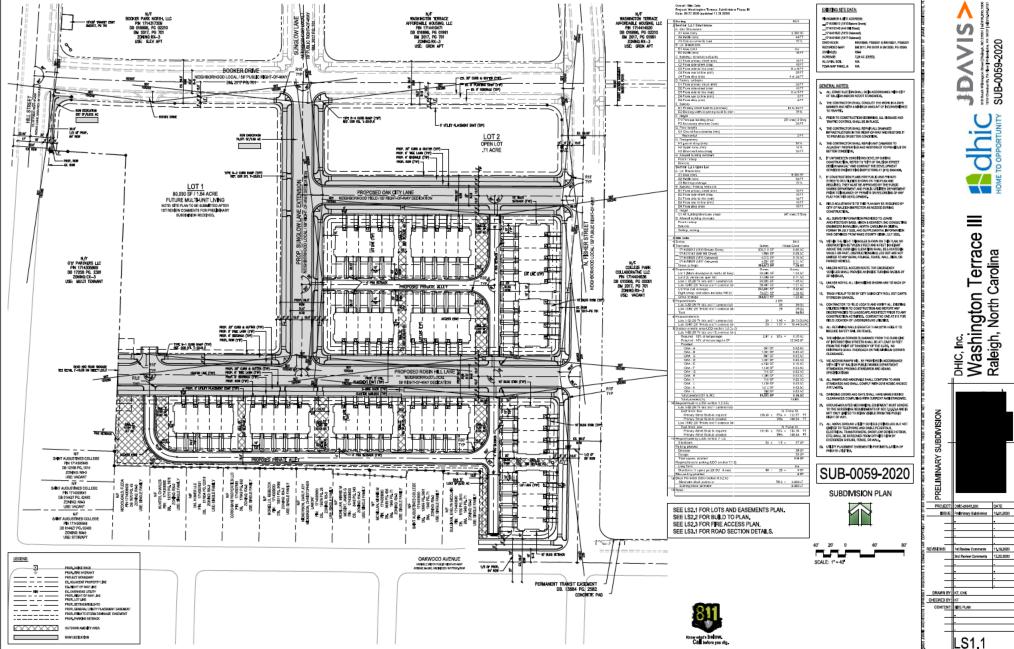
ISSUE: Prefirmary Subdivision 16.81.2020

REVISIONS: 1st Review Comments 11_19,2020 2nd Review Comments 12,22,2020

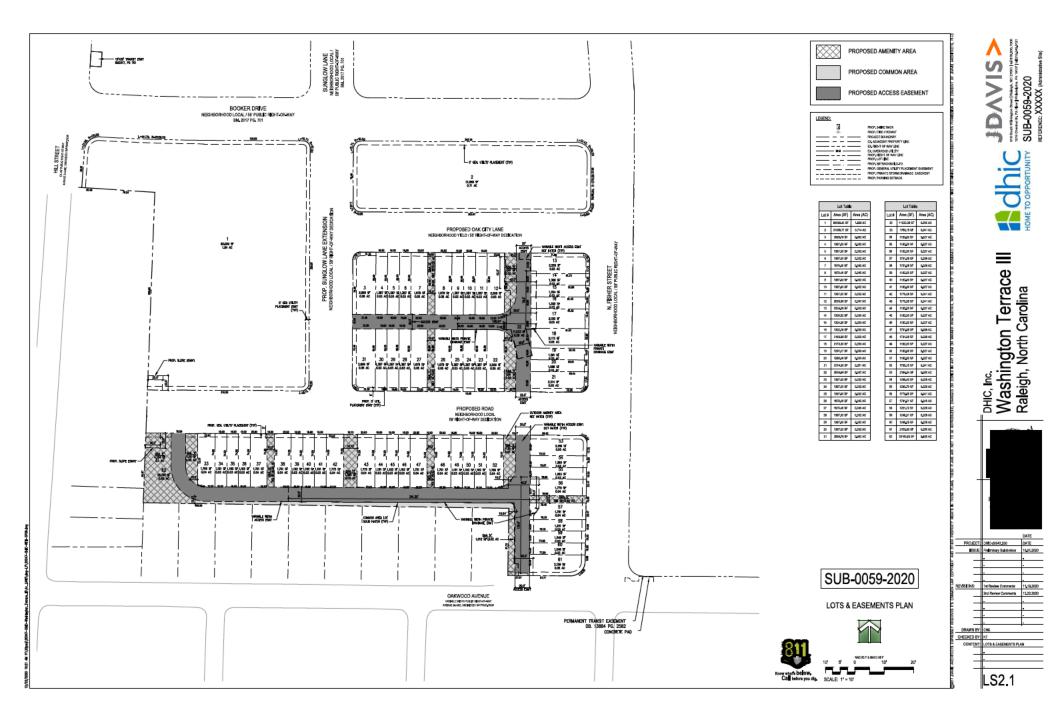


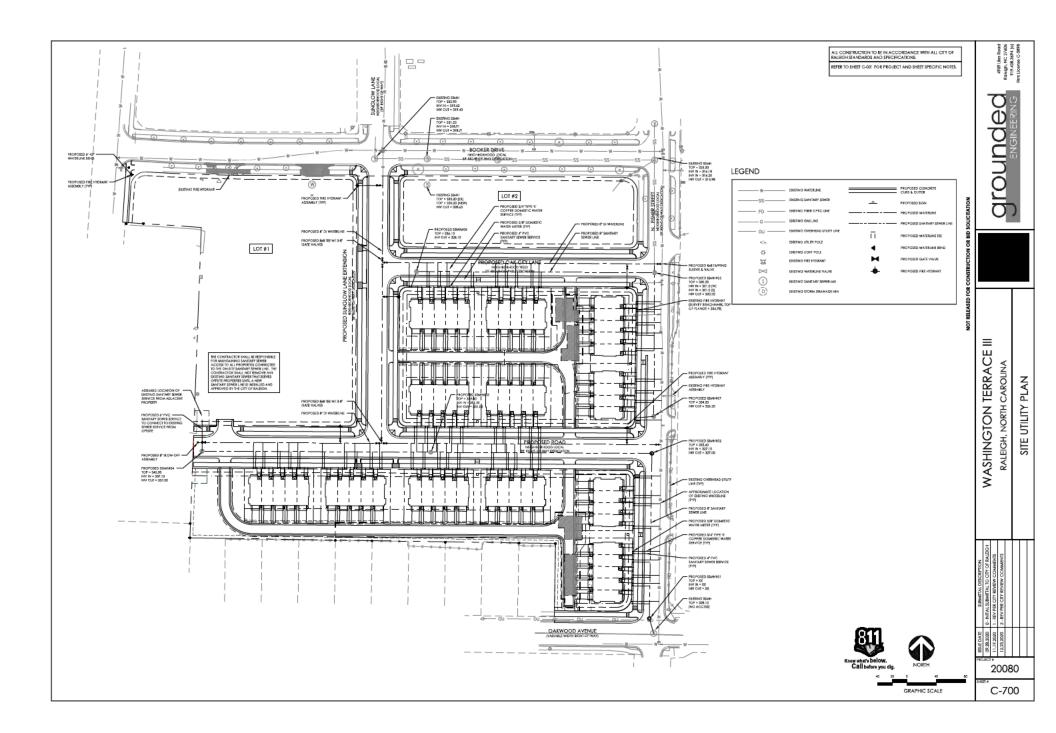


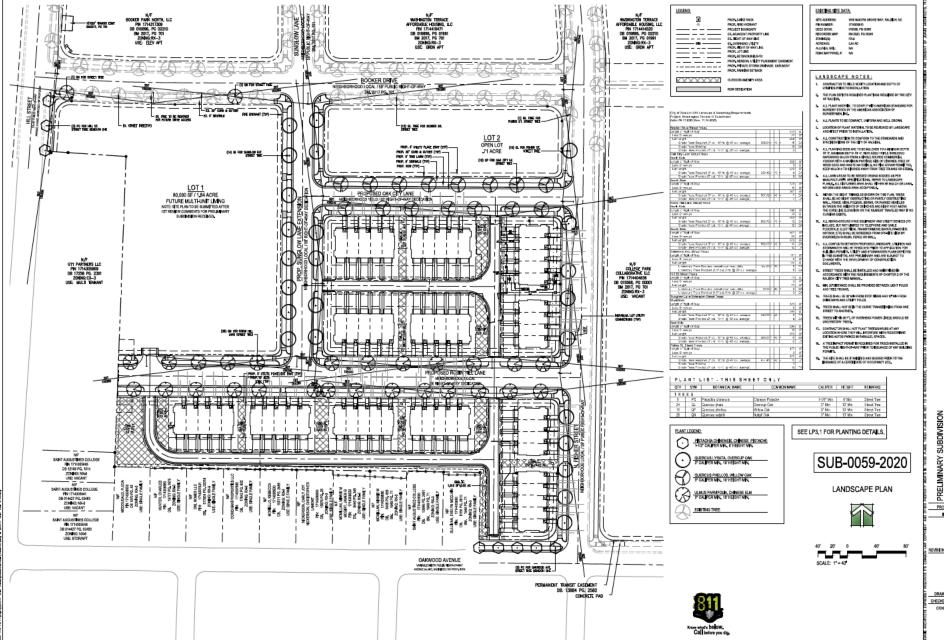




DATE ISSUE: Prefirmary Subdivision 16.81.2020 2nd Review Comments 12,22,2020







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