



Administrative Approval Action

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:

☒ **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. 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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required

<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Public Access 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.
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.
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

10. 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).

☒ **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



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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

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 all right of way street trees by Urban Forestry Staff.

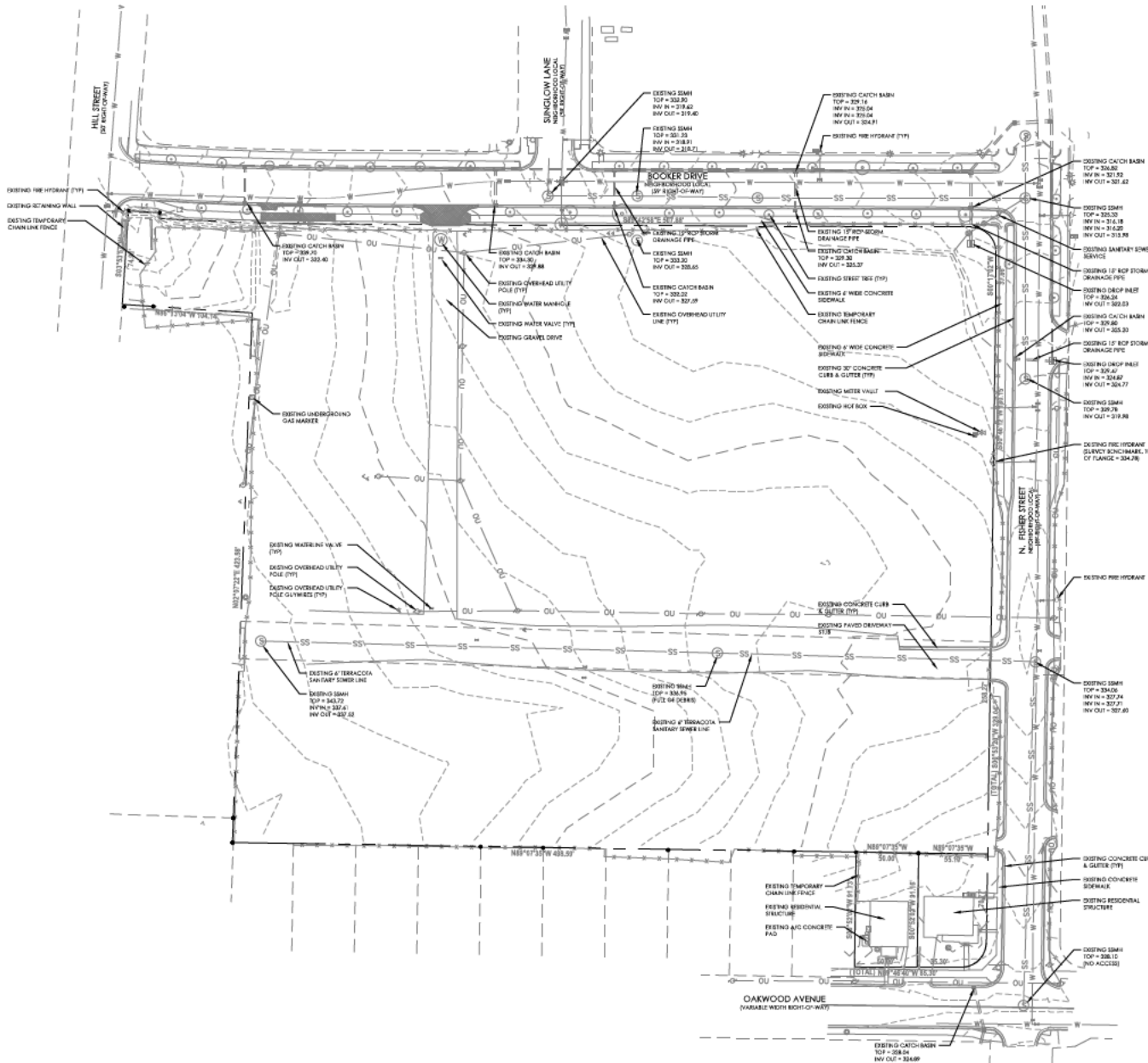
EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take 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: *Alycia Bailey Taylor* **Date:** 01/21/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
REFER TO SHEET C-200 FOR PROJECT AND SHEET SPECIFIC NOTES.

LEGEND

---	EXISTING CONTOUR (5' INTERVAL)
---	EXISTING CONTOUR (1' INTERVAL)
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	EXISTING FIRE FIGHTING LINE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD UTILITY LINE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING FIRE HYDRANT
---	EXISTING WATERLINE VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING STORM DRAINAGE MANHOLE



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

WASHINGTON TERRACE III RALEIGH, NORTH CAROLINA EXISTING COINDITIONS PLAN

DATE	DESCRIPTION
02.28.2020	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH
11.17.2020	1 - REV FOR CITY REVIEW COMMENTS
12.23.2020	2 - REV FOR CITY REVIEW COMMENTS
01.14.2021	3 - REV FOR CITY REVIEW COMMENTS
02.18.2021	4 - REV FOR CITY REVIEW COMMENTS
03.18.2021	5 - REV FOR CITY REVIEW COMMENTS
04.15.2021	6 - REV FOR CITY REVIEW COMMENTS
05.13.2021	7 - REV FOR CITY REVIEW COMMENTS
06.10.2021	8 - REV FOR CITY REVIEW COMMENTS
07.08.2021	9 - REV FOR CITY REVIEW COMMENTS
08.05.2021	10 - REV FOR CITY REVIEW COMMENTS
09.02.2021	11 - REV FOR CITY REVIEW COMMENTS
10.01.2021	12 - REV FOR CITY REVIEW COMMENTS
10.29.2021	13 - REV FOR CITY REVIEW COMMENTS
11.26.2021	14 - REV FOR CITY REVIEW COMMENTS
12.23.2021	15 - REV FOR CITY REVIEW COMMENTS
01.20.2022	16 - REV FOR CITY REVIEW COMMENTS
02.17.2022	17 - REV FOR CITY REVIEW COMMENTS
03.14.2022	18 - REV FOR CITY REVIEW COMMENTS
04.11.2022	19 - REV FOR CITY REVIEW COMMENTS
05.09.2022	20 - REV FOR CITY REVIEW COMMENTS
06.06.2022	21 - REV FOR CITY REVIEW COMMENTS
07.04.2022	22 - REV FOR CITY REVIEW COMMENTS
08.01.2022	23 - REV FOR CITY REVIEW COMMENTS
08.29.2022	24 - REV FOR CITY REVIEW COMMENTS
09.26.2022	25 - REV FOR CITY REVIEW COMMENTS
10.24.2022	26 - REV FOR CITY REVIEW COMMENTS
11.21.2022	27 - REV FOR CITY REVIEW COMMENTS
12.19.2022	28 - REV FOR CITY REVIEW COMMENTS
01.16.2023	29 - REV FOR CITY REVIEW COMMENTS
02.13.2023	30 - REV FOR CITY REVIEW COMMENTS
03.12.2023	31 - REV FOR CITY REVIEW COMMENTS
04.09.2023	32 - REV FOR CITY REVIEW COMMENTS
05.07.2023	33 - REV FOR CITY REVIEW COMMENTS
06.04.2023	34 - REV FOR CITY REVIEW COMMENTS
07.02.2023	35 - REV FOR CITY REVIEW COMMENTS
08.01.2023	36 - REV FOR CITY REVIEW COMMENTS
08.29.2023	37 - REV FOR CITY REVIEW COMMENTS
09.26.2023	38 - REV FOR CITY REVIEW COMMENTS
10.24.2023	39 - REV FOR CITY REVIEW COMMENTS
11.21.2023	40 - REV FOR CITY REVIEW COMMENTS
12.19.2023	41 - REV FOR CITY REVIEW COMMENTS
01.16.2024	42 - REV FOR CITY REVIEW COMMENTS
02.13.2024	43 - REV FOR CITY REVIEW COMMENTS
03.12.2024	44 - REV FOR CITY REVIEW COMMENTS
04.09.2024	45 - REV FOR CITY REVIEW COMMENTS
05.07.2024	46 - REV FOR CITY REVIEW COMMENTS
06.04.2024	47 - REV FOR CITY REVIEW COMMENTS
07.02.2024	48 - REV FOR CITY REVIEW COMMENTS
08.01.2024	49 - REV FOR CITY REVIEW COMMENTS
08.29.2024	50 - REV FOR CITY REVIEW COMMENTS
09.26.2024	51 - REV FOR CITY REVIEW COMMENTS
10.24.2024	52 - REV FOR CITY REVIEW COMMENTS
11.21.2024	53 - REV FOR CITY REVIEW COMMENTS
12.19.2024	54 - REV FOR CITY REVIEW COMMENTS
01.16.2025	55 - REV FOR CITY REVIEW COMMENTS
02.13.2025	56 - REV FOR CITY REVIEW COMMENTS
03.12.2025	57 - REV FOR CITY REVIEW COMMENTS
04.09.2025	58 - REV FOR CITY REVIEW COMMENTS
05.07.2025	59 - REV FOR CITY REVIEW COMMENTS
06.04.2025	60 - REV FOR CITY REVIEW COMMENTS
07.02.2025	61 - REV FOR CITY REVIEW COMMENTS
08.01.2025	62 - REV FOR CITY REVIEW COMMENTS
08.29.2025	63 - REV FOR CITY REVIEW COMMENTS
09.26.2025	64 - REV FOR CITY REVIEW COMMENTS
10.24.2025	65 - REV FOR CITY REVIEW COMMENTS
11.21.2025	66 - REV FOR CITY REVIEW COMMENTS
12.19.2025	67 - REV FOR CITY REVIEW COMMENTS
01.16.2026	68 - REV FOR CITY REVIEW COMMENTS
02.13.2026	69 - REV FOR CITY REVIEW COMMENTS
03.12.2026	70 - REV FOR CITY REVIEW COMMENTS
04.09.2026	71 - REV FOR CITY REVIEW COMMENTS
05.07.2026	72 - REV FOR CITY REVIEW COMMENTS
06.04.2026	73 - REV FOR CITY REVIEW COMMENTS
07.02.2026	74 - REV FOR CITY REVIEW COMMENTS
08.01.2026	75 - REV FOR CITY REVIEW COMMENTS
08.29.2026	76 - REV FOR CITY REVIEW COMMENTS
09.26.2026	77 - REV FOR CITY REVIEW COMMENTS
10.24.2026	78 - REV FOR CITY REVIEW COMMENTS
11.21.2026	79 - REV FOR CITY REVIEW COMMENTS
12.19.2026	80 - REV FOR CITY REVIEW COMMENTS
01.16.2027	81 - REV FOR CITY REVIEW COMMENTS
02.13.2027	82 - REV FOR CITY REVIEW COMMENTS
03.12.2027	83 - REV FOR CITY REVIEW COMMENTS
04.09.2027	84 - REV FOR CITY REVIEW COMMENTS
05.07.2027	85 - REV FOR CITY REVIEW COMMENTS
06.04.2027	86 - REV FOR CITY REVIEW COMMENTS
07.02.2027	87 - REV FOR CITY REVIEW COMMENTS
08.01.2027	88 - REV FOR CITY REVIEW COMMENTS
08.29.2027	89 - REV FOR CITY REVIEW COMMENTS
09.26.2027	90 - REV FOR CITY REVIEW COMMENTS
10.24.2027	91 - REV FOR CITY REVIEW COMMENTS
11.21.2027	92 - REV FOR CITY REVIEW COMMENTS
12.19.2027	93 - REV FOR CITY REVIEW COMMENTS
01.16.2028	94 - REV FOR CITY REVIEW COMMENTS
02.13.2028	95 - REV FOR CITY REVIEW COMMENTS
03.12.2028	96 - REV FOR CITY REVIEW COMMENTS
04.09.2028	97 - REV FOR CITY REVIEW COMMENTS
05.07.2028	98 - REV FOR CITY REVIEW COMMENTS
06.04.2028	99 - REV FOR CITY REVIEW COMMENTS
07.02.2028	100 - REV FOR CITY REVIEW COMMENTS

20080

C-100

grounded
ENGINEERING



4009 Lee Road
Raleigh, NC 27604
919.488.8841
Per License C-3999

		DATE
PROJECT	CHC-20047-230	DATE
ISSUE	Preliminary Submittal	16-Jan-2020
	-	-
	-	-
	-	-
	-	-
REVISIONS:	1st Review Comments	11/19/2020
	-	-
	2nd Review Comments	12/23/2020
	-	-
	-	-
	-	-
	-	-
DRAWN BY	CHK	
CHECKED BY	KT	
CONTENT	LOIS & EASEMENTS PLAN	

