



Administrative Approval Action

Case File / Name: SUB-0072-2021
DSLCL - Deer Park

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 west end of Club Drive with common street address 3105 Club Drive, outside the city limits.

REQUEST: Conventional subdivision of approximately 2.6 acres zoned R-4 to create 5 detached house lots, 2 open lots, and dedicate a public street.

**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 February 13, 2023 by Morris & Ritchie Associates of NC, PC.

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. Demonstrate compliance with UDO Section 7.2.6 (Stormwater Retention Ponds & Detention Basins).

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

5. 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).
6. 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"/>	Right of Way Deed of Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **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. Lot 7 does not comply with the minimum Open Lot standards (UDO Section 2.2.6). The lot must be labeled as permanently unoccupied in order to record the plat.

Engineering

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. 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.

Public Utilities



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5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
6. 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

7. 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).
8. 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).
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
10. 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).
11. 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).

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .194 acres of tree conservation area.
13. A public infrastructure surety for 23 street trees along Club Drive 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.

☒ **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.



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Stormwater

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Club Drive.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
3. 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 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: April 17, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: April 17, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 04/17/2023
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

Preliminary Subdivision Application
Planning and Development

Planning and Development Submitter Service Center • One Exchange Place, Suite 400 Raleigh, NC 27601 | 919.977.2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.6). Please check the appropriate review type and include the plan check/draft document. Please email all documents and your preliminary subdivision plans to SubReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivisions	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Detached Court
NOTE: Subdivisions may require City Council approval if in a Main Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Scoping/sketch plan name number(s)	
Development name (subject to approval): DEER PARK	
Property Address(es): 3105 CLUB DRIVE	
Recorded Deed File#: 0798033951	
What is your project type?	
<input checked="" type="checkbox"/> Single family	<input type="checkbox"/> Townhouse
<input type="checkbox"/> Apartment	<input type="checkbox"/> Non-residential
<input type="checkbox"/> Other:	<input type="checkbox"/> Attached houses
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: THREE KIDS REALTY, LLC	Owner/Developer Name and Title: RON MIKESH, OWNER
Address: 3105 CLUB DRIVE, RALEIGH, NC 27613-1208	
Phone #: 919.881.5517	Email: ronmikes@gmail.com
APPLICANT INFORMATION	
Company: MORRIS & RITCHIE ASSOCIATES OF NC, PC	Contact Name and Title: JAMIE GUERRERO, P.E.
Address: 5605 CHAPEL HILL RD., RALEIGH, NC 27607	
Phone #: 984.200.2138	Email: jguerrero@mraags.com

Continue to page 2 >

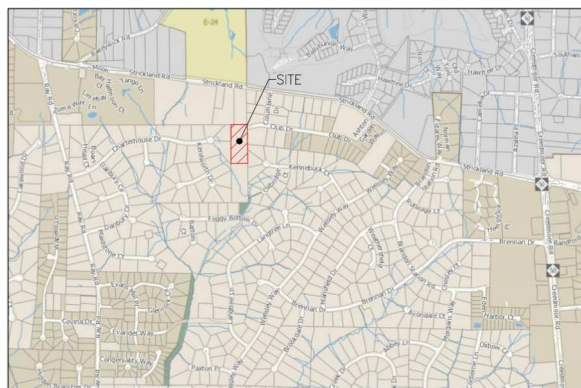
Page 1 of 2

919.977.2500
raleighnc.gov

DEER PARK

PRELIMINARY SUBDIVISION PLAN - LEVEL 2 3105 CLUB DRIVE RALEIGH, NORTH CAROLINA CASE # SUB-0072-2021

PRELIMINARY PLAN
NOT FOR CONSTRUCTION



VICINITY MAP

SCALE: 1" = 800'
0 800 1600 2400
SCALE: 1" = 800'



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE.
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

PROJECT TEAM

DEVELOPER: THREE KIDS REALTY, LLC
ATTN: RON MIKESH
3105 CLUB DRIVE
RALEIGH, NC 27613-1208
(919) 291-0577

LAND PLANNERS:
CIVIL ENGINEER: MORRIS & RITCHIE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. JAMIE B. GUERRERO, PE, CPSM

SURVEYOR: MORRIS & RITCHIE ASSOCIATES OF NC, PC
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. AME RAY, PLS

ENVIRON.
CONSULTANT: GEO-TECHNOLOGY ASSOCIATES, INC.
5605 CHAPEL HILL ROAD, SUITE 112
RALEIGH, NC 27607
ATTN: MR. W. SHAWN SULLIVAN, PE

SITE DATA	
OWNER	THREE KIDS REALTY, LLC 3105 CLUB DRIVE RALEIGH, NC 27613-1208 0798033951
FIN	
ZONING	R-4
GROSS SITE AREA	2.66 ACRES (115,870 SF)
NET SITE AREA	1.92 ACRES (83,635 SF)
MAX. DENSITY	N/A
PROPOSED DENSITY	9 DU/2.66 AC=1.88 DU/ACRE
RIVER BASIN	NEUSE
EXISTING USE	VACANT
IMPERVIOUS AREA	EXISTING: 9,030 SF IMPROPOSED: 43,084 SF (31.6%)
BUILDING SETBACKS	FRONT: 20' SIDE: 10' REAR: 30'
PARKING REQUIRED	2 SPACES/UNIT 2X5 UNITS = 10 SPACES
PARKING PROVIDED	2 SPACES/UNIT = 10

INDEX OF DRAWINGS

C100 COVER SHEET
C300 EXISTING CONDITIONS/DEMOLITION PLAN
C330 SUBDIVISION PLAN
C400 UTILITY/LIGHTING PLAN
C500 GRADING PLAN
C600 LANDSCAPE/TREE CONSERVATION PLAN

LEGEND	
	PR CURB & GUTTER
	PR EDGE OF PAVEMENT
	PR ROAD CENTER LINE
	PR HEAVY DUTY PAVEMENT
	PR HANDICAP RAMP
	PR LOT NUMBER
	PR BACK OF CURB RADIUS
	PR PUBLIC RIGHT OF WAY
	PR LOT LINE
	PR BLDG. SETBACK
	PR ACCESS EASEMENT
	PR SANITARY SEWER EASEMENT
	PR TREE CONSERVATION EASEMENT
	PR TREE PROTECTION FENCING
	PR LIMITS OF DISTURBANCE
	EX PROPERTY LINE
	EX RIGHT-OF-WAY
	EX ADJACENT PROPERTY LINE
	EX EASEMENT
	EX PAVEMENT
	EX TREELINE
	EX TREE
	EX SANITARY LINE
	EX WATERLINE
	EX UNDERGROUND ELECTRIC
	EX OVERHEAD ELECTRIC
	EX POWER POLE
	EX LIGHT POLE

STORMWATER NOTE:

ALL PRIVATE STORM DRAINAGE EASEMENTS AND STORMWATER MEASURES WILL BE
MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

SOLID WASTE NOTE:

- DEVELOPER MUST ACKNOWLEDGE THAT THEY HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN
MANUAL.
- SOLID WASTE COLLECTION WILL BE HANDLED BY A PRIVATE COMPANY.
- STORAGE OF 55-GALLON WASTE CONTAINERS WILL BE STORED IN INDIVIDUAL
GARAGES.

BLOCK NOTE:

SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENTS PER UDO 8.3.2.2a (TC-6-19).



MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, SUITE 112
RALEIGH, NC 27607
(984) 200-2103
WWW.MRAGSTA.COM
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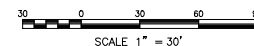
COVER SHEET

FOR
DEER PARK
C100

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

DATE	REVISIONS	JOB NO.: 21306
3/4/2022	PER CITY OF RALEIGH COMMENTS DATED 10/15/2021	SCALE: 1" = 30'
3/15/2022	PER CITY OF RALEIGH COMMENTS DATED 3/28/2022	DATE: 09/14/2021
11/18/22	PER CITY OF RALEIGH COMMENTS DATED 10/6/2022	DRAWN BY: DMT
2/13/2023	PER CITY OF RALEIGH COMMENTS DATED 12/13/2022	DESIGN BY: DMT
		REVIEW BY: JRG
	As noted	SHEET: 1 OF 6
	Kasey-Evans	

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
AND/OR NC DOT STANDARDS AND
SPECIFICATIONS.



EXISTING CONDITIONS / DEMOLITION

FOR
DEER PARK
C200

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

DATE	REVISIONS	JOB NO: 21306
3/4/2022	PER CITY OF RALEIGH COMMENTS DATED 10/15/2021	SCALE: 1" = 10'
9/12/2022	PER CITY OF RALEIGH COMMENTS DATED 3/28/2022	DATE: 3/28/2022
11/18/22	PER CITY OF RALEIGH COMMENTS DATED 10/6/2022	DRAWN BY: DRT
2/13/2023	PER CITY OF RALEIGH COMMENTS DATED 12/13/2022	DESIGN BY: DRT
		REVIEW BY: JBG
		CHECKED: J. MC. G.



SCALE 1" = 30'

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH ALL CITY OF RALEIGH
AND/OR NC DOT STANDARDS AND
SPECIFICATIONS.

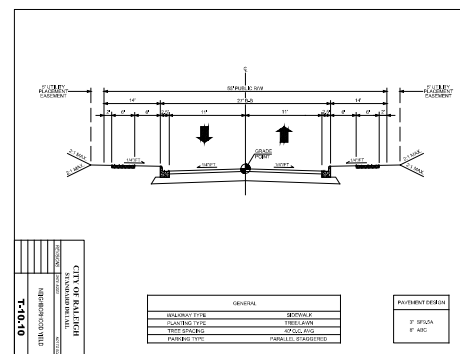


MORRIS & RITCHIE ASSOCIATES OF NC, PC
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
5605 CHAPEL HILL RD, STE 112
RALEIGH, NC 27607
(919) 200-2103
WWW.MRAGTA.COM
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SUBDIVISION PLAN
FOR
DEER PARK
C300

CITY OF RALEIGH WAKE COUNTY, NORTH CAROLINA

DATE	REVISIONS	JOB NO: 21306
3/4/2022	PER CITY OF RALEIGH COMMENTS DATED 10/15/2021	SCALE: 1" = 30'
9/15/2022	PER CITY OF RALEIGH COMMENTS DATED 3/28/2022	DATE: 09/14/2022
11/16/22	PER CITY OF RALEIGH COMMENTS DATED 10/6/2022	DRAWN BY: DRT
2/13/2023	PER CITY OF RALEIGH COMMENTS DATED 12/13/2022	DESIGN BY: DRT
		REVIEW BY: JRG
		SHEET: 3 OF 6



CITY OF RALEIGH
STREET DESIGNER
DATE: 03/04/2022
BY: JRG

GENERAL	SECTION
ROADWAY TYPE	SECTION
PAVEMENT TYPE	PAVEMENT
BASE TYPE	BASE
FINISH TYPE	FINISH

PAVEMENT DESIGN
7' SPACIA
1' WID

