



# Administrative Approval Action

Case File / Name: SUB-0075-2020  
DSLCL - 4800 Duraleigh Rd Subd

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Edwards Mill Road, east side of Duraleigh Road at 4800 Duraleigh Rd.

**REQUEST:** Subdivision of a 26.38 acre/1,149,371 sf tract zoned RX-5-CU with 2.02 acres/88,236 sf of right-of-way dedication. A net area of 24.36 acres/1,061,135 sf divided into 3 lots. Proposed Lot 1 being 17.17 acres (748,267sf); Lot 2 being .69 acres (29,910 sf); Lot 3 being 6.5 acres (282,958 sf).

BOA-0069-2020 - The Board of Adjustment granted a variance for the relief of the 2 ft ground floor elevation requirements set forth in UDO Sec.3.2.3.G.1 & Sec.3.2.4.F.1 for townhouses and apartments respectively. In addition a variance for a reduction in the primary street build-to for proposed townhomes . Approved 1/11/21.

## DESIGN

### ADJUSTMENT(S)/

### ALTERNATES, ETC:

SUR-1157-2021: DSENG - Surety/Infrastructure

FIL-1259-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

ASR-0013-2021: DSLCL - Administrative Site Review [ASR]/Administrative Site Review

SPR-0127-2021: DSLCL - Site Permitting Review/Major [Signature Set]

RCMP-0225-2021: DSLCL - Recorded Maps/Subdivision

**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 April 14, 2021 by JOHN A EDWARDS AND CO.

## **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 7.2.8.D regarding retaining walls.

### **Public Utilities**

2. 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.
3. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.



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4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

## Stormwater

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

## Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
9. 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).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Public Access Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Greenway 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant is no longer required based on TC-19-20.
3. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
4. Comply with all zoning conditions outlined in Z-47-19.



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## **Engineering**

5. A cross access agreement among the lots identified in this development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
6. A fee-in-lieu for 1,900 lf of 1ft sidewalk along Duraleigh Road is paid to the City of Raleigh (UDO 8.1.10).
7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
8. 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.
9. 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.
10. 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.
11. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
12. A public infrastructure surety for 57 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## **Public Utilities**

13. 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.

## **Stormwater**

14. 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).



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15. 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).
16. 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).
17. 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).
18. 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).
19. 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).
20. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

## Urban Forestry

21. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.43 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:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

2. If deemed necessary by City of Raleigh Transportation, an encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
3. 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).



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

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Mint Leaf Lane and 30 street trees along Cypress Tree Lane .
6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

***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 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: September 15, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: September 15, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Alycia Bailey Taylor Date: 05/19/2021  
Development Services Dir/Designee  
**Staff Coordinator: Jermont Purifoy**



VICINITY MAP  
NTS

#### ZONING CONDITIONS (Z-47-2019):

1. USES SHALL BE LIMITED TO RESIDENTIAL AND ACCESSORY USES. BUILDING TYPES SHALL BE LIMITED TO TOWNHOUSES AND APARTMENTS.  
NO USES ARE PROPOSED WITH THIS SUBDIVISION PLAN. USES WILL BE FURTHER DEFINED IN SUBSEQUENT SITE PLANS BUT ULTIMATE USE TO BE RESIDENTIAL WITH TOWNHOUSES AND APARTMENTS.
2. RESIDENTIAL DENSITY SHALL NOT EXCEED 14 UNITS PER ACRE.  
PARCELS TO HAVE MAXIMUM DENSITY OF 14 UNITS PER ACRE. INDIVIDUAL PARCEL DENSITY WILL VARY AND DENSITY WILL BE FURTHER DEFINED PER LOT IN SUBSEQUENT SITE PLANS.
3. APARTMENT BUILDING TYPES SHALL NOT BE PLACED WITHIN 150 FT OF THE SOUTHERN AND EASTERN PROPERTY LINES.  
NO BUILDINGS ARE PROPOSED WITH THIS SUBDIVISION PLAN. BUILDING TYPES AND LOCATIONS WILL BE DEFINED IN SUBSEQUENT SITE PLANS. IN NO INSTANCE WILL APARTMENT BUILDING TYPES BE WITHIN 150 FT OF SOUTHERN AND EASTERN PROPERTY LINES IN ULTIMATE CONDITION.
4. BUILDINGS SHALL BE NO MORE THAN 66 FEET IN HEIGHT, AND SHALL BE A MAXIMUM OF 4 STORIES OR A 4<sup>TH</sup> SPLIT. A 4<sup>TH</sup> SPLIT IS A BUILDING THAT, FOR PURPOSES OF MEASURING HEIGHT, MAY CLASSIFY AS 3 STORIES UNDER THE UDO BUT IS A MAXIMUM OF 4 OCCUPABLE FLOORS ABOVE FINISHED GRADE ON THE UPHILL FACADE OF THE BUILDING, AND FOUR OCCUPABLE FLOORS ABOVE FINISHED GRADE ON THE DOWNHILL FACADE OF THE BUILDING.  
NO BUILDINGS PROPOSED WITH THIS SUBDIVISION. BUILDING HEIGHTS, STORIES AND LOCATIONS WILL BE DEFINED IN SUBSEQUENT SITE PLANS BUT IN ULTIMATE CONDITION WILL HAVE MAY MAX 66 FT HEIGHT AND MAX STORIES OR 4<sup>TH</sup> SPLIT.
5. ALONG THE EASTERN AND SOUTHERN PROPERTY LINES, THE PROTECTIVE YARD WITHIN ZONE A OF THE NEIGHBORHOOD TRANSITION WILL MEET THE PLANTING REQUIREMENTS OF THE TYPE 3 (WIDE) YARD.

#### SHEET INDEX

- 1 SHEET
- NO CONDITIONS/DEMOLITION PLAN
- VISION PLAN
- SECTION RIGHT DISTANCE
- MENT PLAN
- Y PLAN
- NG PLAN
- WATER PLAN
- WATER DETAILS
- CAPE PLAN
- CONSERVATION PLAN
- DETAILS
- DETAILS
- SHEET
- NOTES
- DITIONAL SYMBOLS
- CTIONS

### Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 696-2500



**INSTRUCTIONS:** This form is used when submitting a Preliminary Subdivision (UDO Section 19.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to [SubReview@raleighnc.gov](mailto:SubReview@raleighnc.gov).

**DEVELOPMENT TYPE (UDO Section 2.1.2)**  
☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court  
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

**GENERAL INFORMATION**  
Scoping/sketch plan case number(s): **SCOPE-0127-2020**  
Development name (subject to approval): 4800 Duraaleigh Road  
Property Address(es): **4800 Duraaleigh Road, Raleigh NC 27612**  
Recorded Deed PIN(s): 0766-51-2559

What is your project type? ☐ Single family ☐ Townhouse ☒ Non-residential ☐ Attached houses

**CURRENT PROPERTY OWNER/DEVELOPER INFORMATION**  
NOTE: Please attach purchase agreement when submitting this form.  
Company: WP EAST ACQUISITIONS Owner/Developer Name and Title: KATE MINTON, PRE CONSTRUCTION MANAGER  
Address: 521 EAST MOREHEAD ST., SUITE 350, CHARLOTTE, NC 28202  
Phone #: 704-688-6544 Email: KATE.MINTON@WOODPARTNERS.COM  
**APPLICANT INFORMATION**  
Company: JAECD Contact Name and Title: CATLIN SHIELDS, PROJECT MANAGER  
Address: 333 WADE AVE, RALEIGH NC 27605  
Phone #: 919-628-4428 Email: CATLIN@JAECD.COM

Continue to page 2 >>

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VERSION 07.07.20  
raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
<b>ZONING INFORMATION</b>	
Gross site acreage: 28.70 ac	
Zoning districts (if more than one, provide acreage of each): RX-5-CU	
Overlay district: NA	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 47-2019	Board of Adjustment (BOA) Case # A- 0069-2020
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface: Acres: 5.14 Square Feet: 10,000	Proposed Impervious Surface: Acres: 11.14 Square Feet: 10,000
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide the following: Alluvial soils: CO - IN CHANNEL CHANNEL	
Flood study: INCLUDED IN SUBDIVISION PACKAGE	
FEMA Map Panel #: 1708780001	
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of townhouse lots: 0	Detached: 0 Attached: 0
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F): 13.9 DU/AC Max on Parent Parcel per Zoning Conditions	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 0	

SIGNATURE BLOCK	
I hereby designate <u>JAECD</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submital policy, which states applications will expire after six consecutive months of inactivity.	
Signature: <u>Catlin Shields</u>	Date: <u>12.15.20</u>
Printed Name: <u>Catlin Shields, Vice President</u>	Date:
Signature:	Date:
Printed Name:	Date:

Please email your completed application to [SubReview@raleighnc.gov](mailto:SubReview@raleighnc.gov)



DATE: 12.07.20  
Digital signature: [Signature]  
PH: raleighnc.gov  
Email: [SubReview@raleighnc.gov](mailto:SubReview@raleighnc.gov)  
Date: 12/15/2020 11:46:30 AM

Consulting E

333 Wade  
P  
E

4800 DURALEIGH ROAD  
SUB-0075-2020  
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RALEIGH, NC 27612

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REVISIONS  
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3 PER UDO C

JAECD & KELLY  
DRAWING SCALE: N/A  
DRAWN BY: BT  
CHECKED BY: JRC  
DATE ISSUED: 12/16/20













PRELIMINARY  
SUBDIVISION

4800 DURALEIGH ROAD  
RALEIGH, NORTH CAROLINA

WP EAST ACQUISITIONS  
921 E. MOREHEAD ST., SUITE 300  
CHARLOTTE, NC  
704.332.8885

LANDSCAPE  
PLAN

SCALE: 1"=60'

PROJECT # 04-235  
DRAWN BY: JG  
CHECKED BY: JG

APRIL 14, 2021

REVISIONS:



Know what's below.  
Call before you dig.

C6.00

