LOCATION:
This site is located west of Raleigh Boulevard on the south side of Oakwood Avenue at 1810 Oakwood Avenue.

REQUEST:
Development of a 0.40-acre tract zoned RX-3 on an existing 3 lots with existing dwellings which will be demolished. This is an extension to a previously approved preliminary subdivision plan, S-12-2017 "East College Park Townhomes Site 5" dated September 21, 2017. This review and re-approval for a sunset extension, dated January 7, 2020, is in accordance with UDO Sec.10.2.5. E.7. No other changes have been made to this plan from the original subdivision plan layout and request. This conventional subdivision is for 5 residential townhome lots with 1 common lot and a density of 12.74 units/acre with the new subdivision case number SUB-S-12-2017. The new sunset date for this subdivision is March 10, 2023 per UDO Section 10.2.5 E8c.

Previously a design adjustment related to required street design standards and plantings was approved.

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 January 7, 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:

Stormwater

1. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

3. A surety equal to or of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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.

- Stormwater Maintenance Covenant Required
- City Code Covenant Required
- Sidewalk Easement Required
- Utility Placement 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. 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 recording of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. The note is placed on all recorded plats requiring a Neighborhood Transition Yard along the southern boundary, bordering the R-10 residential zoned lots (PIN#0345, 1335), as shown on the preliminary subdivision plans.

3. A demolition permit shall be obtained and the permit # is noted on all plat recordings.

Engineering

4. A sidewalk deed of easement for any public sidewalk on private property shall 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.

5. A 9’ and variable width 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.

6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
Stormwater

7. 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).

8. 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).

9. 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).

10. 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).

Urban Forestry

11. A public infrastructure surety for the street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑ 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 recording of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. An elevation sheet is inserted with the building permit plans for all townhomes showing compliance for the average grade & height requirements on the elevation and grading sheets from 'Most Restrictive Grade' per TC-17-16 and Sec.1.5.7.A.

2. A copy of the recorded plat of the subdivision extension (SUB-S-12-2017) is recorded with the Wake Co Register of Deeds and presented 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 4 street trees along Oakwood Avenue and 3 street trees along N. Fisher Street for a total of 7 street trees.

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

Stormwater
1. 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: March 10, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: March 10, 2025
Record entire subdivision.

I hereby certify this administrative decision:

Signed: [Signature]

Date: 03/10/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
Preliminary Subdivision Plan

1st Submittal: March 06, 2017
2nd Submittal: May 22, 2017
3rd Submittal: July 25, 2017
4th Submittal: January 7, 2020 (Sunset Extension Request)

East College Park
Townhome Site 5

Raleigh, North Carolina 27610

Application

Development Services
Preliminary Subdivision Plan Application

Owner:
City of Raleigh

Date:
2020

Address:
501 W. Fort Street
Raleigh, NC 27602

Developer:
City of Raleigh & Neighborhoods

Address:
501 W. Fort Street
Raleigh, NC 27602

Architect:
C.Larsen Architects, PLLC

Address:
501 W. Fort Street
Raleigh, NC 27602

Engineer:
J.R. & Edwards & Co.

Address:
501 W. Fort Street
Raleigh, NC 27602

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