LOCATION: The site is generally located on the east side Perry Creek Road between Beardall Street and Beckom Street with common street addresses of 5401 Beckom Street and 5500 Beardall Street, within the 5401 North Planned Development. This site is inside the city limits.

REQUEST: Conventional subdivision of approximately 1.56 acres comprised of two parcels zoned PD (Zoning Case Z-29-2016) to create 28 townhouse lots and 3 new open lots (labeled as open space/amenity area). Additionally a tract labeled as an alley with a private access easement to be owned by the homeowner's association is being created with this plan. With the alley a total of 32 parcels will be created.

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 March 20, 2020 by McAdams.

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).

   This area may only need to have shown that it was accounted for in the earlier phases and that the SWMF along with O&M already exists. SWMF F and level spreader #2 are being utilized.

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).

- 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.

- City Code Covenant Required
- Transit Easement Required

SUB-S-2-2019 5401 NORTH - LOTS 1016 & 1017
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 recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

3. A note shall be placed on all subdivision maps for recording which states “All alleys shown on this map are privately owned property commonly owned by the Homeowner’s Association.” Each alley shall be labeled with a size in square feet and acreage and clearly marked as a private alley.

4. A note shall be placed on all subdivision maps for recording which states “All open space/amenity areas shown on this map are privately owned property commonly owned by the Homeowner’s Association.”

Engineering

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

6. A 15’x20’ transit easement shall be recorded as shown in the subdivision plan.

Stormwater

7. 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).

Legal documents may need to be modified for the subdivision of lots 1016 and 1017.

SWMF F and level spreader #2 are being utilized.

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:
Stormwater

1. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees in tree lawn along Perry Creek Rd.; 3 street trees in tree lawn along Beardall St.; and 2 street trees in tree lawn along Beckom Dr.

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 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: May 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  
Development Services Dir/Desigee

Date: 05/01/2020

Staff Coordinator: Ryan Boivin
5401 NORTH - LOTS 1016 & 1017

PERRY CREEK ROAD
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION

TRANSACTION #: 581723
RALEIGH CASE NUMBER: S-2-19
PROJECT NUMBER: CRC-18030
DATE: DECEMBER 19, 2018

SHEET INDEX
C-1 EXISTING CONDITIONS
C-2 CURRENT CONDITIONS
C-3 PROJECT NOTES
C-4 SUBDIVISION PLAN
C-5 LOT DIMENSION PLAN
C-6 GRADING & STORM DRAINAGE PLAN
C-7 UTILITY PLAN
D-1 SITE AND UTILITY DETAILS

FOR REFERENCE
L-3 SAFETY MASTER PLAN - TRANSPORT MAP
L-2 APPROVED STREET TREE PLAN FROM LOTS 15-17 PHASES 2A & 7
L-3 APPROVED STREET TREE NOTES FROM LOTS 15-17 PHASES 2A & 7
L-4 APPROVED STREET TREE DETAILS FROM LOTS 15-17 PHASES 2A & 7

CONTACT
MCADAMS & COMPANY
2000 McAdams Parkway
Auburn, AL 36832
Toll Free: 800-558-4457
Phone: 205-822-2500
Fax: 205-822-2501
Website: www.mcadamsinc.com

OWNER
A. CADE BIZER, LTD.
2135 BIZZETT STREET, SUITE 100
RALEIGH, NORTH CAROLINA 27603
PHONE: 919-249-0042

PROJECT DIRECTORY

SMITH WATSON DEVELOPMENT
10200 CHELSEA DRIVE, SUITE 102
CARY, NORTH CAROLINA 27513
PHONE: 919-673-5203

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

REVISIONS
1. SAFETY
2. ACTIVE USE DEFAULT IS NOT ALLOWED IN PENDING SUBDIVISION
3. WATER DATA IS NOT FOUND IN PENDING SUBDIVISION
4. ALL OTHER MEASUREMENTS ARE IN COMPLIANCE WITH THE REQUIREMENTS 5005-1001, 5005-1002, 3705-1501, AND 3705-1502
5. ANACLE PUBLISHING AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONED LISTED IN THE MASTER PLAN AND PLANNED DEVELOPMENT REQUIREMENTS FOR NAVD 88-2014

CONTRACTOR SHALL NOTIFY "AS BUILT" 2016 OR (11060339.4694) AT 9AM FEBRUARY 2016 PRIOR TO BEGINNINGS CONSTRUCTION
CONTRACTOR SHALL NOTIFY "AS BUILT" 2017 PRIOR TO BEGINNINGS CONSTRUCTION
CONTRACTOR SHALL NOTIFY "AS BUILT" 2018 PRIOR TO BEGINNINGS CONSTRUCTION
CONTRACTOR SHALL NOTIFY "AS BUILT" 2019 PRIOR TO BEGINNINGS CONSTRUCTION
CONTRACTOR SHALL NOTIFY "AS BUILT" 2020 PRIOR TO BEGINNINGS CONSTRUCTION

PRELIMINARY SUBDIVISION FOR:
5401 NORTH
LOTS 1016 & 1017
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-18030

PRELIMINARY ENGINEERING OUTLINED FOR CONTRACTORS

PRELIMINARY ENGINEERING OUTLINED FOR CONTRACTORS

PRELIMINARY ENGINEERING OUTLINED FOR CONTRACTORS