LOCATION: The site is located on the north side of I-540 at the southwest corner of Beckom Street and Crescent Square Street. The site is part of a planned development, the 5401 North Master Plan (MP-1-10), and almost all of it is outside the city limits.

REQUEST: This development plan is a subdivision which includes all of 26.96 acre Lot 22 as shown in BM 2018 pages 143-144 currently addressed as 5000 Beckom Street. The plan also includes portions of two adjacent lots which are to be recombined into the larger site for dedication as road right-of-way (0.32 acres from Lot 11 and 0.14 acres from Lot 35 shown on BM 2019 page 1815). The project proposes 83 Single-Family lots and 4 Open Space lots. All of this site is zoned PD and a portion is zoned SHOD-1. The subdivision is to be recorded in three phases, phases 24, 25, and 26.

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 23, 2020 by JONATHAN MOORE.

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. That the final landscape plan show screening for the proposed stormwater control pond in accordance with UDO Section 7.2.6.

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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).

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).
Urban Forestry

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

☑ 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.

- Sidewalk Easement Required
- City Code Covenant Required
- Utility Placement Easement Required
- Stormwater Maintenance Covenant 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 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.

Engineering

3. 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.

4. A Utility placement easement according to the Master Plan document 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 public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

7. 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.

8. 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.

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

Stormwater

10. 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).

11. 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).

12. 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).

13. 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).

14. 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).

☑️ 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.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way as shown on the preliminary plan.

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.

Stormwater

2. 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: February 26, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 26, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 02/27/2020
Staff Coordinator: Justin Biegler
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".

REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

5401 NORTH
LOT 22 (PHASES 24, 25 & 26)

PRELIMINARY SUBDIVISION

5000 BECKOM STREET
RALEIGH, NORTH CAROLINA
TRANSACTION #: 598421
RALEIGH CASE NUMBER: S-25-19
PROJECT NUMBER: CRC-16020
DATE: MAY 29, 2019
REVISED: SEPTEMBER 27, 2019
REVISED: OCTOBER 30, 2019

OWNER:
ELD-5401 NORTH, LLC
C/O ENGQUIST-LEVEL DEVELOPMENT, LLC
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

SITE DATA

DEVELOPER
ELD-5401 NORTH
C/O ENGQUIST-LEVEL DEVELOPMENT
7500 PECUE LANE
BATON ROUGE, LOUISIANA 70809
(225) 338-6120

SITE AREA
LOT 22

TRACT 2 EXISTING LOTS/UNITS

NEW LOTS CREATED

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

NOTE:

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".

REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

THE JOHN P. McADAMS COMPANY, INC.
2800 Meridian Park
Durham, North Carolina 27713
(919) 720-5000 McAdamsCo.com
Contact: Fred Richardson
Richardson@McAdamsCo.com
PRELIMINARY PLANNING — NOT RELEASED FOR CONSTRUCTION
1 inch = 50 ft.