



# Administrative Approval Action

Case File / Name: SUB-S-36-2018  
5401 NORTH SUBDIV LOT 55

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 southwest corner of Perry Creek Road and Crescent Square Street with a common street address of 6101 Perry Creek Road

**REQUEST:** Conventional subdivision of approximately 8.34 acres zoned PD and SHOD-1 in the 5401 North Master Plan (MP-2-16) to create 74 townhouse lots and 4 common open lots.

**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 November 6, 2020 by Stewart.

## **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. It appears that there is going to be a slight modification to the existing, offsite, shared stormwater facility "D" .  
  
This project will have to address this and show that the other projects utilizing the shared SWMF "D" are still in compliance and address any adjustments to sureties, TN buydowns, as-builts, etc.
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

### **Urban Forestry**

5. 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](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"/>	Transit Easement Required
<input checked="" type="checkbox"/>	City Code Covenant Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Public Access 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 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 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.
4. 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.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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.



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7. A Public Access deed of easement overlaying on the Private Alleys 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.
8. A public infrastructure surety for 58 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Public Utilities

9. 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

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. 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).
12. 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).
13. 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).

## Transportation

14. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☒ **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



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Development Services Department  
One Exchange Plaza  
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www.raleighnc.gov

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. This development proposes 41 street trees along Humanity Lane and 17 street trees along Street B .

*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: April 7, 2024**  
**Record at least ½ of the land area approved.**

**5-Year Sunset Date: April 7, 2026**  
**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:** Alysia Bailey Taylor Date: 12/09/2020  
Development Services Dir/Designee  
**Staff Coordinator: Ryan Boivin**

Kasey Evans  
I am approving this document  
2020,12,07 18:51:30-05'00'



L:\Projects\2017\017125 - Design\Sheet\W\Pollutant Subdivision Plant\17125-C1.DWG-Existing Conditions.dwg Nov 08, 2020 - 10:29am



Sent:

project:

## TRANSACTION NO. 564587

### Jointly maps:



Issued for:

No	Date	Description
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SCALE: 1"=300'

53

project number: C17125 Sheet:

Project number: C17125 Sheet  
Date: 05/31/2018  
Drawn by: MTJ  
Approved by: CRM

C-1





I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
 C.S. 477-39 (01/18). THIS SURVEY IS OF ANOTHER CATEGORY,  
 SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COUNTY-  
 BROOKS SURVEY, OR OTHER EXCEPTED TO THE DEFINITION OF  
 SUBDIVISION.

RONALD T. FREDERICK PLS L-4720



## GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1.



NC GRID NAD 83 (2011)



**McADAMS**

The John R. McAdams Company, Inc.  
 2305 Meridian Parkway  
 Durham, NC 27713

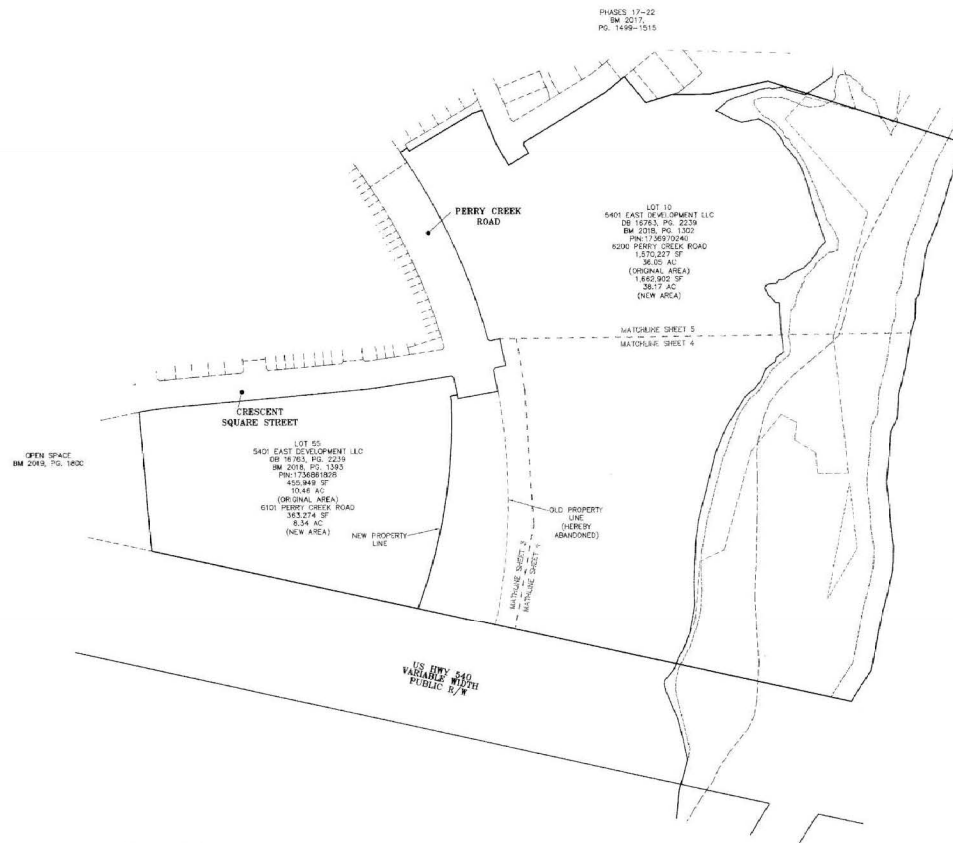
phone 919.361.5000  
 fax 919.361.2269  
 license number: C-0293, C-187

www.mcadamsco.com

## CLIENT

5401 EAST DEVELOPMENT LLC  
 402 N. 4TH STREET  
 BATON ROUGE, LA 70802

**5401 NORTH**  
**LOT 10 & LOT 55 RECOMBINATION PLAT**  
 NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



SITE DATA TABLE			
LOT #	ORIGINAL AREA	NEW AREA	AC
10	36.00	36.17	AC
55	10.44	10.44	AC
<b>TOTAL</b>	<b>46.44</b>	<b>46.61</b>	<b>AC</b>

WAKE COUNTY, NC 66  
 CHARLES P. GILLIAM  
 REGISTERED OF DEEDS  
 PRESENTED & RECORDED ON  
 09/22/2020 12:55:32  
 BOOK: 202020 PAGE: 1486

## LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- ADDRESS

## REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	08.06.2020	REVISION DESCRIPTION
2	08.06.2020	REVISION DESCRIPTION

## PLAN INFORMATION

PROJECT NO. CRC14010  
 FILENAME: CRC14010-F12  
 SURVEYED BY: RTF  
 DRAWN BY: KMM  
 SCALE: 1"=115'  
 DATE: 08/26/2019

## SHEET

**2-5**

2017-2019-2017



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:  
 C.S. 41-36 (REVISED). THIS SURVEY IS OF ANOTHER CATEGORY,  
 SUCH AS THE RECOMBINATION OF EXISTING LOTS, A COURT-  
 ORDERED SURVEY, OR OTHER SUBSECTION TO THE SURVEY OF A  
 SUBDIVISION.

RONALD L. FREDERICK PLS L-4726



## GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET 1



NC DEC 1403 83 (2011)



McADAMS

The John B. McAdams Company, Inc.  
 2505 Meridian Parkway  
 Durham, NC 27713

phone 919.361.5000  
 fax 919.361.2269  
 license number: C-0295, C-187

www.mcadamsco.com

## CLIENT

5401 EAST DEVELOPMENT LLC  
 402 N. 4TH STREET  
 BATON ROUGE, LA 70802

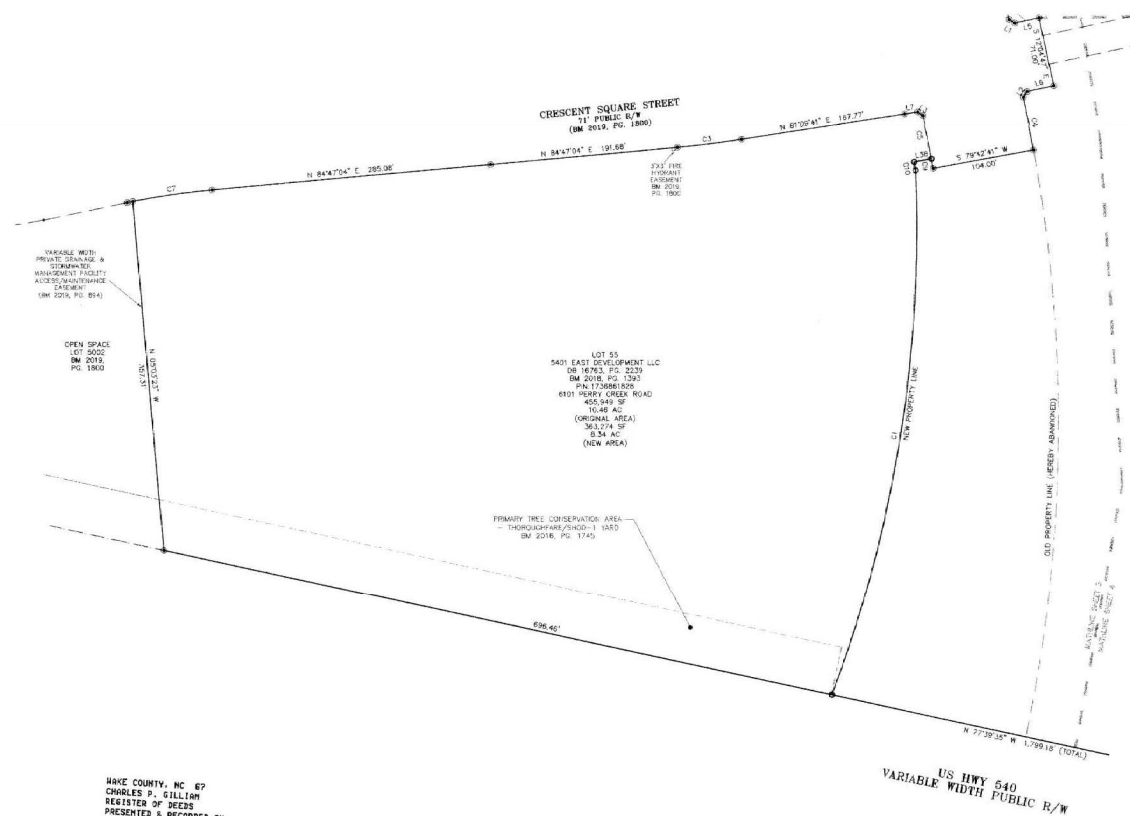
# 5401 NORTH LOT 10 & LOT 55 RECOMBINATION PLAT

NEUSE TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

LINE	BEARING	DISTANCE
L1	N 58°47'14" W	4.87
L2	S 52°47'04" W	7.43
L3	S 52°02'04" E	4.83
L4	N 70°02'04" W	17.43
L5	N 79°02'04" W	25.73
L6	S 77°02'04" W	27.43
L7	S 43°02'04" E	13.43
L8	N 12°40'02" E	4.83
L9	N 02°40'02" E	30.73
L10	N 23°02'04" E	51.43
L11	N 12°02'04" E	58.43
L12	N 02°02'04" E	79.43
L13	N 02°02'04" E	47.43
L14	N 23°02'04" E	13.39
L15	N 02°02'04" E	58.19
L16	N 12°02'04" E	33.49
L17	N 02°02'04" E	37.49
L18	N 02°02'04" E	37.49
L19	N 02°02'04" E	37.49
L20	N 02°02'04" E	37.49
L21	N 02°02'04" E	37.49
L22	N 02°02'04" E	37.49
L23	N 02°02'04" E	37.49
L24	N 02°02'04" E	37.49
L25	N 02°02'04" E	37.49
L26	N 02°02'04" E	37.49
L27	N 02°02'04" E	37.49
L28	N 02°02'04" E	37.49
L29	N 02°02'04" E	37.49
L30	N 02°02'04" E	37.49
L31	N 02°02'04" E	37.49
L32	N 02°02'04" E	37.49
L33	N 02°02'04" E	37.49
L34	N 02°02'04" E	37.49
L35	N 02°02'04" E	37.49
L36	N 02°02'04" E	37.49
L37	N 02°02'04" E	37.49
L38	N 02°02'04" E	37.49

SOURCE	VALUE	AREA	PERIMETER	CORRECTION	CORRECTED LENGTH
C1	1351.51	546.51	N 09°09'29" E	516.82	
C2	1351.37	546.51	N 09°09'29" E	516.82	
C3	1351.52	546.51	N 09°09'29" E	516.82	
C4	1352.00	546.51	N 11°01'01" W	55.09	
C5	1416.50	546.51	N 11°01'01" W	45.09	
C6	1522.00	546.51	N 24°30'31" A	438.67	
C7	1486.93	546.51	N 51°42'58" A	91.18	
C8	1553.30	546.51	N 34°17'14" N	30.84	
C9	1446.80	546.51	N 30°02'02" W	20.86	
C10	1450.00	546.51	N 12°30'44" W	4.42	

WAKE COUNTY, NC 67  
 CHARLES P. GILLIAM  
 REGISTERED & RECORDED ON  
 09/22/2020 12:55:33  
 200K 202020 PAGE 01487



## LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- ▲ EXISTING NAIL
- IRON PIPE SET
- ▲ CONCRETE MONUMENT SET
- ▲ CALCULATED POINT
- (XXX) ADDRESS

## REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	04.04.2020	REVISION DESCRIPTION
2	04.04.2020	REVISION DESCRIPTION

## PLAN INFORMATION

PROJECT NO. CRC1400  
 FILENAME CRC14010.F12  
 SURVEYED BY RTT  
 DRAWN BY KMM  
 SCALE 1"= 60'  
 DATE 08/26/2019  
 SHEET

3-5

RCMP-20692017



**STEWART**  
225 S. WENT ST., SUITE 1100  
SALT LAKE CITY, UT 84101  
801.464.1000

**FROM LICENSEE TO OWNER**  
www.stewartinc.com  
800.441.4411

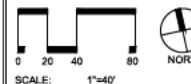
5401 EAST DEVELOPMENT, LLC  
6320 QUADRANGLE DRIVE  
SUITE 100  
CHAPEL HILL, NC 27517  
T: 919.448.0308

5401 NORTH  
SUBDIVISION  
LOT 55

Vicinity map: A map showing the site location relative to major roads and landmarks. The site is marked with a star and labeled 'SITE'. It is located near the intersection of Highway 101 and Highway 102. Other roads shown include Highway 103, Highway 104, and Highway 105. The map also shows the coastline and some surrounding areas.

Issued for:

No.	Date	Description
1	09/31/2019	REVISED PER CITY COMMENTS
2	11/12/2019	REVISED PER CITY COMMENTS
3	04/22/2020	REVISED PER CITY COMMENTS
4	09/24/2020	REVISED PER CITY COMMENTS
5	11/05/2020	REVISED PER CITY COMMENTS



EXISTING  
CONDITIONS - LOT 55

Project number: C17125 Sheet:  
Date: 05/31/2018  
Drawn by: MTJ  
Approved by: CRM

[illegible]

Curve #	Length	Radius
C43	25.32	939.45
C44	26.90	939.50
C45	35.76	939.50
C46	35.88	939.45
C47	26.90	939.50
C48	35.12	939.50
C49	35.01	939.45
C50	26.90	939.50
C51	26.90	939.50
C52	7.21	939.45
C53	4.58	758.55
C54	22.35	758.55
C55	54.21	758.55
C56	54.21	758.55

LINE TABLE	
LINE	LENGTH
L1	43.00
L2	7.65
L3	13.81
L4	25.17

FOR REFERENCE ONLY; SEE  
5401 LOT 18 PLAN BY OTHERS

**SHEET NOTES:**

1. REFER TO COVER SHEET FOR SITE DATA.  
2. SEE PLANS / DESIGN BY OTHERS FOR PERRY CREEK ROAD EXTENSION.  
3. PRELIMINARY PLAT APPROVAL AND RECORDATION TO BE PROVIDED AT A LATER DATE.

Period Table		
Period #	Avg. (FF)	Average (Ave.)
1	3313.18	0.08
2	2420.44	0.08
3	2420.00	0.08
4	2420.00	0.08
5	3300.00	0.08
6	3300.00	0.08
7	2420.00	0.08
8	2420.00	0.08
9	2420.00	0.08
10	2420.00	0.08
11	3300.00	0.08
12	3300.00	0.08
13	2420.00	0.08
14	2420.00	0.08
15	2420.00	0.08
16	2420.00	0.08
17	3300.00	0.08
18	3300.00	0.08
19	2420.00	0.08
20	2420.00	0.08
21	3299.97	0.08
22	2399.00	0.05
23	2000.00	0.05
24	2000.00	0.05
25	2000.00	0.05
26	2000.00	0.05
27	2778.00	0.08
28	2778.00	0.08
29	2000.00	0.05
30	2000.00	0.05
31	2000.00	0.05
32	2000.00	0.05
33	3888.20	0.08
34	2004.22	0.05
35	2339.22	0.05
40	2915.18	0.07
41	2470.34	0.08
42	2474.61	0.06
43	3388.03	0.08

Parent Tests		
Parent #	Ave. (EPF)	Average (R <sub>2</sub> )
44	3235.16	0.06
45	2473.48	0.06
46	3329.39	0.08
47	3216.58	0.07
48	2473.31	0.06
49	2473.43	0.06
50	3065.25	0.07
51	2660.00	0.06
52	2473.20	0.06
53	2473.20	0.06
54	3046.20	0.07
55	3046.20	0.07
56	2673.00	0.06
57	2473.00	0.06
58	3046.00	0.07
59	3046.00	0.07
60	2473.00	0.06
61	2473.00	0.06
62	3046.00	0.07
63	3046.00	0.07
64	2473.00	0.06
65	2473.00	0.06
66	3036.98	0.08
67	3036.98	0.08
68	2473.00	0.06
69	2473.00	0.06
70	3036.99	0.07
71	3373.06	0.08
72	2598.00	0.06
73	2723.00	0.06
74	3572.97	0.08
75	4833.26	0.11
76	5055.86	0.28
77	2571.11	0.06
78	36502.01	0.83



**Client:**

5401 EAST DEVELOPMENT, LLC  
6320 QUADRANGLE DRIVE  
SUITE 100  
CHAPEL HILL, NC 27517  
T: 919.441.0308

Project

5401 NORTH  
SUBDIVISION  
LOT 55

TRANSACTION NO. 564587

=====  
 Vicinity map



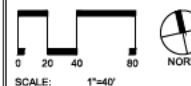
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PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION

Issued for:

PRELIMINARY  
SUBDIVISION PLAN

No.	Date	Description
1	09/11/2019	REVISED PER CITY COMMENTS
2	11/12/2019	REVISED PER CITY COMMENTS
3	04/03/2020	REVISED PER CITY COMMENTS
4	09/03/2020	REVISED PER CITY COMMENTS
5	11/04/2020	REVISED PER CITY COMMENTS

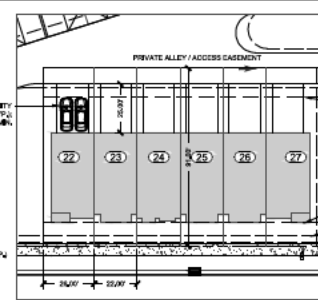


SUBDIVISION PLAN  
LOT 55

Project number: C17125 Sheet:  
Date: 05/31/2018  
Drawn by: MTJ  
Approved by: CRM

\\Projects\2017\PC17125 - 5401 North Sub 2D\WC511 - Design\Sheet\Preliminary Subdivision Plan\PC17125-CS\_03 Prelim Plan.dwg Nov 08, 2020 - 10:53pm















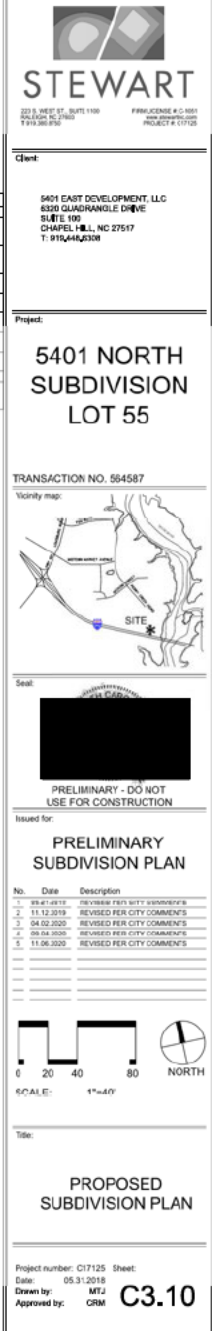
3 TYPICAL LOT: REAR LOADED II  
Scale: 1" = 30'

NAME	CLASSIFICATION	R/W WIDTH	R-B DIMENSION	LINEAR FOOTAGE
HUMANITY LANE	PRIVATE STREET	30 FT	25 FT	919 LF
STREET B	PRIVATE STREET	30 FT	25 FT	429 LF
ALLEY C	PRIVATE ALLEY	20 FT	30 FT	626 LF

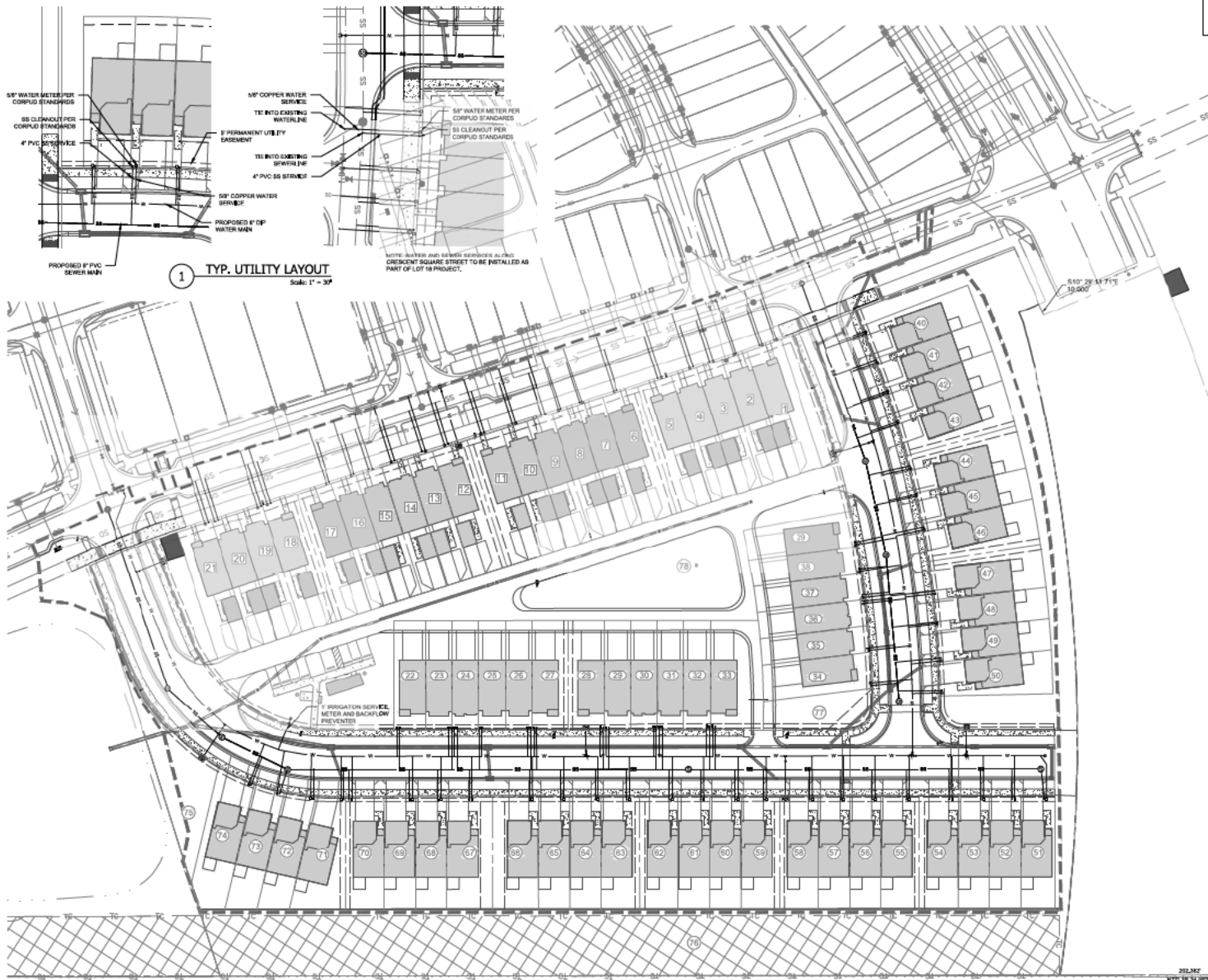
[illegible]

**SITE LEGEND**

-  PROPOSED BUILDING
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED HEAVY DUTY ASPHALT
-  PROPOSED CURB & GUTTER
-  PROPOSED CONCRETE WHEELSTOP
-  PROPOSED CROSSLWALK
-  PROPOSED BIKEWAY
-  PROPOSED SEGMENTAL BLOCK WALL
-  LIMITS OF DISTURBANCE / PROJECT AREA
-  OPEN / GREEN SPACE







**SHEET NOTES:**

- REFER TO CITY FOR GENERAL NOTES.
- WATER METERS AND SANITARY SEWER CLEANOUTS TO BE LOCATED OUTSIDE DRIVEWAYS.

**UTILITY LEGEND:**

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- F — PROPOSED FIRE HYDRANT
- V — PROPOSED WATER VALVE
- M — EXISTING SANITARY SEWER MANHOLE
- M — PROPOSED SANITARY SEWER MANHOLE
- C — PROPOSED CLEANOUT
- L — LIMITS OF DISTURBANCE

**STEWART**  
225 S. WEST ST., SUITE 1100  
CHAPL HILL, NC 27517  
F 919.383.8752

PROJECT # 17125

Client:  
5401 EAST DEVELOPMENT, LLC  
6320 QUADRANGLE DRIVE  
SUITE 100  
CHAPL HILL, NC 27517  
T: 919.446.4308

Project:  
**5401 NORTH SUBDIVISION LOT 55**

TRANSACTION NO. 554587

Vicinity map:

Seal:

**PRELIMINARY - DO NOT USE FOR CONSTRUCTION**

Issued for:  
**PRELIMINARY SUBDIVISION PLAN**

No.	Date	Description
1	06.01.2018	REVISED PER CITY COMMENTS
2	11.12.2019	REVISED PER CITY COMMENTS
3	04.02.2020	REVISED PER CITY COMMENTS
4	04.04.2020	REVISED PER CITY COMMENTS
5	11.06.2020	REVISED PER CITY COMMENTS

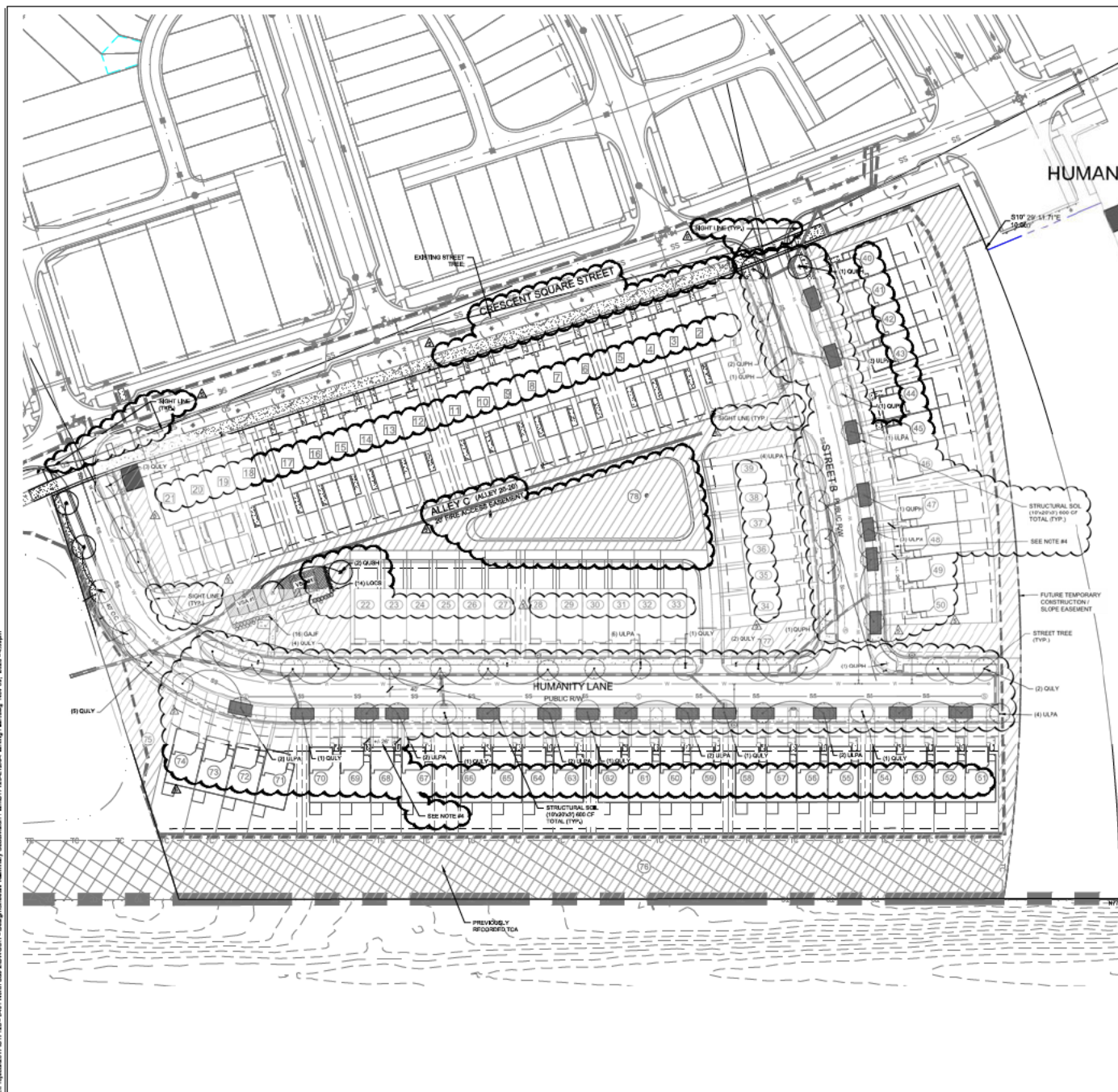
0 20 40 80  
SCALE: 1"=40'

NORTH

Title:  
**UTILITY PLAN**

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