

Case File / Name: SUB-S-55-2018
DSLC - Town Center Subdivision

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

LOCATION:

This 30.54 acre site zoned CX-5-UL-CU, and IX-3-PK is located at the southwestern corner of the intersection of Sumner Blvd. and Triangle Town Blvd. The address of the parent tracts are 3900 Sumner Blvd. and 5405 Oak Forest Drive. This site is outside the City Limits.

REQUEST:

The original subdivision of a 30.54 acre site approved six lots including associated

infrastructure.

This is a REVISION to that previously approved subdivision to approve a total of seven lots. The revision includes alterations to proposed Town Park Drive (changed from a neighborhood street to a multi-family street) and the resulting establishment of an additional lot (Lot #7). The resulting proposed lot 7 is not a building lot and the revised plan shows the same basic street and lot configuration. The sunset date for this plan is unchanged (7/21/24).

One variance has been approved by the Board of Adjustment for this project, noted below.

1. For Block perimeter exceeding the maximum limit of 2500' (8.3.2 A) (A-70-2019)

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

ASR-0050-2021: DSLC - Administrative Site Review [ASR]/Administrative Site

Review

ASR-0065-2021: DSLC - Administrative Site Review [ASR]/Administrative Site

Review

ASR-0075-2021: DSLC - Administrative Site Review [ASR]/Administrative Site

Review

SPR-0206-2021: DSLC - Site Permitting Review/Major [Signature Set]

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 18, 2022 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Public Utilities

1. 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.



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

Urban Forestry

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

☑ <u>LEGAL DOCUMENTS</u> - 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.

V	Transit Easement Required
Ø	Stormwater Maintenance Covenant
	Required

Ø	Utility Placement Easement Required
Ø	Greenway Easement Required

☑ <u>RECORDED MAP(S)</u> - 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 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.

Engineering

3. A fee-in-lieu for the remaining 40 ft of the extension of Triangle Ridge Road past the cul-de-sac and Triangle Park Drive is paid to the City of Raleigh (UDO 8.1.10).



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- 4. 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.
- 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).
- 7. A fee-in-lieu for 40 linear feet of a Multi-Family Street is paid to the City of Raleigh (UDO 8.1.10).

General Condition

8. 20 ft temporary construction easements shall be shown on the map approved for recordation. The easements will be adjacent to Town Park Drive and Triangle Ridge Road past the cul-de-sac.

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.
- 10. 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.

Stormwater

- 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. 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). This would include 100 year flood backwater.
- 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 maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 15. 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).



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- 16. 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).
- 17. 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).

Transportation

18. 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.

Urban Forestry

- 19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.14 acres of tree conservation area.
- 20. A public infrastructure surety for 111 street trees is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).
- 21. A fee-in-lieu for 1 street tree is paid to the City of Raleigh (UDO 8.1.10).

☑ <u>BUILDING PERMITS</u> - 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. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
- 2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

 Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 12 street trees along Sumner Boulevard, 48 street trees along Triangle Ridge Road, and 51 street trees along Oak Forest Drive Extension for a total of 111 street trees.



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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: July 21, 2024

Record at least ½ of the land area approved.

5-Year Sunset Date: July 21, 2026

Record entire subdivision.

I hereby certify this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Michael Walters

Reference: Z-027F-14: BM 2009. PG 965: GREENWAY FILE # G-592: A-70-19: ASR-0076-2019

SUB-S-55-2018

Preliminary Subdivision Plan

1st Submittal: October 11, 2018 2nd Submittal: March 19, 2019 3rd Submittal: April 30, 2019 4th Submittal: October 8, 2019 5th Submittal: February 07, 2020 6th Submittal: April 17, 2020 7th Submittal: June 25, 2020 8th Submittal: February 01, 2021

Town Center Subdivision

3900 Sumner Boulevard Raleigh, North Carolina 27616





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Project Team

Broughton Properties 1106 Marlowe Road Raleigh, North Carolina 27609-6346 919.435.1597

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Carolina Project Equities, LLC

2013 Rolling Rock Road Wake Forest, North Carolina 27587

DEVELOPER

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LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601

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John A. Edwards & Co.

ENGINEER

SURVEYOR John A. Edwards & Co. 333 Wade Avenue Raleigh, North Carolina 27605 919.828.4428 919 828 4711 (fax) chris@JAECO.COM



Total # of Townhouse Lots: Detached () Total # of Single Family Lots ()

Preliminary Subdivision Plan Application



Other (describe): OWNER/DEVELOPER INFORMATION Company Name Carolina Project Equities, LLC Owner/Developer Name Mark Tipton Address 2013 Rolling Rock Rd. Wake Forest NC 27587 Phone 919-435-1597 CONSULTANT/CONTACT PERSON FOR PLANS Address 510 S. Wilmington Street, Raleigh, NC 27601 Email kent@jdavisarchitects.com Fex 919-835-1510 DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments) 20NING INFORMATION Zoning District(s) CX-5-UL-CU and IX-3-PK If more than one district, provide the acreage of each: 26.92 ac (CX-5-UL-CU), 3.62 ac (IX-3-PK) Inside City Limits? CUD (Conditional Use District) Case #2-27F=2014 COA (Certificate of Appropriateness) Case # N/A BOA (Board of Adjustment) Case # A- N/A Yes Yes

Subdivision reliminary

FOR REVIEW ONLY NOT FOR

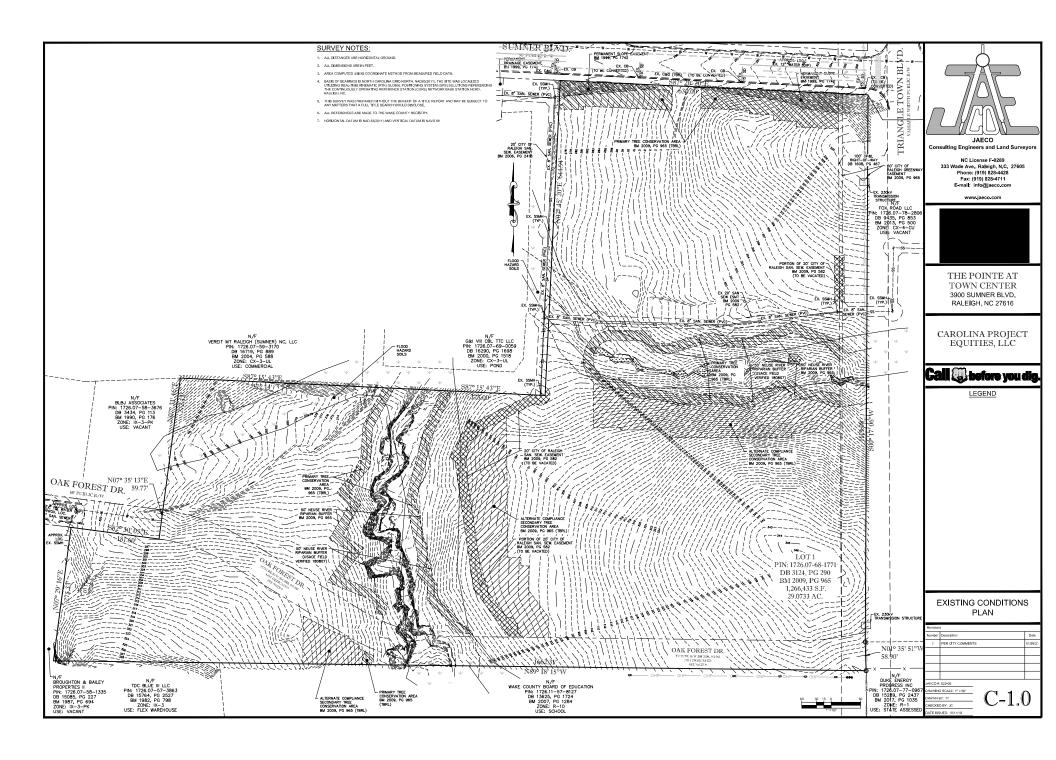
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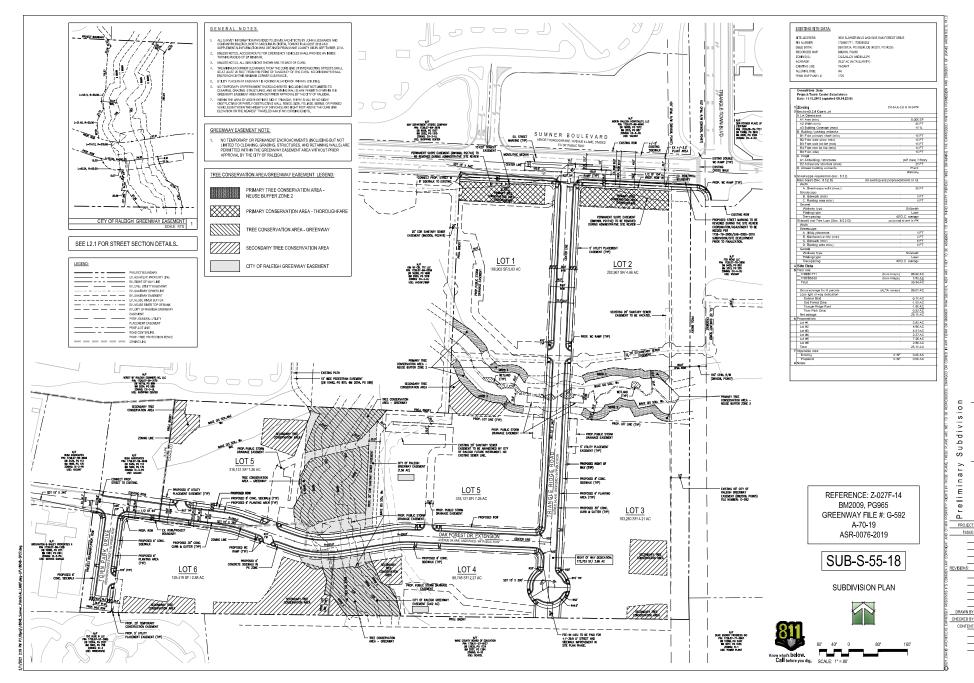
Preliminary Subdivision 10.11.2018

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Town Center Subdivision 3900 Sumner Boulevard Raleigh, North Carolina 27616





510 South Wirmington Street Release, NC 1518 Wahrt 81. Suite 1306 [Philosophina, F SUB-S-55-18

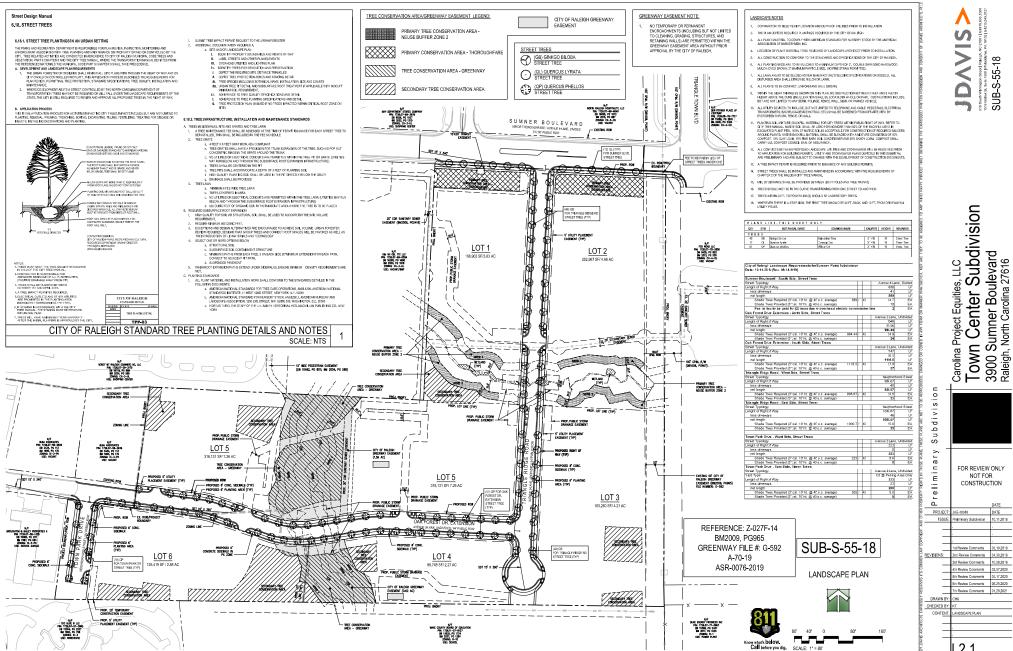
Carolina Project Equities, LLC

Town Center Subdivision
3900 Sumner Boulevard
Raleigh, North Carolina 27616

FOR REVIEW ONLY NOT FOR CONSTRUCTION

Preliminary Subdivision 10.11.2018 03.19.2019 2nd Review Comments 04:30:2019 3rd Review Comments 10.08.2019 02.07.2020 5th Review Comments 04:17:2020 6th Review Comments 06.25.2020 KT. SB. CHK

SUBDIVISION PLAN



03.19.2019 2nd Review Comments 04,30,2019 3rd Review Comments 10.08.2019 02.07.2020 6th Review Comments 06.25.2020

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