Zoning: CX-3-PK-CU  
CAC: Northwest  
Drainage Basin: Turkey Creek  
Acreage: 3.4  
Number of Lots: 38

Planner: Michael Walters  
Phone: (919) 996-2636

Applicant: Bateman Civil Survey Company  
Phone: (919) 577-1080
LOCATION: This site is located on the southeast corner of the intersection of Marvino Lane and Ebenezer Church Road at 8511, 8531, and 8551 Marvino Lane.

REQUEST: Recombination and subdivision of three tracts totaling 3.4 acres zoned CX-3-PK CU (Z-44-94) into 36 residential (townhome) lots and 2 common open space lots.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Three Design Adjustments have been approved for this project, noted below.

1. Due to an existing streetscape limiting appropriate space for streetscape trees, an alternative streetscape cross section has been approved allowing street trees to be planted halfway between the existing 5’ sidewalk and the edge of the right of way (8.4.5 a).
2. As the lot has adequate right of way between the property line and the existing roadway of Marvino Lane, a the required 15’ general utility easement has been waived.
3. Due to existing layout of developed properties, the required construction of the proposed Silsbee Drive streetscape including trees, sidewalks, and planting strip, maintenance strip, and general utility easement associated with a Neighborhood Streetscape has been waived.

Two Hardship Variances have been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. Relief granted from the 50’ parkway frontage protective yard requirements (UDO Section 3.4.3) for the portion of the frontage along Marvino Lane encumbered with private stormwater maintenance/access easements (A-41-17, 3/13/17)
2. Complete relief from the Parkway frontage requirements and any associated tree conservation requirements granted. (A-107-17, 9/11/17)

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 submitted by Bateman Civil Survey Co.

CONDITIONS OF APPROVAL and NEXT STEPS: This document must be applied to the second sheet of all future submittals with the exception of final plats.
PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first. No disturbance is shown on the preliminary plan.

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

5. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

URBAN FORESTRY
7. Obtain required stub and tree impact permits from the City of Raleigh.

8. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

9. Note the existing tree conservation area cannot be disturbed until it is removed via plat recordation.

10. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization 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. **Next Step:** Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

**ENGINEERING**

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 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along Ebenezer Church Road and Marvino Lane shall be paid to the City of Raleigh.

7. A cross access agreement to the Cornerstone Shopping Center shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**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 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.

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.

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 and the plats shall contain the following note: “All private storm drainage easements & stormwater measures will be maintained by the property owners association."

13. 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 a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition. No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

14. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

TRANSPORTATION

URBAN FORESTRY

15. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

STORMWATER

16. A final plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

Prior to issuance of building occupancy permit:

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.

2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. Next Step: All street lights and street signs required as part of the development approval are installed.

5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

7. **Next Step:** Final inspection of all required Tree Conservation and right of way street trees by Urban Forestry Staff.

**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: 3-21-2021  
Record at least ½ of the land area approved.

5-Year Sunset Date: 3-21-2023  
Record entire subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee)  
Date: 3/21/18

**Staff Coordinator:** Michael Walters
ARLINGTON HEIGHTS
PRELIMINARY SUBDIVISION PLAN
PROJECT # S-67-16
TRANSACTION # 490846
CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA

OCTOBER 2016
REVISED JANUARY 2018

LOT 206
OWNER - MDI MANAGEMENT, LLC
PIN # 0777678891
REAL ESTATE ID # 0329006
ZONING: CX-3-PK-CU
USE - VACANT
AREA - 1.2 ACRES

LOT 205
OWNER - MDI MANAGEMENT, LLC
PIN # 0777770890
REAL ESTATE ID # 0329005
ZONING: CX-3-PK-CU
USE - VACANT
AREA - 1.2 ACRES

LOT 204
OWNER - MDI MANAGEMENT, LLC
PIN # 0777772779
REAL ESTATE ID # 0329004
ZONING: CX-3-PK-CU
USE - VACANT
AREA - 1.0 ACRES

VICINITY MAP
BOARD OF ADJUSTMENT CASE NUMBERS: A-41-17 & A-107-17

COVER
2. UTILITY SEPARATION REQUIREMENTS:

2.1. A DISTANCE OF 100 FT. SHALL BE MAINTAINED BETWEEN SANITARY SEWER AND ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. INTERACTIONS OF WATER SUPPLY AND SEWER FACILITIES MUST BE ARRANGED BY THE PUBLIC UTILITIES DEPARTMENT AND ENGINEER OF RECORD IN ADVANCE OF BEGINNING CONSTRUCTION.

2.2. WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT AT LEAST 20' CITY OF RALEIGH SANITARY SEWER EASEMENT.

2.3. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF WATER MAIN MUST BE INSTALLED AND CONSTRUCTED TO WATERLINE SPECIFICATIONS.

2.4. 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

2.5. MAINTAIN 18" MINIMUM VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MINIMUM VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSING MUST BE SPECIFIED AND INSTALLED TO WATERLINE SPECIFICATIONS.

3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

4. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.

5. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.

6. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE ADEQUATE FLOW AND PRESSURE TO THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.

7. INSTALL FIRE HYDRANT ASSEMBLY

8. WATER METER

9. CHECK VALVE

10. BLOW OFF VALVE

11. SANITARY SEWER MANHOLE

12. SANITARY SEWER MANHOLE (RESPECTIVELY) PRIOR TO CONSTRUCTION.

13. THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.

14. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW AND APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

15. ALL WATER AND SEWER SERVICES METER LOCATED AT ROW OR WITHIN A 2'x2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.

16. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE ADEQUATE FLOW AND PRESSURE TO THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW AND PRESSURE.

17. WATER METER

18. CHECK VALVE

19. BLOW OFF VALVE

20. SANITARY SEWER MANHOLE

21. SANITARY SEWER MANHOLE (RESPECTIVELY) PRIOR TO CONSTRUCTION.
NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL STREET TREES PLANTED ON THE PUBLIC RIGHT-OF-WAY SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY TREE MANUAL.
3. A TREE IMPACT PERMIT IS REQUIRED TO PLANT STREET TREES ON THE PUBLIC RIGHT-OF-WAY PRIOR TO SUBDIVISION OF THE PROPERTY OR PRIOR TO ISSUANCE OF BUILDING PERMIT; WHICHEVER HAPPENS FIRST.
4. SCREENING OF THE BMP SHALL BE PROVIDED WITH DECORATIVE FACED RETAINING WALLS. SEE DETAIL ON SHEET C-801.
5. TREES, BUSHES, AND VEGETATION WITHIN THE PRIMARY TREE CONSERVATION AREA SHALL BE PROTECTED FROM REMOVAL DURING CONSTRUCTION. CONTRACTOR SHALL EXERCISE DILIGENCE TO REMOVE ONLY THE TREES, BUSHES, AND VEGETATION ESSENTIAL FOR CONSTRUCTION.

TOTAL TREE CONSERVATION AREA = 0.35 AC

RESULTED TREE PLANT-LOT

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Symbol</th>
<th>Family Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C</td>
<td>Decommission, Natural Cork</td>
<td>Quercus grisea</td>
<td>1&quot; G.C.</td>
<td>30&quot;</td>
</tr>
<tr>
<td>2</td>
<td>B</td>
<td>Bays Water Dogwood</td>
<td>Cornus kousa</td>
<td>3&quot; G.C.</td>
<td>30&quot;</td>
</tr>
<tr>
<td>3</td>
<td>D</td>
<td>Southern Boxwood</td>
<td>Buxus sempervirens</td>
<td>3&quot; G.C.</td>
<td>30&quot;</td>
</tr>
<tr>
<td>4</td>
<td>F</td>
<td>Texas Sage</td>
<td>Salvia greggii</td>
<td>2&quot; G.C.</td>
<td>30&quot;</td>
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</tbody>
</table>

Type of Screen Tree - Boxwood Standard

<table>
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<tr>
<th>Quantity</th>
<th>Symbol</th>
<th>Family Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Spacing</th>
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<tbody>
<tr>
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<td>C</td>
<td>Common Boxwood</td>
<td>Buxus sempervirens</td>
<td>1&quot; G.C.</td>
<td>30&quot;</td>
</tr>
</tbody>
</table>

TOTAL TREE CONSERVATION AREA = 0.35 AC

LANDSCAPING PLAN

[Diagram of landscaping plan with details of trees, shrubs, and retaining walls]

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

TREE PLANTING DETAIL

DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE

HIGH QUALITY SOIL MIX AS SPECIFIED

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

3 X ROOTBALL DIAMETER

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:

TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

SCALE: 1"=20'

30' 60' 90' 120' 150' 180' 210' 240' 270' 300'

REVISIONS

DRAFT

FOR CONSTRUCTION

PRELIMINARY

NOT RELEASED

ARLINGTON HEIGHTS TOWNHOMES SUBDIVISION PLAN

LANDSCAPING PLAN

C600

12.04.16

FOR CONSTRUCTION

NOT RELEASED

PRELIMINARY

ARLINGTON HEIGHTS TOWNHOMES