LOCATION: This site is located on the north side of Poole Road between Rawls Drive and Sunnybrook Road, at 3117 Poole Road.

REQUEST: The Subdivision of six tracts totaling 27.15 acres zoned R-10 CU (Z-2-2017), and R-6 into 66 individual single family lots, 32 townhome lots, and 11 HOA open space lots. Both a greenway easement and a transit easement are provided with this subdivision.

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 3/01/19 with revisions dated 4/05/19, by Pabst Design Group, PA.

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:

☑ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

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. 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 any grading or site permit (UDO 9.2.3.E).
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. 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.

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.

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<th>☑</th>
<th>City Code Covenant</th>
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<th>Slope Easement</th>
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<td>☑</td>
<td>Stormwater Maintenance Covenant</td>
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<td>Transit Easement</td>
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<td>Utility Placement Easement</td>
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<td>Cross Access Easement</td>
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<td>Sidewalk Easement</td>
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Recorded Map(s) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site 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 is no longer required based on TC-19-20.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

3. 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.

4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
5. A Type C2 Street Protective Yard (136') is required between the proposed tree conservation area along Poole Road and the street and a note and location shall be placed on the final plat stating this requirement.

6. 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 these documents 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.

Engineering

7. The required right of way and slope easements for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.

8. 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 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

9. A fee-in-lieu for the Extension of Road A and Road E to the property lines as shown on the preliminary plans shall be paid to the City of Raleigh (UDO 8.1.10).

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

Public Utilities

11. 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

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. 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).

14. 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).
15. 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).

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).

Urban Forestry

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.27 acres of tree conservation area.

The following items must be approved prior to issuance of any building permits:

1. Transit easement infrastructure shall be constructed including a bench, 15’ wide foundation, and a 6’ post with mounted trash container built to city standards. (Z-2-17, # 2) at the location of the approved transit easement.

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: 5-24-2022
Record at least ½ of the land area approved.

5-Year Sunset Date: 5-24-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Service Dir./Designee) Alyssa Bailey Taylor Date: 10/13/2021

Staff Coordinator: Michael Walters
PRELIMINARY SUBDIVISION PLAN FOR:

POOLE SUBDIVISION

RALEIGH, NORTH CAROLINA

INDEX TO PLANS

C-0.0 COVER SHEET
C-1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0 SUBDIVISION LAYOUT PLAN
C-2.1 SITE LAYOUT PLAN
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C-2.3 SITE LAYOUT PLAN
C-2.4 PHASE 1 COMPLIANCE PLAN
C-2.5 SITE LAYOUT PLANNING PLAN
C-2.6 BLOCK PERIMETER COMPLIANCE PLAN
C-3.0 PRELIMINARY UTILITY PLAN
C-4.0 PRELIMINARY GRADING AND STORM DRAINAGE PLAN
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D-1.0 TRANSPORTATION DETAIL SHEET
T-1.0 TREE CONSERVATION PLAN
T-1.1 TREE CONSERVATION PLAN
T-1.2 TREE CONSERVATION PLAN
L-1.0 PRELIMINARY LANDSCAPE PLAN
L-1.1 ARCHITECTURE PLANS, ELEVATIONS, & RENDERINGS

NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.

2. PROPOSED TREE CONSERVATION PLAN REQUIRED BECAUSE THE TRACT IS GREATER THAN 2 ACRES, PER CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE SECTION 9.1.2.

3. THE OWNER/TENANT OF EACH NEW SINGLE FAMILY DETACHED LOT WILL USE THE CITY'S WEEKLY SCHEDULED ROLL-OUT CURBSIDE GARBAGE AND RECYCLING COLLECTION SYSTEM. EACH HOME SHALL STORE GARBAGE/RECYCLE BINS WITHIN THE GARAGE AND/OR IN THE SIDE/REAR YARD OUT OF SIGHT FROM THE STREET.

4. TRASH COLLECTION FOR TOWNHOMES WILL BE VIA INDIVIDUAL ROLL OUT UNITS IN THE ALLEY WAY. CONTAINERS WILL BE STORED IN GARAGE OF EACH UNIT OR WITHIN THE YARD, SCREENED FROM VIEW FROM ANY PUBLIC SPACE.

5. THE STORAGE AND SERVICE DETAILS IN PART A & B ABOVE SHALL BE SPECIFIED WITHIN THE HOA BYLAWS.

CONDITIONS (Z-2-2017, APPLIES TO SUBJECT PARCELS ZONED R-10-CU):

1. APARTMENT BUILDING TYPE PROHIBITED.

2. PRIOR TO BUILDING PERMIT FOR ANY SUBJECT PARCEL, IF REQUIRED BY CITY TRANSIT DIVISION, DEVELOPER SHALL CONSTRUCT TRANSIT SHELTER IN 15X20 EASEMENT AT LOCATION DECIDED BY TRANSIT DEPARTMENT. MUST INCLUDE A BENCH, 15' WIDE FOUNDATION BASED ON FOOT WITH INDUSTRIAL GRADE TRASH CONTAINER. BUILD TO CITY STANDARDS/SPEC.

3. DENSITY LIMITED TO 8 DU/AC.

4. 50' WIDE COR GREENWAY EASEMENT ON THE NORTH SIDE OF THE EXISTING STREAM ADJACENT TO COR HYDRAULIC BIKE LANE, 7 FEET OF DIA FOR THE ENTIRE DISTANCE THROUGH PROPERTY.

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

REVISED PER COR COMMENTS 01/11/19
REVISED PER COR COMMENTS 03/01/19