Administrative Approval Action
Case File / Name: SUB-S-68-2018
WYKOFF

LOCATION: This site is located at 8410 and 8412 Old Lead Mine Road. The PIN numbers are 1708207421 and 1708300430.

REQUEST: The applicant is proposing to subdivide the 10.83 acre site into a total of 64 lots, 59 of which will accommodate townhomes and five lots for common areas. The site is zoned Office Mixed Use (OX-4-CU) with zoning conditions under Z-7-07. Note this plan was originally submitted with the name of Lead Mines Towns.

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 August 1, 2019 by WithersRavenel.

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:

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.

General Condition

3. Prior to approval of site permitting drawings the location of the transit easement required by Zoning Condition B of Z-7-07 shall be approved by the City and be shown on the approved plans.

Stormwater

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 or 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.

<table>
<thead>
<tr>
<th>Stormwater Maintenance Covenant Required</th>
<th>Sidewalk Easement Required</th>
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<tbody>
<tr>
<td>Utility Placement Easement Required</td>
<td>Slope Easement Required</td>
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<tr>
<td>City Code Covenant Required</td>
<td>Transit Easement Required</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 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. 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.

2. A demolition permit shall be obtained.

**Engineering**

3. 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.

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

5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
6. 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 recording. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

7. Slope easements 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.

Public Utilities

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.

Stormwater

9. 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).

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. 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).

12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Transportation

13. 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

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.85 acres of tree conservation area.
☑ 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:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

General Condition

2. All zoning conditions in Z-7-07 shall be satisfied prior to issuance of a building permit.

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: August 7, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: August 7, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 08/07/2019
Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
1. FIRE DEPARTMENT ACCESS LANES MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 150’ OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL (IFC 503.1.1)

2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES NEEDED DURING CONSTRUCTION.

3. MINIMUM APPARATUS ACCESS WIDTH 20’, INSIDE TURN RADIUS 28’ (UNLESS OTHERWISE SPECIFIED)

4. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION

5. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3

6. WITHIN THE SIGHT DISTANCE TRIANGLES / EASEMENTS SHOWN ON THIS PLAN, NO OBSTRUCTION ENCROACHMENT. ALL RETAINING WALLS TO BE DESIGNED AND PERMITTED BY OTHERS, IF NEEDED DURING CONSTRUCTION. ALL RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY WALL, SIGN, OR PARKED VEHICLE.

7. ALL PAVEMENT DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED.

8. GENERAL NOTES:

   a. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH.
   b. APPARATUS ACCESS ROADS (DEAD END) GREATER THAN 150’ REQUIRE APPROVED AREA TO TURN APPARATUS AROUND (HAMMAR HEAD, WYE, OR 96’ CUL-DE-SAC)
   c. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.
   d. INSIDE TURNING RADIUS OF 28’ MINIMUM.
   e. PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
   f. PEDESTAL, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
   g. SCREENING OF PUB. UTILITIES OR PRIV. UTILITIES IS REQUIRED A MINIMUM OF 4 FEET IN HEIGHT AND WITHIN 2 FEET OF THE LOT LINE.
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9. FIRE DEPARTMENT NOTES

   a. PREEXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, VAULTS, LION’S, COMBUSTIBLE STORAGE, OUTDOR OIL TANKS, AND REFRIGERATION TANKS, ARE TO BE LOCATED AND SHOWN ON THIS PLAN.
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12. DEVELOPER

   M/I HOMES
   1511 SUNDAY DRIVE, SUITE 100
   RALEIGH, NC 27607
   CONTACT: MARTIN FUCHS
   PHONE: 919-410-0926
   EMAIL: mfuchs@mihomes.com

13. OWNER

   FULLER INVESTMENT PROPERTIES, LLC
   12402 SHADY LAKE COURT
   HENRICO, VA 23233-3364

14. SURVEYOR

   WithersRavenel
   115 Mackewn Drive
   Cary, NC 27513
   PHONE: 919-468-4743
   EMAIL: mfuchs@mihomes.com

15. GEO-TECH ENGINEER

   FULLER INVESTMENT PROPERTIES, LLC
   12402 SHADY LAKE COURT
   HENRICO, VA 23233-3364
   CONTACT: TIM HAVIL, PE

16. PREPARED BY:

   WithersRavenel
   115 Mackewn Drive
   Cary, NC 27513
   PHONE: 919-468-4743
   EMAIL: mfuchs@mihomes.com

   LANDSCAPE ARCHITECT: BRIAN RICHARDS, PLA
   CIVIL ENGINEER: ARNALDO ECHEVARRIA, PE

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION
NOTE:
SANITARY SEWER MANHOLES SHALL BE ELEVATED TO 3 FT ABOVE THE FLOOD ELEVATIONS OR SEALED/VENTED

WithersRavenel

115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com
This plan is for planting purposes only. For information regarding grading, general landscape notes:

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2. Location of plant material to be reviewed by landscape architect prior to installation of any plant material.

3. No changes to any aspect of this site plan, including but not limited to landscaping, grading, building elevations (especially color), lighting, or utilities groupings shall be mulched as one bed.

4. Specification and NCDOT, if applicable.

5.凡 Bouquet Shall verify all existing and proposed utilities prior to installation.

6. Verification of plant quantities shown on this plan shall be the responsibility of contractor.

7. All trees and shrubs shall be full, well-branched plants which are of Set forth in "American Standard for Nursery Stock", 2004 or later edition.

8. Feet in height above the curb line elevation shall be located in whole or part.

9. Open space (refer to site plan)

10. Amenity open space

11. Final location of all turf areas shall be approved by owner or/and landscape architect.

12. Tree conservation area (refer to L1.1)

13. Recommendations prior to installation of any plant material.

14. Contractor shall verify all existing and proposed utilities prior to installation.