LOCATION: The site is generally located on the west side of Auburn Church Road south of the intersection of Auburn Church Road and Jones Sausage Road, with common street addresses of 4100 and 4300 Auburn Church Road. This site is outside the city limits.

REQUEST: Conventional subdivision of approximately 57.92 acres to create 5 lots and dedicate public streets. The subdivision is proposed in two phases, with Lots A, B and C, and right-of-way in Phase 1, and the remaining Lots D and E, and right-of-way in Phase 2. The subject property is zoned IH-CU (Z-002-89 and Z-003-89).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: ASR-0024-2021: DSLC - Administrative Site Review [ASR]/Administrative Site Review

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 September 7, 2021 by NV5 ENGINEERING.

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:

General

1. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls) prior to Site Permit, or Mass Grading permit as applicable.

2. Demonstrate compliance with UDO Section 7.2.6 (Stormwater Retention Ponds & Detention Basins).

Engineering

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

Public Utilities

4. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
5. 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.

Stormwater

6. 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).

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

10. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

12. 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).

☑️ 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.

| ☑️ Utility Placement Easement Required | ☑️ Slope Easement Required |
| ☑️ Stormwater Maintenance Covenant 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.

Engineering
2. 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.

3. A slope easement 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.

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 for 147 Street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

6. A fee-in-lieu for 7 street trees is paid to the City of Raleigh (UDO 8.1.10).

7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

8. A fee-in-lieu for the stub street to the western portions of the site at the creek crossing and any locations not fully completed on Auburn Church Road at the existing creek parcel as to be determined by staff is paid to the City of Raleigh (UDO 8.1.10).

**Public Utilities**

9. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. The SPR drawings for the subdivision must be permitted concurrently with the offsite water and sewer improvements. The acceptance of the water and sewer utilities of the subdivision’s SPR should occur concurrently or after the acceptance of the offsite water and sewer improvement SPR.

10. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

11. 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.

12. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main. This shall apply where right of way is dedicated but the typical requirement for installation of a waterline is not practical.
13. Any retaining walls proposed adjacent to City of Raleigh Sanitary Sewer Easements comply with the following statement. Any necessary documentation must be submitted with the SPR. “For structures being proposed directly adjacent to sanitary sewer easements, the engineer of record shall demonstrate through a sealed engineering report that the City will be able to safely excavate the easement to access, inspect, repair, and/or replace the existing pipe without diminishing the structural integrity of the structure being proposed. If this protection cannot be achieved due to depth of sewer installation or size of proposed structure, the engineer can propose structural reinforcement just outside the easement to provide the protection or provide additional separation between the structure and the easement to allow the City to maintain the existing sewer.”

Stormwater

14. 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).

15. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

16. 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).

17. 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).

18. 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).

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 5.79 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:

Public Utilities

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 36 street trees along Treygan Road, 62 street trees along Eagle Crest Way, and 49 street trees along Conash Lane.

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 for both the onsite and offsite improvements. This also includes the existing sanitary sewer this development is proposing to re-utilize that was never accepted by the City for maintenance. Improvements or replacements at the developer's cost may be required in order for the existing sanitary sewer to be accepted by the City of Raleigh.

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

3. All street lights and street signs required as part of the development approval are installed.

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: January 27, 2025
Record at least ¼ of the land area approved.

5-Year Sunset Date: January 27, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 09/30/2021
Alysia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Kasey Evans