



Administrative Approval Action

Case File / Name: SUB-0012-2022
DSLC - LAUREL HILLS TOWNHOMES

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

LOCATION: This site is located on the north side of Edwards Mill Road, east of Laurel Hills Road at 4008 Laurel Hills Road.

REQUEST: Development of an existing 10.46 acre/455,637 sf tract, with single-family dwelling (to be demolished), zoned R-4 into a proposed Compact Subdivision for 63 multi-unit-townhomes and 2 HOA maintained Open Lots with amenity & open space. Proposed development includes 1.67 acres of right-of-way dedication and a net area of 8.79 acres/382,892 sf (Note: the site data as shown on this approved preliminary subdivision copy is incorrectly referenced and will be a condition of approval, updated & revised on the Site Permit Review plans set).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SPR-0226-2022: 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 August 30, 2022 by Kimley-Horn.

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. Update and revise the B2 protective yard buffers' LF dimension markings, per the planting schedule shown, along the site's boundary lines and the required buffer widths, demonstrating compliance with UDO Sec.2.3.1.C and Sec.7.2.4, on the landscaping sheet L3.
2. Applicant revises the total right-of-way dedication sf/acreage to match the net area provided in the site data table.
3. All driveway garage design setbacks are dimensioned and comply with UDO Sec.2.3.4, on the Site Permit Review plans set.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Public Utilities



Administrative Approval Action

Case File / Name: SUB-0012-2022
DSLCL - LAUREL HILLS TOWNHOMES

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

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 surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

10. 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).
11. 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.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way Deed of Easement 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.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.



Administrative Approval Action

Case File / Name: SUB-0012-2022
DSLC - LAUREL HILLS TOWNHOMES

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

3. Retaining wall easements, as shown on the subdivision plan, and associated legal documents, are shown on all plats and recorded in conjunction with the recordation of lots.
4. Provide documentation indicating a Property Owner's Association has been established for the subject development in accordance with UDO Section 2.5.7.

Engineering

5. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
6. 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.
7. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

8. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.
9. Infrastructure Construction Plans (SPR) 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 (UDO 9.2.2.G.3).
11. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)



Administrative Approval Action

Case File / Name: SUB-0012-2022
DSLCL - LAUREL HILLS TOWNHOMES

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

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

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 .93 acres of tree conservation area.
18. A public infrastructure surety for the total of 71 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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 15 street trees along Laurel Hills Road, 14 street trees along Lost Fawn Court, and 42 street trees along Elk Creek Lane.
3. A public infrastructure surety for the total of 71 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.



Administrative Approval Action

Case File / Name: SUB-0012-2022
DSLCL - LAUREL HILLS TOWNHOMES

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

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.
2. 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.
3. All street lights and street signs required as part of the development approval are installed.

Stormwater

4. 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: October 4, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 4, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* **Date:** 10/04/2022
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

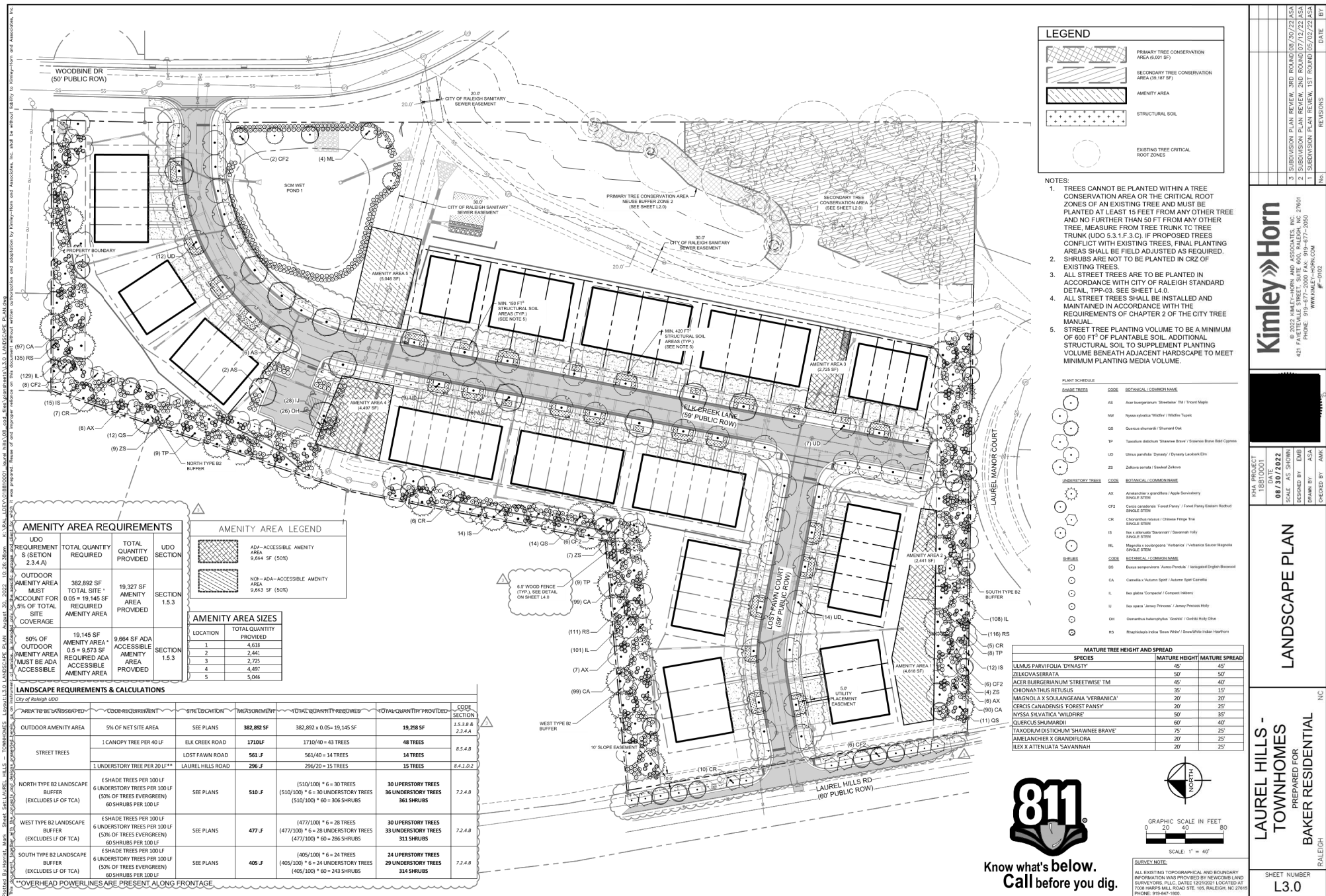


REFERENCES:



PROPERTIES OF
SUSAN HOLLER, SUCCESSOR TRUSTEE OF
THE BERYL SHAW LIVING TRUST
WAKE COUNTY NORTH CAROLINA
MEREDITH TOWNSHIP

SCALE: 1"=50'



Know what's **below**.
Call before you dig.

SURVEY NOTE:
ALL EXISTING TOPOGRAPHICAL AND BOUNDARY
INFORMATION WAS PROVIDED BY NEWCOMB LAND
SURVEYORS, PLLC, DATE: 12/21/2021 LOCATED AT
7008 HARPS MILL ROAD STE. 105, RALEIGH, NC 27615
PHONE: 919-847-1800.

Kimley»»Horn

No.	REVISIONS	DATE	BY
1	SUBDIVISION PLAN REVIEW, 1ST ROUND	05/02/22	ASA
2	SUBDIVISION PLAN REVIEW, 2ND ROUND	07/12/22	ASA
3	SUBDIVISION PLAN REVIEW, 3RD ROUND	08/30/22	ASA

KHA PROJECT 18810001	DATE 08/30/2022	SCALE AS SHOWN	DESIGNED BY EMB	DRAWN BY ASA	CHECKED BY AMK
-------------------------	---------------------------	----------------	-----------------	--------------	----------------

LANDSCAPE PLAN

LAUREL HILLS -
TOWNHOMES
PREPARED FOR
BAKER RESIDENTIAL

SHEET NUMBER
L3.0