LOCATION: This .96 acre site zoned R-10 is located on the east side of Durham Drive between Leagan Drive and Mechanical Blvd. at 3919 and 3923 Durham Drive.

REQUEST: This is a conventional townhome subdivision of a .96 acre site subdivided into 13 residential townhome lots and one HOA/Community lot.

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 July 16, 2022 by JOSH CHENERY.

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. Provide detail of solid waste enclosure (COR solid waste manual, and 7.2.5 C 3)
2. Provide a Will Serve letter (and add to subdivision plan set) regarding solid waste service for proposed dumpster on site.

**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.

**Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
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>Right of Way Deed of Easement Required</th>
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<tbody>
<tr>
<td>Stormwater Maintenance Covenant Required</td>
</tr>
<tr>
<td>Utility Placement Deed of Easement Required</td>
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</tbody>
</table>

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 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)

3. 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

4. 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.
5. 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.

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

7. 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).

8. 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).

9. 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).

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

11. 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

12. A public infrastructure surety for (4) street trees 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.

☑ 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 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.

Public Utilities
2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Durham Dr.

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.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

3. 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: December 15, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 08/18/2022
Daniel L. Stagall
Development Services Dir/Désignee

Staff Coordinator: Michael Walters
SUBDIVISION PLANS
FOR
MAGNOLIA TOWNES
3919 & 3923 DURHAM DRIVE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: SUB-0020-2022

PREPARED FOR:
MAGNOLIA PROPERTY GROUP
707 W JONES STREET
RALEIGH, NC 27603

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2286 Bridge Road
Raleigh, North Carolina 27612
Ph: 919-425-1104
F: 919-425-1105

SITE EXEMPTION NOTES:

NOTES:
1. INSURANCE: TOPOGRAPHY AND CONSTRUCTION CONDITIONS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSURANCE COMPANY.
2. THE PROPERTY IS LOCATED IN A HAZARD ZONE DETERMINED TO BE IN THE 100-YEAR FLOODPLAIN THAT IS REQUIRED TO BE SERVED BY UWRS AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
3. SITE CANOPY STUDIES OF SCENIC Overlay have been submitted with the application for review.
4. THIS DRIVeway IS NOT FOR RELOCATION.
5. DO ALL Designer, Surveyors, and Environmental are in compliance WITH THE REQUIREMENTS OF THE ON-DIG PLAN.

SHEET DESCRIPTION
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 PROPOSED SUBDIVISION PLAN
C-4 PROPOSED SUBDIVISION PLAN
C-5 PROPOSED GRADING
C-6 PROPOSED GRADING
C-7 PROPOSED LANDSCAPING PLAN
D-1 DETAILS
D-2 DETAILS
D-3 DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.