



Administrative Approval Action

Case File / Name: SUB-0023-2021
DSLCL - Edgewater Commons Subdivision

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

LOCATION: This is a 55.99 acre site zoned PD (Planned Development, Z-24-2019), consisting of 10 separate parcels all located on the north side of New Bern Avenue on both the northeast and northwest sides of the intersection of New Bern Avenue and N. Rogers Lane.

REQUEST: This is a 20 lot phased subdivision to be recorded in three phases.

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 February 7, 2022 by J DAVIS ARCHITECTS.

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. When the phase 2 portion of North Rogers Lane (Lot 10) develops, a traffic signal be installed, pending final approval by Traffic Engineering staff, at the time that this portion advances. Any necessary easements and dedications shall be shown during an ASR submittal, and implemented during the SPR review and approval at that side of the development.
2. That the recommendations of the Traffic Impact Analysis are incorporated into the plan and shown

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.

Stormwater

5. 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).



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6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. Submit a final tree conservation plan with the updated tree conservation areas 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.

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

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Slope 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. After recordation of the cross access easement on lot 20 to PIN 1734545563, that Lot 20 is recombined to PIN 1734545563 and the cross access easement can be removed.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A cross access agreement among the lots identified as Lot 20 on SUB-0023-2021 and 1734545563 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



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4. 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.
5. 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.
6. 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.
7. 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.
8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

9. 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

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. 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).
12. 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).
13. 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).
14. 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).



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15. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
16. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
17. 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).

Urban Forestry

18. A public infrastructure surety for 237 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.
19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Metes and bounds should be provided for any tree conservation area dimensions that will be altered by the proposed abandonment and replacement. This development proposes the abandonment of .80 acres of tree conservation area and replacement with .87 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:

General

1. A recombination map shall be recorded showing that Lot 20 is recombined to PIN 1734545563 and the cross access easement is removed.

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 49 street trees along New Bern Ave, 49 street trees along New Bern Ave, 58 street trees along N Rogers Ln, 69 street trees along Street A, 76 street trees along Sunrise Valley Pl, 25 street trees along Street B.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).



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

Stormwater

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: July 6, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: July 6, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* **Date:** 03/09/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters

[illegible]RECORDED MAP
BM2010, PG590

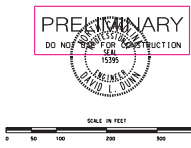
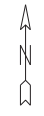
PRELIMINARY SUBDIVISION

1/21/2022 8:14:16 AM PL01 P:\1\perry 18-001848-000 - Rogers Farm LAURENCE WETLANDS Preliminary Subdivision Plan Proposed - 18-001848-000 Existing Conditions and Subdivision Plan



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS

- GENERAL NOTES:
1. THE BOUNDARY, TOPOGRAPHIC AND EXISTING SITE CONDITIONS ARE BASED ON THE FIELD SURVEY PERFORMED BY THE SURVEYING.
 2. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD SURVEYING, WAKE COUNTY GIS AND INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE SIZE, MATERIAL AND HORIZONTAL/VERTICAL ALIGNMENT TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IF THE DESIGN IS DEELED DUE TO CONFLICTS WITH EXISTING UTILITIES OR SIZE ADJUSTMENTS ARE NEEDED.
 3. THE SITE IS LOCATED WITHIN THE NEW RIVER DRAINAGE BASIN.
 4. THE SITE IS LOCATED WITHIN FEMA MAPPED FLOODPLAIN PER FEMA PANEL 3702134001 DATED MAY 2, 2006.
 5. THE EXISTING STREAM BUFFERS AND WETLANDS SHOWN ARE BASED ON THE FIELD DELINEATION PERFORMED BY SAME.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 7. WATER AND/OR SEWER MAIN MATERIALS TO BE REMOVED FROM SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH CORPUS STANDARDS (REFER TO CORPUS HANDBOOK, PAGE 28).



SCALE IN FEET
0 50 100 200 300 400

EDGEWATER COMMONS
PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH
WAKE COUNTY
NORTH CAROLINA

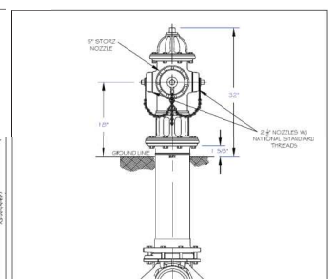
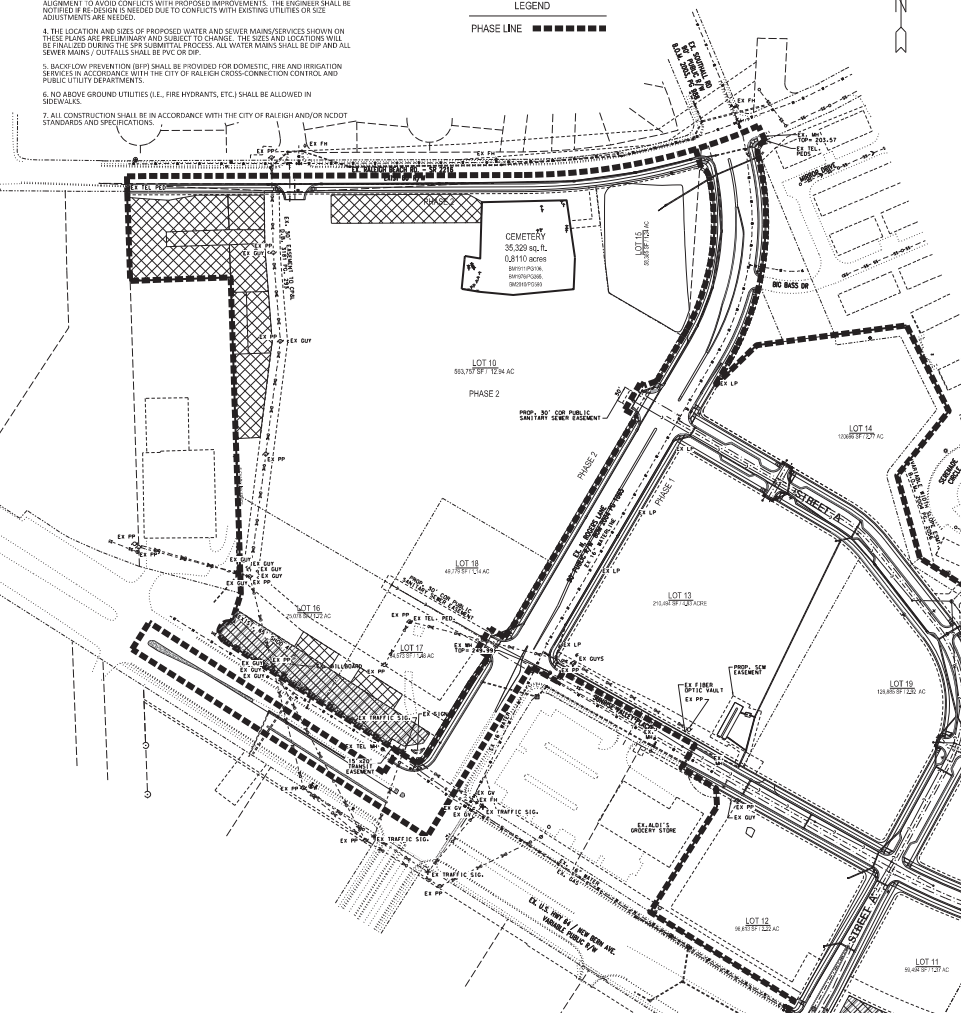
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REVISION	DATE	BY	DATE	BY
1	1/21/2022	PL01	1/21/2022	PL01
2	1/21/2022	PL01	1/21/2022	PL01
3	1/21/2022	PL01	1/21/2022	PL01
4	1/21/2022	PL01	1/21/2022	PL01
5	1/21/2022	PL01	1/21/2022	PL01
6	1/21/2022	PL01	1/21/2022	PL01
7	1/21/2022	PL01	1/21/2022	PL01
8	1/21/2022	PL01	1/21/2022	PL01
9	1/21/2022	PL01	1/21/2022	PL01
10	1/21/2022	PL01	1/21/2022	PL01

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
400 CHASE HILL ROAD, SUITE 200, RALEIGH, NC 27607
TELEPHONE: (919) 844-4422 or (919) 844-4479
FAX: (919) 844-4479
E-MAIL: info@bnk-engineers.com
WEBSITE: www.bnk-engineers.com



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



1. THE INDICANT SHALL BE 48 MONTHS AND SHALL BE 48 MONTHS, WHEN CALL DURING, KENNEDY, MINN.
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NOTES:

1. RAUGH POLYURETHANES SHALL BE PAINTED SOLID RED
2. NIGHTTIME & REDUCED POLYURETHANES SHALL BE PAINTED RED AND OPERATING LITS.
3. ZINCULO, POLYURETHANES SHALL BE PAINTED RED AND SILVER CORNERS AND OPERATING LITS.
4. MAKE PISTON AND ROLLER, AND MEDIAL POLYURETHANES AND THERMOPHORES TO BE PAINTED GUNNED BLACK, AND OPERATING LITS.
5. OPERATING LITS ON HIGHWAYS CONNECTED TO PUBLIC MAIN LARGER THAN 12" SHALL BE PAINTED BLACK.

MAY BE RE-WORK, RE-INSTALL, OR
 RE-DO, OR A NEW INSTALLATION
 CHARGED TO THE CITY OF
 FORT WORTH. THE FORT WORTH
 FIRE DEPARTMENT IS RESPONSIBLE FOR
 COLLECTING THE FORT WORTH CITY
 FIRE DEPARTMENT.

CITY OF RALPH
 DEPARTMENT OF PUBLIC UT
 STANDARD FIRE HYD
 INSTALLATION DET

DATE	REVISIONS	DATE	REVISIONS
4-6-04	4-6-04		

DWG. NO.	REVISED	DATE	BY	CHECKED BY
0-15		7-1-87	ABD	7-2-86

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EDGEWATER COMMONS

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH	WAKE COUNTY	NORTH CAROLINA
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BANK

MASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
319 CHAPEL HILL ROAD, SUITE 256, RALEIGH, NC 27607
TELEPHONE: (919) 954-4222 or (800) 354-1879
FAX: (919) 954-0888 (RALEIGH)
TELEPHONE NUMBERS: KOBELS (C-0119); NCBLA (C-0287)

REVISIONS				
NO.	DATE	DESCRIPTION	BY	CHK
3	10-19-22	COR COMMENTS	J.A.	
2	10-20-21	COR COMMENTS	J.A.	
1	10-20-21	COR COMMENTS	J.A.	

19165	3-29-21	J. JONES
JOB NO.	DATE	DRAWN BY

**OVERALL
UTILITY PLAN**

SCALE: 1" = 60'

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AKE COUNTY

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NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

RECEIVED FOR CONSIDERATION



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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF X STANDARDS, SPECIFICATIONS AND DETAILS

LEGEND

PHASE LINE ■■■■■■■■■■

GENERAL NOTES:

1. THE BOUNDARY, TOPOGRAPHIC AND EXISTING SITE CONDITIONS ARE BASED ON THE FIELD SURVEY PERFORMED BY BNK SURVEYING.
2. ANY CHANGES TO THE PROJECT DESIGN OR CONSTRUCTION PLAN MUST BE PROVIDED BY IDAHS ARCHITECTS.
3. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD SURVEYING, WORK COUNTY-GIS AND INFORMATION PROVIDED BY THE CITY OF RALEIGH. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE SIZE, MATERIAL AND HORIZONTAL/VERTICAL ALIGNMENT OF EACH UTILITY. IF DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IF RE-DESIGN IS NEEDED DUE TO CONFLICTS WITH EXISTING UTILITIES OR SIZE.
4. THE LOCATION AND SIZES OF PROPOSED WATER AND SEWER MAINS/SERVICES SHOWN ON THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE. THE CONTRACTORS AND UTILITIES WILL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE CITY OF RALEIGH. THE CITY OF RALEIGH'S "OUTFALL SLIPS" MAY BE PUC OR DP.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE DOMESTIC FIRE AND IRRIGATION SERVICES IN ACCORDANCE WITH THE CITY OF RALEIGH CROSS CONNECTION CONTROL AND BACKFLOW PREVENTION SPECIFICATIONS.
6. NO ABOVE GROUND UTILITIES (FIRE HYDRANTS, ETC.) SHALL BE ALLOWED IN SIDEWALKS.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR IDAHO RULES AND REGULATIONS.

EDGEWATER COMMONS
PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH WAKE COUNTY NORTH CAROLINA

SHEET
C2.3

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607
TELEPHONE: (919)851-4422 or (800)354-1879
FAX: (919)851-0968 (RALEIGH)
CERTIFICATION NUMBERS: NCBELS, IC-11007; NCSEA, IC-20873

1985	DATE	J. JONES	DRAWN BY	
JOB NO.	DATE			
ENLARGED UTILITY PLAN (EAST)				
3	10-24-82	COR COMMENTS		J.J.
2	10-21-82	COR COMMENTS		J.J.
1	10-21-82	COR COMMENTS		J.J.
NO.	DATE	DESCRIPTION		BY
SCALE: 1" = 60'				

ER COMM
SUBDIVISION PLAN
WAKE COUNTY NORTH CAROLINA

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

BNK

