



Administrative Approval Action

Case File / Name: SUB-0023-2023
DSLCL - MITCHELL MILL TOWNHOMES

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

- LOCATION:** The site is located on the south side of Mitchell Mill Road, specifically at 3824 Mitchell Mill Road (Wake Co. PIN: 1747369952), zoned R-4. The site is approximately half the distance between Forestville Road to the east and Pinkham Way to the west on the south side of Mitchell Mill Road. The site is outside the city limits.
- REQUEST:** The request is to divide a 1.997 acre site into 15 total lots. Lots 1-14 are being designed for residential townhouse use, while lot 15 is a Common / Open Lot.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0590-2024: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
SPR-0133-2024: DSLCL - Site Permitting Review/Major [Signature Set]
RCMP-0251-2024: DSLCL - Recorded Maps/Subdivision
- 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 January 29, 2024 by Concept 8, LLC.

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 the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

☒ **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"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
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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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Site has an Open Assessment Charge from previous City project. Please coordinate with Donetta Powell to determine the developers/property owners responsibilities for this site development project.

Engineering

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)
4. A cross access agreement among the lots identified as PINs xxxxxxxxxx and xxxxxxxxxx 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.
5. A fee-in-lieu for sidewalk along Mitchell Mill Road frontage is paid to the City of Raleigh (UDO 8.1.10).
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.

Public Utilities

7. 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.
8. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.



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

☒ **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.

Stormwater

2. 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).
3. 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).
4. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.



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5. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 19 street trees along Mitchell Mill Rd
7. A public infrastructure surety for the 19 required 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.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: February 28, 2027
Record at least ½ of the land area approved.

5-Year Sunset Date: February 28, 2029
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan McDonald **Date:** 02/29/2024
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

Revised 1/2/25



VICINITY MAP
1" = 400'

SITE DATA	
PROPERTY OWNER/DEVELOPER	CONCEPT 8 HOLDINGS, LLC 307 S. SALEM ST. SUITE 200 APEX, NC 27502
SITE ADDRESS	3824 MITCHELL MILL ROAD
GROSS SITE AREA	1.997 AC/86,998 SF
RIGHT-OF-WAY DEDICATION	0.016 AC/708 SF
NET SITE AREA	1.979 AC/86,290 SF
WAKE COUNTY PIN #	1747369952
ZONING DISTRICT	R-4
EXISTING USE	VACANT
PROPOSED USE	TOWNHOME BUILDING TYPE
STREET CLASSIFICATION	MITCHELL MILL ROAD - AVENUE 4-LANE DIVIDED
EXISTING STREETScape	MITCHELL MILL ROAD - 6' TREE LAWN - 8' SIDEWALK
PROPOSED STREETScape	MITCHELL MILL - 6' TREE LAWN - 8' SIDEWALK
PROVIDED PARKING	4 SPACES INCLUDING 1 VAN HANDICAP ACCESSIBLE SPACES
OPEN SPACE REQUIRED	COMPACT SUBDIVISION - 1 ACRE MINIMUM (UDO 2.3.1.B) (60% MIN. CONTIGUOUS OPEN SPACE)
OPEN SPACE PROVIDED	TOTAL: 44,550 SF (1.023 AC - 100% CONTIGUOUS)
AMENITY AREA REQUIRED	TOTAL: 4,310 SF (5%)
AMENITY AREA PROVIDED	TOTAL: 4,340 SF (5.03%)

MITCHELL MILL TOWNHOMES

PRELIMINARY SUBDIVISION

SUB-0023-2023

RALEIGH, NORTH CAROLINA

APRIL 25, 2023
REVISED OCTOBER 24, 2023
REVISED JANUARY 29, 2024

DEVELOPER:

CONCEPT 8 HOLDINGS, LLC
307 S. Salem St. Suite 200
Apex, NC 27502
919-601-5078
shawn@concepteight.com

CIVIL ENGINEER:
RDU
CONSULTING, PLLC

NC LICENSE P-2425

PHONE: 252-908-5722

EMAIL: LEWIS@RDUCONSULTING.COM

P.O. BOX 418

CLAYTON, NC 27528

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND NC DOT STANDARDS AND
SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPERS HAVE REVIEWED AND ARE IN
COMPLIANCE WITH THE REQUIREMENTS SET
FORTH IN THE CITY OF RALEIGH SOLID
WASTE MANUAL. ROLL OFF CONTAINERS
WILL BE STORED IN THE GARAGES AND
COLLECTED BY A PRIVATE COLLECTION
SERVICES.

UDO SEC. 8.3.5.D.5.B.i CROSS ACCESS
IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS
ARE NOT APPLICABLE TO THE SOUTH DUE TO THE PRESENCE OF AN
EXISTING DETACHED BUILDING TYPE AND TO THE EAST DUE TO
EXISTING GRADES AT THE PROPERTY LINE BEING IN EXCESS OF 25%.
CROSS ACCESS IS BEING PROVIDED TO THE WEST.

UDO SEC. 8.3.2.A BLOCK PERIMETER
THE LEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS R-4. WITH AN
AVERAGE LOT SIZE BETWEEN 10,000 SF-19,999 SF, THEREFORE, IN
ACCORDANCE WITH UDO 8.3.2.A.2.b, BLOCK PERIMETER IS NOT
APPLICABLE DUE TO THE SITE AREA BEING 1.997 AC WHICH IS LESS
THAN THE MIN. SITE AREA APPLICABILITY FOR R-4 ZONING (13 AC).

INDEX

CE-0.1	RECORDED PLAT
CE-1	BOUNDARY AND TOPOGRAPHIC SURVEY
CE-2.0	LOT AND EASEMENT PLAN
CE-2.1	SITE LAYOUT PLAN
CE-2.2	SOLID WASTE PLAN
CE-3	UTILITY PLAN
CE-4	GRADING AND DRAINAGE PLAN
LA-1	LANDSCAPE PLAN

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-596-2000



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to jeff.caines@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)		
<input type="checkbox"/> Conventional Subdivision	<input checked="" type="checkbox"/> Compact Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> Cottage Court	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):

Development name (subject to approval): Mitchell Mill Townhomes

Property Address(es): 3824 Mitchell Mill Road

Recorded Deed PIN(s): 1747369952

Building type(s): ☐ Detached House ☐ Attached House ☒ Townhouse ☐ Apartment

☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Open Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION

Current Property Owner(s) Name(s): Cathy H Riddlehoover

Company: Title: Owner

Address: 5709 Watkins Rd Wendell, NC 27591

Phone #: 919-630-4034 Email: jriddleh@aol.com

Applicant Name (if different from owner. See "who can apply" in instructions): Shawn Donovan

Relationship to owner: ☒ Lessee or contract purchaser ☐ Owner's authorized agent ☐ Easement holder

Company: Concept 8 Holdings, LLC Address: 307 S. Salem Street Apex, NC 27502

Phone #: 919-601-5087 Email: shawn@concepteight.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Name(s): Shawn Donovan, Member Manager

Company: Concept 8 Holdings, LLC Title: Member Manager

Address: 307 S. Salem Street Apex, NC 27502

Phone #: 919-601-5087 Email: shawn@concepteight.com

Page 1 of 2

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DEVELOPMENT TYPE + SITE DATA TABLE - ZONING INFORMATION

Gross site acreage: 1.99

Zoning districts (if more than one, provide acreage of each):

R-4

Overlay district(s): Inside City Limits? ☐ Yes ☒ No Historic District/Landmark: N/A ☒

Conditional Use District (CUD) Board of Adjustment Case # Design Alternative Case #

Case # Z: BQA: DA:

STORMWATER INFORMATION

Impervious Area on Parcel(s) Impervious Area for Compliance (includes right-of-way):

Existing (sf) 0 Proposed total (sf) 31,383 Existing (sf) 1,742 Proposed total (sf) 3,485

NUMBER OF LOTS AND DENSITY

of Detached House Lots: # of Attached House Lots: # of Townhouse Lots: 14

of Tiny House Lots: # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic):

Total # of Lots: 15 Total # Dwelling Units: 14

Proposed density for each zoning district (UDO 1.5.2.F)

SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-40(b)), applications for development approvals may be made by the

landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the

landowner. An easement holder may also apply for development approval for each development as is authorized by the

instrument.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of

the persons authorized by state law (N.C.G.S. 160D-40(a)) to make this application, as specified in the application. The

undersigned also acknowledges that the information and statements made in the application are correct and the

undersigned understands that development approvals are subject to revocation for false statements or

misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-40(b).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described

in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith,

and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b)), if this permit application is

placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to

respond to comments or provide additional information requested by the City for a period of six consecutive months or

more, then the application review is discontinued and a new application is required to proceed into the development

regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature: Shawn Donovan Date: 4/25/23

Printed Name: Shawn Donovan, Manager

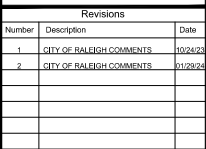
Signature: Date:

Printed Name:

Page 2 of 2

REVISION 10/15/22

raleighnc.gov




RECORDED PLAT

CE-0.1

Date Issued 04/25/2023

CE-1	NO.	ADDRESS	DATE
	1	ST	MM

SURVEY PREPARED FOR: CONCEPT II 507 S. BROAD ST., SUITE 400 /PDC, NC 27601	 JCTAYLOR LAND CONSULTANTS, PLLC License # P-00021 1600 David Clapp Road, #140 Apex, NC 27503 (919) 875-1564
TJC AND MCD 10/06	

LEGEND

- BM BOOK OF MAPS
- DB DEED BOOK
- PG PAGE
- N/W NOW OR FORMERLY
- R/W RIGHT OF WAY
- EP EXISTING IRON PIPE
- EPK EXISTING CONCRETE MONUMENT
- IPK EXISTING IRON PIPE SET
- CP COMPLETED POINT
- RCP REINFORCED CONCRETE PIPE
- PH POWER POLE
- GUY GUY ANCHORS
- PROPOSED INSERTION VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATER REDUCER
- PROPOSED WATER REDUCER
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING HOT BOX
- PROPOSED HOT BOX
- EXISTING MANHOLE
- PROPOSED MANHOLE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LINE NOT SURVEYED
- EASEMENT LINES
- OVERHEAD ELECTRICAL LINES
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE

- OPEN SPACE
- AMENITY AREA AND OPEN SPACE
- PRIVATE DRAINAGE EASEMENT
- ACCESSIBLE SIDEWALK

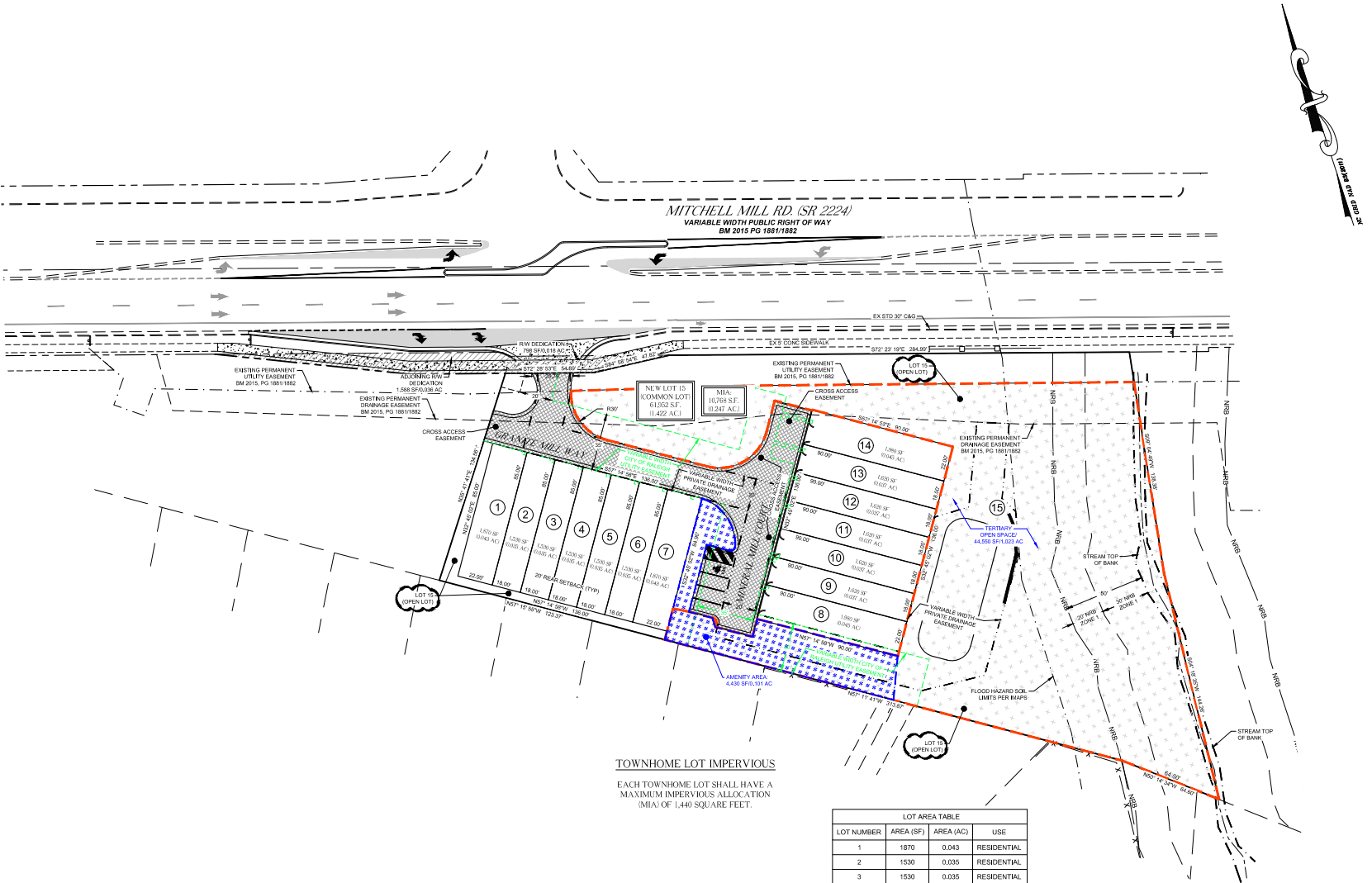
Revisions

Number	Description	Date
1	CITY OF RALPH COMMENTS	10/24/23
2	CITY OF RALPH COMMENTS	11/29/24

LOT AND EASEMENT PLAN

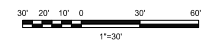
CE-2.0

Date Issued: 04/25/2023



TOWNHOME LOT IMPERVIOUS
EACH TOWNHOME LOT SHALL HAVE A
MAXIMUM IMPERVIOUS ALLOCATION
(MIA) OF 1,440 SQUARE FEET.

LOT AREA TABLE			
LOT NUMBER	AREA (SF)	AREA (AC)	USE
1	1870	0.043	RESIDENTIAL
2	1530	0.035	RESIDENTIAL
3	1530	0.035	RESIDENTIAL
4	1530	0.035	RESIDENTIAL
5	1530	0.035	RESIDENTIAL
6	1530	0.035	RESIDENTIAL
7	1870	0.043	RESIDENTIAL
8	1980	0.045	RESIDENTIAL
9	1620	0.037	RESIDENTIAL
10	1620	0.037	RESIDENTIAL
11	1620	0.037	RESIDENTIAL
12	1620	0.037	RESIDENTIAL
13	1620	0.037	RESIDENTIAL
14	1980	0.045	RESIDENTIAL
15	61952	1.422	OPEN LOT



CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

MITCHELL MILL
TOWNHOMES
(SUB-0023-2023)

PRELIMINARY
SUBDIVISION

LEGEND

- | | |
|-----------------------------|------------------------------|
| BM | BOOK OF MAPS |
| BO | BOARDS |
| N/V | NOW OR FORMERLY |
| R/W | RIGHT OF WAY |
| E | EXISTING ROAD |
| EPK | EXISTING PK WAY |
| CM | COUNTY MONUMENT |
| IPS | IRON PIPE SET |
| CS | COMPUTED LINE |
| PCP | REINFORCED CONCRETE PIPE |
| PO | POWER POLE |
| GUY | GY ANCHORS |
| + | PROPOSED DRAINAGE VALVE |
| + | EXISTING FIRE HYDRANT |
| + | PROPOSED FIRE HYDRANT |
| + | EXISTING WATER VALVE |
| + | PROPOSED WATER VALVE |
| + | EXISTING WATER REDUCER |
| + | PROPOSED WATER REDUCER |
| + | EXISTING WATER METER |
| + | PROPOSED HOT BOX |
| + | EXISTING MANHOLE |
| + | PROPOSED MANHOLE |
| + | BOUNDARY LINE |
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| + | LINE NOT SURVEYED |
| + | OVERHEAD ELECTRICAL LINES |
| + | EXISTING WATER LINE |
| + | PROPOSED WATER LINE |
| + | EXISTING SANITARY SEWER LINE |
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| + | EXISTING STORM DRAINAGE LINE |
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| OPEN SPACE/AMENITY AREA | |
| AMENITY AREA AND OPEN SPACE | |
| PRIVATE DRAINAGE EASEMENT | |
| ACCESSIBLE SIDEWALK | |

Revisions

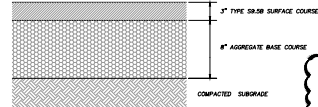
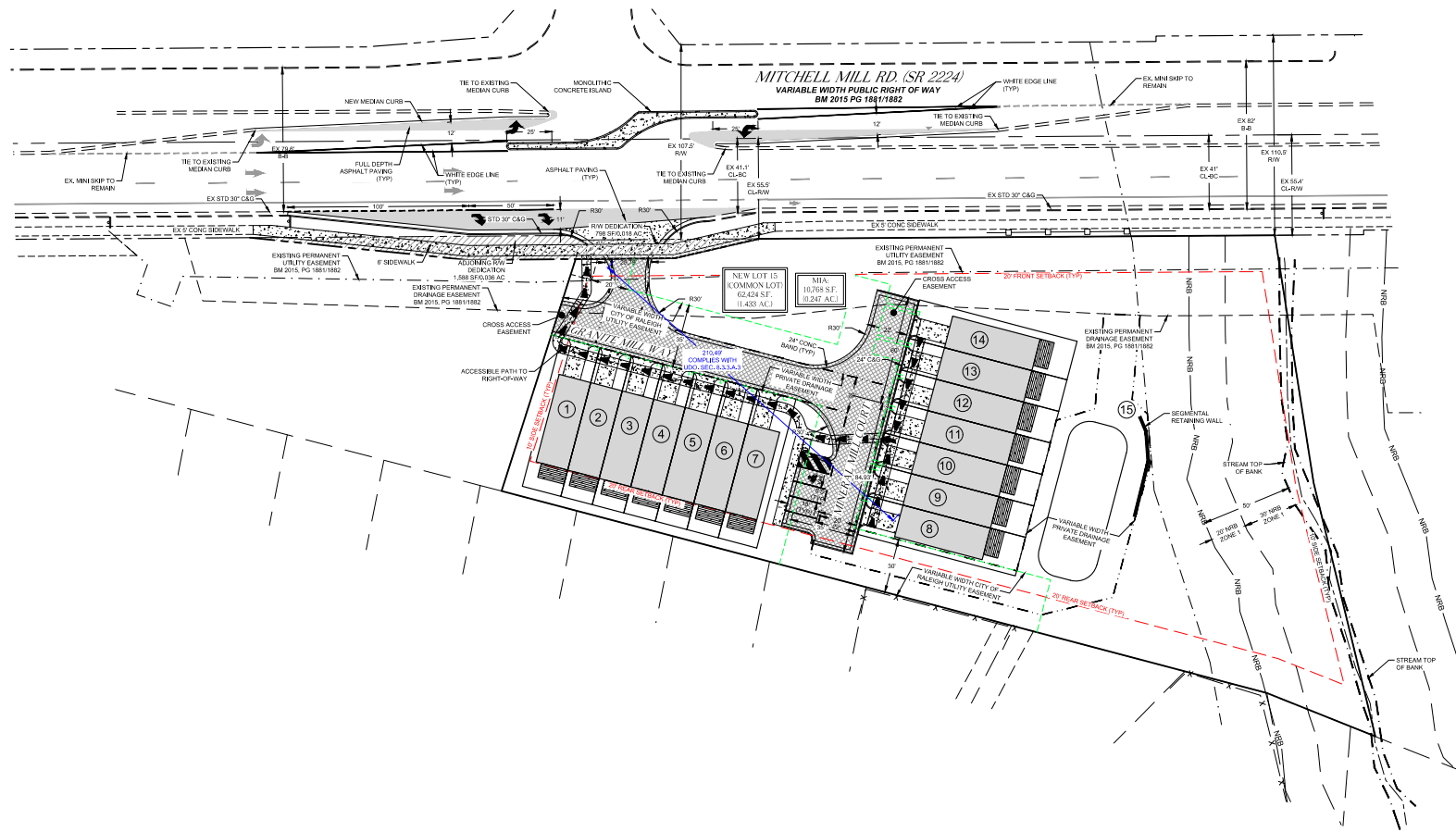
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	10/24/21
2	CITY OF RALEIGH COMMENTS	01/29/22

SITE LAYOUT PLAN

Sheet Number

CE-2.1

Date Issued 04/25/2023

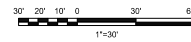


NOTES:

TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE

BUILDING FOOTPRINT NOTE
SHOWN TOWNHOME FOOTPRINTS ARE
FOR REFERENCE ONLY AND SUBJECT TO
CHANGE



























Seed		
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Project

MITCHELL MILL
TOWNHOMES
(SUB-0023-2023)

LEGEND	
BM	BOOK OF MAPS
DE	DEED BOOK
PAGE	PAGE
N/E	NOW OR FORMERLY
R	RIGHT OF WAY
ECM	EXISTING IRON PIPE
EP	EXISTING PIPE
EDP	EXISTING CONCRETE MONUMENT
EP	EXISTING CONCRETE PILE
CP	COMPLETED POINT
CP	CONFINED CREEP
PP	POWER POLE
Q	QUY AND QUAY
	PROPOSED INSERTION VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING WATER REDUCER
	PROPOSED WATER REDUCER
	EXISTING HOT BOX
	PROPOSED HOT BOX
	EXISTING MANHOLE
	PROPOSED MANHOLE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	SEWER LINE
	EASEMENT LINES
	UNDERGROUND ELECTRICAL LINES
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED STORM DRAINAGE LINE



Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	10/24/23
2	CITY OF RALEIGH COMMENTS	01/29/24

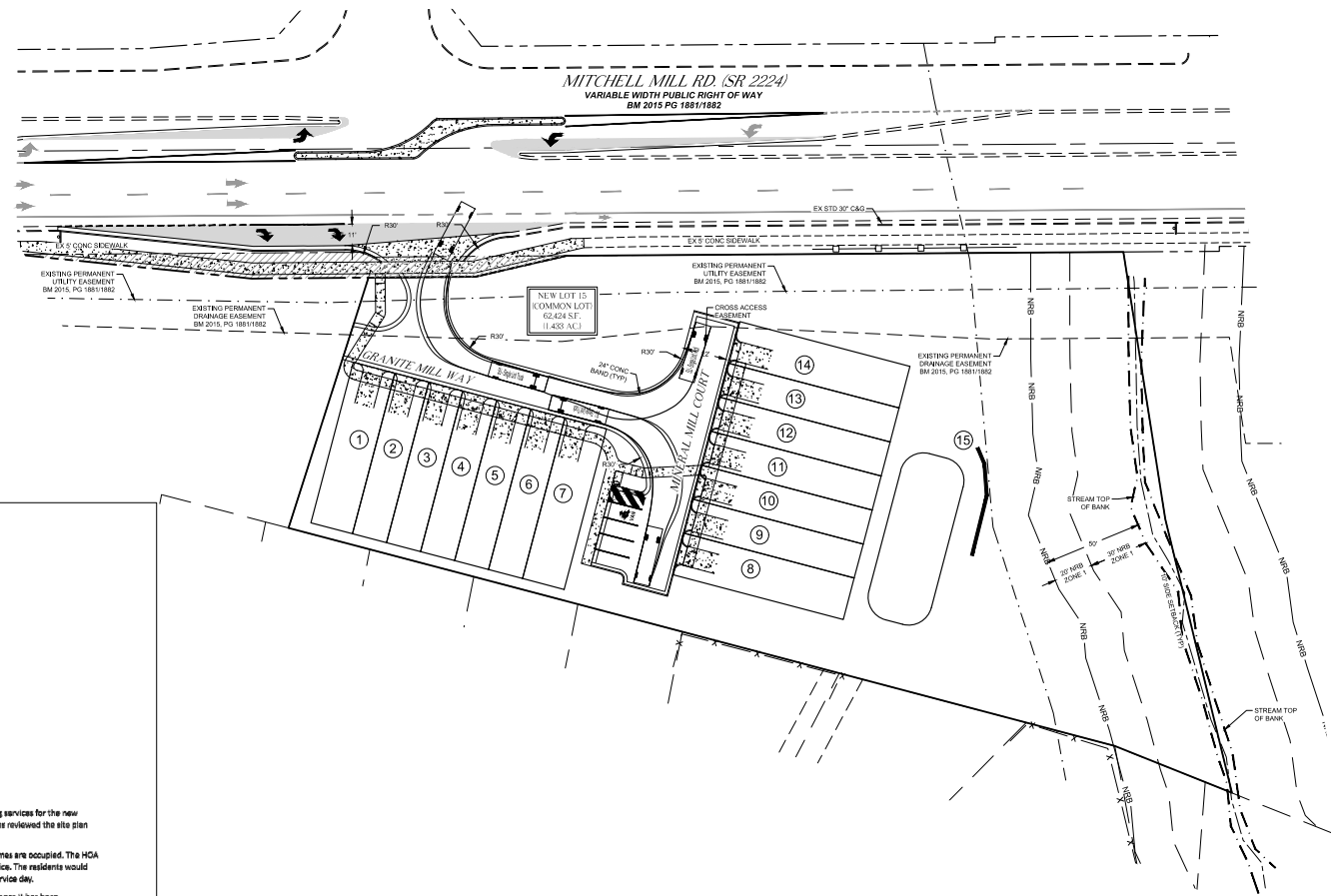
Drawing Title

SOLID WASTE PLAN

Sheet Number

CE-2.2

Date Issued: 04/25/2023



October 13, 2023

Jason Meadows, PE, LEED AP
RDU Consulting, PLLC
PO BOX 418
Clayton, NC 27528

Dear Jason:

This is a letter of support for residential trash ~~or~~ residential trash and recycling services for the new Raleigh NC housing development, Mitchell Mill Townhomes. Our company has reviewed the site plan and has found that GFL Environmental can safely perform all needed services.

GFL would work with the property manager to phase-in the service as the homes are occupied. The HOA would be billed for service, with all customers receiving the same level of service. The residents would need to place their container(s) at the curb the night before the designated service day.

I look forward to providing waste and recycling services at your new property once it has been completed and any other projects in RDU Consulting's pipeline.

Should you have any questions or need more information, please contact me at audrey.becker@xfinity.com. This letter is non-transferable.

Sincerely,

Andrey Becker
Account Manager
GFL Environmental - Raleigh
3741 Conquest Drive
Garner NC 27526
(M) 919-291-1140

Approved by P. Mosley

SOLID WASTE PLAN

Sheet Number

CE-2.2

Date Issued: 04/25/2023

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PC	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EPK	EXISTING PK NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
OP	EXISTING CONCRETE POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
GUY	GUY ANCHORS
PROPOSED INSERTION VALVE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
EXISTING WATER REDUCER	
PROPOSED WATER REDUCER	
EXISTING WATER METER	
PROPOSED WATER METER	
EXISTING HOT BOX	
PROPOSED HOT BOX	
EXISTING MANHOLE	
PROPOSED MANHOLE	
BOUNDARY LINE	
RIGHT OF WAY LINE	
EXISTING LINES	
OVERHEAD ELECTRICAL LINES	
EXISTING WATER LINE	
PROPOSED WATER LINE	
EXISTING SANITARY SEWER LINE	
PROPOSED SANITARY SEWER LINE	
EXISTING STORM DRAINAGE LINE	
PROPOSED STORM DRAINAGE LINE	



Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	10/24/23
2	CITY OF RALEIGH COMMENTS	11/29/24

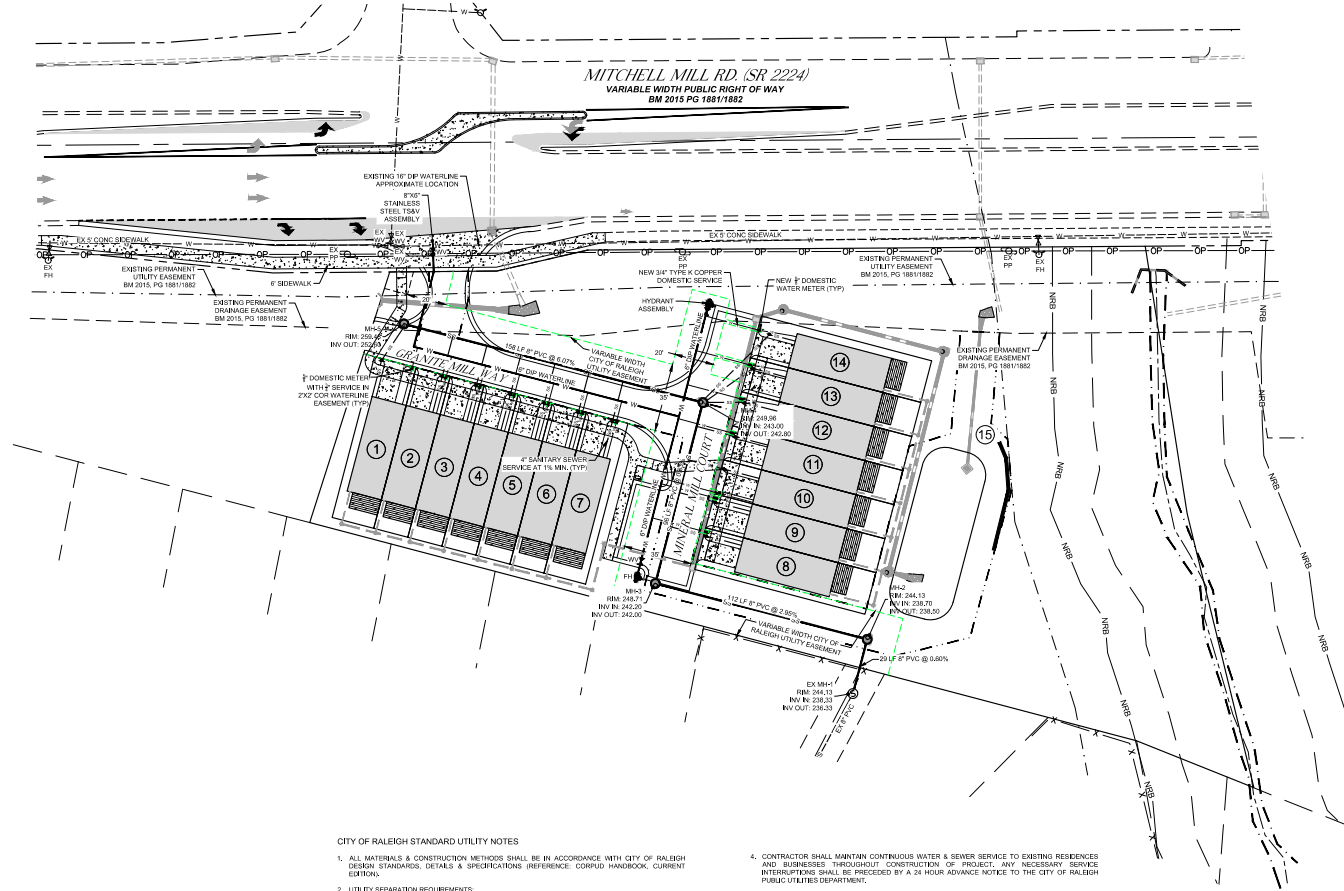
Drawing Title

UTILITY PLAN

Sheet Number

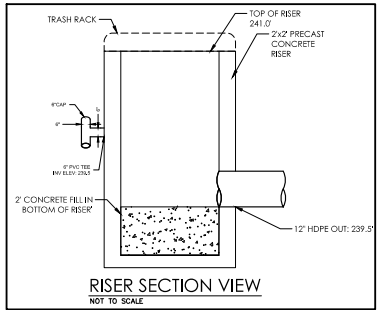
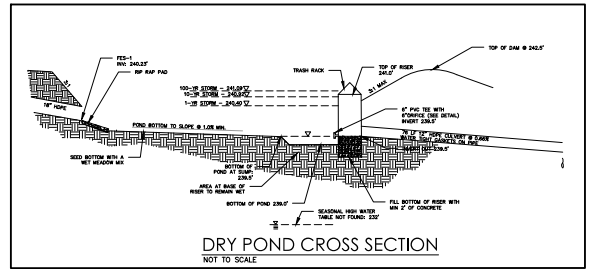
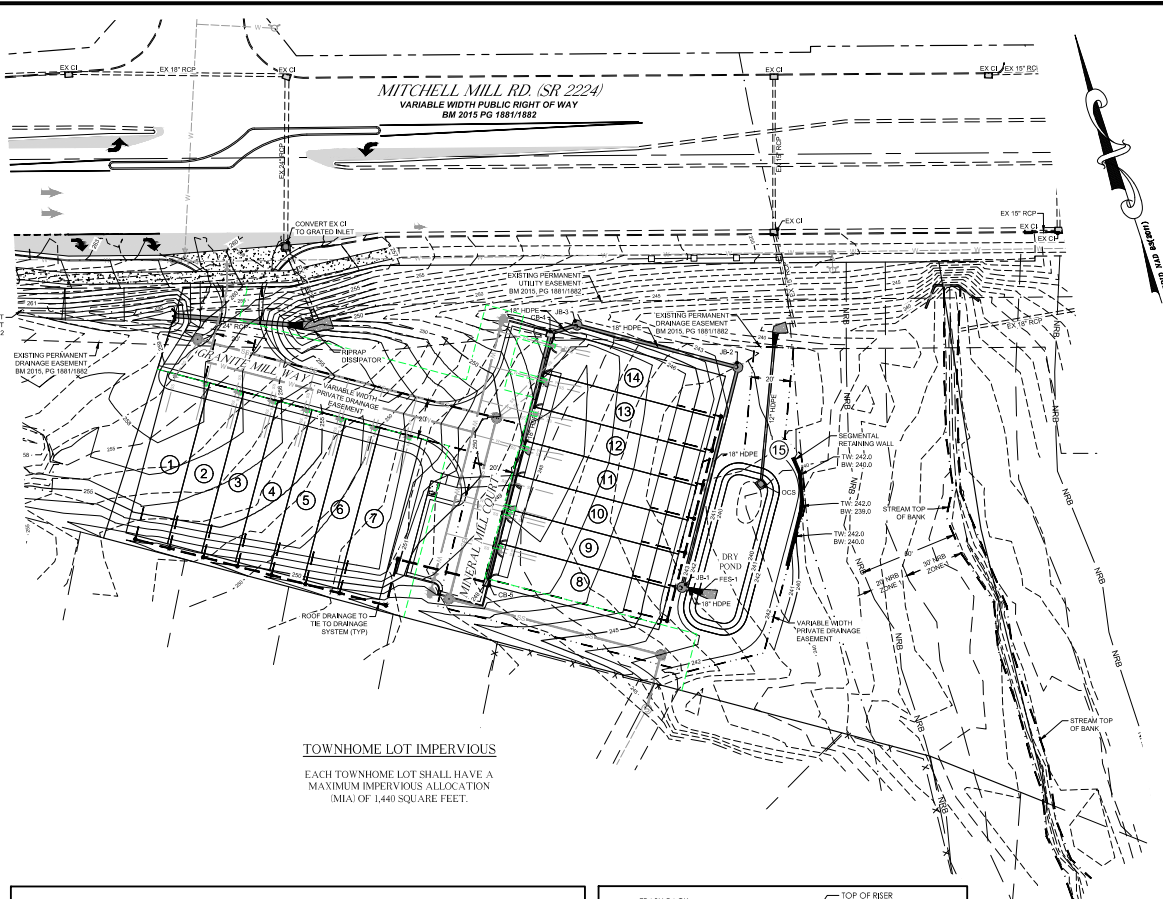
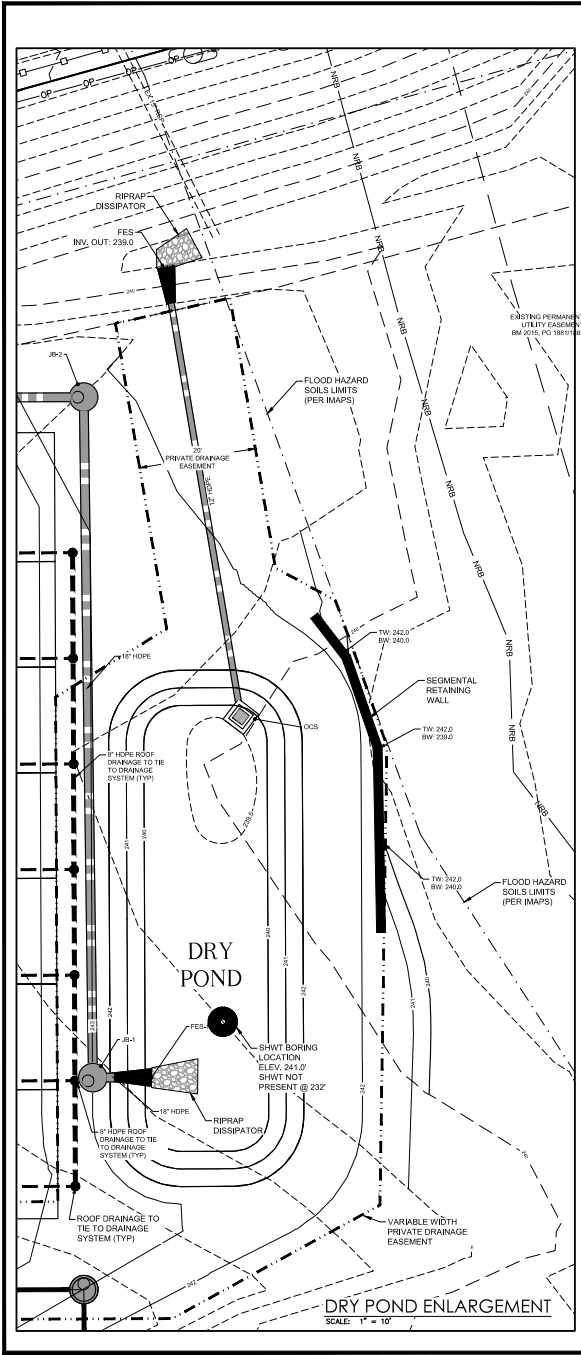
CE-3

Date Issued: 04/25/2023



CITY OF RALEIGH STANDARD UTILITY NOTES

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUS HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, PERIODIC SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 20' FROM A PRIVATE WELL OR FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER AND MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETERS TO OUTSIDE DIAMETERS.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - IF 6" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER AND STORM SEWER FACILITIES, UNLESS DP MATERIAL, IT SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN AND RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER AND RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DP MATERIALS AND A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUS DETAILS W-41 & S-49). SEE CORPUS DETAILS ON SHEET 18 & 10-584.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES AND BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS AND SEWER FORCE MAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN AND REMOVAL OF SERVICE FROM RCP OR EASEMENT PER CORPUS HANDBOOK PROCEDURES.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES EXCEEDING 80 PSI. BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 10' ABOVE THE NEXT UPESTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDDO, USACE FOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND & RCP FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOR PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 255-7825 OR TIM.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX A OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HELVEY AT (919) 215-5923 OR JOANNE.HELVEY@RALEIGHNC.GOV FOR MORE INFORMATION.



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MITCHELL MILL TOWNHOMES
(SUB-0023-2023)

PRELIMINARY SUBDIVISION

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PC	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EPK	EXISTING P.K. MARK
ECM	EXISTING CONCRETE MONUMENT
IRP	IRON PIPE SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
GV	GUY ANDERS
IV	PROPOSED INSERTION VALVE
EH	EXISTING FIRE HYDRANT
PH	PROPOSED FIRE HYDRANT
EV	EXISTING WATER VALVE
PHV	PROPOSED WATER VALVE
WR	EXISTING WATER REDUCER
PHWR	PROPOSED WATER REDUCER
WM	EXISTING WATER METER
PHWM	PROPOSED WATER METER
HB	EXISTING HOT BOX
PHB	PROPOSED HOT BOX
EM	EXISTING MANHOLE
PHM	PROPOSED MANHOLE
BL	BOUNDARY LINE
LS	LINE NOT SURVEYED
EL	EASEMENT LINES
OL	OVERHEAD ELECTRICAL LINES
WL	PROPOSED WATER LINE
SSL	EXISTING SANITARY SEWER LINE
PSL	PROPOSED SANITARY SEWER LINE
ESL	EXISTING STORM DRAINAGE LINE
PSL	PROPOSED STORM DRAINAGE LINE

30' 20' 10' 0' 30' 60'
1"=30'

Revisions

Number	Description	Date
1	CITY OF RALPH COMMENTS	10/24/23
2	CITY OF RALPH COMMENTS	11/28/24

Grading Title
GRADING AND DRAINAGE PLAN

Sheet Number
CE-4

Date Issued 04/25/2023

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PC	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EPK	EXISTING PK. NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
OP	COMPUTED POINT
RCP	REINFORCED CONCRETE PIPE
PP	POWER POLE
QTY	QTY ANCHORS
+	PROPOSED INSERTION VALVE
+	EXISTING FIRE HYDRANT
+	PROPOSED FIRE HYDRANT
+	EXISTING WATER VALVE
+	EXISTING WATER REDUCER
+	PROPOSED WATER REDUCER
+	EXISTING WATER METER
+	PROPOSED WATER METER
+	EXISTING HOT BOX
+	PROPOSED HOT BOX
+	EXISTING MANHOLE
+	PROPOSED MANHOLE
+	BOUNDARY LINE
+	RIGHT OF WAY LINE
+	EXISTING LINES
+	PROPOSED LINES
+	OVERHEAD ELECTRICAL LINES
+	EXISTING SANITARY SEWER LINE
+	PROPOSED SANITARY SEWER LINE
+	EXISTING STORM DRAINAGE LINE
+	PROPOSED STORM DRAINAGE LINE



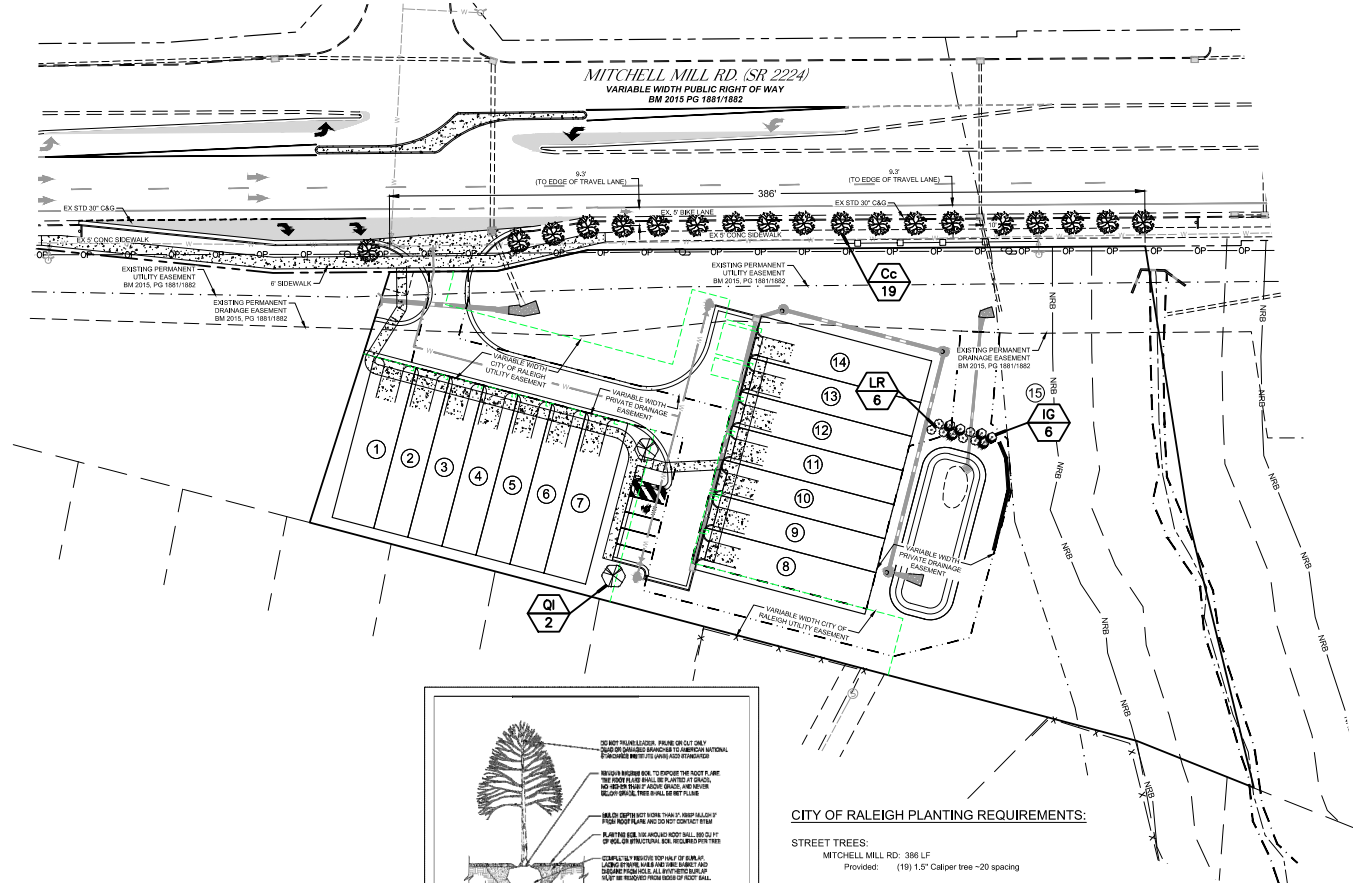
Revisions

Number	Description	Date
1	CITY OF RALEIGH COMMENTS	10/24/23
2	CITY OF RALEIGH COMMENTS	11/29/24

LANDSCAPE PLAN

Sheet Number
LA-1

Date Issued: 04/25/2023



CITY OF RALEIGH PLANTING REQUIREMENTS:

STREET TREES:
MITCHELL MILL RD: 386 LF
Provided: (19) 1.5" Caliper tree ~20 spacing

VEHICLE PARKING LANDSCAPING:
HEAD IN PARKING: TERMINAL ISLANDS
Provided: (2) 3" Caliper tree at parking terminals

PLANT SCHEDULE:

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	MATURE HT/SPREAD	REMARKS
Cc	Eastern Redbud, Cercis canadensis	1.5" Cal. 40" HT.	CONT. 2 B & S	20-30' HT. 20-30' SPREAD	SINGLE STEM
QI	Quercus lyrata, Overcup Oak	3" Cal. 110" HT.	CONT. 2 B & S	45-70' HT. 35-50' SPREAD	SINGLE STEM
LR	Liriodendron chinensis / Crimson Fire	30" HT.	7 Gal		POND SCREENING
IG	Ilex glabra / Shimmer Inkberry Holly	30" HT.	7 Gal		POND SCREENING

NOTES:

1. TREES MUST MEET THE TREE QUALITY STANDARDS IN 4.0 OF THE CITY TREE LAW.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING AREAS (POSITIVE DRAINAGE AWAY FROM PITS).
3. TREES SHALL BE PLANTED BEFORE OCTOBER 31ST AND APRIL 1ST.
4. A TREE ANCHOR TIE-IN IS REQUIRED.
5. ELECTRICAL, CULVERTS AND OTHER UTILITIES ARE PROHIBITED FROM PLANTING AREAS UNLESS THEY ARE PROTECTED BY GUARDRAILS SURROUNDING THE TREE.
6. IF PLANTING IS ACCORDANCE WITH THE CITY TREE MANUAL, THE STANDING HEIGHT OF NEW CROWNED TREES SHALL BE MAINTAINED FOR THE FIRST YEAR AFTER THE INITIAL PLANTING & ADJUSTED BY THE CITY.

CITY OF RALEIGH
RECOMMENDED DETAIL
TYP-03

NOTES:

1. ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TYP-03.
2. STREET TREES SHALL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.