LOCATION: This site is located at 0 Cashlin Drive. The property connects, south of Princess Tree Drive to North of Leeland Drive. It also connects East of Feldwig Place and West of Abbot Hall Drive. The site is zoned R-10-CU and is within the corporate city limits of the City of Raleigh (annexation date May 5, 2021). The current address is listed as 0 Cashlin Drive and the parcel identification number is listed as 1748323666.

REQUEST: Conventional Subdivision for existing 49.42 acre lot into 180 lots. Of these lots, 11 are common area lots and 169 are Detached Single Family Residential. The subdivision will be constructed in 2 phases. The subdivision will create a density of 3.31 units per acre in Phase 1, 3.54 units per acre in Phase 2, and an overall density of 3.41 units per acre. Lots 22 through 31 will be created with access from Abbot Hall Drive. Lots 5 through 21 and Lot 32 through 43 will be created with access from Pivot Ridge Drive. Lots 1 through 4, Lots 115 through 127, and Lots 44 through 76, will be created with access from Princess Tree Drive. Lots 128 through 133 and Lots 77 through 83 will be created with access from Feldwig Place. Lots 84 through 114, Lots 134 through 139, and Lots 157 through 169 will be created with access from Springtooth Drive. Lots 140 through 156 will be created with access from Zinger Hill Lane.

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 August 13, 2021 by McAdams.

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. Revise the site plan and all plan sheets to remove notes and depictions of amenity areas. Amenity areas are not required for this development plan by the UDO.

2. Revise the site plan and all plan sheets to verify conformance with open space requirements of zoning condition number 3 of Z-18-17. Specify and show calculations for which areas of open spaces qualify under UDO Section 2.5.2 and label open space areas accordingly. The open space provided shall be proportionate (or greater) to the amount required for each phase of the subdivision in accordance with UDO Section 10.2.5.E.6.g.
3. Revise all plan sheets to consistently label all common area lots and easements.

4. Label lots 1005, 1006, 1007, 1008 and 1000 as “lots not intended to be occupied,” in accordance with UDO Section 8.3.3.D.

Public Utilities

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

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

Urban Forestry

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

11. 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.

☐ Stormwater Maintenance Covenant

☐ Utility Placement 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. Demonstrate compliance with UDO Section 2.5.7 regarding ownership and maintenance of required open space.

**Engineering**

3. 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.

4. 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.

5. 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.

6. A public infrastructure surety for 285 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

7. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**Public Utilities**

8. 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.

**Stormwater**

9. 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).

10. 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).

11. 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).

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. 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).

Urban Forestry

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.25 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.

Stormwater

2. 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

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 85 street trees along Princess Tree Drive, 21 street trees along Abott Hall Drive, 44 street trees along Pivot Ridge Drive, 32 street trees along Feldwig Place, 72 street trees along Springtooth Drive, 31 street trees along Zinger Hall Lane.

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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

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. Signal Timing modifications at Louisburg Road at Forestville Road to be coordinated with City Traffic Operations Staff.

4. Signal Timing modifications at Louisburg Road at Mitchel Mill Road to be coordinated with City Traffic Operations Staff.

Stormwater

5. 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: January 13, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: January 13, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 09/16/2021

Alyssia Bailey Taylor
Development Services Dir/Desigee

Staff Coordinator: Cara Russell
TUCKER PLACE

0 CASHLIN DRIVE
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH CASE #SUB-0031-2021
PROJECT NUMBER: KBH-200000
DATE: MAY 5, 2021

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

ATTENTION CONTRACTORS

REVISIONS

PRELIMINARY SUBDIVISION PLAN:
CASHLIN PLACE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KBH-200000

PRELIMINARY DRAWING - DO NOT USE FOR CONSTRUCTION