LOCATION: This .61 acres zoned CX-5-UG CU (Z-11-10) and within an SRPOD overlay district is located on the east side of Ashe Ave south of the intersection of Ashe Ave and Hillsborough Street at 105 Ashe Avenue.

REQUEST: A subdivision consisting of eight residential townhome lots and one HOA/Common 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 11, 2022 by Timmons Group.

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:

Public Utilities

1. 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

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

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

☐ 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:

Engineering
1. A public infrastructure surety for 6 street trees (Tree Grate) 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.

2. A fee-in-lieu for pavement section widening of 2’ (331 LF) is paid to the City of Raleigh (UDO 8.1.10).

3. 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.

4. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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 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

6. 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

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. 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).

9. 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).

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).

☐ 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. Comply with all conditions of Z-11-2010, (specifically item h)

Engineering

2. 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

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

4. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

5. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Ashe Avenue.

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

General

1. Final inspection of all 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.

Stormwater

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

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: December 8, 2025  
Record at least ½ of the land area approved.

5-Year Sunset Date: December 8, 2027  
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________  Date: ______/____/____
Daniel L. Stogall
Development Services Dir/Designee

Staff Coordinator: Michael Walters
SURVEY NOTES:
1. SURVEY ERRORS, OMISSIONS, AND MISTAKES MAKE THE INFORMATION IN THIS DOCUMENT SUBSTANTIAL TO TIMMONS GROUP.
2. THERE ARE NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED, OF ACCURACY, ACCURACY, OR COMPLETE.
3. THE DRAWING IS NOT A SUBSTITUTE FOR A SURVEYED OR LEGAL DESCRIPTION.
4. THE DRAWING IS FOR DESIGN PURPOSES ONLY.
5. THE DRAWING IS NOT INTENDED FOR CONSTRUCTION.
6. THE DRAWING IS NOT LEGAL DOCUMENT.

DESTRUCTION NOTES:
1. ALL UTILITIES OR STRUCTURES MUST BE MOVED PRIOR TO CONSTRUCTION.
2. CONSTRUCTION TO BE PERMITTED, AND UTILITIES TO BE MOVED PRIOR TO CONSTRUCTION.
3. ANY MATERIALS OR STRUCTURES CONSIDERED TO BE MOVED PRIOR TO CONSTRUCTION.
4. ANY MATERIALS OR STRUCTURES CONSIDERED TO BE MOVED PRIOR TO CONSTRUCTION.
5. ANY MATERIALS OR STRUCTURES CONSIDERED TO BE MOVED PRIOR TO CONSTRUCTION.
6. ANY MATERIALS OR STRUCTURES CONSIDERED TO BE MOVED PRIOR TO CONSTRUCTION.

LEGEND:

1. EXISTING WALLS
2. NEW WALLS
3. EXISTING FENCES
4. NEW FENCES
5. EXISTING STAIRS
6. NEW STAIRS
7. EXISTING STAIRS
8. NEW STAIRS

DESTRUCTION KEYWORDS:

- PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH,
  NOISE, AND GSIP STANDARDS, SPECIFICATIONS, AND DETAILS.