Administrative Approval Action

Case File / Name: SUB-0055-2019
4000 Sumner Blvd

LOCATION: This site is located at the southwest corner of the intersection of Sumner Boulevard and Triangle Oaks Drive. The address is 4000 Sumner Boulevard and the PIN number is 1726782806.

REQUEST: Development of a gross site 16.98 acre tract area zoned CX-4-CU with zoning conditions in Z-5-01. The applicant is proposing to subdivide the site into a proposed 2 lot subdivision, being New Lots 2 & 4 and an existing Lot 3 (approved under S-17-11 "The Village at Town Center"). The gross acre incorporates .15 of right-of-way acreage being recombined into New Lots 2, 4. Proposed New Lot 2 being a proposed 13.84 acres & New Lot 4 being 1.95 acres. Existing Lot 3, 1.19 acres, is being included with this subdivision plan for Stormwater device sharing purposes and reference only.

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 26, 2020 by Hathaway Development.

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. That the improvements outlined in the TIA for Sumner Boulevard and these sites (ASR-0013-2020) are incorporated into an SPR submittal.

Public Utilities

2. 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

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

4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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).

**Urban Forestry**

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

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all new 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 Required | ☑ Cross Access Agreements Required |
| ☑ Utility Placement Easement Required | ☑ City Code Covenant 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. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. A recombination plat is recorded in conjunction with the subdivision recording of lots 2, 4 for area of existing right-of-way being recombined into lots 2, 4.

**Engineering**

3. A cross access agreement among the lots shown on the preliminary plan 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.
4. 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.

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

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.

7. The final subdivision map for recording at the Wake County Register of Deeds office shall show all utility easement dedications in accordance with the preliminary subdivision plan.

Stormwater

8. 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).

9. 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).

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 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).

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

13. 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).

Urban Forestry

14. A fee-in-lieu for 6 street trees along Triangle Oaks Drive is paid to the City of Raleigh (UDO 8.1.1f).

15. A public infrastructure surety for 22 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
16. A tree conservation plat shall be recorded with metes and bounds showing the new designated tree conservation areas (UDO 9.1). This development proposes 0.101 acres of new 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:

Engineering

1. That the existing right-of-way for Triangle Towne Blvd is abandoned and recombined into Lot 4, and a resolution number shown on all plats.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 16 street trees along Sumner Boulevard and 6 street trees along Triangle Oaks Drive for a total of 22 street trees.

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).

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: October 7, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 7, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: __________________________ Date: 10/07/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy