LOCATION: This 49.33 acre site consisting of lots 4 and 5 of Olde Towne Subdivision, zoned R-10 CU (TCZ-4-2019) is located on the east side of Kasota Lane at 5325 Rock Quarry Road.

REQUEST: This is a 49.33 acre townhome development within the greater Olde Towne Subdivision. This multi-family townhome subdivision is zoned R-10 CU and consists of 305 dwelling units and multiple open lots to be owned in common as well as associated infrastructure. The plan shows several phases of development.

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 26, 2021 by McAdams Co.

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. For clarification, provide order in which phases are to be recorded (on sheet C2.10), and add a description of proposed phase "E" as it is not clear as to what is being phased with phase "E".

2. All lots to be owned and maintained by a Home Owner Association should be numbered, labeled, and recorded in a chart on sheets (C2.01, and C2.05- C2.07). HOA lots are different from, but can include the 10 open space lots shown.

Public Utilities

3. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

4. 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

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

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

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 protecting existing Permanently Undisturbed Tree Conservation Areas must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑️ **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 witholding of further permit issuance.

| ☑️ Stormwater Maintenance Covenant Required | ☑️ Utility Placement Easement Required |
| ☑️ Slope Easement Required                  | ☑️ Sidewalk Easement Required         |
| ☑️ Public Access 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. Recordation of parent tract (S-21-2019, Old Town Subdivision)

**Engineering**

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

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 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 recodarion. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordarion 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 recordarion. 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).

6. A Public Access deed of easement be approved by City staff, and the location of the easement shall be shown on the map approved for recordarion. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordarion of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordarion. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

7. 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 recordarion. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordarion 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 recordarion. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

8. 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

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. 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).

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. 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).

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).

Urban Forestry

15. A public infrastructure surety for 148 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☑️ 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 recodartion 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.

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 101 street trees along Chert Lane, 17 street trees along Arkose Drive, 16 street trees along Breccia Way, 14 street trees along Tonoloway Drive, and 70 street trees along Kasota Lane adjacent to this development, for a total of 218 street trees.

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

Stormwater

2. 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 15, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2026
Record entire subdivision.
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  
Date: 08/18/2021  
Development Services Dir/Designee

Staff Coordinator: Michael Walters