LOCATION: This 10.5 acre site zoned R-10-CU (Z-24-20) is located on the west side of Buffalo Road at the intersection of Buffalo Road and River Landings Drive at 6215 Buffalo Road. This site is inside the city limits.

REQUEST: This is a REVISION to a PREVIOUSLY APPROVED townhome subdivision comprised of 102 townhome lots and 4 HOA open lots for a total of 106 lots to be recorded in two phases. The purpose of this revision is the addition of a phasing plan allowing the project to be recorded in two phases.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUR-1268-2021: DSENG - Surety/Infrastructure SPR-0122-2021: DSLC - Site Permitting Review/Major [Signature Set]

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 December 3, 2021 by Swift Partners PLLC.

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. Solid Waste Services: A Will Serve Letter From Private Hauler is required prior to Site Permit approval. Solid waste contact information - E-mail: swscodescompliance@raleighnc.gov, Phone #: 919-996-3245

2. Demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions: https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf

3. Demonstrate compliance with short term bike parking (Raleigh Street Design Manual B-20.01) by providing Bike Rack Placement detail in as an inset. Please review the following link for standard detail dimensions: https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf

4. 1) The project name on the cover sheet should read "North River" as this was the latest name change request approved on 9/9/21; 2) A phasing line with labels needs to be added to all plan sheets, specifically sheet L-100 (still missing phasing line); and 3) The phasing line needs to be adjusted to show it contiguous with all lot lines for both building lots and open space lots.
Engineering

5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Public Utilities

6. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

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

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

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 Required
- City Code Covenant Required
- Slope Easement Required
- 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. 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 demolition permit shall be issued and this building permit number shown on all maps for recording.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

**Engineering**

4. A public infrastructure surety for 84 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

5. A fee-in-lieu for required infrastructure not being built with this project shall be paid to the City of Raleigh (UDO 8.1.10). Continue coordinating with your reviewer to generate total.

6. 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.

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

8. 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 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

9. 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.

**Public Utilities**

10. 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**

11. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
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. 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).

14. 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).

15. 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

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .24 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.

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 24 street trees along Road A, 30 street trees along Road B and 30 street trees along Road C.

3. 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.
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: September 9, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: September 9, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyvia Bailey Taylor
Development Services Dir/Designee

Date: 01/05/2022

Staff Coordinator: Michael Walters
NORTH RIVER LANDINGS
6125 BUFFALOE ROAD,
RALEIGH NC, 27616

CITY OF RALEIGH PRELIMINARY SUBDIVISION SUBMITTAL
SUB 0076-2020

SUBMITTED ON 04.01.2021
REVISED ON 12.03.2021

PRELIMINARY SUBDIVISION APPLICATION
Preliminary Subdivision Application
Planning and Development

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REVISION NARRATIVE:
THE PROPOSED REVISION TO THE APPROVED SUBDIVISION PLAN
SUB-0076-2021 IS TO ALLOW FOR PHASING OF THE PROJECT AS
COMPLETING PAVING BEFORE THE WINTER MONTHS IS LOOKING LESS
FEASIBLE. A PHASING PLAN HAS BEEN ADDED TO THE DRAWING SET TO
ALLOW FOR PARTIAL COMPLETION OF THE PAVING IN 2021.