LOCATION: This 15.29 acres zoned R-10 CU (Z-53-19) is located on the south side of Thornton Road and to the east of the intersection of Thornton Road and Thornton Commons Drive, at 5510 Thornton Road. It is outside the city limits.

REQUEST: This is a townhome subdivision consisting of 110 residential town house lots and 8 HOA/Common area lots.

One variance associated with this project was approved by the Board of Adjustment:

BOA-0026-2021 - a variance to UDO section 8.3.3.A. and UDO section 8.3.3.C. in order to permit a recombination of three properties into three reconfigured parcels resulting in one newly configured parcel which does not have frontage on a public street and will also contain two existing principal detached single-unit dwelling structures on a single lot; and one newly configured parcel which will continue to maintain two existing principal detached single-unit dwelling structures on a single lot for properties totaling 26.75-acres split-zoned R-4 and R-10 Conditional Use located at 5512, 5514 and 5524 Thornton Road

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 February 14, 2022 by ESP Associates.

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. 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

2. Add lighting plan and photometric chart demonstrating compliance to UDO Section 7.4.2., as well as documenting that all proposed outdoor lights will be greater than 20" from the base of any required shade trees (7.1.7 G1)
3. Approval of and recordation of the Recombination of the off site parcels to establishing the parent tract for this town house subdivision. (see BOA approval case # BOA-0026-2021)

Public Utilities

4. 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.

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

10. 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.

- Utility Placement Easement Required
- Public Access Easement Required
- Slope Easement Required
- Stormwater Maintenance 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. Provide documentation indicating a Property Owner's Association has been established for the subject development.
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 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 recording. 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 20 foot wide Public Access deed of easement to connect to Neuse Forest Road 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.

6. 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.

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

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

9. A public infrastructure surety for 40 street trees 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**

10. 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.

11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
Stormwater

12. 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).

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

14. 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).

15. 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).

16. 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

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.59 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:

General

1. Comply with all conditions of Z-53-19

Public Utilities

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Thornton Ridge Drive, and 8 street trees along Thornton Road.
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

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: June 22, 2025
Record at least ⅓ of the land area approved.

5-Year Sunset Date: June 22, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 02/23/2022

Development Services Dir/Designee

Staff Coordinator: Michael Walters
THORNTON ROAD TOWNES
DEVELOPMENT PLAN
CASE NUMBER - SUB-0077-2020
Approved Board of Adjustment Case 0026-2021
LOCATED IN
RALEIGH/WAKE COUNTY, NC

THIS SET IS CURRENT THROUGH SHEET DATE 02/14/2021