LOCATION: The site is generally located on the southeast side of Edwards Mill Road north of Glen Eden Drive with common street addresses of 4020 and 4024 Edwards Mill Road.

REQUEST: Conventional subdivision of approximately 7.45 acres zoned R-10-CU (Z-9-17) to create 47 lots for development of 44 townhomes and three open lots (47 lots total);

Administrative Alternate (AAD-21-18) approved allowing the minimum build-to for Block 1 and Block 3 to be achieved with a combination of building façade and designated amenity area along Milltown Ridge Run.

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 March 9, 2020 by CE 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:

Engineering

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

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Public Utilities

3. 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.

4. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

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

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

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 tree conservation areas and tree protection fencing as required (UDO 9.1.5).

 legality

☐ 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.

<table>
<thead>
<tr>
<th>Utility Placement Easement Required</th>
<th>City Code Covenant Required</th>
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<tbody>
<tr>
<td>Slope Easement Required</td>
<td>Stormwater Maintenance Covenant Required</td>
</tr>
</tbody>
</table>

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

2. 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.

3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

4. A fee-in-lieu for 1' of sidewalk along the frontage on Edwards Mill Road is paid to the City of Raleigh (UDO 8.1.10).
5. 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.

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

8. A fee-in-lieu for the extension of the street and sidewalk of Emerald Green Road is paid to the City of Raleigh (UDO 8.1.10).

9. A fee-in-lieu for extension of the street and sidewalk of Milltown Ridge Run is paid to the City of Raleigh (UDO 8.1.10).

10. Slope easements and associated deeds of easement shall be approved by the City and the location of the easements shall be shown on the map approved for recordation. The deeds 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.

Public Utilities

11. 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

12. 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).

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).

14. 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).

15. 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).

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 0.744 acres of tree conservation area.

17. A public infrastructure surety for 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 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 8 street trees along Edwards Mill Road, 30 street trees along Milltown Ridge Run, and 7 street trees along Emerald Green Road, for a total of 45 street trees.

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

**General**

1. 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.

**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:** April 8, 2023
  Record at least ½ of the land area approved.

- **5-Year Sunset Date:** April 8, 2025
  Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 04/08/2020

Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
TRANSPORTATION NOTES:

13. Cross-connection control protection devices are required based on degree of health hazard involved as listed in the Local Health Code and North Carolina Department of Health and Human Services, Water Protection Division. These guidelines are the minimum requirements. The devices shall meet the requirements of the North Carolina Code of Regulations, Title 10A, Chapter 160A.

12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the City of Raleigh Public Utilities Department prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov.

11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.

9. Inspections shall be conducted by the building official, prior to final acceptance of a structure. Final acceptance of public utilities shall be by the City of Raleigh Public Utilities Department. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov.

8. The contractor shall be responsible for contacting the Inspections Department at (919) 996-2500 to obtain a street cut permit.

STANDARD UTILITY NOTES (as applicable):

7. Install ¾" copper* water services with meters located at ROW or within a 2'x2' Waterline Easement immediately adjacent to the service tap. A 24"x24" access box shall be installed at the main service point. It is the developer’s responsibility to properly size the water service for each connection to provide adequate flow & pressure.

6. It is the developer’s responsibility to abandon or remove existing water & sewer services not being used in the construction process. The developer must notify the City of Raleigh Public Utilities Department at least 10 days prior to the completion of the work of any abandoned or removed services and obtain an issuance of abandonment permit. Service connections shall be specified & installed to waterline specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well, unless special circumstances exist, and the utility will be abandoned as required by the City of Raleigh Utilities Department. Thoroughfield Access Points shall be installed as required.

5. The contractor shall be responsible for contacting the Inspections Department at (919) 996-2500 to obtain a street cut permit.

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction. Service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department. Such notice shall describe the location of each closure, contact person, and fax number.

3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.

2. Utility separation requirements:

- 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete overlay.

- Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete overlay.

- Works within 10' of a watermain may require trees to be transplanted to allow for adequate separation.

- Tree conservation areas are not permitted within 25' of a watermain or sewer main, unless a DIP overlay and a concrete separation wall are used. Mark Tree Conservation Area.

- Wells, oil tanks, & septic systems are prohibited from being located within 25' of any watermain or sewer main. All existing wells, oil tanks, & septic systems within 25' of any watermain or sewer main must be abandoned and properly terminated before an abandonment permit can be issued.

- The developer must provide a Certificate of Compliance on completion of the project.

- The City of Raleigh Utilities Department reserves the right to require that all watermain and RCP storm drain crossings be excavated and inspected by a third-party survey or utility company.

- The contact person for the project must be responsible for utilities control and shall contact the City of Raleigh Utilities Department prior to the project being constructed.

PROPERTY OWNER
LUE S. TERRELL TRUSTEE
3105 CAROVEL COURT
RALEIGH, NC 27612
TRUSTEES: LYNDA LUE TERRELL-REA
ASHLEY ELIZABETH GRACY

RALEIGH, NORTH CAROLINA
JUNE 22, 2018
REVISED: MARCH 9, 2020