LOCATION: The site is located at 4100 Wedgewood Drive and the PIN number is 172579546.

REQUEST: The applicant is proposing to subdivide a 2.18 acre tract into 6 single family lots. The proposed residential density on site is 2.75 units per acre in an Residential-6 (R-6) zoning district.

On June 27, 2019 the Development Services Director Designee approved a Design Adjustment request under case DA-17-2019. The approval for the Design Adjustment is based on Unified Development Ordinance Section 8.3.2.B2.B3.B6. The existing conditions and surrounding development prohibits a street connection.

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 June 12, 2019 by Harris Engineering.

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. 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.

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

Stormwater

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

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

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

Urban Forestry

SUB-S-76-2017 Wedgewood Subdivision
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

7. 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.

<table>
<thead>
<tr>
<th>☐ Slope Easement Required</th>
<th>☐ Utility Placement Easement Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Cross Access Agreements 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:

Engineering

1. 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.

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

3. A cross access agreement among the proposed lots showing shared driveways shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easements 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 20' slope 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. 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 recording.

Public Utilities

6. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

7. 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.

8. 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.

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

Stormwater

10. 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).

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. 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

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.265 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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services — Development Engineering.
The following are required prior to issuance of building occupancy permit:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. 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.

Stormwater

3. 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 18, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: September 18, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________  Date: 09/19/2019
Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
### Wedgewood Subdivision

**Preliminary Subdivision Plan Application**

**Applicant:** John W. Harris, P.E.
**Drawn By:** SMK, EDS Consulting Engineer, Inc.
**Job #:** 206-0717
**Corporate #:** C-3017
**Printed Date:**

**Sheet Index**
- **Existing Conditions:** S-76-17 534701
- **Drainage Delineation Plan:** S-76-17 534701
- **Drainage Erosion Control Plan:** S-76-17 534701
- **Nitrogen Plan:** S-76-17 534701
- **Stormwater & Grading Plan:** S-76-17 534701
- **Utility Plan:** S-76-17 534701
- **TCA Plan/Landscape Plan:** S-76-17 534701

**Cover For Wedgewood Subdivision**

No. of Proposed Bldgs: 6

**Sheet Description**

- **Site Data Table**
- **STORMWATER & GRADING PLAN**
- **COVER**

**Contact Information**

- **SMK, EDS Consulting Engineer, Inc.**
  - Phone: 919-789-0744
  - Email: info@smkeds.com

**Website:** www.harriseng.net
N.C. UNDERGROUND UTILITIES
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-632-4949
NC ONE CALL CENTER

A HOLD WILL BE PLACED ON THIS TRANSACTION NUMBER UNTIL THE TREE PROTECTION FENCE IS INSTALLED IN THE FIELD AND INSPECTION IS COMPLETED. PLEASE CALL CHRIS CRUM (919-996-2561) AFTER THE TREE PROTECTION FENCE IS COMPLETELY INSTALLED TO SET UP AN INSPECTION. A COPY OF PLANS SHOWING THE LOCATION OF THE TREE PROTECTION FENCE WILL BE REQUIRED AT THE TIME OF THE INSPECTION.

CANOPY / SHADE TREES

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>HEIGHT</th>
<th>CALIPER</th>
<th>SPREAD</th>
<th>REASON</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>PINUS TAEDA,</td>
<td>Loblolly Pine</td>
<td>60'</td>
<td>3&quot;</td>
<td>25'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>PLATANUS RACEMOSA,</td>
<td>California Sycamore</td>
<td>40'</td>
<td>3&quot;</td>
<td>40'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>MAGNOLIA GRANDIFLORA,</td>
<td>Southern Magnolia</td>
<td>60'</td>
<td>3&quot;</td>
<td>40'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>BETULA NIGRA,</td>
<td>River Birch</td>
<td>30'</td>
<td>3&quot;</td>
<td>40'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>EUROPEAN HORNBEAM,</td>
<td>Carpinus Betulus</td>
<td>40'-70'</td>
<td>10&quot;</td>
<td>30'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>ACER BUERFERANUM,</td>
<td>Trident Maple</td>
<td>30'-45'</td>
<td>10&quot;</td>
<td>25'</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>ZELKOVA SERRATA,</td>
<td>Japanese Zelkova</td>
<td>40'-60'</td>
<td>8&quot;</td>
<td>480</td>
<td>Shade-Street Deciduous</td>
<td>Deciduous</td>
</tr>
</tbody>
</table>

SHRUBS

<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>HEIGHT</th>
<th>CALIPER</th>
<th>SPREAD</th>
<th>REASON</th>
<th>TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHIONANTHUS VIRGINICUS,</td>
<td>Fringe Tree</td>
<td>12'-20'</td>
<td>2&quot;</td>
<td>12'-20'</td>
<td>Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>VACCINIUM CORYMBOSUM,</td>
<td>Highbush Rabbiteye Blueberry</td>
<td>6'-12'</td>
<td>2&quot;</td>
<td>8'-12'</td>
<td>Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>AESCULUS PARVIFLORA,</td>
<td>Bottlebrush Buckeye</td>
<td>8'-12'</td>
<td>2&quot;</td>
<td>8'-15'</td>
<td>Street Deciduous</td>
<td>Deciduous</td>
</tr>
<tr>
<td>MYRICA PUMILA SYN M. CERIFERA,</td>
<td>Dwarf Wax Myrtle</td>
<td>5'-6'</td>
<td>1&quot;</td>
<td>5'-6'</td>
<td>Street Evergreen</td>
<td>Evergreen</td>
</tr>
<tr>
<td>VIBURNUM RUFIDULUM,</td>
<td>Blackhaw Viburnum</td>
<td>10'-20'</td>
<td>2&quot;</td>
<td>10'-15'</td>
<td>Street Rain Garden</td>
<td>Rain Garden</td>
</tr>
<tr>
<td>CLETHRA ALNIFOLIA,</td>
<td>Sweet Pepperbush</td>
<td>4'-10'</td>
<td>1&quot;</td>
<td>5'-6'</td>
<td>Street Rain Garden</td>
<td>Rain Garden</td>
</tr>
</tbody>
</table>

PLANTS

<table>
<thead>
<tr>
<th>NAME</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLETHRA ALNIFOLIA,</td>
<td>Sweet Pepperbush</td>
</tr>
</tbody>
</table>

STREET PROTECTED YARD (TYPE C2) REQUIREMENTS

<table>
<thead>
<tr>
<th>STREET PROTECTED YARD TYPE C2 REQUIREMENTS</th>
<th>Width</th>
<th>Fence Height</th>
<th>Wall Height</th>
<th>Shade Tree (4 PER 100')</th>
<th>Shrubs (15 PER 100')</th>
<th>Shade Tree Height</th>
<th>Berm (PER SEC 7.24.D.4)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width 15'</td>
<td>0</td>
<td>N/A</td>
<td>N/A</td>
<td>16</td>
<td>60</td>
<td>5'</td>
<td>N/A</td>
</tr>
</tbody>
</table>

A REQUIRED STREET PROTECTIVE YARD MAY BE REPLACED FOR A TREE CONSERVATION AREA THAT MEETS THE REQUIREMENTS OF ARTICLE 9.1 TREE CONSERVATION.