

Item Title: Conveyance of a Permanent Sewer Easement and a Temporary Construction Easement to be Conveyed to the City of Raleigh as requested by NASH Wendell Falls, LLC

Specific Action Requested:
That the Board of Commissioners:

- 1. Approves the conveyance of a permanent sewer easement and a temporary construction easement to the City of Raleigh; and**
- 2. Authorizes the Chairman to execute a Deed for a permanent sewer easement and a temporary construction easement to the City of Raleigh (along with any other supporting documentation), subject to the terms and conditions acceptable to the County Attorney.**

Item Summary:

Purpose: The Board of Commissioners must approve all property and easement conveyances by the County. NC General Statute 160A-274 authorizes the Board of Commissioners to convey any interest in real property to other governmental agencies.

Background: NASH Wendell Falls, LLC has requested that Wake County convey a permanent sewer easement and a temporary construction easement to the City of Raleigh to provide sewer connectivity for the next phase of the Wendell Falls Development. The impacted Wake County parcel is located at 10505 Poole Road, Wendell, NC which contains a City of Raleigh pump station and is encumbered by a previously granted permanent sewer easement as well as a conservation easement of which the conservation easement holder has consented to the deed of easement.

Board Goal: This action supports routine County operations.

Fiscal Impact: There is no fiscal impact as the County will not receive compensation for the conveyance of these easements.

Additional Information:

In December of 2019, NASH Wendell Falls, LLC, a housing developer, contacted the County regarding the project and proposed easement request. On February 7th, 2020 the County received a formal easement request for a permanent sewer easement and a temporary construction easement which was later determined to be for 5,313 square feet of sanitary sewer and 3,795 square feet of temporary construction easement in order to provide sewer connectivity for the new phase of Wendell Falls Development.

The map below displays the Wake County property and approximate location of the proposed easements. The scope of the project on County property will be grading, clearing and boring for the installation of the new sewer line. More detailed plans showing the proposed sewer improvements are attached, (Construction Plans).



The proposed project plans have been reviewed by County staff from Facilities Design & Construction and Parks Recreation & Open Space. Staff has concluded this conveyance will have no impact on the future use of this property. Staff recommends approval of the conveyance subject to terms and conditions acceptable to the County Attorney.

Attachments:

1. Property Map
2. Formal Request Letter
3. Signed & Sealed Exhibit
4. Construction Plan Sheet
5. Deed for Permanent Sewer Easement and Temporary Construction Easement