

City of Raleigh, NC
Development Plans Review Center
P.O. Box 590, Raleigh, NC 27602
Telephone: (919) 996-2626 Fax: (919) 516-2684
www.raleighnc.gov

OFFICIAL NOTICE
OF PRELIMINARY SUBDIVISION PLAN DECISION

TO: Dominion Realty Partners, LLC; Piedmont Land Design, LLP
PROJECT: Wade Park Office
FILE NUMBER: S-3-14
ADMINISTRATIVE ACTION: Approval with conditions
DATE OF ACTION: April 17, 2014
COORDINATING PLANNER: Meade Bradshaw
DATE OF LETTER: May 9, 2014

City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2036, 10-2057 Chapter 3, Part 10, Sections 10-3001-3059.

This approval is based on a preliminary plan dated 4/3/14, owned by Lichtin Corporation, submitted by Piedmont Land Design.

See the attached sheets (AA#3182) for conditions of approval.

LAND DISTURBANCE

No land disturbance activity may occur unless permits have been obtained. Please contact the Stormwater Engineer in the Public Works Department for grading permits and Forestry Specialist in the Planning and Development Department for tree removal permits, applicable.

SUNSET DATES :

If significant recording activity has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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 17, 2017
Record at least ½ of the land area approved.

5-Year Sunset Date: April 17, 2019
Record entire subdivision.

Please do not hesitate to call the planner coordinating the review of your project if you are unsure of how to satisfy conditions, or if you have any other questions about this preliminary plan.



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

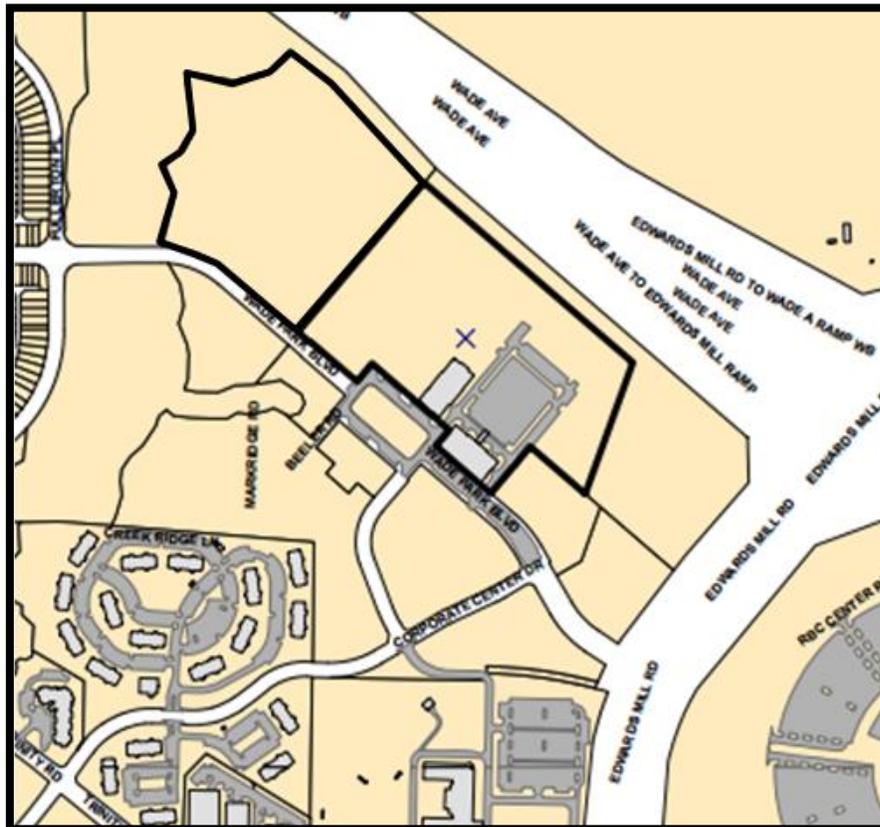
Case File / Name: S-3-14 / Wade Park Office

General Location: Located on Wade Park Boulevard, west of the intersection with Edwards Mill Road.

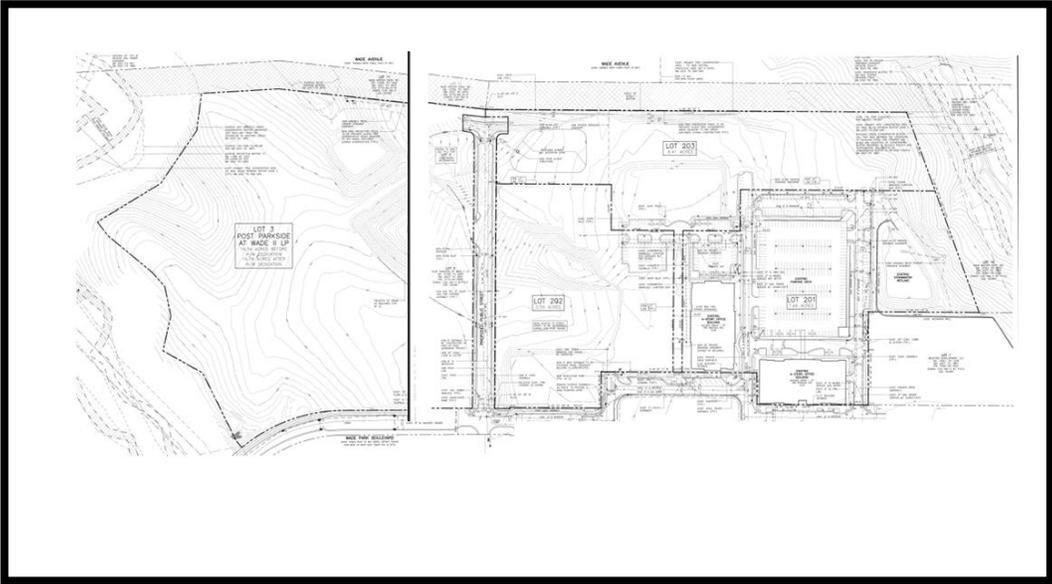
CAC: West

Nature of Case: The dedication of public right-of-way bisecting Lot 2 and Lot 3 with the further subdivision of Lot 2 into 3 lots. The parcels are zoned Office & Institutional-2 with Planned Development District, inside the city limits.

Contact: Ron Hendrix, Piedmont Land Design



S-3-14 / Wade Park Office



S-3-14 / Subdivision Layout

SUBJECT: S-3-14 / Wade Park Office

CROSS-REFERENCE: Z-54-05, MP-2-05

LOCATION: This site is located on the north side of Wade Park Boulevard, west of its intersection with Edwards Mill Road, inside the City Limits.

PIN: 0784094240 & 0774996865

REQUEST: The dedication of public right-of-way bisecting Lot 2 and Lot 3 with the further subdivision of Lot 2 into 3 lots zoned Office & Institutional-2 with Planned Development District, inside the city limits.

Lot 3 – 16.34 acres
Lot 201 – 7.46 acres
Lot 202 – 5.59 acres
Lot 203 – 6.41 acres

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Planning Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to issuance of a final site review permit or infrastructure construction plans, whichever occurs first;

- (2) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (4) That infrastructure construction plans are approved by the City of Raleigh Public Works and Public Utilities Departments;

- (5) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259);"
- (6) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (7) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (8) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (9) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (10) That 60' of the required right of way for the proposed public street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
- (11) That a cross access agreement among lots 201, 202, and 203 owned by Lichtin is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording: and
- (12) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded

document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;

Prior to issuance of building permits:

- (13) For Lot 3: That prior to issuance of building permits the developer will make a contribution of twenty-four percent (24%) of the initial construction cost of all stormwater control device(s) to the City in accordance with City Code 10-9027;
- (14) That when 75% of the permits have been issued for residential developments, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 time the cost of public or private improvements will be provided to the Public works Department for the uncompleted portions and roadway extensions ;

Prior to issuance of an occupancy permit:

- (15) That prior to Issuance of a Certificate of Occupancy an as-built certification for all stormwater control devices as required under Code Section 10-9025(c) shall be provided to the Public Works Department, all stormwater systems shall be in place and functioning, and an original inspection report per Code Section 10-9028.
- (16) For residential developments, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Siler (C. Wang)

Date: 4-17-14

Staff Coordinator:

Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2036, 10-2057 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/3/14, owned by Lichtin Corporation, submitted by Piedmont Land Design.

ZONING:

- ZONING DISTRICTS:** Office & Institutional-2 & Planned Development District. Ordinance 023ZC588 Effective 5/16/06.
- LANDSCAPING:** Street yard landscaping will be in conformance when a site plan is submitted.
- TREE CONSERVATION:** Recorded BM 2007 PG 1886 as part of S-53-06.
- UNITY OF DEVELOPMENT:** N/A
- PHASING:** There is one phase in this development.

COMPREHENSIVE PLAN:

- GREENWAY:** Recorded BM 2007 PG 1886 as part of S-53-06
- THOROUGHFARE / COLLECTOR PLAN:** Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Proposed Public Street	60'	41' b-b	N/A

The proposed street was shown on the previously approved Master Plan and therefore is not subject to the Chapter 8 standards of the UDO.

- TRANSIT:** This site is presently not served by the existing transit system.
- URBAN FORM:** This site is located in the West Citizen Advisory Council, in an area designated as office & residential mixed use.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** Due to existing development constraints as well as proximity to a control of access street that would make a street connection through this property infeasible. A Design Adjustment from UDO Article 8.3.1 from not meeting the block perimeter was approved by the Public Works Director.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site. Cross access and

maintenance agreement for a private hydrant on lot 201 will needed to be recorded with Lot 203.

SOLID WASTE: Individual lot service will be provided by a private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. A public right-of-way bisects Lots 201, Lot 203 and Lot 3. Cross access will be established between Lots 201, 202, and 203.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. According to MP-2-05 8' sidewalk is required along street frontages adjacent to office uses. An existing 10' sidewalk exists along the frontage of Wade Park Boulevard. 6' sidewalks are required along the Lot 3 frontage of the proposed public street.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Proposed Lots 201, 202, and 203 will utilize an existing wetland as well as a proposed new wet pond as shared stormwater devices to address runoff control and water quality. Lot 3 will address stormwater control independently. The new ROW will be addressed equally between the two lots. (old lot 2 and lot 3).

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are located on this site and show no disturbance.

STREET NAMES: 1 new street name is required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET 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 by City Council 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: xxxxxx
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/25/2005
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.