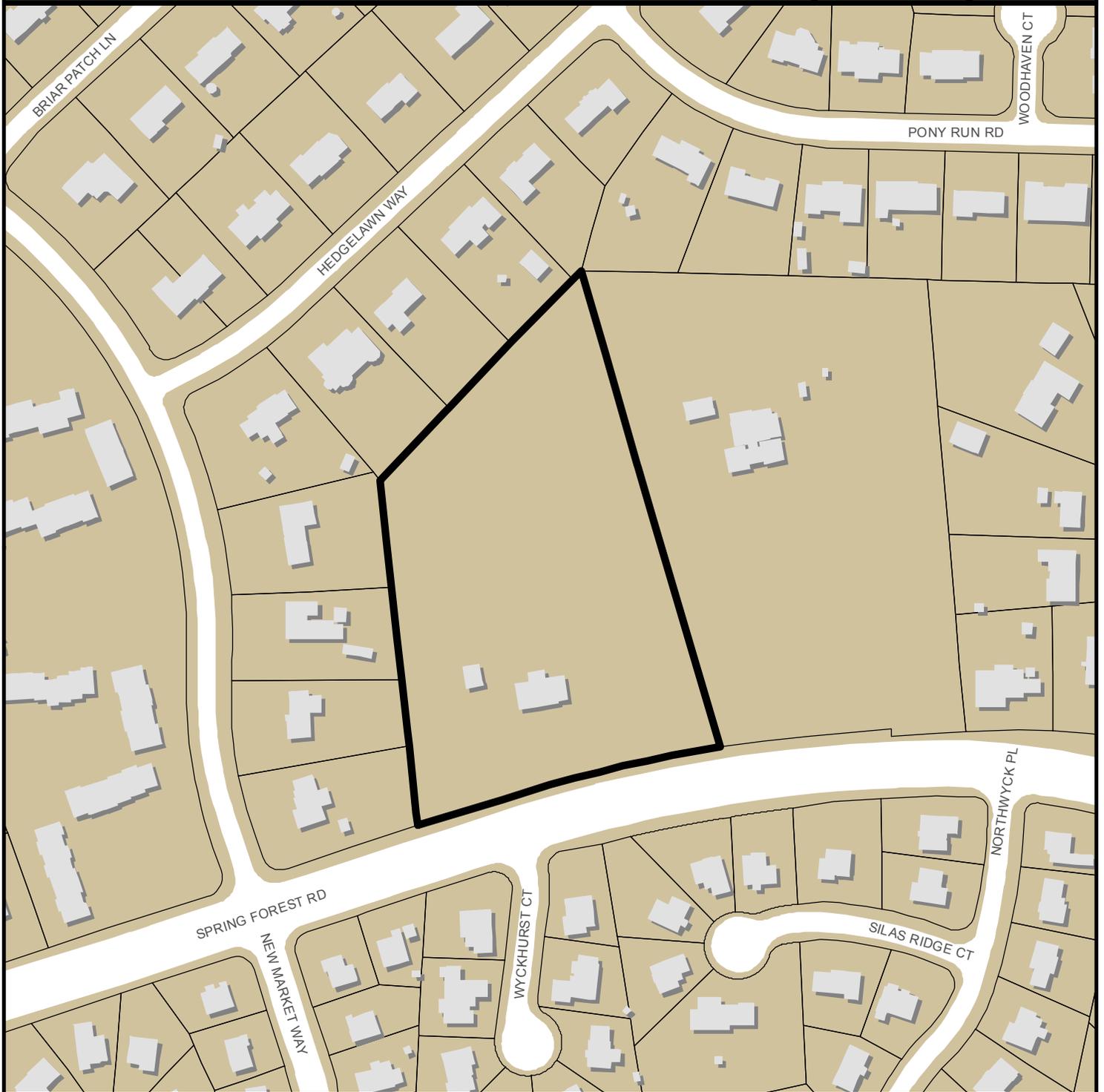


STEPHEN'S RIDGE S-7-2016



0 280 560 Feet

Zoning: **R-4, R-6**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **4.99**

Number of Lots: **12**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **NC Homes LLC**

Phone: **(919) 271-0220**





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-7-16 / Stephen's Ridge

General Location: The site is located on the north side of Spring Forest Road, between New Market Way and Jade Tree Lane, inside the city limits.

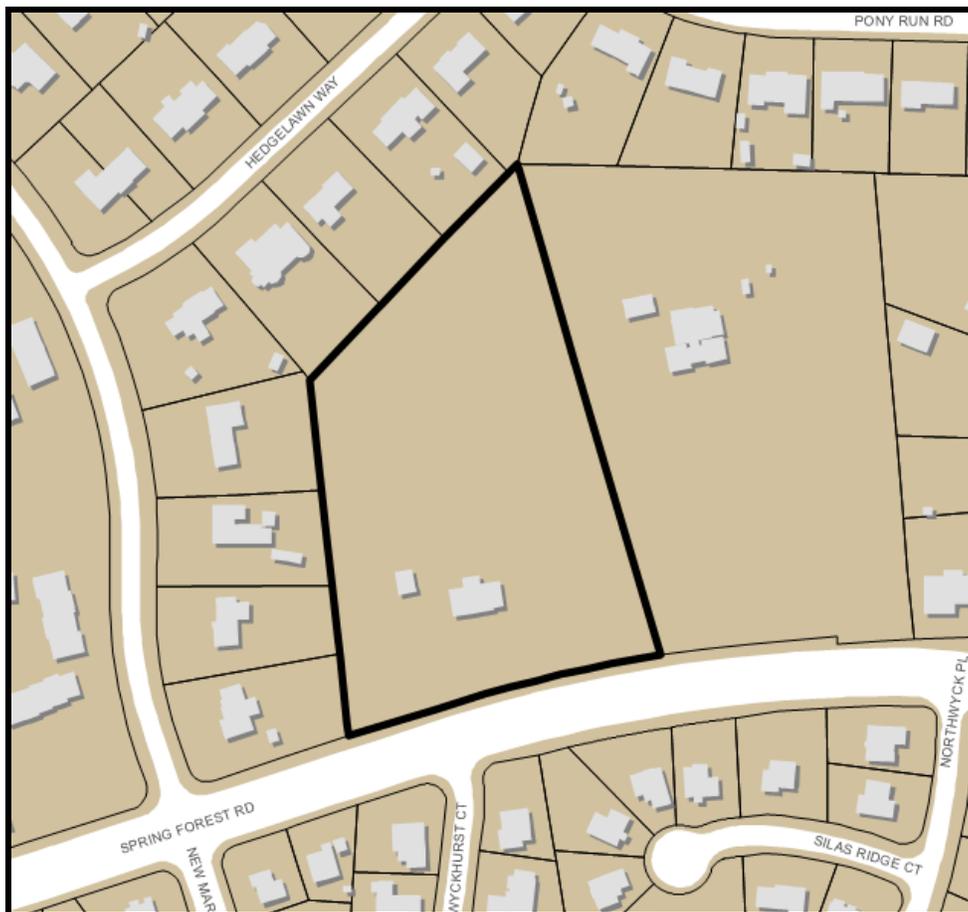
CAC: North

Nature of Case: Subdivision of a 4.45 acre parcel into 12 lots zoned Residential-4 and Residential-6.

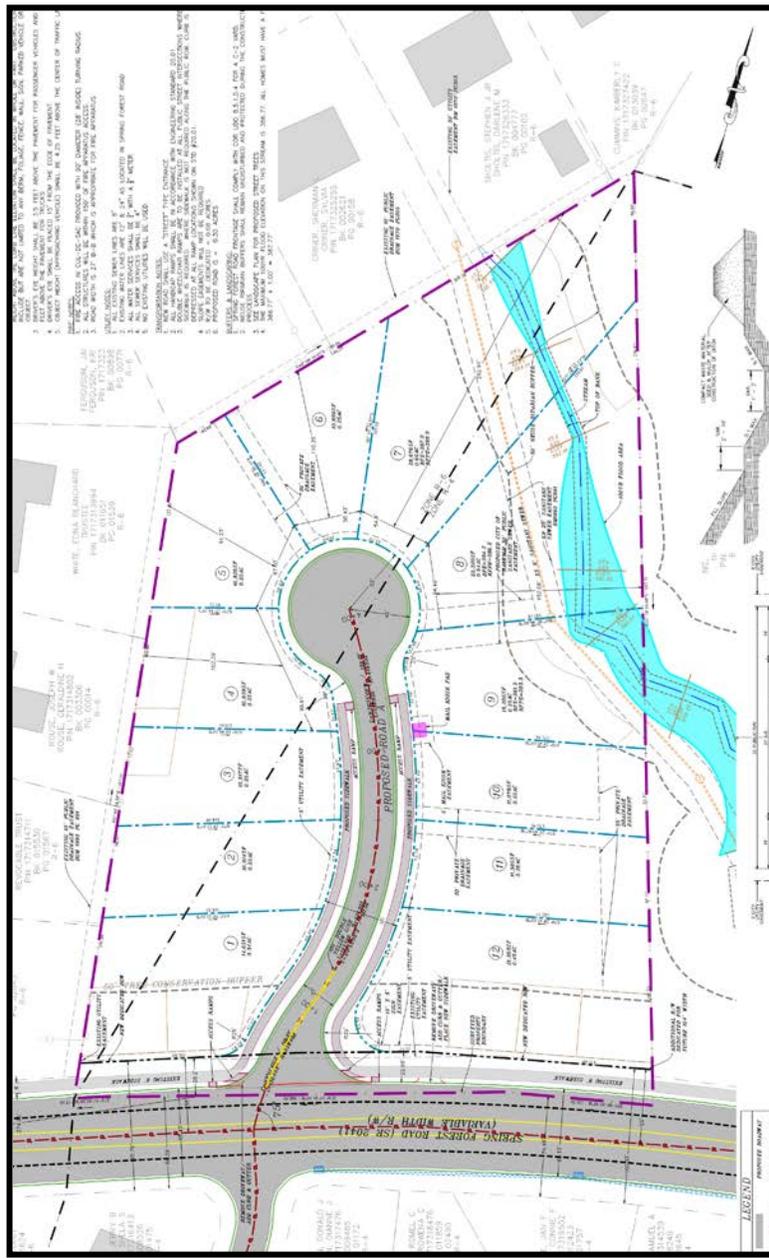
Contact: John Harris

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for relief from the Block Perimeter standards of Section 8.3.2.

Administrative Alternate: NA



S-7-16 Location Map



S-7-16 Preliminary Subdivision Plan



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Stephen's Ridge	Date Completed Application Received: 7/27/16
	Case Number: S-7-2016	Transaction Number: 461340

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner:		<input type="checkbox"/> City Planning:	
	<input type="checkbox"/> Dev. Services Eng:	Daniel G. King, PE	<input type="checkbox"/> Transportation:	
	<input type="checkbox"/> Engineering Services:		<input type="checkbox"/> PRCR:	
Based on existing surrounding development and environmental features the block perimeter standards are not feasible for this subdivision. Please see attached.				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] *[Signature]* *[Signature]* 7/29/16

Authorized Signature _____ Date _____

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
Engineering Services

Phone: 919-996-3030
www.raleighnc.gov



Planning & Development

Public Works
Transportation Field Services
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name Stephen's Ridge	
	Case Number S-7-16	Transaction Number 461340

Owner	Name Gallagher, Thomas M Jr	
	Address 1301 Spring Forest Road	
	City Raleigh	
	State North Carolina	Zip Code 27615
		Phone 919-345-7302

Applicant	Name Bryan Harris		Firm John W. Harris, P.E. Consulting Engineer
	Address 5112 Bur Oak Circle		City Raleigh
	State North Carolina	Zip Code 27612	Phone 919-789-0744

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced UDO 8.3.2 & UDO 8.3.6
	Justification
	The Property is surrounded by residential with no access to any other roads than the main road we are connecting to (Spring Forest Road), to the North and West of the Proposed Subdivision is an existing subdivision "North Ridge" zoned R-6 with 1/4 acre to 3/4 acre homes and no land dedicating access between home to their streets, to the East is a 5.68 acre single family residential lot with a perennial stream and a 50' Neuse Riparian Buffer running along the boundary of both properties, thus eliminating access to this 5.68 acre single family residential lot.

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

Thomas M. Gehl 01/29/2016
Owner/Owner's Representative Signature Date

In witness whereof, the parties signed have executed this document on this date.

[Signature] 06-29-2016
Notary Signature Date

Dhyakant M Gandhi
NOTARY PUBLIC
Wake County, NC
My Commission Expires December 19, 2020

SUBJECT: S-7-16 / Stephen's Ridge

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the north side of Spring Forest Road, between New Market Way and Jade Tree Lane, inside the city limits.

PIN: 1717316871

REQUEST: Subdivision of a 4.45 acre parcel into 12 lots zoned Residential-4 and Residential-6.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- (1) That a final tree conservation plan with permit be approved by the Forestry Specialist. 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 Forestry Specialist;
- (2) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (3) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (4) 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;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That plans for the shared stormwater devices be submitted and approved by the Public Works Department;

Prior to Planning Department authorization to record lots:

- (7) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (8) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map
- (9) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (10) 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;
- (11) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (12) 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;
- (13) That demolition permits be issued for the existing structures and these building permit numbers be shown on all maps for recording;
- (14) 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;
- (15) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
- (16) 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).";

- (17) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on the new proposed street is paid to the Public Works Department;
- (18) That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
- (19) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Engineering Services Department;
- (20) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary.

Prior to issuance of a certificate of occupancy for any lot:

- (21) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Bowen (S. Barlow)* Date: *8-30-16*

Staff Coordinator: Justin Rametta

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 the Unified Development Ordinance including Chapter 2, Article 2.2,

Sections 2.2.1. This approval is based on a preliminary plan dated 8/1/16 owned by NC Homes, LLC, submitted by Harris Engineering.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4) and Residential-6 (R-6).

TREE CONSERVATION: This site is subject to UDO Article 9.1, Tree Conservation. 10% or .45 acres are required, .51 acres are provided as shown below.

- Primary Tree Conservation: .42 acres
- Secondary Tree Conservation: .09 acres

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Spring Forest Road	Avenue 4-Lane, divided	Variable (96'-100'+-)	½ 104'	Variable	Variable	N/A
Proposed Road A	Neighborhood Yield	N/A	55'	N/A	27'	N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the North CAC in an area designated for Low Density Residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the R-4 zoning district is 10,000 square feet. The minimum lot size in the R-6 district is 6,000 square feet. The minimum lot depth in the R-4 zoning district is 100 feet. The minimum lot depth in the R-6 district is 80 feet. The minimum lot width of an interior lot in the R-4 zoning district is 65 feet (80 feet for a corner lot). The minimum lot width of an interior lot in the R-6 zoning district is 50 feet (65 feet for a corner lot). Lots in this development conform to these minimum standards.

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.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A Design Adjustment has been approved by the Public Works Director for relief from the Block Perimeter standards of Section 8.3.2. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is residential. An 8' sidewalk exists along the property's Spring Forest Road frontage. Street tree requirements will be met with a Type C2 yard, consisting of tree conservation area and plantings. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along the new internal street.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. An 8' sidewalk exists along the property's Spring Forest Road frontage. Construction of a 6' wide sidewalk is proposed along the new internal street. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: Flood hazard areas are present on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are required on this site.

STREET NAMES: One new street is being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, 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 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: 8-30-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 8-30-2021
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.