GOWER SUBDIVISION
S-11-2017

Zoning: R-4
CAC: Northwest
Drainage Basin: Mine
Acreage: 1.25
Number of Lots: 2

Planner: Martha Lobo
Applicant: Gower Construction Co
Phone: (919) 996-2664
Phone: (919) 669-9556
LOCATION: This site is located on north of Ponderosa Road, on the west side of Jeffreys Grove School Road. The address is 6015 Jeffreys Grove School Road and the PIN number is 0797400153.

REQUEST: Subdivision of a 1.25 acre tract zoned Residential-4 into two lots. Lot 1 is 27,668 square foot and Lot 2 is 26,841 square foot.

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 submitted by John S. Collier of John S. Collier, PLS.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

STORMWATER
1. A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
3. Neither tree conservation nor street trees are required on this subdivision. A fee in lieu for four street trees is required prior to recordation of lots.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING
2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for ¼ of a 27’ b-b street with curb and gutter and 6’ sidewalk is paid to the City of Raleigh.

PUBLIC UTILITIES
3. 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.
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4. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department

STORMWATER
5. That the maximum impervious surface area allowed for each lot be shown on all maps for recording.

6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

URBAN FORESTRY
7. Next Step: A fee in lieu for four street trees is required prior to recordation of lots.

Prior to issuance of building occupancy permit:

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

2. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

3. In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

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: 10-12-2020
Record the entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 10/12/2017

Staff Coordinator: Daniel L. Stegall