



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

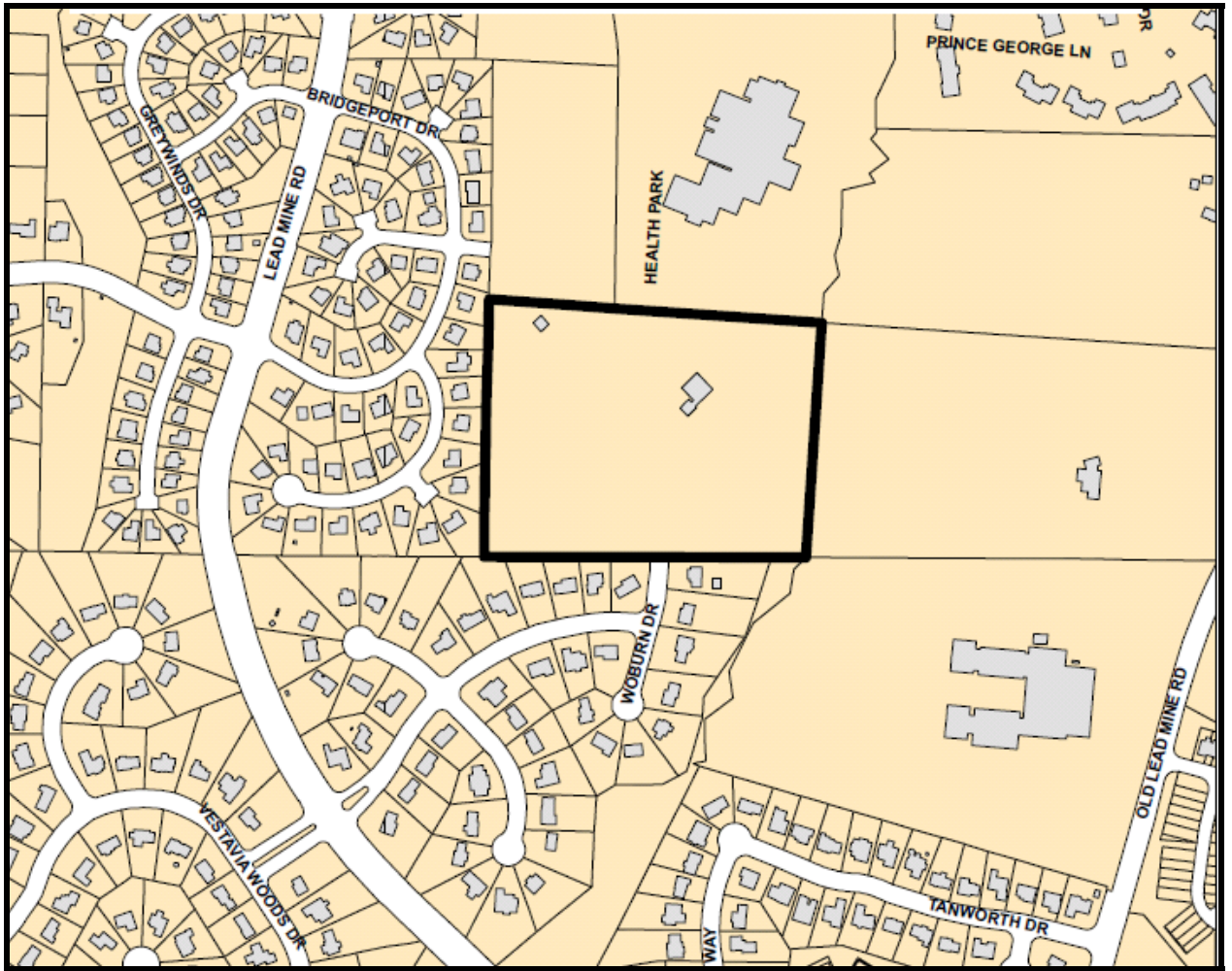
Case File / Name: S-13-11 Grey's Landing

General Location: North of Woburn Dr, inside the city limits.

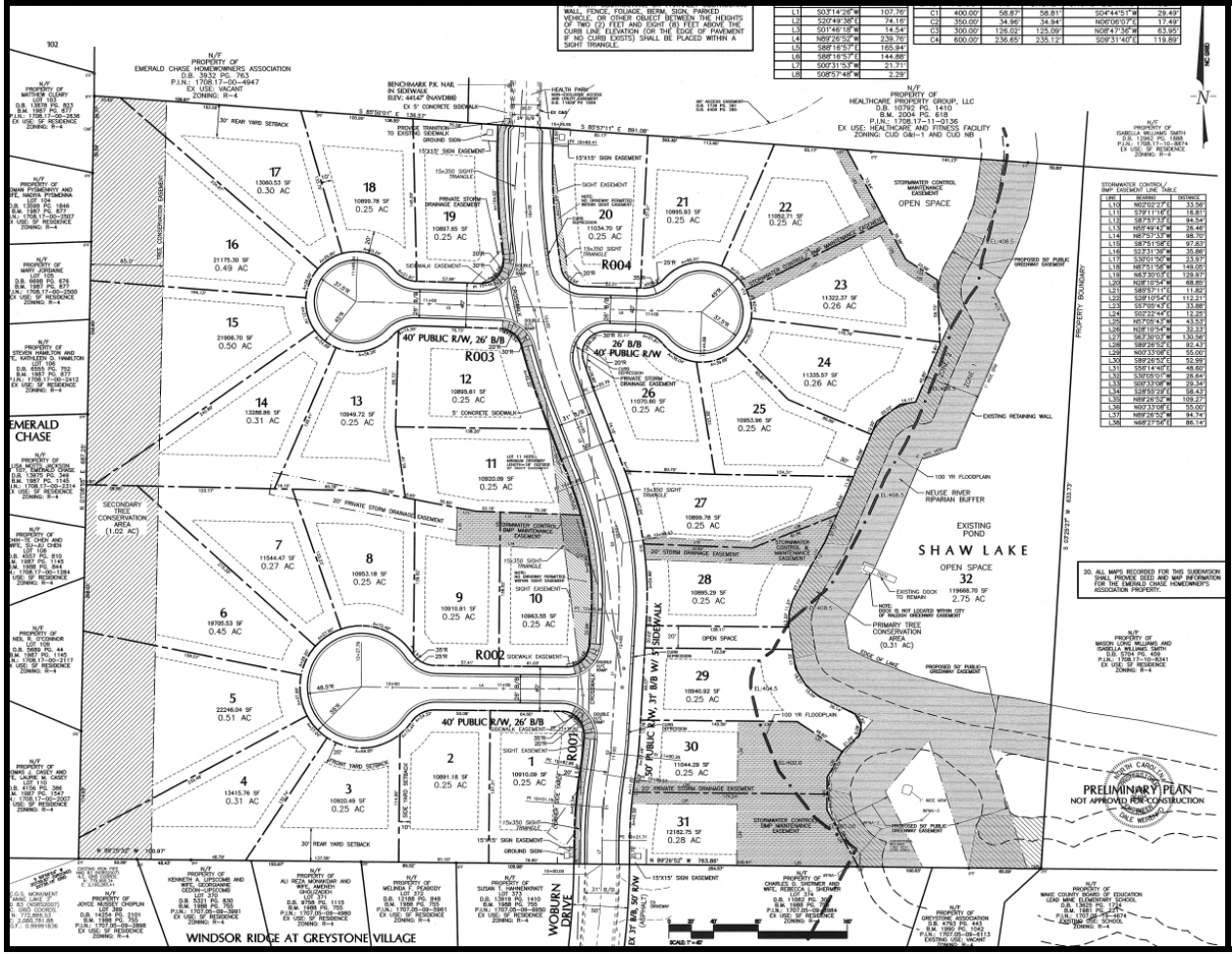
CAC: North

Nature of Case: Subdivision of 13.30 acres zoned R-4 into 32 lots, 31 single family lots and 1 open space lot. Density is 2.33 unit/acre.

Contact: Withers & Ravenel



S-13-11 Grey's Landing site location map



S-13-11 Grey's Landing Subdivision

SUBJECT:
CROSS-REFERENCE: N/A

LOCATION: North of Woburn Dr, inside the city limits.

REQUEST: For the subdivision of 13.30 acres zoned R-4 into 31 single family lots and 1 open space lot with a 2.33 unit/acre density.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: ***Prior to issuance of a mass land disturbing 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 Inspections 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;
- (2) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
- (3) 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 10 Chapter 9, 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;
- (4) That a 100-year flood analysis will be required prior to construction plan approval or grading permit which ever comes first. A minimum finished floor elevation will be required for all lots along the floodplain boundary (lots 23-25 & 27-31 as shown on the preliminary plan).
- (5) That as the developer purposes 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 (per code section 10-9044(a)."

Prior to approval of site review or construction drawings for public improvements:

- (6) That construction plans for public improvements be approved by the Public Works Department;
- (7) 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 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction;
- (8) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;

Prior to Planning Department authorization to record lots:

- (9) That the greenway easement as shown on the preliminary plan be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway;
- (10) That a security in the form of a letter of credit in the amount of 1.5 times the cost of street improvements will be provided to the City for all proposed private and public streets;
- (11) That as stormwater control facilities are to be owned and maintained by a property owners' association, the City's three party form "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (Installment or Lump Sum payment version) shall be completed and executed by the developer, the property owners' association and given to the City of Raleigh Planning Department for signature of the City Manager. Following the signatures of the City, the developer shall record the Stormwater Agreement with the local county Register of Deeds. A recorded copy of the Stormwater Agreement shall be given to the Stormwater Engineer in the Public Works Department within (14) days of plat recording . No building permit will be issued until a recorded copy of the drainage easement is provided to the Inspections Department;
- (12) 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;
- (13) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (14) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the local county register of deeds office prior to any recordation of a subdivision 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;
- (15) 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;

and Common Expenses shall be recorded with the local county register of deeds office prior to any recordation of a subdivision 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;

- (17) 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;
- (18) 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 homeowner association."
- (19) 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 perpetuity 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)". This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
- (20) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (21) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell S. (C. Hayes)

Date:

1-11-12

Staff Coordinator:

James Marapoti

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 2017 Chapter 3, Part 10, Sections 10-

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/8/11, owned by M/I Homes, submitted by Withers and Ravenel.

ZONING:

ZONING DISTRICTS: R4.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Total tree conservation of this site is 1.33 acres or 10% of the site.

Primary Tree Conservation – 0.49 acres - consisting of Neuse buffer zone 2.
Secondary Tree Conservation – 1.02 acres consisting of a uniform 65'-wide perimeter yard secondary tree conservation area along the west side of the property.

UNITY OF DEVELOPMENT: Not applicable

PHASING: This subdivision will be constructed in one phase.

COMPREHENSIVE PLAN:

GREENWAY: There is greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Not applicable

TRANSIT: Not applicable.

URBAN FORM: This site is located in the north citizen advisory council, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length. Access to Health Park Drive, a private drive required in accordance with SP-66-04, American Institute of Healthcare, north of subject tract is due to Non Exclusive Access agreement DB 11629 PG 1559.

- 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.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required on one side of the proposed street.
- FLOOD HAZARD:** Existing dam is identified as a high hazard dam and is regulated by NC State Dam safety laws.
- STORMWATER
MANAGEMENT:** The subdivision will comply with Part 10, Chapter 9 storm water runoff regulations by utilizing shared underground detention pipes and a Bio-retention area to detain post-development runoff for the 2 and 10 year storm events to pre-development rates for the site. Post-development runoff for the 100 year storm will be detained to pre-development rates along the western property limits and at the southern discharge point into an existing stream. A 100 year flood analysis for the lake will be required prior to permitting. The subdivision will comply with water quality regulations by utilizing 2 shared sand filters and a bioretention area (and if necessary a buydown to NCEEP). Neuse River Buffers exist on the site and any disturbance of the buffers will require a variance issued by NC DWQ. The existing lake dam structure is classified by NC DENR as a high hazard dam and is subject to and regulated by NC State Dam Safety Laws. The following lots contain storm water control and or maintenance easements 9, 10, 22, 23, 27, 28, 30 and 31
- WETLANDS
/ RIPARIAN
BUFFERS:** There are Neuse River riparian buffers on this site.
- STREET NAMES:** New street names are 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 lot recording 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: 1/11/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 1/11/2017
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.