



# 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-25-14 / Rhino Subdivision

**General Location:** The site is located on the north side of Cobblestone Court, west of its intersection with Ridge Road.

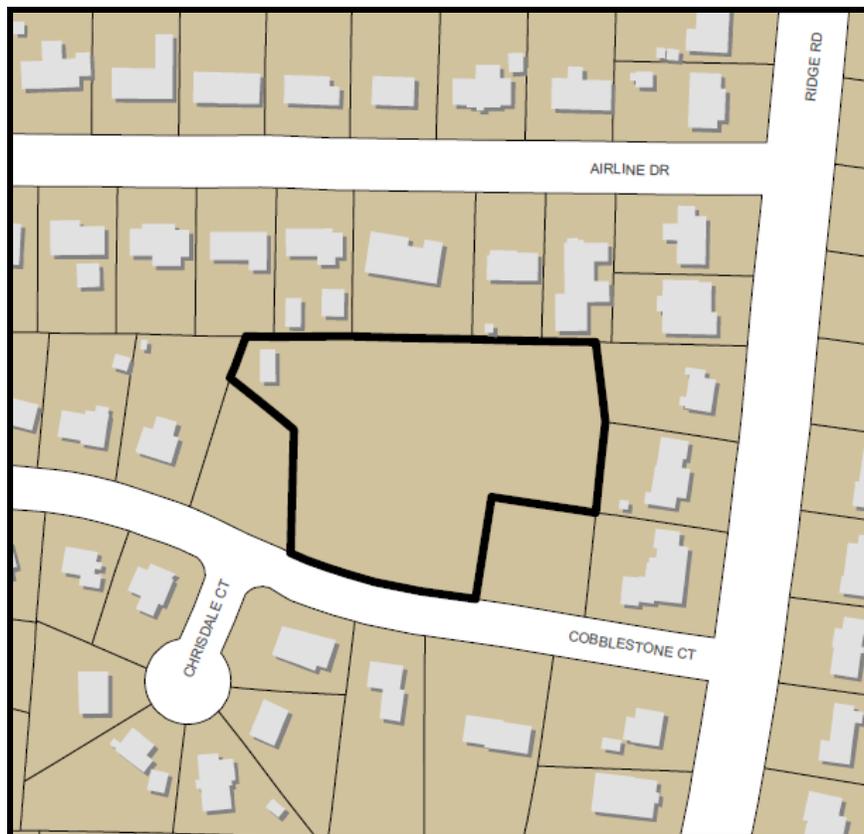
**CAC:** Glenwood

**Nature of Case:** Subdivision of 2.32 acres into 3 single-family lots, zoned Residential-4.

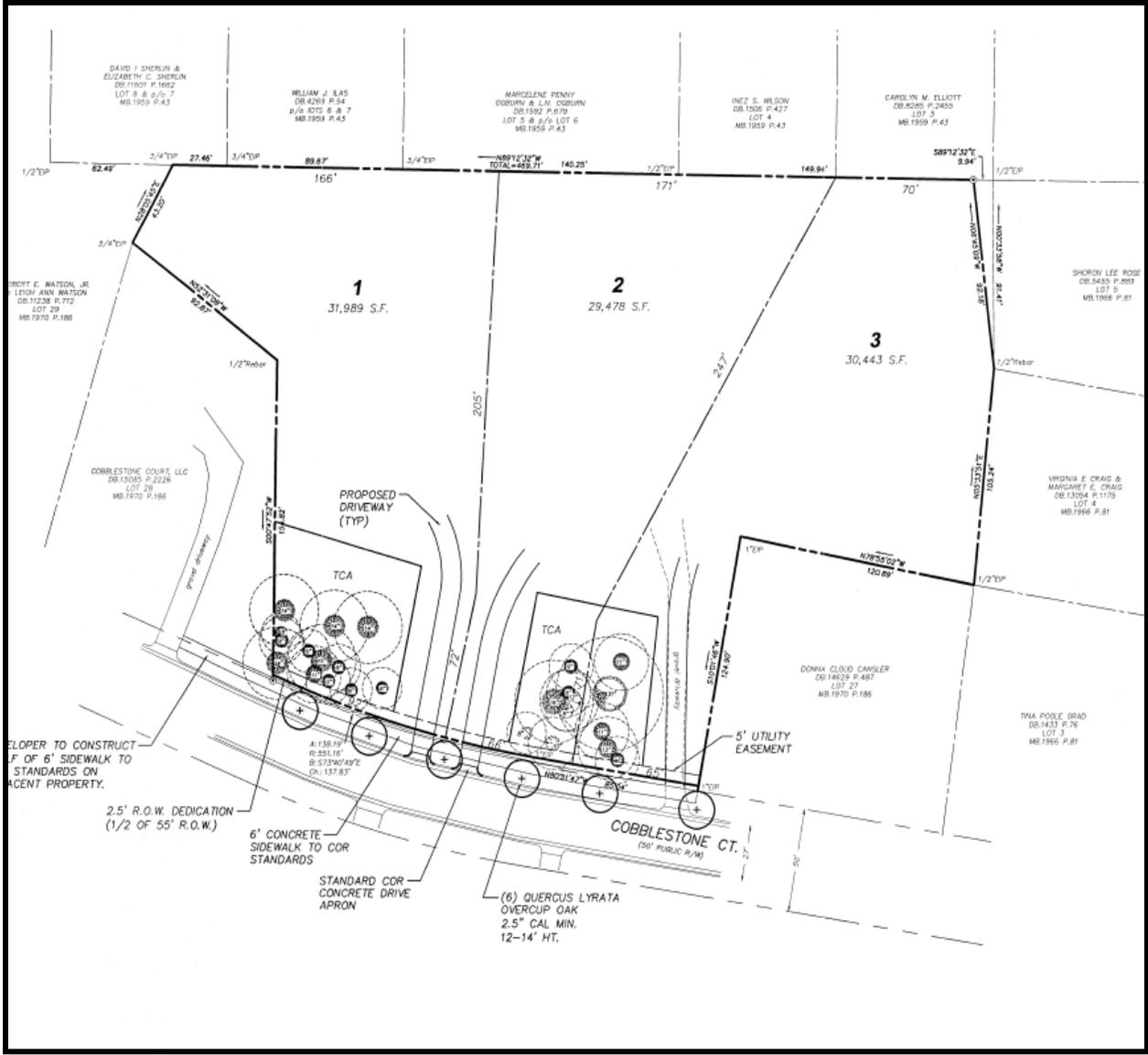
**Contact:** William Hood, Jerry Turner and Associates.

**Design Adjustment:** NA

**Administrative  
Alternate:** NA



S-25-14 Location Map



S-25-14 / Preliminary Subdivision Layout

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**SUBJECT:** S-25-14

**CROSS-REFERENCE:** NA

**LOCATION:** The site is located at 3208 Cobblestone Court, inside the city limits.

**PIN:** 0795531756

**REQUEST:** This request is to approve the subdivision of a 2.32 acre tract into 3 lots, zoned Residential-4.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a mass 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;

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

- (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;
- (3) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (4) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (5) 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;
- (6) 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;

- (7) 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;
- (8) That all stormwater control measures and means of transporting stormwater runoff to and from any 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;
- (9) A plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office; ;
- (10) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Cobblestone Road is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (11) That ½ of the required right of way of Cobblestone Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

***Prior to issuance of a certificate of occupancy for either lot:***

- (12) 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;
- (13) That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department;

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I hereby certify this administrative decision.

Signed: (Planning Dir.)

*Ken Baum (C. Wayne)*

Date: *10/10/14*

Staff Coordinator: Justin Ramezza

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

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 9/2/14 owned by Chelsea T. and Mary Ann T. Price, submitted by Jerry Turner and Associates.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4.

**TREE CONSERVATION:** As this project is larger than two acres, compliance with UDO Section 9.1, *Tree Conservation*, is required. The project provides 0.22 acres of tree conservation area which is 10.37% of gross site acreage.

Tree conservation acreage is as follows:  
Primary: 0.00 acres  
Secondary: 0.22 acres

**PHASING:** This is a one phase development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** Dedication of right-of-way for Cobblestone Court is required by the Street Typology Map of the Comprehensive Plan. Cobblestone Court is an existing street, classified as a Neighborhood Yield Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Cobblestone Court	Neighborhood Yield	50'	1/2- 55'	27'	27'

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

**COMPREHENSIVE PLAN:** This site is located in the Glenwood Citizens Advisory Council, in an area designated for low density residential.

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**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the residential-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. 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.
- STREETSCAPE TYPE:** The applicable streetscape is residential. A 6' sidewalk and street trees shall be installed in accordance with Section 8.5.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the north side of Cobblestone Court. 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:** There are no flood hazard areas 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. Underground detention is proposed to address runoff control requirements. Nitrogen loads will be less than 3.6 lbs/acre/year and therefore treatment and/or a buy down will not be required.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development.
- 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:** 10/10/2017  
Record at least 100% of the land area approved.

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.