



Administrative Approval Action

**S-27-14 / Gabriel's Bend Subdivision (Sunset Extension)
Transaction # 586757 / AA#3979**

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at the southern end of Gabriel's Bend Drive, east of the intersection of Ebenezer Church Road and Albright Road, at 7900 Gabriel's Bend Drive and 7902 Ebenezer Church Road. This site is outside the City limits.

REQUEST: The subdivision of two tracts totaling 2.21 acres into four single family residential lots zoned Residential-2 and Residential-4, and partly within a Metro Park Overlay District (MPOD). **This is a Sunset Extension to the original S-27-14 (sunset date of 11/9/2018, AA# 3316). The request for a sunset extension was submitted on November 9, 2018.**

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: NA

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 dated 5/15/19 by Diehl & Phillips, P.A.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development



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Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
6. 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.
7. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
10. 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 (UDO 9.2).
11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.27 acres of tree conservation area.



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EXPIRATION DATES: This preliminary plan and sunset extension has been approved in accordance with UDO Section 10.2.5.E.8.b.

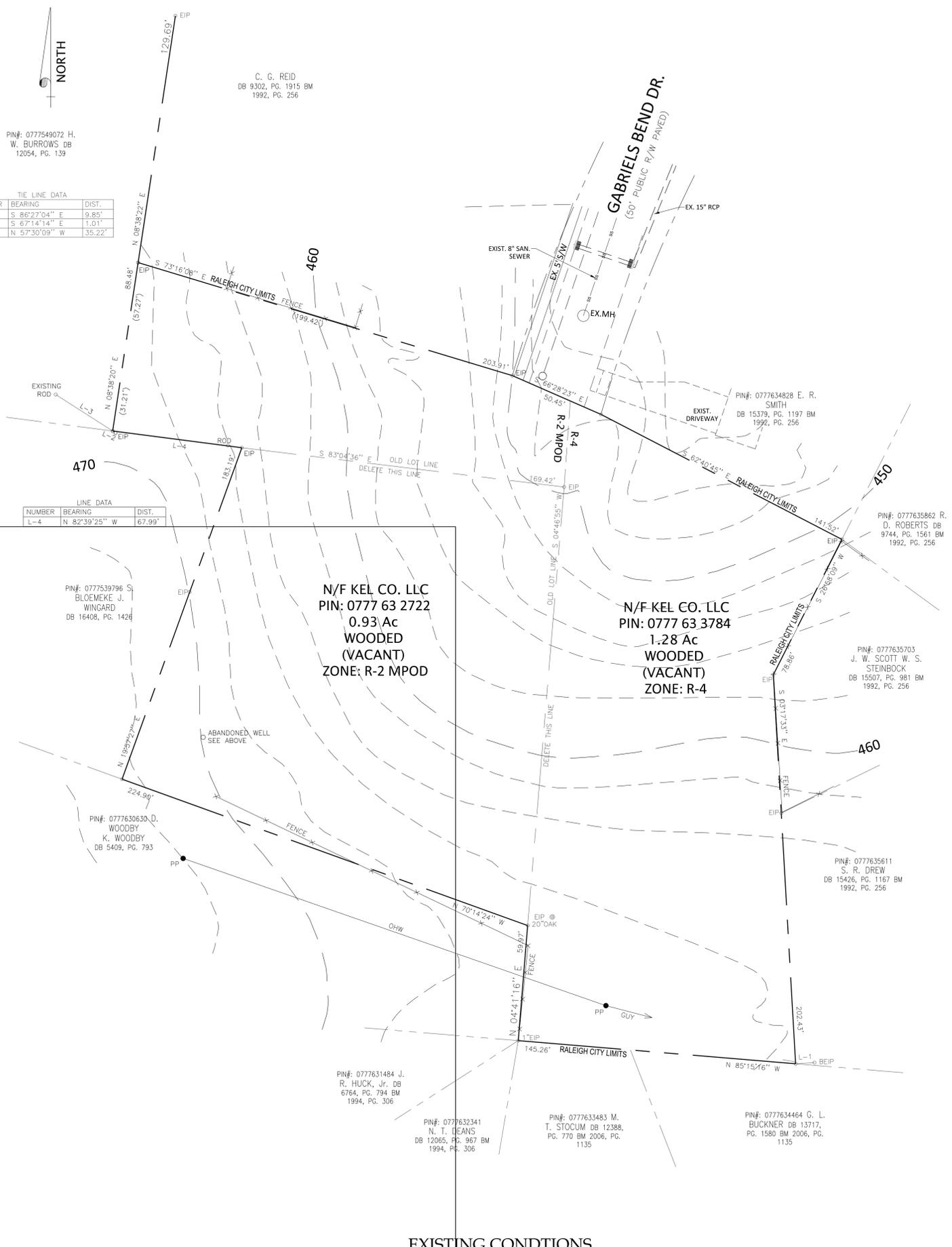
If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 6-19-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Service Dir./Designee) Angie B. King Date: 6/19/19

Staff Coordinator: Michael Walters



TIE LINE DATA

NUMBER	BEARING	DIST.
L-1	S 86°27'04" E	9.85'
L-2	S 67°14'14" E	1.01'
L-3	N 57°30'09" W	35.22'

LINE DATA

NUMBER	BEARING	DIST.
L-4	N 82°39'25" W	67.99'

WELL ABANDONMENT RECORD

1. Well Owner: **WILSON LETCHWORTH**
 2. Well Location: **4367-C**
 3. Well Construction Permit #: **GW-017823-2019**

4. Date Well Abandoned: **5-6-19**

5. Well Location: **KELCO LLC**
7900 GABRIELS BEND DR. RALEIGH, NC 27613
WAKE

6. Well Depth: **125** (ft.)
 7. Well Diameter: **6** (in.)
 8. Water Level Below Ground Surface: **25** (ft.)
 9. Casing Length (ft.): **60**
 10. Screen Length (ft.): **—**

11. Disposal Method: **GRAVEL**
700 LB BENTONITE PASTE
FILLED WELL WITH GRAVEL FROM BOTTOM TO 70 FT FROM TOP AND FILLED REMAINDER WITH BENTONITE MUD PASTE

12. Remarks: **NO OTHER**

13. Signature: **WAKE**

14. Date: **5-9-19**

15. Title: **NO OTHER**

16. Signature: **WAKE**

17. Date: **5-9-19**

18. Title: **NO OTHER**

19. Signature: **WAKE**

20. Date: **5-9-19**

21. Title: **NO OTHER**

22. Signature: **WAKE**

23. Date: **5-9-19**

24. Title: **NO OTHER**

25. Signature: **WAKE**

26. Date: **5-9-19**

27. Title: **NO OTHER**

28. Signature: **WAKE**

29. Date: **5-9-19**

30. Title: **NO OTHER**

SITE DATA

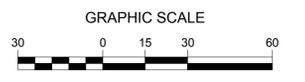
OWNER: **KEL CO. LLC**
9120 WELLSLEY WAY
RALEIGH NC 27613

PIN: **#0777633784 & 0777632722**

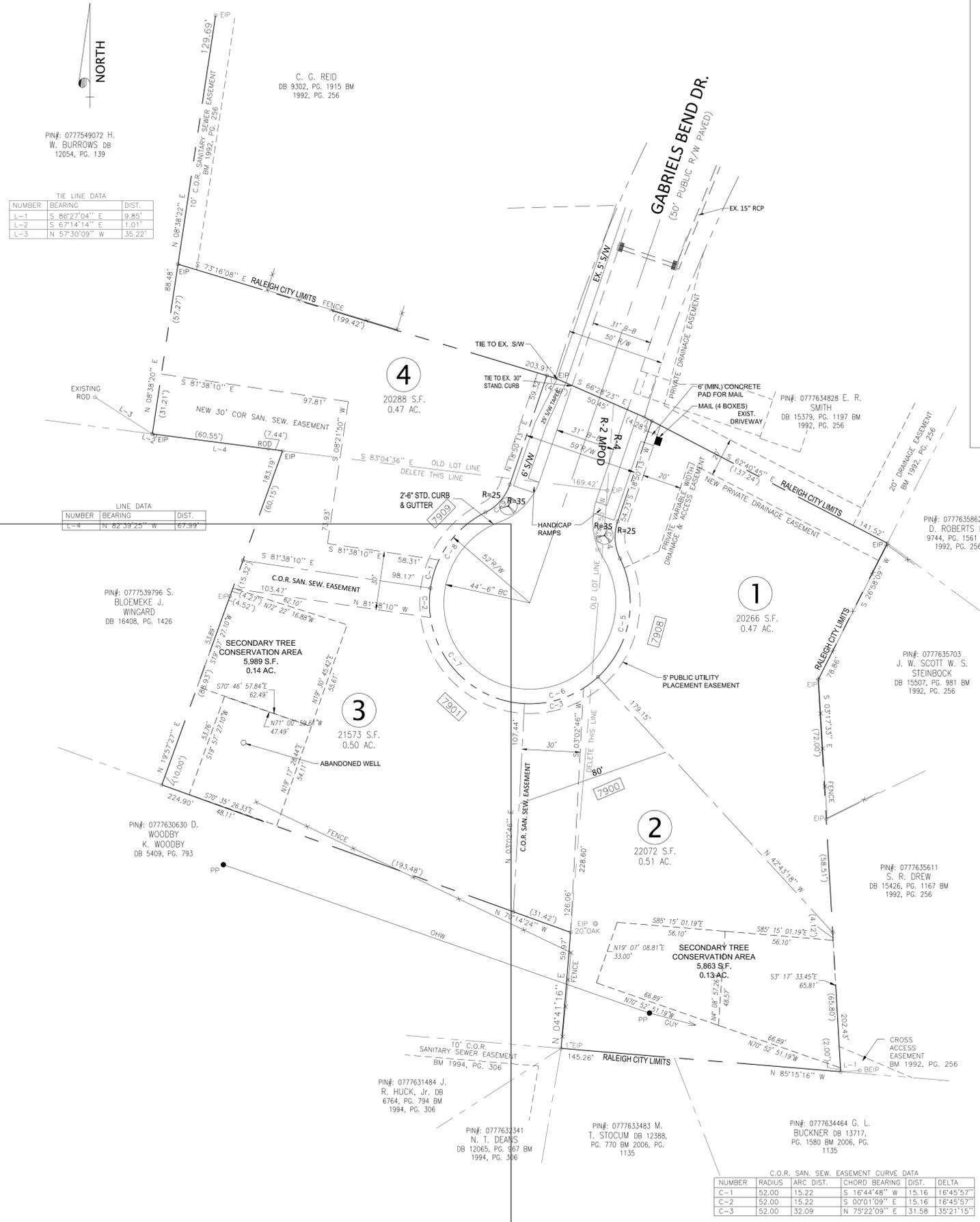
ZONING: **R-2 MPOD 1.28 AC**
R-4 0.93AC

TOTAL AREA: **2.21 ACRES**

- NOTE:
1. TOPOGRAPHIC INFORMATION FROM WAKE CO. G.I.S.
 2. NOT INSIDE CITY LIMITS.
 3. THERE ARE NO NEUSE RIPARIAN BUFFERS OR FLOOD HAZARD AREAS.
 4. BOUNDARY INFORMATION FROM B.L. SCOTT LAND SURVEYING, RALEIGH, N.C.



EXISTING CONDITONS
 SCALE: 1" = 30'



TIE LINE DATA

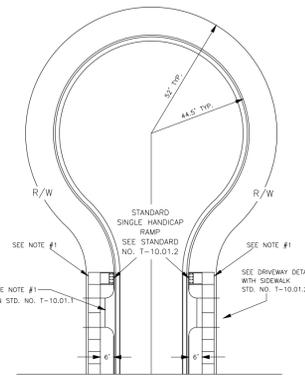
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LINE DATA

NUMBER	BEARING	DIST.
L-4	N 82°39'25" W	67.99'

C.O.R. SAN. SEW. EASEMENT CURVE DATA

NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	52.00	15.22	S 16°44'48" W	15.16	16°45'57"
C-2	52.00	15.22	S 00°01'09" E	15.16	16°45'57"
C-3	52.00	32.09	N 79°22'09" E	31.58	35°21'15"

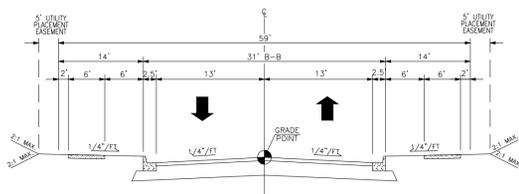


- NOTES:
- IF DRIVEWAY IS WITHIN CLOSE PROXIMITY OF ACCESS RAMP, TIE SIDEWALK INTO DRIVEWAY.
 - REFER TO STANDARD DETAIL T-10.01.2, DRIVE WAY AND SIDEWALK DETAIL, SHEET 1 OF 2.

**CITY OF RALEIGH
 STANDARD DETAIL**

REVISIONS	DATE	BY	NOT TO SCALE

STANDARD RESIDENTIAL CUL-DE-SAC
T-10.06



GENERAL		PAVEMENT DESIGN	
WALKWAY TYPE	SIDEWALK		
PLANTING TYPE	TREE/LAWN		
TREE SPACING	40' O.C. AVG.		
PARKING TYPE	PARALLEL ON 2 SIDES		

**CITY OF RALEIGH
 STANDARD DETAIL**

REVISIONS	DATE	BY	NOT TO SCALE

NEIGHBORHOOD LOCAL STREET (TWO-WAY)
T-10.11

SITE DATA

OWNER: KEL CO. LLC.
 9120 WELLSLEY WAY
 RALEIGH NC 27613

PIN: #0777633784 & 0777632722

ZONING: R-2 MPOD 1.28 AC
 R-4 0.93AC

TOTAL AREA: 2.21 ACRES

STREET DATA: 130 LF .28 AC (RES. STREET) NET

AREA (-R/W): 1.93 AC

TOTAL # LOTS: 4

DENSITY: R2 MPOD = 2/1.28 = 1.56 UNITS/AC
 R4 = 2/0.93 = 2.15 UNITS/AC

MIN. LOT SIZE: 20,000 SQ. FT.

AVE. LOT SIZE: 21,046 SQ. FT.

STREET TREES: REQ'D TREE 4 PER COR PROVIDED
 4 - 3" CALIPER TREES

- NOTE:
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT COMPLIANCE WITH CITY OF RALEIGH STANDARDS.
 - ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS AND RIGHT OF WAY SHALL BE OWNED, OPERATED AND MAINTAINED BY THE CITY OF RALEIGH.
 - ALL CITY OF RALEIGH STORMWATER AND FLOOD HAZARD REGULATIONS SHALL BE COMPLIED WITH.
 - SUBDIVISION LAYOUT TAKEN FROM APPROVED PRELIMINARY SUBDIVISION PLAN S-27-14.



PRELIMINARY SUBDIVISION PLAN
 SCALE: 1" = 30'

NORTH
 PIN#: 0777549072 H. W. BURROWS DB 12054, PG. 139

C. G. REID
 DB 9302, PG. 1915 BM
 1992, PG. 256

LINE DATA		
NUMBER	BEARING	DIST.
L-4	N 82°39'25" W	67.99'

PIN#: 0777539796 S. BLOEMEKE J. WINGARD DB 16408, PG. 1426

PIN#: 0777630630 D. WOODBY K. WOODBY DB 5409, PG. 793

PIN#: 0777631484 J. R. HUCK, Jr. DB 6764, PG. 794 BM 1994, PG. 306

PIN#: 0777632341 N. T. DEANS DB 12065, PG. 947 BM 1994, PG. 306

PIN#: 0777633483 M. T. STOCUM DB 12388, PG. 770 BM 2006, PG. 1135

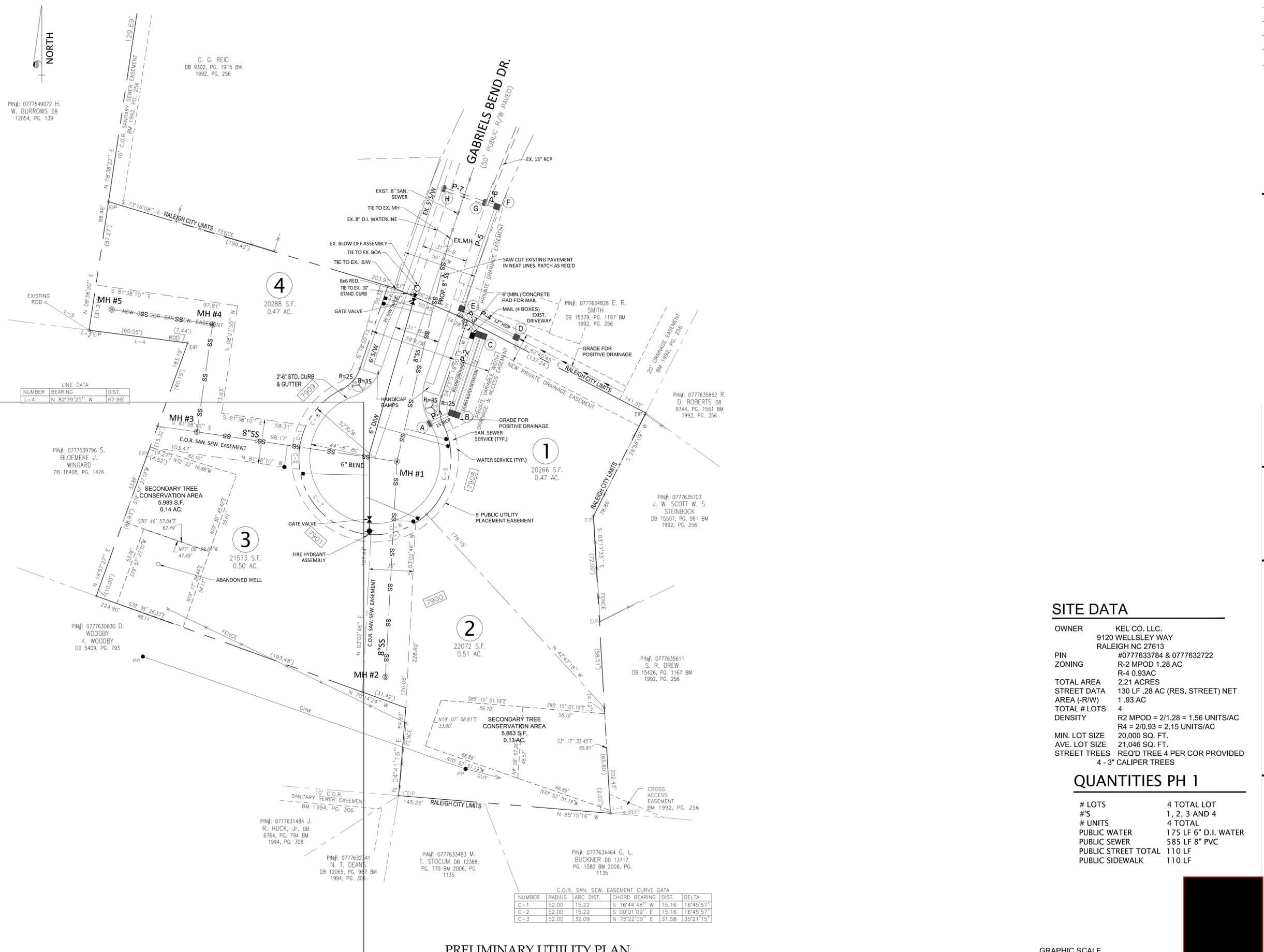
PIN#: 0777634464 G. L. BUCKNER DB 13717, PG. 1580 BM 2006, PG. 1135

PIN#: 0777635611 S. R. DREW DB 15426, PG. 1167 BM 1992, PG. 256

PIN#: 0777635703 J. W. SCOTT W. S. STEINBOCK DB 15507, PG. 981 BM 1992, PG. 256

PIN#: 0777635862 R. D. ROBERTS DB 9744, PG. 1561 BM 1992, PG. 256

PIN#: 0777634828 E. R. SMITH DB 15379, PG. 1197 BM 1992, PG. 256



C.O.R. SAN. SEW. EASEMENT CURVE DATA				
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST. DELTA
C-1	52.00	15.22	S 16°44'48" W	15.16 16°45'57"
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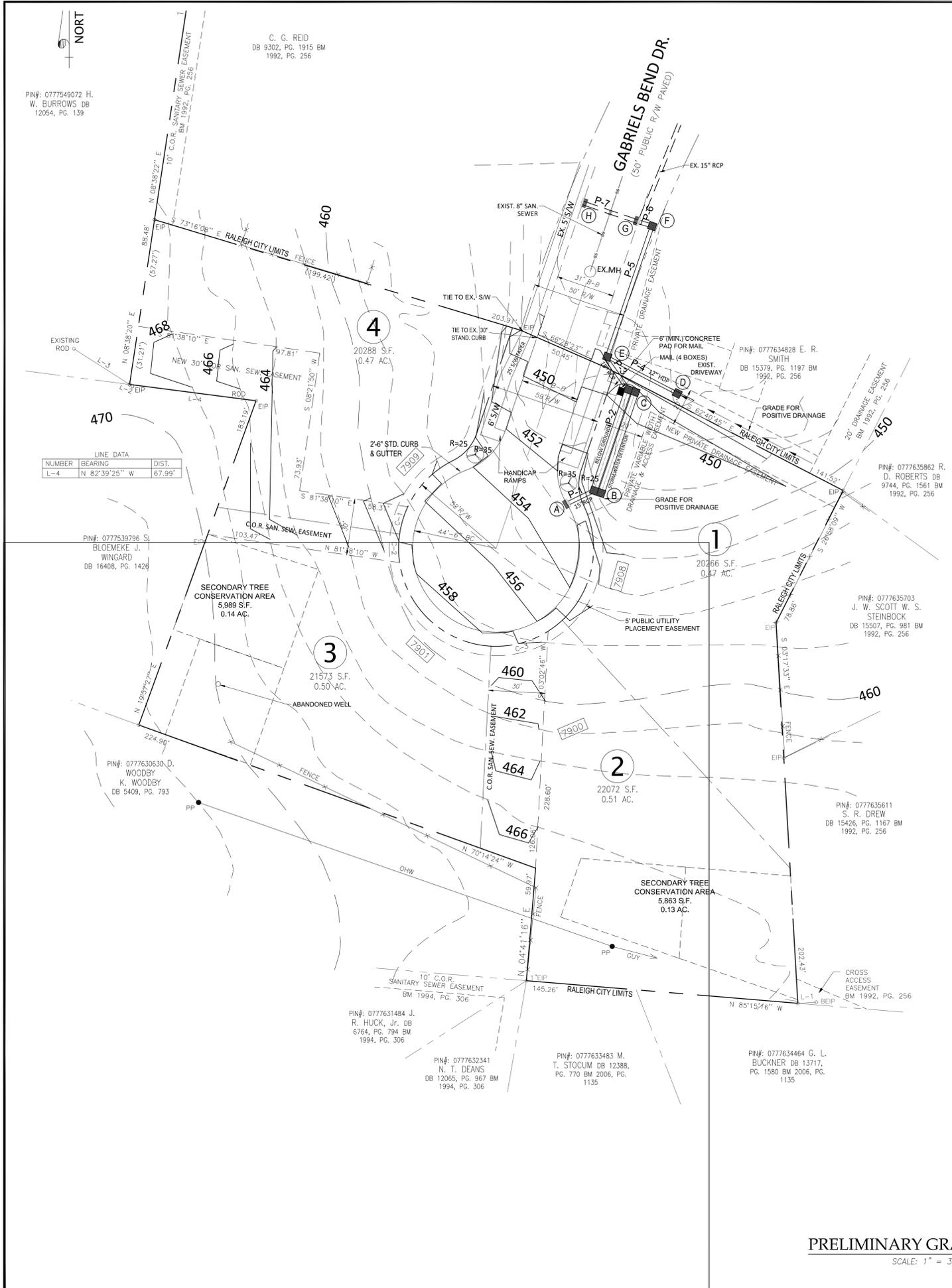
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 DENSITY R2 MPOD = 2/1.28 = 1.56 UNITS/AC
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 MIN. LOT SIZE 20,000 SQ. FT.
 AVE. LOT SIZE 21,046 SQ. FT.
 STREET TREES REQ'D TREE 4 PER COR PROVIDED
 4 - 3" CALIPER TREES

QUANTITIES PH 1

LOTS 4 TOTAL LOT
 #S 1, 2, 3 AND 4
 # UNITS 4 TOTAL
 PUBLIC WATER 175 LF 6" D.I. WATER
 PUBLIC SEWER 585 LF 8" PVC
 PUBLIC STREET TOTAL 110 LF
 PUBLIC SIDEWALK 110 LF

PRELIMINARY UTILITY PLAN
 SCALE: 1" = 30'





Discharge Summary

	Q-2 (cfs)	Q-10 (cfs)	Q-25 (cfs)	Q-50 (cfs)	Q-100 (cfs)
Predevelopment total site discharge:	6.2	7.8	8.9	9.8	10.6
Post Development total site discharge	5.8	7.2	8.0	9.0	10.6
Post Development Peak Discharge is less than or equal to Predevelopment Discharge					

Exhibit 3-1 Method 1 for Quantifying TN Export from Residential Developments when Building and Driveway Footprints are Not Shown

- Determine area for each type of land use and enter in Column (2).
- Total the areas for each type of land use and enter at the bottom of Column (2).
- Determine the TN export coefficient associated with right-of-way using Figure 3-1.
- Determine the TN export coefficient associated with lots using Figure 3-2.
- Multiply the areas in Column (2) by the TN export coefficients in Column (3) and enter in Column (4).
- Total the TN exports for each type of land use and enter at the bottom of Column (4).
- Determine the export coefficient for site by dividing the total TN export from uses at the bottom of Column (4) by the total area at the bottom of Column (2) and enter it in at the bottom of Column (5).

(1) Type of Land Cover	(2) Site Area (Acres)	(3) TN Export Coeff. (lbs/ac/yr)	(4) TN Export by Land Use (lbs/yr)	(5) TN Export From Site (lbs/ac/yr)
Permanently preserved undisturbed open space (forest, unimproved meadow)	0	0.6	0	
Permanently preserved managed open space (grass, landscaping, etc.)	0	1.2	0	
Right-of-way (read TN export from Figure 1)	0.28	15	4.2	
Lots (read TN export from Figure 2)	1.93	3.4	6.56	
Total	2.21		10.76	4.87

NITROGEN BUYDOWN
 4.87 - 3.6 = 1.27 lb./AC/yr x \$330.00/lb.
 1.27 lb./AC/yr x 2.21 AC x \$330.00/lb.
 = \$923.21 BUYDOWN PAID

Figure 3-1 Total Nitrogen Export from Right-of-Way

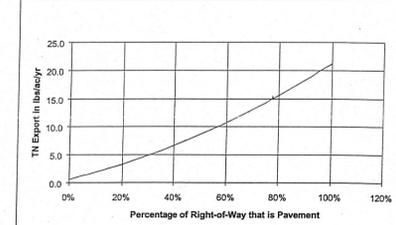
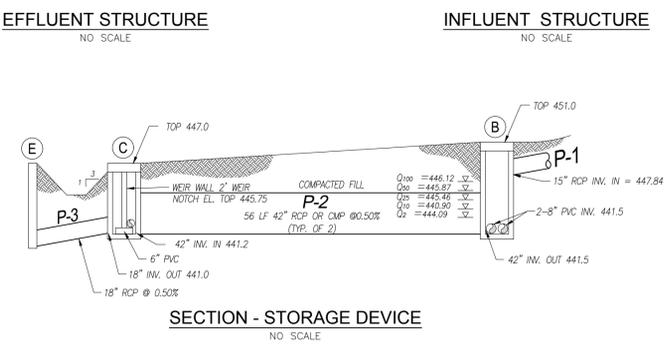
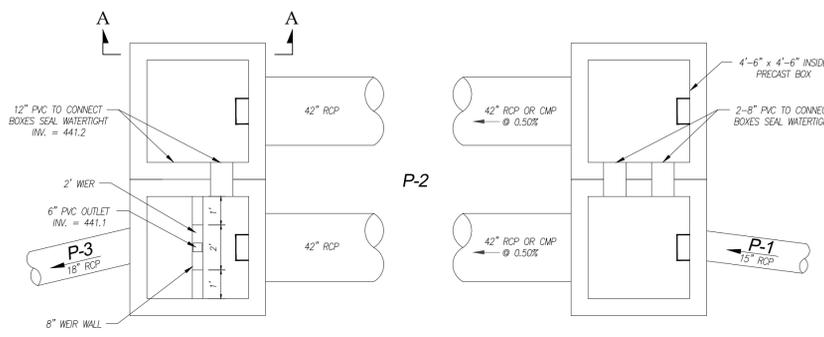
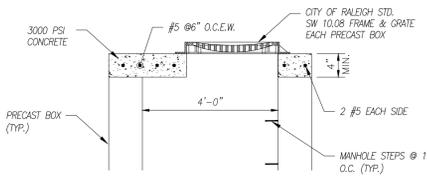
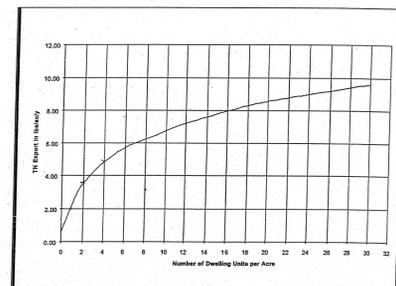


Figure 3-2 Total Nitrogen Export from Lots



INLET DATA

Inlet	Type	Rational C	Drainage Area (AC)	Q-2 (cfs)	Q-2 Spread (Feet)	Q-10 to Inlet (cfs)	
A	CI	0.50	0.55	1.6	6.50	0.4	
B	YI	0.57	0.09	0.3	N/A	0.4	
C	YI	0.60	0.60	2.1	N/A	5.6	
D	YI	0.49	0.44	1.3	N/A	0.3	
E	JB	0.00	0.00	0.0	N/A	1.5	
F	JB	0.00	0.00	0.0	N/A	0.6	
G	CI	Existing	0.76	0.10	0.4	2.60	3.6
H	CI	Existing	0.47	0.89	2.4	6.50	3.6

PIPE DATA

Pipe	From	To	Q-10 from Inlet (cfs)	Q-10 Total in Pipe (cfs)	Material	Diameter (Inches)	Length (Feet)	Slope (%)	Capacity (cfs)
P-1	A	B	3.9	3.9	RCP	15	16.00	1.00	6.5
P-2	B	C	2.6	6.5	RCP/CMP	2-42	56.00	0.50	N/A
P-3	C	E	1.9	1.9	RCP	18	20.00	0.50	7.4
P-4	D	E	1.6	1.6	HDPE	12	40.00	1.00	3.5
P-5	E	F	0.0	3.5	RCP	18	68.00	1.00	10.5
P-6	F	G	0.0	3.5	RCP	18	8.00	1.00	10.5
P-7	H	G	3.0	3.0	RCP	15	31.00	1.00	6.5
Exist	G	Existing	0.6	7.1	RCP	15	unkn	~8	18.3

NOTE:
 1. Y.I.D IS PROPOSED TO ALLEVIATE EXISTING POUNDING ON ADJACENT SMITH PROPERTY

PRELIMINARY GRADING PLAN
 SCALE: 1" = 30'



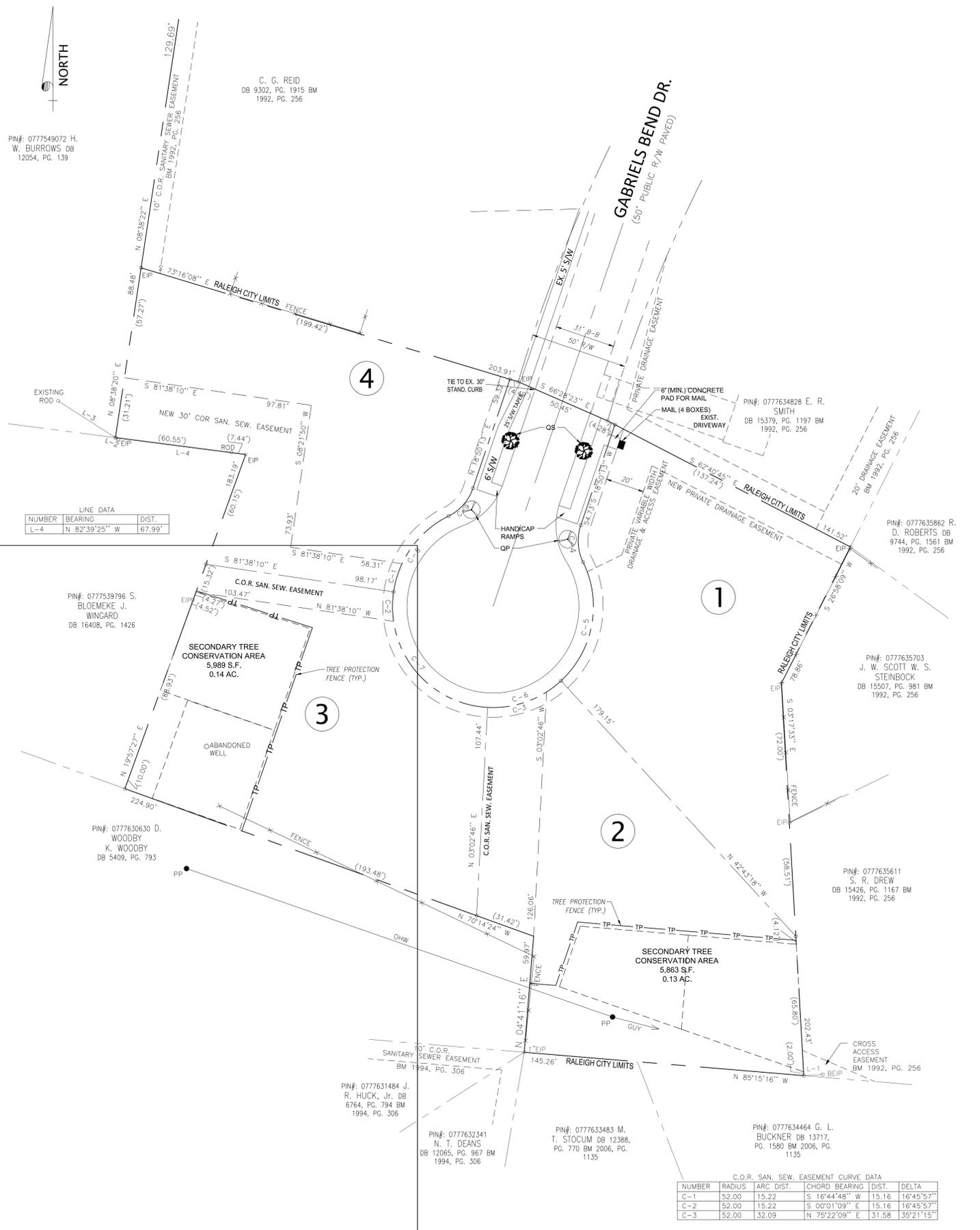
JOB NO. 2
 DESIGN ARK
 DRAWN MAT
 CHECKED ARK
 SCALE 1" = 30'
 FILE Cabinets
 Bend.dwg

REVISIONS
DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. CO-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972



GABRIELS BEND SUBDIVISION
 RALEIGH, NORTH CAROLINA

PRELIMINARY GRADING AND STORMWATER PLAN

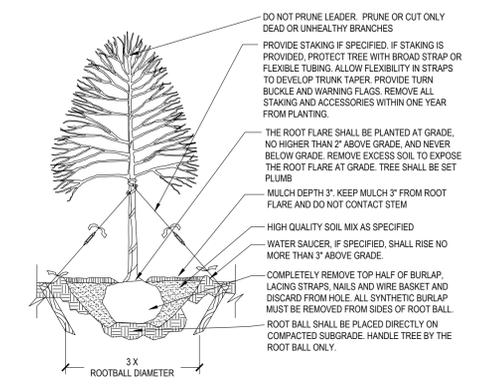


LINE DATA

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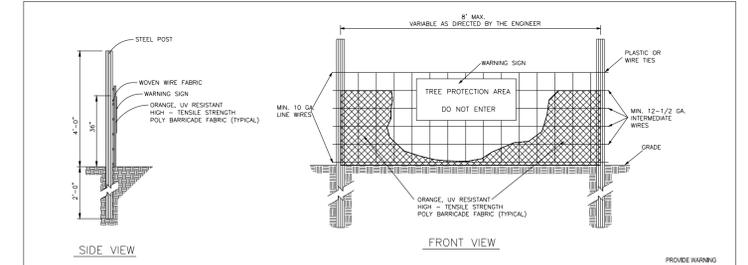
DO NOT PRUNE LEADER. PRUNE OR CUT ONLY DEAD OR UNHEALTHY BRANCHES.
 PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
 THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB
 MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM
 HIGH QUALITY SOIL MIX AS SPECIFIED
 WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.
 COMPLETELY REMOVE TOP HALF OF BURLAP. LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL. ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV

NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 4. PLANTING SEASON OCTOBER - APRIL.
 5. A TREE IMPACT PERMIT IS REQUIRED.
 6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH
 STANDARD DETAIL
 TREE PLANTING DETAIL
 TPP-03

KEY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT
QS	QUERCUS SHUMARDII	SHUMARDII OAK	3"	10'
QP	QUERCUS PHellos	WILLOW OAK	3"	10'



NOTE: FOR TREE PROTECTION ONLY

NOTES:
 1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL DRAWING FOR EXAMPLE)
 2. THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
 3. APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 4. SIGNS SHALL BE PLACED AT 50' MINIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 5. FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 6. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 7. ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 8. SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH
 STANDARD DETAIL
 STANDARD TREE PROTECTION DETAIL
 TPP-01

CONTACT INFORMATION:
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
 TREES@RALEIGHNC.GOV
 WWW.RALEIGHNC.GOV



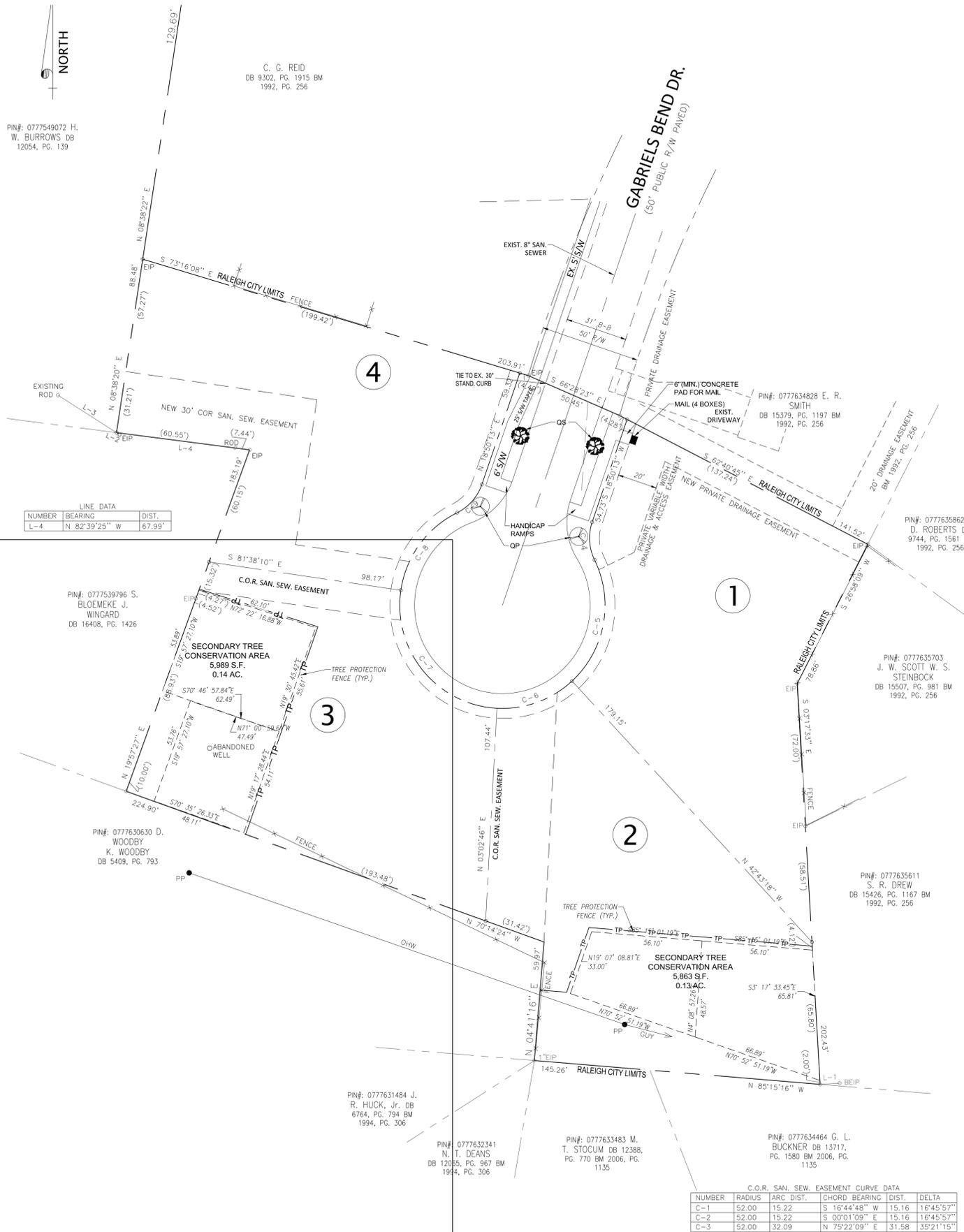
PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'

DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 Piney Plains Rd., Suite 200
 CARY, N.C. 27518 • (919) 467-9972



GABRIELS BEND
 SUBDIVISION
 RALEIGH, NORTH CAROLINA

PRELIMINARY LANDSCAPING PLAN



PIN#: 0777549072 H. W. BURROWS DB 12054, PG. 139

C. G. REID DB 9302, PG. 1915 BM 1992, PG. 256

GABRIELS BEND DR. (50' PUBLIC R/W PAVED)

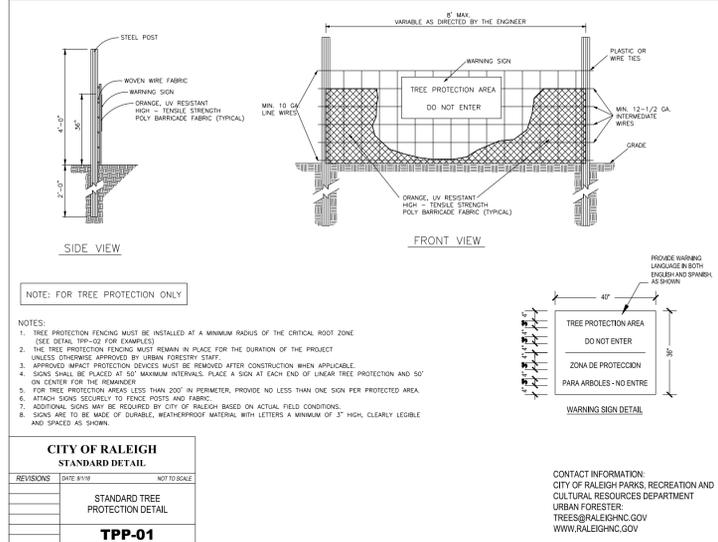
LINE DATA

NUMBER	BEARING	DIST.
L-4	N 82°39'25" W	67.99'

C.O.R. SAN. SEW. EASEMENT CURVE DATA

NUMBER	RADIUS	ARC DIST.	CHORD DIST.	CHORD BEARING	DELTA
C-1	52.00	15.22	S 16°44'48" W	15.16	16°45'57"
C-2	52.00	15.22	S 00°01'09" E	15.16	16°45'57"
C-3	52.00	32.09	N 75°22'09" E	31.58	35°21'15"

TREE CONSERVATION PLAN
SCALE: 1" = 30'



NOTE: FOR TREE PROTECTION ONLY

- NOTES:
- TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF THE CRITICAL ROOT ZONE (SEE DETAIL, 100-02 FOR EXAMPLE)
 - THE TREE PROTECTION FENCING MUST REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF.
 - APPROVED IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION WHEN APPLICABLE.
 - SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER FOR THE REMAINDER.
 - FOR TREE PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER PROTECTED AREA.
 - ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC.
 - ADDITIONAL SIGNS MAY BE REQUIRED BY CITY OF RALEIGH BASED ON ACTUAL FIELD CONDITIONS.
 - SIGNS ARE TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL WITH LETTERS A MINIMUM OF 3" HIGH, CLEARLY LEGIBLE AND SPACED AS SHOWN.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE	BY	NOT TO SCALE

STANDARD TREE PROTECTION DETAIL
TPP-01

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

Tree Conservation Plan Data Sheet
UDO Article 9.1 Tree Conservation
(Include applicable information on the plan sheet)

Project Name: Gabriels Bend Subdivision

Gross Site Acres:	2.21	ac
Right-of-way to be dedicated with this project:	0.28	ac
Net Site Acres:	1.93	ac

	Number of Acres	Percent of Tract
Subtotal of Primary Tree Conservation Areas:		

- UDO 9.1.4.A. Primary Tree Conservation Areas**
- Primary Tree Conservation Area - SHOD 1
 - Primary Tree Conservation Area - SHOD 2
 - Primary Tree Conservation Area - Parkway Frontage
 - Primary Tree Conservation Area - MPOD
 - Primary Tree Conservation Area - Champion Tree 'X' dbh species
 - Primary Tree Conservation Area - Neuse Buffer Zone 2
 - Primary Tree Conservation Area - 45% Slopes
 - Primary Tree Conservation Area - Thoroughfare

Subtotal of Primary Tree Conservation Areas: 0.27 ac 13.99 %

UDO 9.1.4.D.2 Tree Conservation Area - Greenway

Tree Conservation Area - Greenway: 0.27 ac 13.99 %

UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas
(Include perimeter buffers and their alternate compliance areas)

Secondary Tree Conservation Areas: 0.27 ac 13.99 %

UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas
(Include individual trees and their alternate compliance areas)

Individual Tree Secondary Tree Conservation Areas: 0.27 ac 13.99 %

TOTAL ALL TREE CONSERVATION AREA PROVIDED: 0.27 ac 13.99 %

UDO 9.1.9. Watershed Protection Overlay Districts

UWPOD - Wooded Area (preserved)	ac	%
UWPOD - Wooded Area (planted)	ac	%
FWPOD - Wooded Area (preserved)	ac	%
FWPOD - Wooded Area (planted)	ac	%
SWPOD - Wooded Area (preserved)	ac	%
SWPOD - Wooded Area (planted)	ac	%



JOB NO. 2
DESIGN ARK
DRAWN MAT
CHECKED ARK
SCALE 1" = 30'
FILE Gabriels Bend.dwg

DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 Piney Plains Rd., Suite 200
CARY, N.C. 27518 • (919) 467-9972

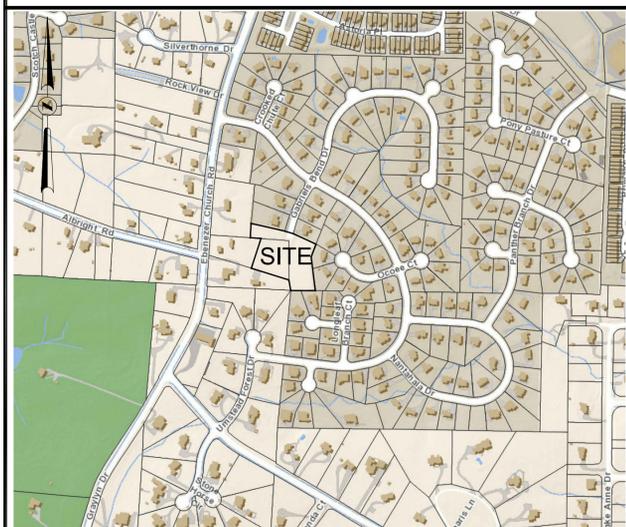


GABRIELS BEND SUBDIVISION
RALEIGH, NORTH CAROLINA

TREE CONSERVATION PLAN

Right-of-Way Obstruction Notes:

- **Street, Lane, and Sidewalk closures or detours:** Prior to any work that impacts the right-of-way or closing of any street, lane, or sidewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@raleighnc.gov at www.raleighnc.gov Keyword "Right-of-Way Services."
- Prior to the start of work, the Client shall schedule a Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved plan, and ensure all permits are issued.
- The City of Raleigh requires an approved Right-of-Way Obstruction Permit for work on any public street or sidewalk and NCDOT road within Raleigh's jurisdiction.
- All Traffic Control Signage and practices shall adhere to the Manual on Uniform Traffic Control, and the latest edition of the NCDOT "Standard Specification for Roadway Structures", NCDOT "Roadway Standard Drawing Manual", and the NCDOT supplement to the MUTCD.
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility concerns. Existing and alternative pedestrian routes during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).
- All permits must be available and visible on site during the operation.



VICINITY MAP
SCALE: 1" = 500'

INDEX OF DRAWINGS

COVER SHEET	
1	EXISTING CONDITIONS
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY UTILITY PLAN
4	PRELIMINARY GRADING AND STORMWATER PLAN
5	LANDSCAPE PLAN
6	TREE CONSERVATION PLAN
7	DETAILS
8	DETAILS



PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
 CONSULTING ENGINEERS - LIC. NO. C-0465
 1500 PINEY PLAINS RD.
 CARY, N.C. 27518

PUBLIC IMPROVEMENTS QUANTITIES

Phase Number(s)	1
Number of Lot (s)	4
Lot Number (s) by Phase	4
Number of Units	4
Number of Livable Buildings	4
Open Space?	NO
Number of Open Space Lots	0
Public Water (LF)	175
Public Sewer (LF)	585
Public Street (LF) - FULL	110
Public Street (LF) - PARTIAL	0
Public Sidewalk (LF)	110
Street Signs (LF)	0
Water Service Stubs	4
Sewer Service Stubs	4

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Plaza, Suite 401 | Raleigh, NC 27601 | 919-996-2495 | dss@919-996-1831
 Litchford Satellite Office | 8325 - 130 Litchford Road | Raleigh, NC 27603 | 919-996-4200

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Office Use Only	Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS			
<input type="checkbox"/> Subdivision * <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision *May require City Council approval if in a Metro Park Overlay or Historic Overlay District			
If your project has been through the Due Diligence process, provide the transaction #:			
GENERAL INFORMATION			
Development Name: Gabriels Bend Subdivision			
Proposed Use: Single Family Residential			
Property Address(es): 7900 Gabriels Bend Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed	PIN Recorded Deed
0777 83 3794	0777 83 2722		
What is your project type?			
<input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district <input type="checkbox"/> Other (describe):			
OWNER/DEVELOPER INFORMATION			
Company Name: KEL CO, LLC		Owner/Developer Name: Philip Bowman	
Address: 9120 Wellsley Way Raleigh, NC 27613			
Phone: 919 274 7997	Email: philip@jmailen.com	Fax:	
CONSULTANT/CONTACT PERSON FOR PLANS			
Company Name: Diehl & Phillips, P.A.		Contact Name: Alan Keith, P.E.	
Address: 1500 Piney Plains Road Suite 200 Cary, NC 27518			
Phone: 919 467 9972	Email: arkeith@bellsouth.net	Fax: 919 467 5327	

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): R-2 MPOD & R-4	
If more than one district, provide the acreage of each: R-2 MPOD 1.28 acre & R-4 0.93 acre	
Overlay District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Inside City Limits?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
CUID (Conditional Use District) Case # 2:	
CDA (Certificate of Appropriateness) Case #	
BDA (Board of Adjustment) Case # A:	
STORMWATER INFORMATION	
Existing Impervious Surface	0 acres/sf Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	35,710 SF acres/sf Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study FEMA Map Panel #
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots:	Detached Attached
Total # of Single Family Lots:	4 Total # of All Lots: 4
Overall Units/Acre Densities Per Zoning District: 4 / 2.21 = 1.81	
Total # of Open Space and/or Common Area Lots: 0	
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.	
I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signature: <i>[Signature]</i>	Date: 2/10/2019
Signature: _____	Date: _____



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-27-14 / Gabriel's Bend Subdivision

General Location: The site is located at the southern end of Gabriel's Bend Drive, east of the intersection of Ebenezer Church Road and Albright Road.

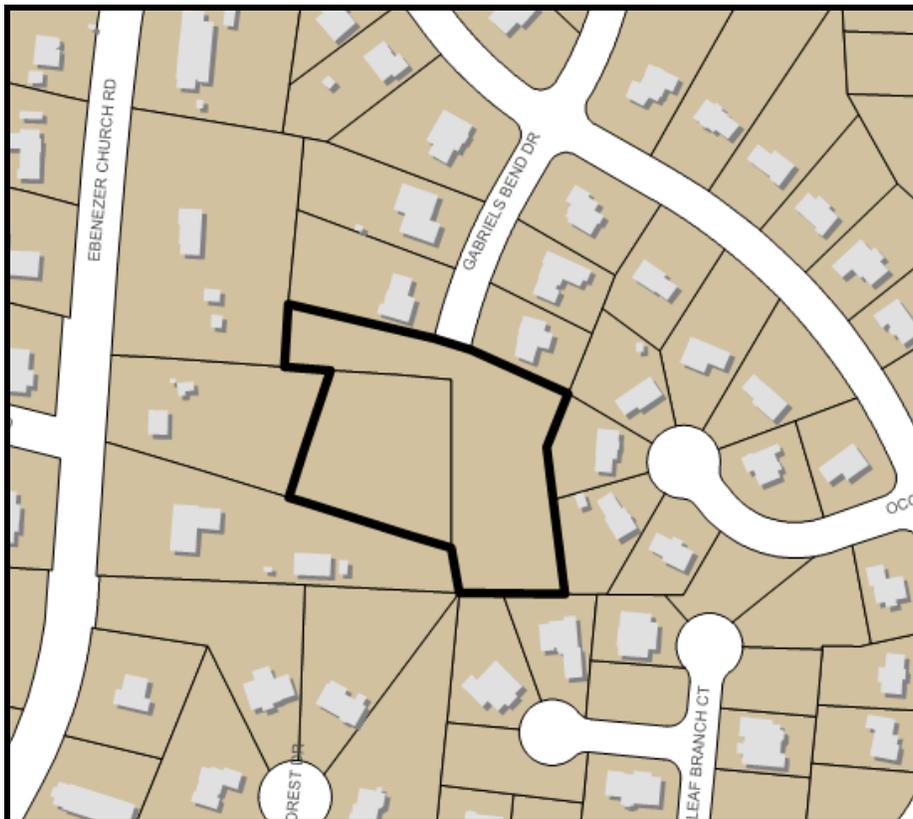
CAC: Northwest

Nature of Case: Subdivision of two tracts totaling 2.21 acres into four single family lots, zoned Residential-2 and Residential-4 with Metro Park Overlay District.

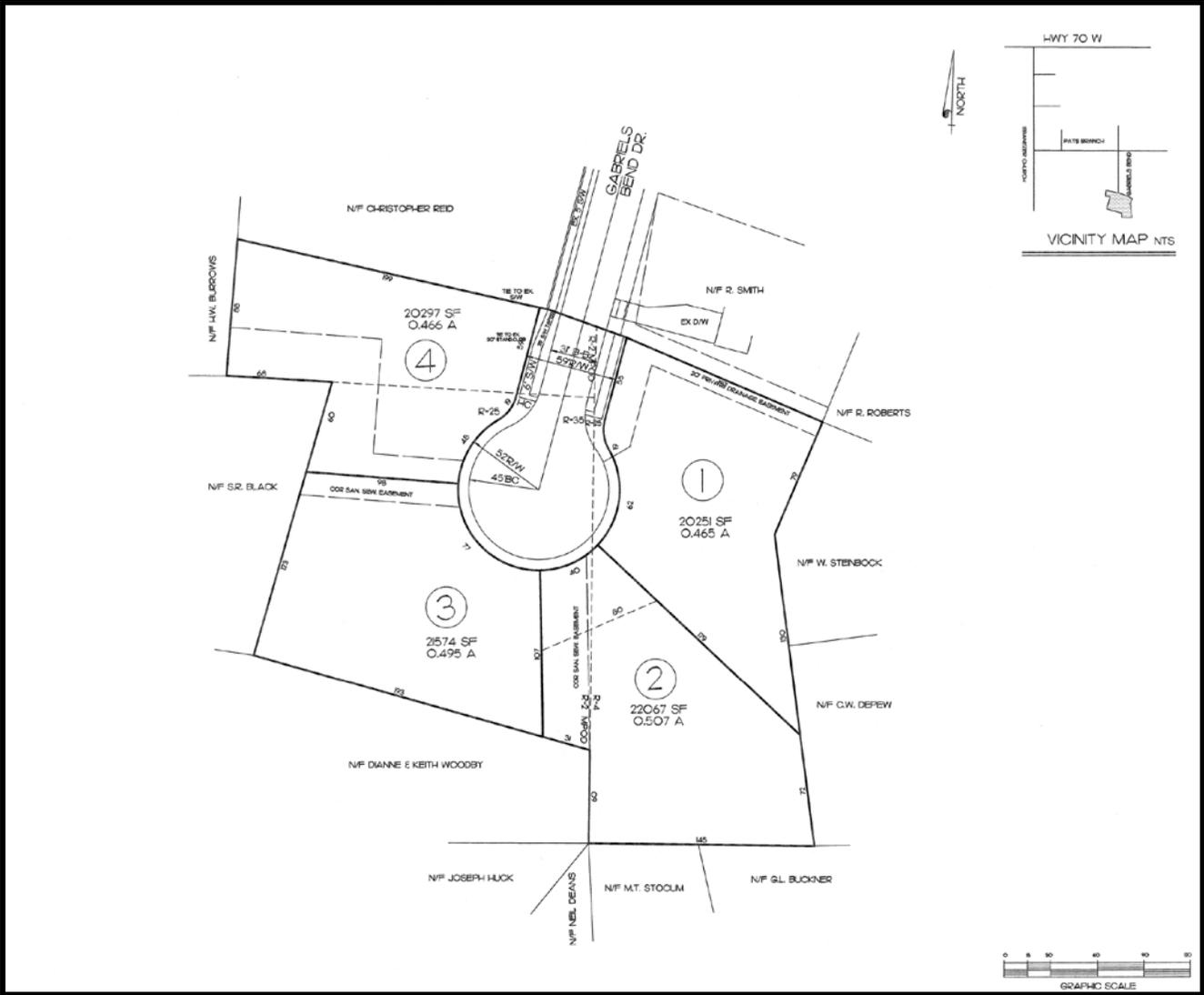
Contact: Mitchell Murphy, Penny Engineering

Design Adjustment: NA

Administrative Alternate: NA



S-27-14 Location Map



S-27-14 Preliminary Subdivision Plan

SUBJECT: S-27-14

**CROSS-
REFERENCE:** NA

LOCATION: The site is located at the southern end of Gabriel's Bend Drive, east of the intersection of Ebenezer Church Road and Albright Road, outside the city limits.

PIN: 0777633784, 0777632722

REQUEST: This request is to approve the subdivision of two tracts totaling 2.21 acres into four single family lots, zoned Residential-2 and Residential-4 with Metro Park Overlay District.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

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

- (1) 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;
- (2) 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:

- (3) That conditions 1 and 2, above, be met;
- (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 prior to grading or the approval of construction drawings whichever event comes first;
- (5) That as there are existing buildings downstream of this property that have experienced previous structural flooding, the subdivision shall comply with Section 9.2.2.E.3 of the UDO. Stormwater controls shall be provided for the 25, 50, and 100 year storms in addition to the 2 and 10 year storms and offsite stormwater pipes as shown on the approved preliminary plan are proposed to alleviate the surface drainage issues on the downstream properties;
- (6) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (7) 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;
- (8) That the offsite "Private Drainage Easement" shown on Property identified as PIN 0777634828, DB 15379 PG 1197 is shown on all plats for recording;
- (9) 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.";
- (10) 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 Public Works Department;
- (11) 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;
- (12) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (13) That a petition for annexation into the City limits 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;
- (14) 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 Gabriel's Bend Drive is paid to the Public Works Department;
- (15) That an encroachment agreement for 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;
- (16) 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;

- (17) 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 a certificate of occupancy for any lot:

- (18) 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. Bowen) Date: 11-9-15

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 9/9/15 owned by Reeves Properties, submitted by Penny Engineering Design.

ZONING:

ZONING DISTRICTS: Residential-2 (1.28 acres), Residential-4 (.93 acres), Metro Park Overlay District (MPOD).

TREE CONSERVATION:

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. Part of the site is zoned R2 and requires 15% tree conservation area. The remainder of the site is zoned R4 and requires 10% tree conservation area. The project provides 0.25 acres of tree conservation area which is 13.025% of the net site acreage.

Tree conservation acreage is as follows:

Primary: 0.00 acres
 Secondary: 0.25 acres

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP:

This project includes the extension of Gabriel’s Bend Drive and construction of a cul-de-sac. Gabriel’s Bend Drive is classified as a Neighborhood Local Street by the street plan map of the Comprehensive Plan, requiring a 31’ back-to-back street section in a 59’ right-of-way with associated streetscape improvements. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Gabriel’s Bend Dr. Extension	Neighborhood Local	NA	59’	NA	31’

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

COMPREHENSIVE PLAN:

This site is located in the Northwest CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The following are the minimum dimensional requirements for lots in the R-2 and R-4 zoning districts. Lots in this development conform to these minimum standards.

	R-2	R-4
Min. lot width	80’	65’
Min. lot depth	100’	100’
Min. lot size	20,000 sq. ft.	10,000 sq. ft.

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. Construction of a 6' wide sidewalk with a 6' tree lawn is proposed.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Gabriel's Bend Drive. 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 for detention of the 2 and 10 year storm are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Additionally, because there is documented downstream structural flooding the subdivision will comply with 9.2.2.E.3 of the UDO and is proposing additional stormwater runoff control for the 25, 50, and 100 year storms. Offsite pipes will also be installed to alleviate the surface drainage issues on downstream properties. A buy down only for nitrogen will meet stormwater quality requirements.
- 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: 11/9/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/9/2020
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.