



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-36-15 / Pineland Forest Subdivision

General Location: The site is located on the northeast side of Pineland Circle.

CAC: West

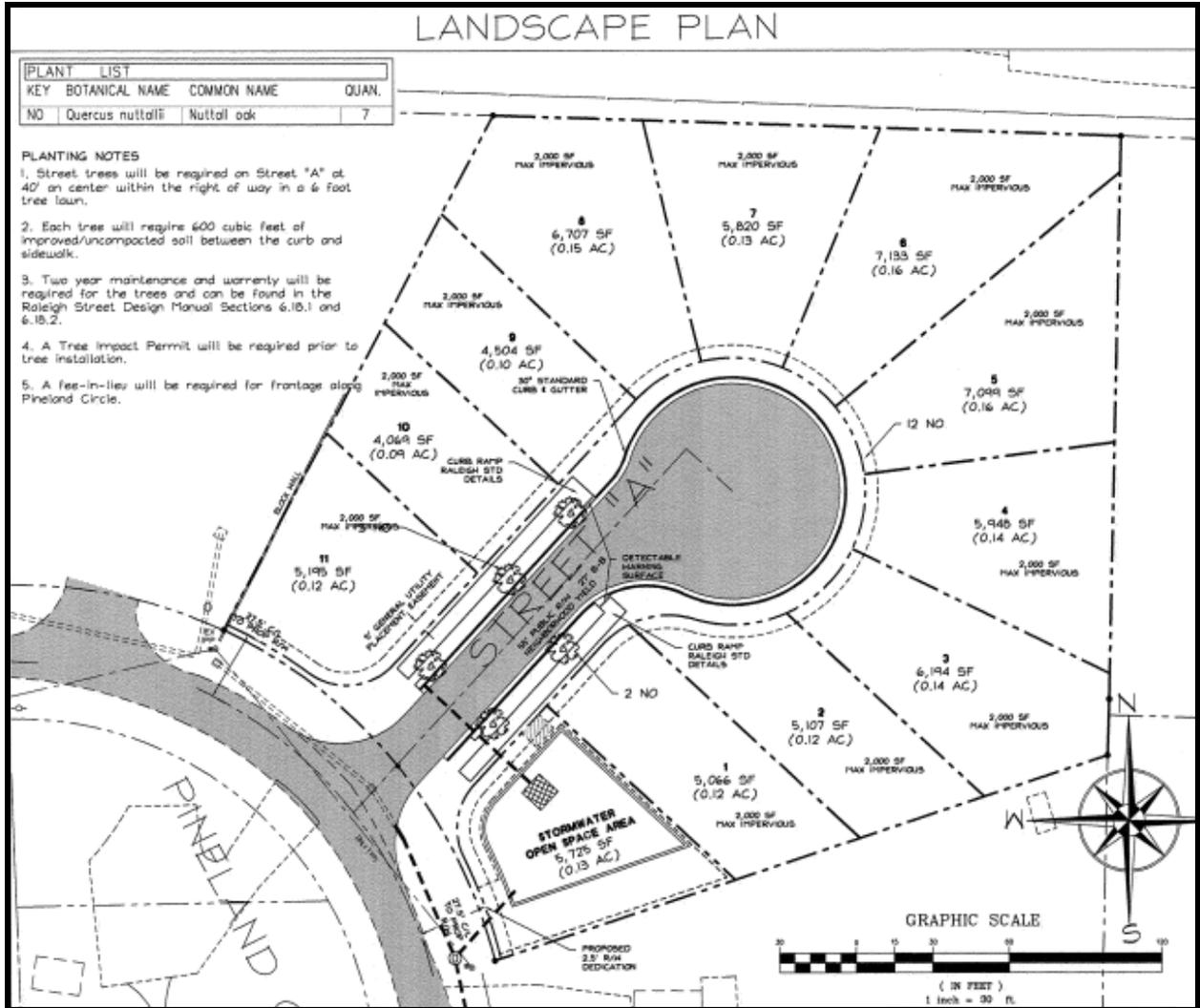
Nature of Case: Subdivision of two parcels totaling 1.94 acres into 11 single family residential lots and one open space lot, all zoned Residential-10 and SRPOD.

Contact: Chad Blackmon, Blackmon Development Associates.

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project allowing relief from the block perimeter requirement for a public street as the parcels are surrounded by established residential neighborhoods and a North Carolina Department of Transportation facility;

Administrative Alternate: NA





Preliminary Subdivision Plan

SUBJECT: S-36-15 / Pineland Forest Subdivision

CROSS-REFERENCE: Transaction # 437364

LOCATION: The site is located on the northeast side of Pineland Circle, and is within the city limits.

PIN: 0784622340 and 0784622341

REQUEST: This request is to approve the subdivision of two parcels totaling 1.94 acres into 11 single family residential lots and one open space lot, all zoned Residential-10 and SRPOD. The existing parcels contain dwellings to be removed.

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;

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, 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;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That a tree impact permit is obtained from the City of Raleigh;

Prior to Planning Department authorization to record lots:

- (5) That a demolition permits be issued and these building permit numbers be shown on all maps for recording;
- (6) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (7) That the necessary approval from Wake County for the removal/closure of all existing wells and/or septic systems be obtained and verification be provided to the City of Raleigh;

- (8) That a fee in lieu be paid to the City Public Works Department for all construction within the Pineland Circle turn out leading into Street "A". The fee-in-lieu will be calculated by the City based on approved infrastructure construction drawings;
- (9) 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 Street "A" is paid to the Public Works Department;
- (10) That a street name for this development be approved by the City and by Wake County;
- (11) 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;
- (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 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.
- (14) 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;
- (15) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification of any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (A. Bowen) Date: 11-9-15

Staff Coordinator: Michael Walters

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, Part 10 A, including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/1/15 owned by A Squared LLC, submitted by Chad Blackmon, Blackmon Development Associates.

ZONING:

ZONING DISTRICTS: Residential-10 and SRPOD

TREE CONSERVATION: NA

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 Street "A" is required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Yield. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Pineland Circle (turnout radius)	Neighborhood Yield	50'	55' (2.5' dedicated)	18.4'	(fee in lieu for 1/2 of 27')
Street "A"	Neighborhood Yield	NA	55' (55' dedicated)(104' cul de sac)	None	27'

Existing streets on the site are classified as Neighborhood Yield.
A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

½ of 55' Right of Way along the turn out radius of Pineland Circle is to be dedicated.

55' of Right of Way and 104' diameter cul de sac Right of Way is to be dedicated for Street "A".

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

COMPREHENSIVE PLAN: This site is located in the West Advisory Council in an area designated as moderate density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet, and a corner lot, 60'. 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. The existing wells are to be abandoned.

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

BLOCKS / LOTS / ACCESS: Block perimeters are met via a design adjustment granted by the Public Works Director. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is Residential. A fee in lieu for 6' of sidewalk width, and street trees along the turnout of Pineland Circle onto Street "A" will be required. A 6' planted strip and street trees, a 2' maintenance strip, and a 5' utility easement outside of the Right of Way are proposed along both sides of the linear portion of Street "A" from Pineland Circle to the beginning of the cul de sac of Street "A". No street trees or sidewalk is proposed or required around the bulb of the cul de sac of Street "A".

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A fee in lieu for 6' of sidewalk width, along the turnout of Pineland Circle onto Street "A" will be required. A 6' wide sidewalk are proposed along both sides of the linear portion of Street "A" from Pineland Circle to the beginning of the cul de sac. No sidewalk is proposed or required around the bulb of the cul de sac.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER

MANAGEMENT: This site is subject to stormwater management controls in accordance with or 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:** No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: A new street is being proposed with this development. Street names for this development will be approved by the City and by Wake County.

**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.