



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-37-15 / Singleton Place Subdivision

General Location: The site is located on the south side of Forum Drive, east of the intersection of Forum Drive and Grey Abbey Place.

CAC: North

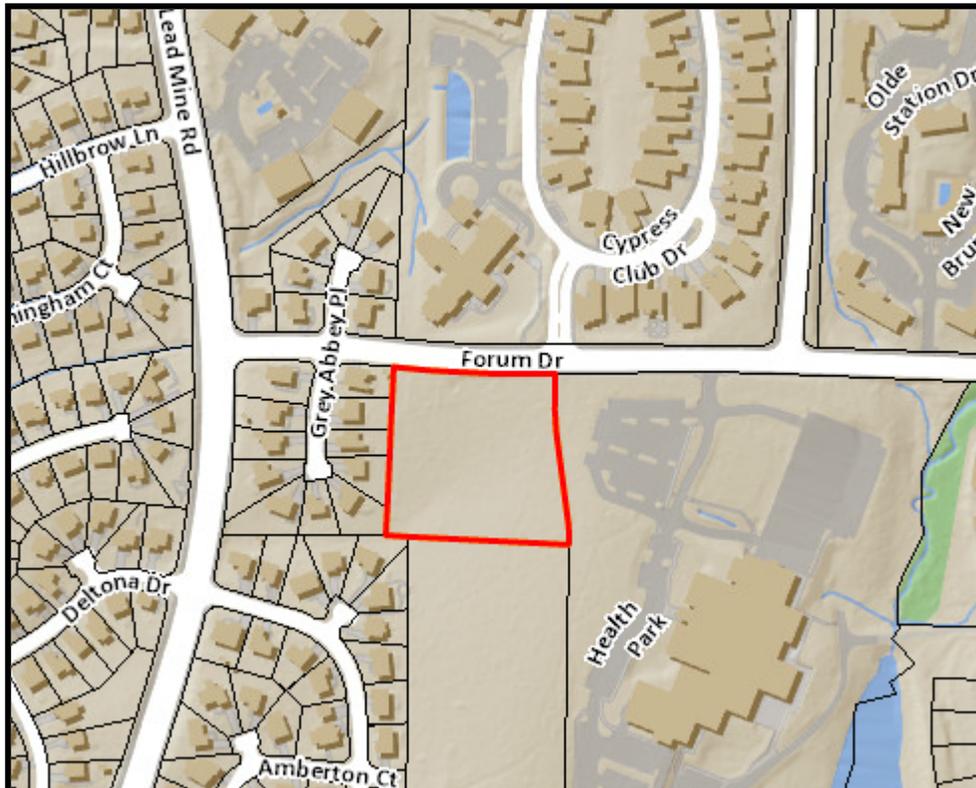
Nature of Case: Subdivision of 2.9 acres into eight single family detached lots and one open space lot, all of which are zoned Residential-4 (R-4), and are inside the city limits.

Contact: Johnny Edwards, John A. Edwards & Company

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment has been approved for an alternative streetscape to the typical 6' planting strip, and 6' concrete sidewalk requirements. The design adjustment will allow the existing 3.5' grass strip and 5' sidewalk section to remain. The required street trees will be planted between the existing sidewalk and Right of Way;

Administrative Alternate: NA





**Planning &
Development**

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name Singleton Place	
	Case Number S-37-16	Transaction Number 436699

Owner	Name Ward Russell - Legacy Custom Homes Inc.	
	Address 3304 Six Forks Road, Suite 100	City Raleigh
	State NC	Zip Code 27609 Phone 919-781-3800

Applicant	Name John A. Edwards Jr., P.E.		Firm John Edwards & Company
	Address 333 Wade Ave		City Raleigh
	State NC	Zip Code 27608	Phone 919-828-4428

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced	UDO Sec. 8.5 - Existing Streets
	Justification The applicant is requesting a design adjustment from the typical 6' planting strip with 6' concrete sidewalk. The applicant is requesting a design adjustment to allow the existing 3.5' grass strip with 5' sidewalk section to remain. The required street trees shall be planted between the existing sidewalk and right-of-way. The requested adjustment will provide a more consistent streetscape with the existing development adjacent to the project.	

*Please include any additional supportive documents (Plan sheets, aeriels, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

[Signature]
Owner/Owner's Representative Signature 8/7/15
Date

In witness whereof, the parties signed have executed this document on this date.

[Signature]
Notary Signature 8-4-15
Date



SUBJECT: S-37-15

CROSS-REFERENCE: Transaction # 436599

LOCATION: The site is located at 9701 Forum Drive, which is on the south side of Forum Drive, east of the intersection of Forum Drive and Grey Abbey Place, and is inside of the city limits.

PIN: 1708014532

REQUEST: This request is to approve the subdivision of a 2.9 acre tract into 9 lots, all zoned Residential - 4.

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 map of the tree conservation areas with metes and bounds descriptions must be submitted to the Development Services Department for review. Except for construction drawings, tree protection fence must be shown on the grading, erosion control, in some cases utility plans and tree conservation plan. A tree protection fence inspection as shown on the last submitted plans by the Forestry Specialist will be required prior to issuing grading or tree conservation permits;

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

- (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 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) 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:

- (6) That all Infrastructure Construction Plans must be approved prior to map recordation;
- (7) That a surety for all public improvements (sidewalk, street trees, road construction) must be supplied and approved prior to map recordation;
- (8) 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 one day of the approval of a recorded map, if applicable;
- (9) 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;
- (10) 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;
- (11) 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;
- (12) That a homeowners' association declaration prepared in conformity with N.C. General Statute, Chapter 47F for the maintenance and protection of the trees within recorded tree conservation areas. UDO 9.1.5.a.2.c., and, one or more deeds conveying all tree conservation areas in fee or in easement to the homeowners' association. UDO 9.1.5.A.2.d;
- (13) That an easement is shown on the plans allowing current or future lot owners access to otherwise inaccessible tree conservation areas to perform maintenance activities including required replacement plantings; (9.1.5.A.2.b.)
- (14) That all proposed street names be approved by the City and by Wake County prior to recording;
- (15) That a fee in lieu is to be submitted to the City of Raleigh for the additional 1' of sidewalk width along Forum Drive for the length of the street frontage;

- (16) That all easements and right-of-way are to be shown on the plat prior to Recordation in the Wake County Register of Deeds;
- (17) That a 30' Sanitary Sewer Easement be shown outside of the Right of Way and be dedicated to the City of Raleigh and be shown on all maps to be recorded in the Wake County Register of Deeds;
- (18) That all maps for recording show the required tree conservation areas as approved by the City of Raleigh;

Prior to issuance of building occupancy permits:

- (19) 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 (J. Barton)* Date: *9-8-15*

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 Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 6/18/15 owned by Ward Russell, Legacy Custom Homes, submitted by Johnny Edwards, John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Residential-4 Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: This project is required 10% or .24 acres for tree conservation. This project has proposed .30 acres which is broken into:
Primary: 0 acres
Secondary: .30 acres

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 the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Forum Drive	Avenue 2-Lane Undivided	60'	½ - 64'	No	5'
Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference					

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

CONSTRUCTION:

Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
New Road	Neighborhood Yield	No	6'	No	27'

CIRCULATION:

Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE:

Proposed sidewalk and street tree locations conform to City regulations for a Residential Streetscape for the new Road. A design adjustment has been approved for an alternative streetscape along Forum Drive

TRANSIT:

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

COMPREHENSIVE PLAN:

This site is located in the North Citizen's Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT:

The minimum lot size in Residential-4 zoning district is 10,000 sq. 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, a corner lot, 80 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: A design adjustment for an alternative streetscape has been approved by the Public Works Director for the existing streetscape along Forum Drive. A fee in lieu for the additional 1' of sidewalk width is required along Forum Drive. Proposed streetscape as shown along the "new" street conforms to streetscape standards of the Unified Development Ordinance.

PEDESTRIAN: Proposed sidewalk locations along the proposed "new" street conform to City regulations. 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 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. The site will use a dry detention pond to meet runoff control requirements for the 2 and 10 yr storm events. The site also proposes to exceed minimum City or Raleigh regulatory requirements and use the dry pond to also detain the 25, 50, and 100 year runoff to pre-development rates consistent with previous developments within this drainage basin. Nitrogen loading regulations will be addressed through the use of the dry pond and a buy down to a mitigation bank.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: One new street is being proposed with this development. The proposed street name will be approved by the City and by Wake County prior to recording. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

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: 9/8/2018

Record at least ½ of the land area approved.

5-Year Sunset Date: 9/8/2020

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.