ST MARY'S SUBDIVISION
S-50-2017

Zoning: **OX-3-DE w/ NCOD**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.3**
Number of Lots: **7**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Mac Mcintyre**
Phone: **(919) 427-5227**
Administrative Approval Action
AA #3810 / Name: S-50-17, St Mary’s Subdivision
Transaction# 525304

LOCATION: This site is located on the east side of St. Mary’s Street, south of the intersection of St. Mary’s Street and W. Johnson Street, at 414, 416, and 418 St. Mary’s Street.

REQUEST: Subdivision and development of a .302 acre tract currently comprised of three lots zoned OX-3-DE and within the North Boylan Street Neighborhood Conservation Overlay District into a townhome development totaling 6 townhome lots and 1 common lot totaling seven lots.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

STORMWATER EXEMPTION: Subdivision will comply with exemption identified under 9.2.2.A.2.b.ii by utilizing infiltration devices for volume control on Lots 1-6 in accordance with 9.2.2.A.4.b.i.

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 submitted by A Squared, LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:
Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHER IS APPLICABLE:

ENGINEERING
1. Next Step: 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.

PUBLIC UTILITIES
2. A Deed shall be recorded prior to concurrent approval for any necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

STORMWATER
3. 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.

4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

2. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.

3. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

4. 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.

5. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk is paid to the City of Raleigh.

7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

8. 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.

STORMWATER

9. In accordance with UDO 9.2.2.A.4.c.ii, Private Drainage Easements shall be recorded for Stormwater Control Measures.

TRANSPORTATION

URBAN FORESTRY

10. Next Step: A fee-in-lieu shall be paid for the street trees required along St. Mary’s Street.
PUBLIC UTILITIES
1. A final plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions/Recombinations, Right of Way, Utility/Stormwater Easement dedications and/or Tree Save areas.

EXPIRATION 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: 6-4-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 6-4-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) Date: 6/4/2015

Staff Coordinator: Michael Walters