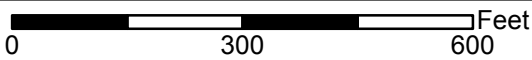
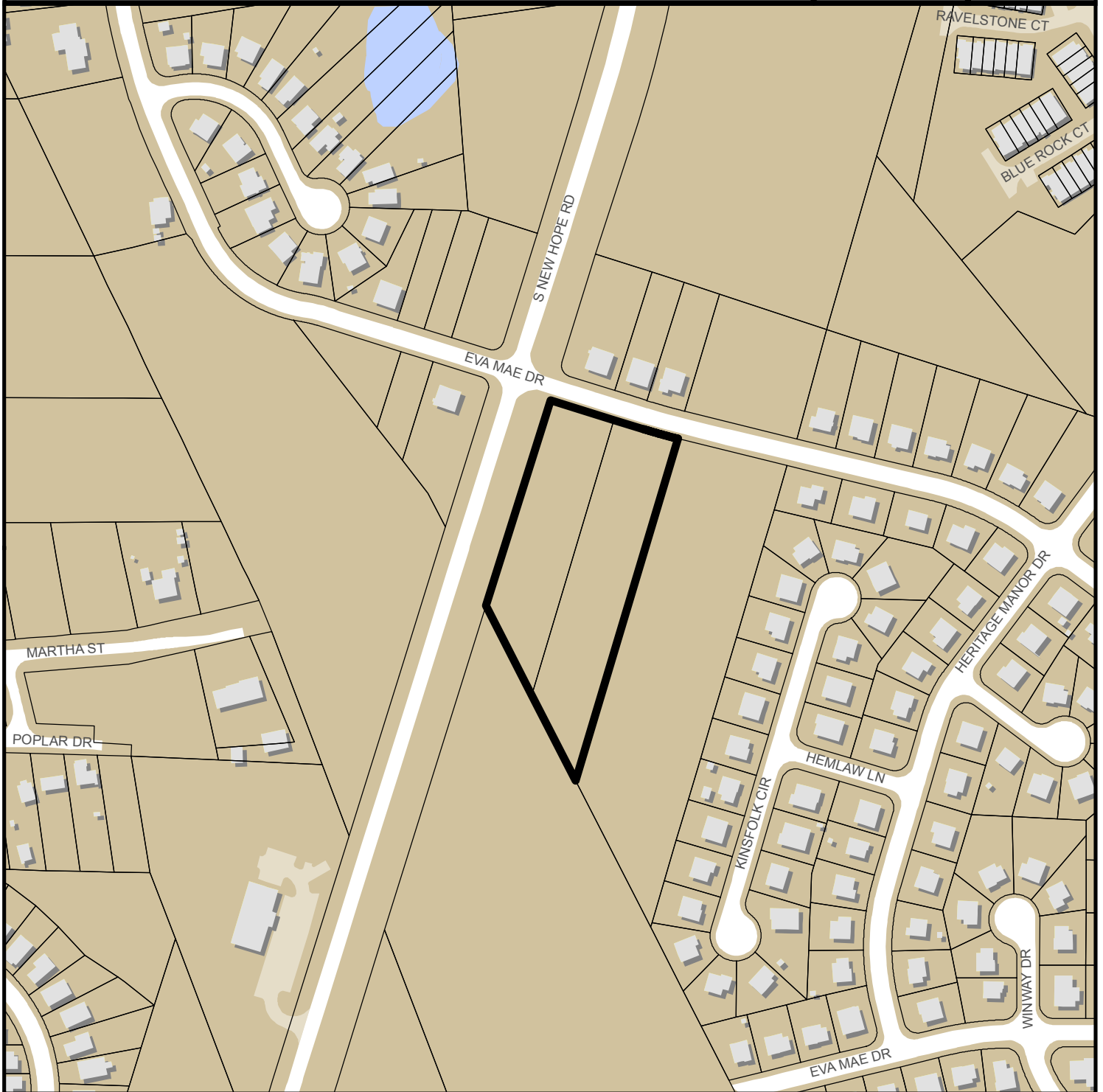


# EVA MAE SUBDIVISION S-53-2016



Zoning: **R-6**

CAC: **Southeast**

Drainage Basin: **Walnut Creek**

Acres: **2.77**

Number of Lots: **8**

Planner: **Michael Walters**

Phone: **(919) 996-2635**

Applicant: **Q Homes LLC**

Phone: **919-402-3803**





# 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-53-16 / Eva Mae Subdivision

**General Location:** The site is located on the southeast corner of the intersection of S. New Hope Rd. and Eva Mae Drive and is within the city limits.

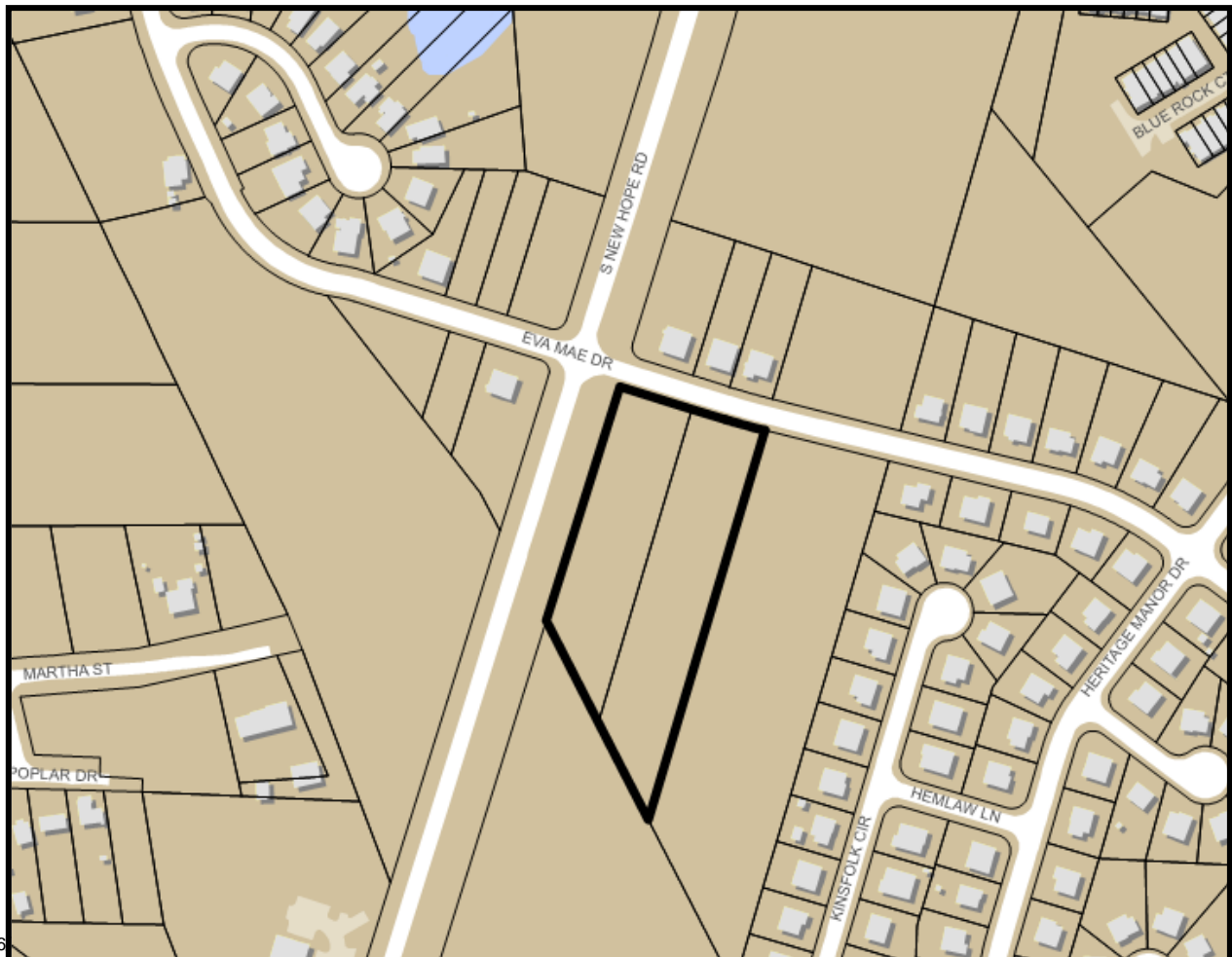
**CAC:** Southeast

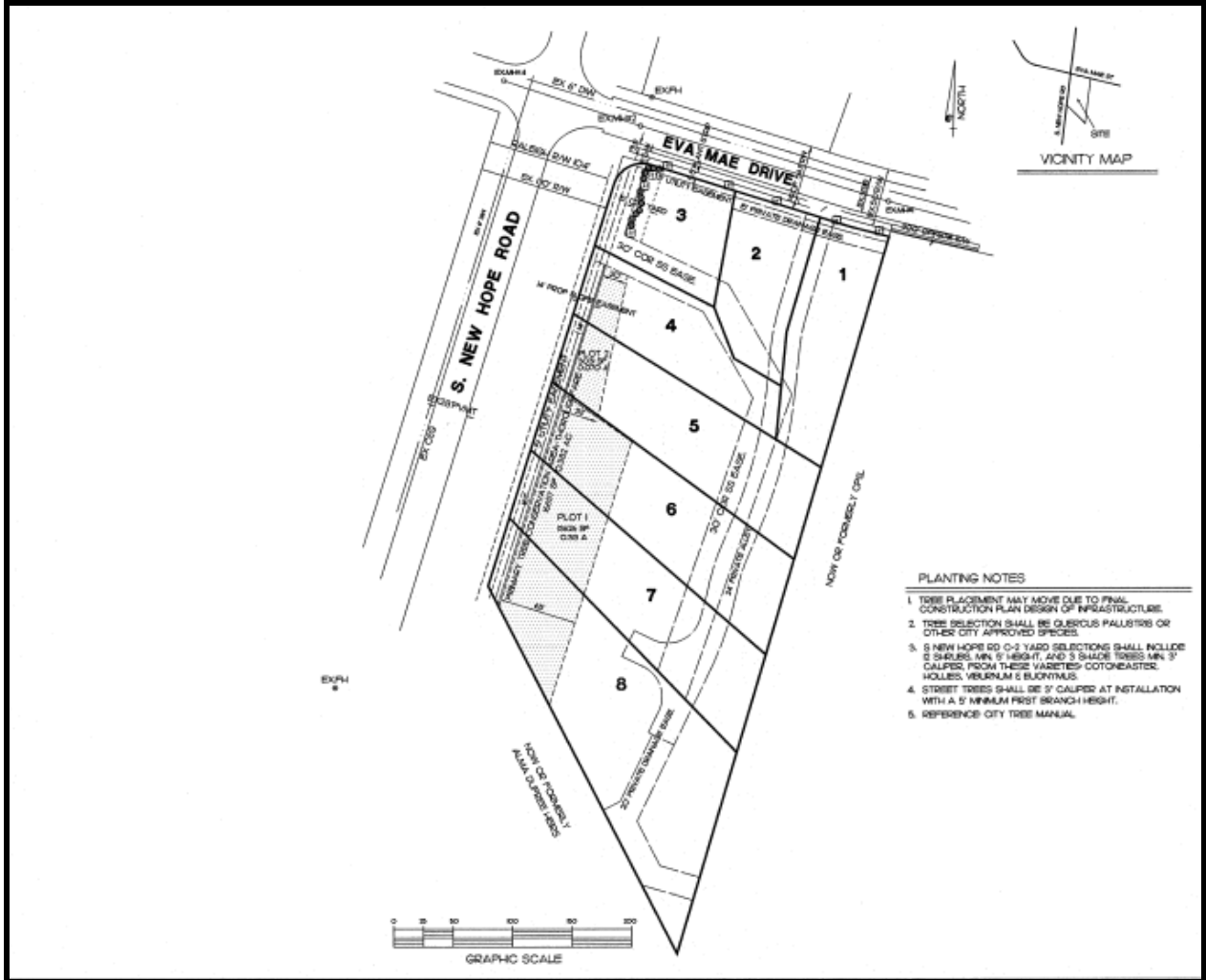
**Nature of Case:** Subdivision of two parcels totaling 2.77 acres into eight lots all zoned Residential-6. At the time of subdivision submittal attached homes (2.2.2) are proposed on the resultant lots.

**Contact:** Penny Sekadlo, Penny Engineering Design

**Design Adjustment:** N/A

**Administrative Alternate:** NA





## Preliminary Subdivision Plan

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**SUBJECT:** S-53-16 / Eva Mae Subdivision

**CROSS-REFERENCE:** Transaction # 481224

**LOCATION:** The site is located on the southeast corner of the intersection of S. New Hope Rd. and Eva Mae Drive and is within the city limits.

**PIN:** 1733002969 and 1733003960

**REQUEST:** This request is to approve the subdivision of two parcels totaling 2.77 acres into eight lots, zoned Residential-6.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a 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;

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, 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 plans for the shared stormwater devices be submitted to the Development Services Department and approved by the City;
- (5) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
- (6) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (7) That a Tree protection fence must be shown on Final Site or Concurrent plans and a tree protection fence inspection by the Conservation Forester as shown on the last submitted plans will be required prior to issuing permits;

- (8) That the proposed Tree Conservation Area Plots proposed along and adjacent to South New Hope Road are to be revised to allow public utilities to serve individual lots 4-8 from the right of way of South New Hope Road;
- (9) That infrastructure plans show construction of the proposed private alley in accordance with City standards;
- (10) That final site plans show a centralized mail kiosk(s) in accordance with US Postal standards located in conformance with City standards;

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

- (11) 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 on Eva Mae Road is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO;
- (12) That a fee-in-lieu for an additional 1' of sidewalk along Eva Mae Dr. is to be paid to the city;
- (13) That a fee-in-lieu for 1/2 of a 27' b-b street including 6' sidewalk width and street trees along New Hope Road is to be paid to the city;
- (14) That ½ of a required 54' right of way with a 5' general utility easement outside of the right of way along Eva Mae Drive and a 14' wide slope easement along South New Hope Road be dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
- (15) 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;
- (16) That 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 where the property is located and a copy of the recorded document 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;
- (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 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 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;

- (18) 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";
- (19) That a tree impact permit be obtained from the City of Raleigh;
- (20) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (21) That the final subdivision plat show a public access easement on the 24' private alley and include a note that maintenance of the private alley is the responsibility of the homeowners association;
- (22) That a written deed for a public access easement for use of the 24' private alley shown on the subdivision plan be approved by the City of Raleigh and this deed of easement be recorded with the county register of deeds office where the property is located and a copy of the recorded document 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;
- (23) That a street name be approved by the City of Raleigh and Wake County for the proposed private alley to provide access to lots within this subdivision;

***Prior to issuance of building permits:***

- (24) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;

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

- (25) 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.

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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Brumby Date: 6/28/17  
(RB)

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 including Chapter 2, Article 2.2. This approval is based on a preliminary plan dated 5/01/17 owned by Q Homes, LLC..., submitted by Penny Sekadlo, Penny Engineering Design.

**ZONING:**

**ZONING DISTRICTS:** Residential-6

**TREE CONSERVATION:** This site is providing .38 acres or 14% of tree conservation area in accordance with UDO Article 9.1. However, the final tree conservation plan will require modification to accommodate water line services to those lots along South New Hope Road without future conflicts within the tree conservation areas.

**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	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
South New Hope Rd.	Avenue 4-Lane, Divided	110'			one side of curb & gutter, sidewalks, and 1/2 of 27' pavement (fee in lieu)	14'
Eva Mae Dr.	Neighborhood Local St		1/2 of 59' of r/w (or 4.5')			

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE PLAN:** This site is located in the Southeast Raleigh Citizens Advisory Council in an area designated as moderate density residential.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 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 on Eva Mae Drive is a Residential Streetscape. South New Hope Road is an Avenue 4-lane divided street. A 14' slope easement is shown behind the right of way along South New Hope Road, followed by Tree Conservation Area and the remaining area showing the required C-2 yard, all outside of a public sanitary sewer easement. A fee in lieu for a 6' sidewalk and a fee-in-lieu for 1/2 of a 27' b-b street including sidewalk and street trees along New Hope Rd is to be paid to the city.

Eva Mae Drive is built to the City of Raleigh's previous Neighborhood street type (31' boc - boc on 50'r/w). 1/2 of a required 59' right of way (4.5') is required. The 5' sidewalks should be constructed 3.5' behind the back of curb to match the existing infrastructure along the street UDO 8.4.4.C.

A fee in lieu is required for the remaining 1' of sidewalk width along Eva Mae Drive. Street Trees 40' O.C. are proposed inside the right of way along Eva Mae Drive.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations.

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

**STORMWATER  
MANAGEMENT:** This site is subject to stormwater management. This subdivision will utilize 2 underground pipe detention devices and a TN offset payment to meet stormwater regulations.

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

**STREET NAMES:** No new public streets are being proposed with this development however as lots are gaining access from the proposed private alley a street name must be approved by the City and Wake County prior to lot recordation.



**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:** 6-28-2020  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 6-28-2022  
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.