Zoning: R-4 w/NCOD
CAC: Northwest
Drainage Basin: Crabtree Basin
Acreage: 1.24
Number of Lots: 2

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: Mangrum Building LLC
Phone: (919) 868-3114
Administrative Approval Action
Arbutus Drive Subdivision Revision / S-54-17
Transaction # 543302 / AA # 3771

LOCATION: This site is located on the east side of Arbutus Drive, west of the intersection of Arbutus Drive and Galax Road. The site is addressed at 4212 Arbutus Drive, which is inside City limits.

REQUEST: This is a proposed revision to a previously approved subdivision of a 1.24 acre tract zoned R-4, NCOD (Laurel Hills Overlay) into two lots. The original approval was under transaction # 526204 / AA # 3692. This revision includes modified stormwater compliance measures on the plans and updated conditions of approval as stated below. The sunset date for this approval is unchanged.

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

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 The Nau Company, dated 2/20/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

STORMWATER
1. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

2. A stormwater control plan for the shared stormwater device with an 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.

3. A nitrogen offset payment must be made to a qualifying mitigation bank;

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

ENGINEERING
2. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 408’ of ½ of a 27’ b-b street including curb and gutter, 6’ sidewalk, and street trees is paid to the City of Raleigh.
3. 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

4. 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.

5. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

STORMWATER

6. The maximum allowable impervious surface area allocated to each lot be shown on all maps for recording; (6500 sf per lot)

7. 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.

8. 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 & stormwater measures will be maintained by the property owners’ association.

9. 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. 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.

URBAN FORESTRY

11. That a fee-in-lieu will be paid for the required street trees.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

PUBLIC UTILITIES

12. 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.

Prior to issuance of building occupancy permit:
13. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted
by the City of Raleigh Public Utilities Department for operations and maintenance.

14. In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be
reviewed and accepted by the City prior to final stormwater inspection approval.

15. 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.

EXPIRATION DATES: THE SUNSET DATE FOR THIS PLAN APPROVAL IS UNCHANGED.

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: 11-1-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)  

Date:  

Staff Coordinator: Ryan Boivin
ARUBUTUS DRIVE
LOTS 6 AND 7
PRELIMINARY SUBDIVISION PLAN REVISION
RALEIGH, NC

REVISED: FEBRUARY 20, 2018
JANUARY 31, 2018

SHEET INDEX
C-0 COVER SHEET
C-1 EXISTING CONDITIONS PLAN
C-2 SITE AND UTILITY PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UNDERGROUND DETENTION DETAILS

CLIENT/OWNER
MANGRUM BUILDING, LLC
ATTN: MR. RONNIE ADAMS
412-A EAST WILLIAMS ST
APEX, NC 27502
919-868-3114

VICINITY MAP
1"=1,000 FT

THESE PLANS ARE A REVISION TO PREVIOUSLY APPROVED PLANS