Zoning: PD
CAC: West
Drainage Basin: Walnut Creek
Acreage: 11.3
Number of Lots: 12

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: New Southern Land Company
Phone: (919) 929-5244
REQUEST: This is a new submittal for a previously approved subdivision (S-49-07) which sunset on 3/27/13. This is the subdivision of two lots totaling 10.875 acres into twelve residential lots and one open space lot. The parent tracts are zoned PD (MP-3-05, Z-65-05) and within an SRPOD overlay.

LOCATION: This site is located at 1000 and 1100 Trailwood Drive, both being on the west side of Trailwood Drive south of the intersection of Trailwood Drive and Avent Ferry Road. This property is currently located outside of the City limits.

DESIGN ADJUSTMENTS/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 prepared by Calyx Engineers and submitted by Szostak Design.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Prior to issuance of a land disturbing permit for the site:

1. That the Tree protection fence must be located in the field and inspected by Urban Forestry Staff;

2. That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Engineering Services Department, and a written watercourse buffer permit is thereby issued by the Development Services Department before commencement of work;

3. 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 the issuance of any site permits or approval of concurrent review process, whichever is applicable:

1. 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;

2. That a Tree protection fence must be located in the field and inspected by Urban Forestry Staff;

3. That a stormwater control plan 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 Permanently Preserved Undisturbed Open Space (PPUOS) areas for stormwater purposes;

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

5. That all off-site sanitary sewer easements shall be acquired by the developer. These off-site easements shall be recorded by map and by deed of easement prior to construction approval. The easements shall be dedicated to the City of Raleigh and entitled "City of Raleigh Sanitary Sewer Easement";

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

1. That a tree conservation plat be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Article 9.1 of the Unified Development Ordinance;

2. That a Tree Impact Permit is obtained from Urban Forestry staff;

3. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including street trees on the proposed Neighborhood Yield street is paid to the Development Services Department;

4. That street names for this development be approved by the Raleigh GIS Division and by Wake County;

5. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

6. That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;

7. That all stormwater control measures and means of transporting stormwater runoff 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";

8. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating “The areas shown on the recorded plat identified as Neuse River Riparian Buffer and/or Permanently Preserved Undisturbed Open Space shall be maintained in their natural or mitigated condition. No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”
9. That all Permanently Preserved Undisturbed Open Space (PPUOS) be shown on all maps for recording;

10. That the maximum allowable impervious surface area for each lot be shown on all maps for recording;

11. That a greenway easement extending 100’ from Walnut Creek top of bank is shown on all maps for recording;

12. That all remaining land outside of the single family lots and public right of way dedication shall be designated by deed as common open space for the use of the homeowners association and/or other entity;

13. That a homeowners association document shall be recorded that requires owner occupancy with a sabbatical provision that shall allow rental for no more than twelve consecutive months;

14. 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;

15. That a 10’ x 20’ transit deed of easement is approved by the City staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;

16. That all conditions and committed elements associated with Z-65-05 and MP-3-05 have been satisfied;

**Prior to issuance of a building occupancy permit:**

1. That a final inspection of required tree conservation areas and required street trees is completed by the Urban Forestry staff;

2. That 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.
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:

The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this subdivision plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 10-5-2020
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-5-2022
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Director Designee) [Signature] Date: 10/5/2017

Staff Coordinator: Michael Walters