JOHNS POINTE PHASE 4 SUBDIVISION
S-68-17

Zoning: R-6
CAC: Southeast
Drainage Basin: Neuse
Acreage: 10.4
Number of Lots: 47

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Capital Civil Engineering
Phone: (919) 249-8587
LOCATION: This site’s address is 6611 Paint Rock Lane and has the following PIN number: 1732-60-1818. The 10.4 acre parcel is located east of Paint Rock Lane and Bunker Hill Drive and parallel to Madeline Way.

REQUEST: Development of a 11.258 acre tract zoned Residential-6 (R-6) into 47 single family residential lots and one common area lot for stormwater control. The applicant is proposing 4.2 units an acre for density.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: None.

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 Michael J. Kane of Capital Civil Engineering.

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.

Stormwater Note: This phase 4 of John’s Pointe subdivision was previously approved along with Phase 3 and a shared stormwater solution was approved at that point in time. Phase 3 will need to amend or modify the legal documents as needed. A TN offset payment was previously made and the Phase 4 solution will be allowed to utilize that existing payment.

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

ENGINEERING

1. An encroachment agreement for concrete pad associated with the mail kiosk within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

2. 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.

STORMWATER

3. Next Step: 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.
URBAN FORESTRY

4. Obtain required tree impact permit from the City of Raleigh.

5. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

**PRIOR TO AUTHORIZATION TO RECORD LOTS:**

**GENERAL**

1. 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.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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 are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. **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**

7. Concurrent submittal must be approved by the City of Raleigh Public Utilities Department for all public water and public sewer extensions. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

8. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right Of Way and/or City of Raleigh Sanitary Sewer Easement Dedication.
STORMWATER

9. **Next Step:** A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

10. **Next Step:** 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.

11. **Next Step:** 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.

12. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department

**PRIOR TO ISSUANCE OF A 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.

**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:** 2-21-2021
  Record at least 1/4 of the land area approved.

- **5-Year Sunset Date:** 2-21-2023
  Record entire subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) [Signature]

**Date:** 2/21/2018

**Staff Coordinator:** Daniel L. Stegall