



Administrative Action

Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-3-13 / Lake Johnson Center

General Location: 5611 Jaguar Park Drive - north of Avent Ferry Road, west of Athens Drive.

CAC: West

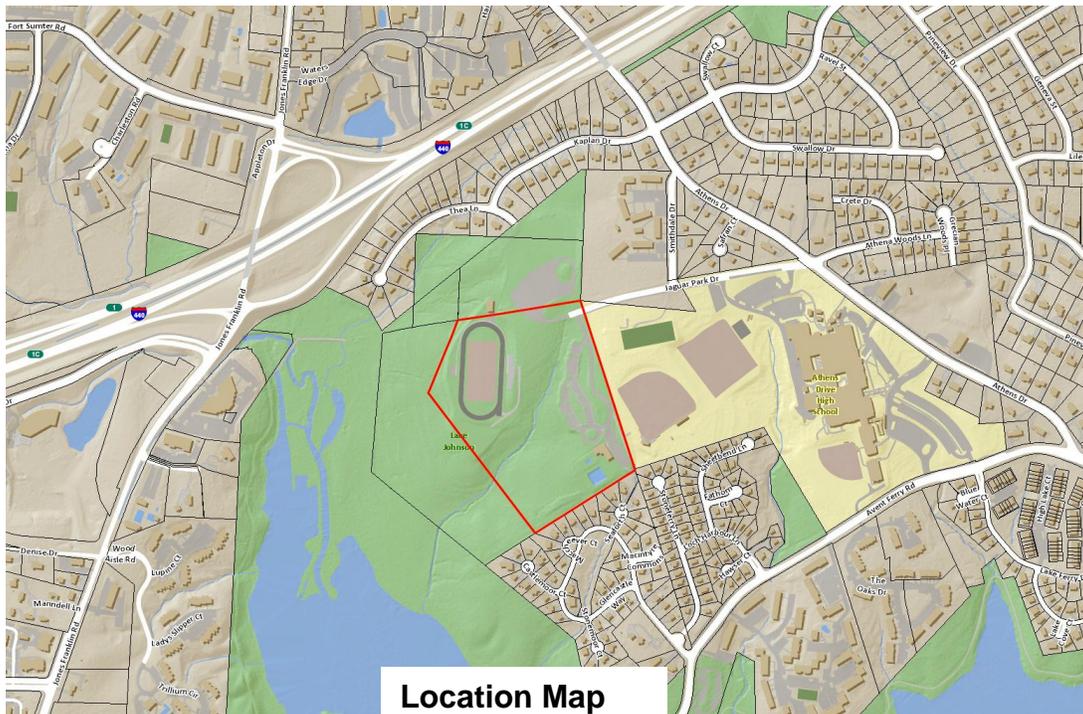
Request: Proposed construction of a 9,887 square foot community center at Lake Johnson Pool on a 24.56 acre tract zoned Conservation Management and Special Residential Parking Overlay District.

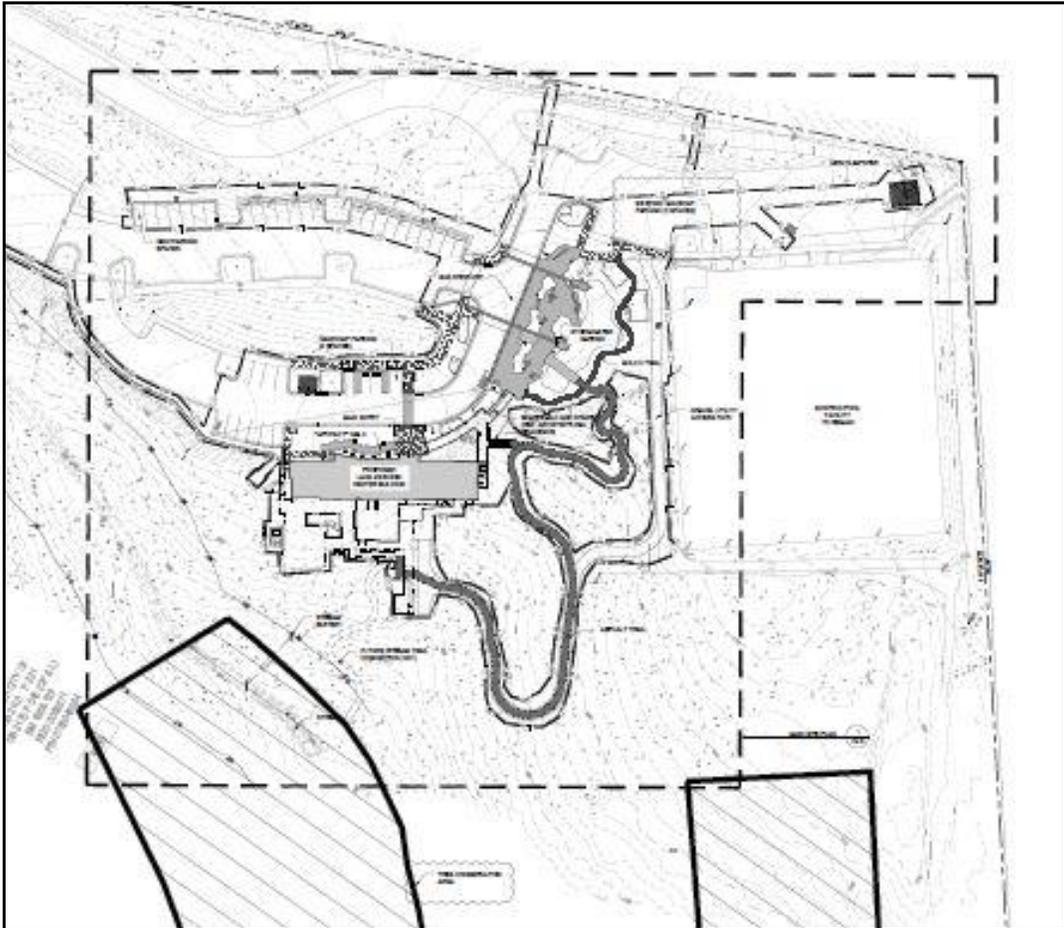
Design Adjustment: N/A

Administrative Alternate: N/A

Contact: Shawsheen Baker – COR Parks and Recreation

Cross-Reference: Transaction Number 381817





SITE PLAN

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to the issuance of a grading permit for the site:

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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
2. That an erosion control plan must be approved by NC DENR and approval documentation should be provided to the City of Raleigh Stormwater Engineer;

Prior to the issuance of any site permits, infrastructure construction plans, or concurrent review processes, whichever is applicable

3. That as the developer is requesting an exemption from the stormwater runoff control provisions under Code Section 9.2.2 E, detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department that shows the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year storm is ten percent 10% or less at each point of discharge;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That hydraulic calculations be provided proving that required "Minimum Fire Flow" is available at the proposed new hydrant which serves the new building. (507.5F)

Prior to issuance of building permits:

6. That a tree conservation map be recorded with metes and bounds descriptions showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;
7. 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 shall be maintained in perpetuity 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)". This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
8. That all permanently preserved undisturbed open space used to meet the nitrogen reduction requirements of Section 9.2 of the Unified Development Ordinance shall be labeled on recording plats. These plats shall include a note stating: "Within permanently preserved undisturbed open space areas used for stormwater treatment, there must not be any land disturbing activity, any placement of impervious surfaces, any tree removal, any new development or expansion thereof, or new use, construction, or encroachment";

9. That the final utility plan show a master backflow at the connection to the public main and RPZ.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Day) Date: 5-2-14

Staff Coordinator: Kathryn Willson

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/14/14, owned by Szostak Design, submitted by City of Raleigh.
