



# Administrative Approval Action

Case File / Name: SUB-0027-2020  
Trawick Road Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** The 2.41 acre site is located on the south side of Trawick Road and Edgetone Drive intersection, east of Stony Brook Drive and west of Broadlands Drive, and zoned R-6. The property address is 3050 Trawick Road.

**REQUEST:** Subdivision of the site into two parcels for Attached House building types under the Conventional Subdivision development option.

**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 dated August 31, 2020 by Jones & Crossen Engineering, PLLC.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **Stormwater**

1. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

|                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |
| <input checked="" type="checkbox"/> | Utility Placement Easement Required      |
| <input checked="" type="checkbox"/> | City Code Covenant Required              |

|                                     |                            |
|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | Slope Easement Required    |
| <input checked="" type="checkbox"/> | Greenway Easement Required |



# Administrative Approval Action

Case File / Name: SUB-0027-2020  
Trawick Road Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## **General**

1. The City Code Covenant 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 permits will be withheld if the recorded document is not provided to the City.
2. The greenway easement as shown on the preliminary plan shall be dedicated to the City of Raleigh with the recording of the subdivision map.

## **Engineering**

3. 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.
4. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
5. A fee-in-lieu for 6' width sidewalk along property frontage on Trawick Road is paid to the City of Raleigh (UDO 8.1.10).
6. A fee-in-lieu for 24' width of back to back curb section shall be paid to the City of Raleigh (UDO 8.1.10) for length of property frontage along Trawick Road.
7. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## **Stormwater**

8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).



# Administrative Approval Action

Case File / Name: SUB-0027-2020  
Trawick Road Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
10. 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 (UDO 9.2.2.G).
11. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
12. 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 (UDO 9.2).
13. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
14. 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 (UDO 9.2.2.G.3).

## Urban Forestry

15. A fee-in-lieu for 9 street trees is paid to the City of Raleigh (UDO 8.1.10).
16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.5726 acres of tree conservation areas.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

***The following are required prior to issuance of building occupancy permit:***

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



# Administrative Approval Action

Case File / Name: SUB-0027-2020  
Trawick Road Subdivision

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

## Urban Forestry

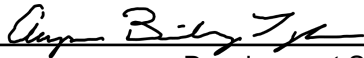
3. Final inspection of all tree conservation areas by Urban Forestry Staff.

**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: September 25, 2023**  
Record at least ½ of the land area approved.

**5-Year Sunset Date: September 25, 2025**  
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 09/25/2020  
Development Services Dir/Designee  
Staff Coordinator: Justin Biegler

VICINITY MAP  
1"=300'

**Jones & Crossen**  
ENGINEERING, PLLC  
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-387-1174  
Registration: P-0151  
[www.joneecrossen.com](http://www.joneecrossen.com)

TRAWICK ROAD SUBDIVISION  
PRELIMINARY SUBDIVISION PLAN

COVER SHEET

SUB-0027-2020

|                                       |   |
|---------------------------------------|---|
| 5-T DATA                              |   |
| PROJECT NAME                          | JAMES ROAD SUBDIVISION  |
| PREFERRS CONTACT INFORMATION          | TRACI A CHODEN ENGINEERING, PLLC<br>P.O. BOX 1059<br>APEL, NORTH CAROLINA 27502<br>PHONE: (919) 367-1194<br>FAX: (919) 367-3375<br>CONTACT PERSON - PETER D. CHODEN |
| OWNER / DEVELOPER CONTACT INFORMATION | STEWART MARLOWE<br>P.O. BOX 2067<br>RALEIGH, NORTH CAROLINA 27619<br>PHONE: (919) 844-7655<br>CONTACT PERSON - STEWART MARLOWE                                      |
| CURRENT PROPERTY ZONING               | R-6   |
| JAKE COUNTY PIN                       | 1785-23-5189  |
| TOTAL AREA                            | 2.41 ACRES  |
| PMN SECTION                           | 2.03 ACRES  |
| NET SUBDIVISION AREA                  | 2.32 ACRES  |
| PROPOSED USE                          | ATTACHED HOUSE, 2-UNIT LIVING   |
| PROPOSED NUMBER OF LOTS               | 2   |
| PROPOSED DENSITY                      | 0.65 UNITS/ACRE ( 2 LOTS/ 3.1 AC = 0.63 UNITS/AC)   |
| FRONT SETBACK                         | 12'   |
| REAR SETBACK                          | 30'   |
| SIDE SETBACK                          | 5'  |
| TREE CONSERVATION AREA REQUIRED       | 0.23 AC (1/4 OF 2.32 ACRES)   |
| TREE CONSERVATION AREA REQUIRED       | 0.13 AC (1/4 OF 1.03 AC)  |

NOTE

- [illegible]

| SUBDIVISION DRAWING SHEET INDEX |                                       |
|---------------------------------|---------------------------------------|
| 1                               | COVER SHEET                           |
| 2                               | EXISTING CONDITIONS PLAN              |
| 3                               | PRELIMINARY SUBDIVISION PLAN          |
| 4                               | PRELIMINARY UTILITY & STORMWATER PLAN |
| LA-1                            | TREE CONSERVATION PLAN                |
| LA-2                            | LANDSCAPE PLAN                        |

Justin Biegler

Digitally signed by Justin Biegler  
DN: C=US,  
E=justin.biegler@raleighnc.gov,  
O=Planning and Development,  
CN=Justin Biegler  
Reason: I am approving this  
document  
Date: 2020.09.28 08:25:24-04'00

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



2016

|  |   |   |   |
|--|---|---|---|
| <div> <div>DEVELOPMENT SERVICES</div> <div> </div> </div>  |   |   |   |
| <h2 style="text-align: center;">Preliminary Subdivision Plan Application</h2>  |   |   |   |
| Development Services Department • 1600 La Jolla Village Drive, Suite 300 • San Diego, CA 92161 • (619) 441-4000  |   |   |   |
| Please print clearly. Letters must be at least 1/8" high. All letters must be in black ink.  |   |   |   |
| Please print in all caps and double underline the following information: (Section 101.01, 101.02, 101.03)  |   |   |   |
| Please print in all caps and double underline the following information: (Section 101.01, 101.02, 101.03)  |   |   |   |
| Please send your completed application to: <u>City Development Services</u>  |   |   |   |
| Office Use Only: Check If  |   | Project Name:   |   |
| Preliminary Subdivision Case   |   | Preliminary Subdivision   |   |
| <div style="border: 1px solid black; padding: 5px;"> <div style="text-align: center; font-weight: bold;">DEVELOPMENT TYPE (Section 101.01)</div> <div> <input checked="" type="checkbox"/> Commercial/Industrial              <input type="checkbox"/> General Residential              <input type="checkbox"/> Service/Office/Professional              <input type="checkbox"/> Large Lot Residential              <input type="checkbox"/> Mobile Home              <input type="checkbox"/> Single-Family Detached              <input type="checkbox"/> Single-Family Attached              <input type="checkbox"/> Other         </div> <div style="text-align: center; font-weight: bold;">GENERAL INFORMATION</div> <div>           SCOPE: 0002-0000 (Section 101.02)         </div> <div style="text-align: center; font-weight: bold;">SCOPE-0002-0000</div> <div>           Comprehensive Area (Project is proposed to include Town/Neighborhood Subdivisions)         </div> <div>           Project Address: <b>3050 Broadway Road</b> </div> <div>           Assessor's Map ID#: 000-000-000         </div> </div> |   |   |   |
| Single Use (PUD) Type:   | <input type="checkbox"/> Single-Family Attached<br><input type="checkbox"/> Apartment | <input type="checkbox"/> Townhome<br><input type="checkbox"/> Manufacture Use | <input checked="" type="checkbox"/> General Residential |
| <div style="text-align: center; font-weight: bold;">SUBJECT PRELIMINARY SUBDIVISION CASE INFORMATION</div> <div>         Address: 3050 Broadway Road, San Diego, CA 92108       </div> <div>         City: San Diego       </div> <div>         County: San Diego       </div> <div>         City/County Planning Area: 100-000-000       </div> <div>         Address: 3050 Broadway Road, San Diego, CA 92108       </div> <div>         Phone: (619) 441-4000       </div> <div>         Email: <a href="mailto:development@cityofsan-diego.org">development@cityofsan-diego.org</a> </div> <div>         City/County Planning Area: 100-000-000       </div> <div>         Address: 3050 Broadway Road, San Diego, CA 92108       </div> <div>         Phone: (619) 441-4000       </div> <div>         Email: <a href="mailto:development@cityofsan-diego.org">development@cityofsan-diego.org</a> </div>   |   |   |   |
| Declaration by the applicant:  |   |   |   |

[illegible]

#### ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT 516-2159, AND THE PUBLIC UTILITIES DEPARTMENT AT 596-4540, AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

\*FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINES AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

\*FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM FLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK, IN THE CITY OF RALEIGH.

|               |                  |
|---------------|------------------|
| DATE          | TIME             |
| 1* = 100'     | PDC              |
| DATE          |                  |
| APRIL 7, 2020 |                  |
| PROJECT       | 1st CYCLE REVIEW |
| 04/06/20      |                  |
| 07/25/20      | 2nd CYCLE REVIEW |
|               |                  |
|               |                  |
|               |                  |
|               |                  |
| DATE          |                  |
| 1             |                  |
| 2016          |                  |



1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF KANSAS STANDARDS AND SPECIFICATIONS.
2. BOUNDARY AND EXISTING UTILITIES INFORMATION WAS TAKEN FROM A DIGITAL FILE PROVIDED BY BURNSING LAND SURVEY COMPANY.
3. TO DETERMINE INFORMATION FROM DIGITAL SPATIAL DATA (LEGAL NOTES).
4. NO DATA WERE FOUND FROM THIS SITE (SEE ITEM MAP NUMBER 87301720000 DATED MAY 8, 2006).
5. A CURVE DRAINAGE FEATURE (UNDER THE SOUTHEAST CORNER PROPERTY BOUNDARY) SHOWS UP ON MAPS AS A JOINT DRAINAGE. THE SOUTHWEST CORNER BEING BASED ON TOP OF BANK SURVEY SHOTS BY BURNSING LAND SURVEY COMPANY.
6. THE ROAD SLOPE INFORMATION WAS TAKEN FROM CITY OF KANSAS AND WALK COUNTY DATA.

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION



TRAWICK ROAD SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

WAKE COUNTY, NORTH CAROLINA

EXISTING CONDITIONS PLAN

CITY OF RALEIGH

**Jones & Crossen**  
ENGINEERING, PLLC

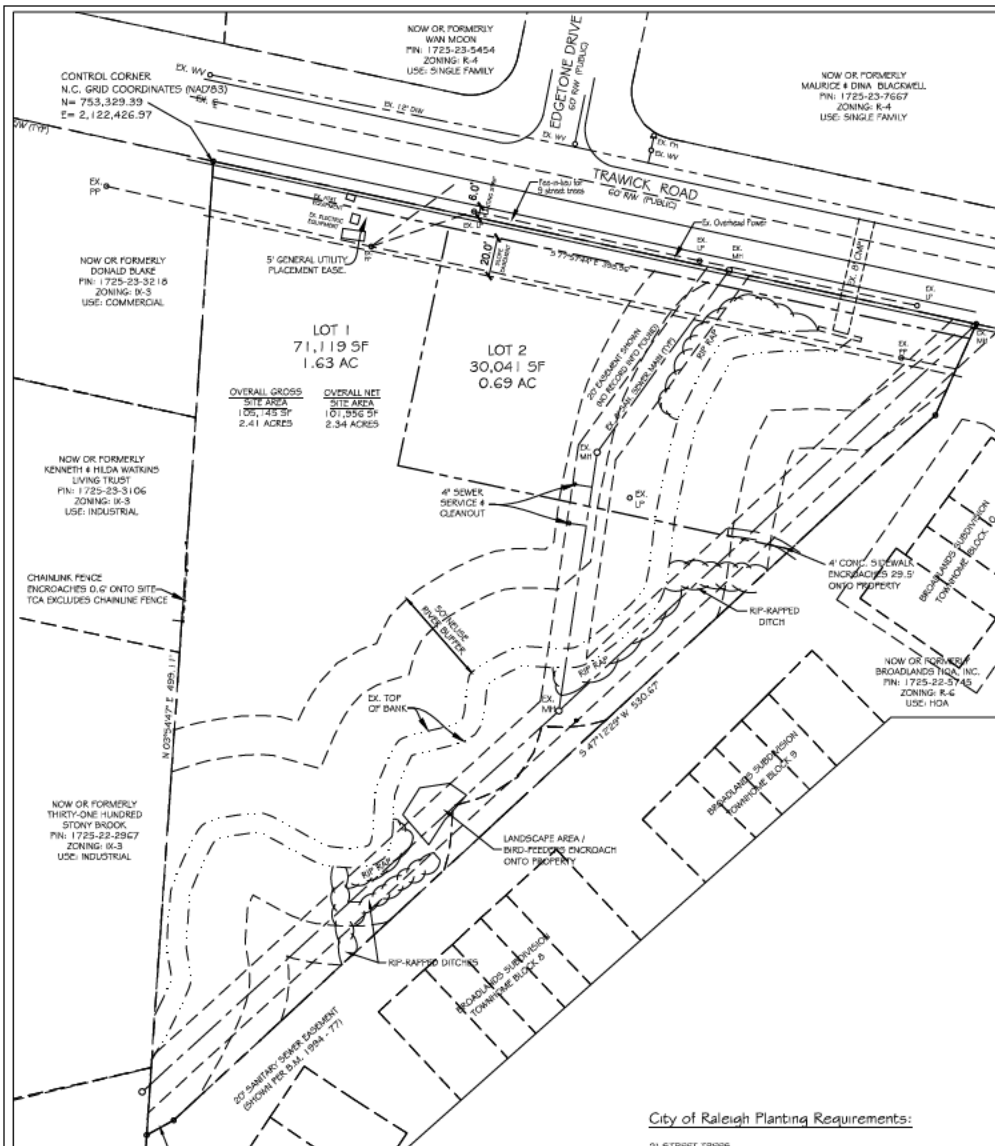
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.  
SUITE 001  
PO BOX 1062  
APEX, NC 27502  
Office: 919-367-1174  
Registration: P-0151  
[www.joneschroeder.com](http://www.joneschroeder.com)

|               |        |              |     |
|---------------|--------|--------------|-----|
| SCALE         | 1"=40' | DATE         | PDC |
| SHEET         |        |              |     |
| A* 5/ 7, 2020 |        |              |     |
| REVISED       |        | BY           |     |
| 003 / 100     |        | 3rd 0102 KZV |     |
|               |        |              |     |
|               |        |              |     |
|               |        |              |     |
| 2             |        |              |     |
| 2016          |        |              |     |



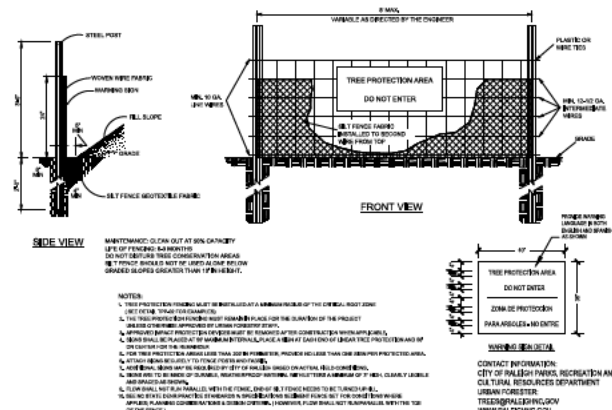




# City of Raleigh Planting Requirements:

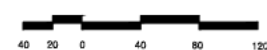
2) STREET TREES  
TRAWICK ROAD  
Required: Tree-in-lieu for 9 street trees

No temporary or permanent encroachments (including but not limited to clearing, grading, fencing, and the installation of retaining walls or other structures) are permitted within the greenway easement area without prior approval by the City of Raleigh.



1 STANDARD TEMPORARY SILT / TREE PROTECTION FENCE  
LA-2 TPP-08

## LANDSCAPE PLAN



## Professional Seals

| Revisions       | Date Issued: | 4.3.20 |
|-----------------|--------------|--------|
| No. Description | Scale        | 1"=50' |
| 1 City comments | Drawn by:    | RBS    |
| 2 City comments | Checked by:  | KJW    |
| 3 City comments |              |        |

LA-2

## TRAWICK ROAD SUBDIVISION

RALEIGH, NC

**Coaly**  
DESIGN  
LANDSCAPE ARCHITECTURE  
300250 Raleigh Street, Suite G  
Raleigh, NC 27601  
P: 919.833.0001

**Jones & Crossman**  
ENGINEERING, PLLC  
Civil Engineering | Geotechnical Engineering | Land Planning