

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 &

Cnossen 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).

☑ <u>LEGAL DOCUMENTS</u> - Email to 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.

	V	Stormwater Maintenance Covenant Required
	V	Utility Placement Easement Required
ĺ	$\overline{\mathbf{A}}$	City Code Covenant Required

Ø	Slope Easement Required
Ø	Greenway Easement Required



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☑ **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

- 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 Cit
- 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).

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- 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).
- 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 area

☑ <u>BUILDING PERMITS</u> - 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

 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).



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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 $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: September 25, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Development Services Dir/Designee

Staff Coordinator: Justin Biegler

Jones & Cnossen ENGINEERING, PLLC

PDC

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TENTION CONTRACTORS

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TRAWICK ROAD SUBDIVISION PRELIMINARY SUBDIVISION PLAN

SUB-0027-2020





PROJECT NAME	TRAMICK ROAD SUBDIVISION
PREPARENTS CONTACT INFORMATION	JONED 4 CNOBBEN ENGINEERING, PLIC P.O. BOX 1062 APEK, NORTH CAROLINA, 27502 PROME - (9) 19) 387-1174 FAX-1919) 387-3875 CONTACT PERSON - PETER D, CNOBBEN
OWNER / DEVELOPER CONTACT INFORMATION	STEMART MARLOWE PD DOK ZOGET RALEGH, NORTH CARCURA 27G19 PHORE: (919) 644-72609 CONTACT PDSON - STEWART MARLOWE
SURRENT PROPERTY ZONING	8-6
WAKE COUNTY PIN	1789-23-5129
TOTAL AREA	2.4 ACRES
KAV DEDICTION	0.09 ACRE
NET SUBDIVISION AREA	2.32 ACRES
PROFOSED LISE	ATTACHED HOUSE, 2-UNIT LIVING
PROPOSED NUMBER OF LOTS	2
PROPOSED DENSITY	0.63 UNITS/ACRE (2 LOTS/2 4 LAC = 0.63 UNITS/AC)
PRONT SETBACK	10
REAR SETBACK	20*
SIDE SETBACK	5'
TREE CONSCRIVATION AREA REQUIRED	0.23 AC (10% OF 2.32 ACRES)
TREE CONSERVATION AREA PROVIDED	0.57 AC (24.6%)

- HOTES:

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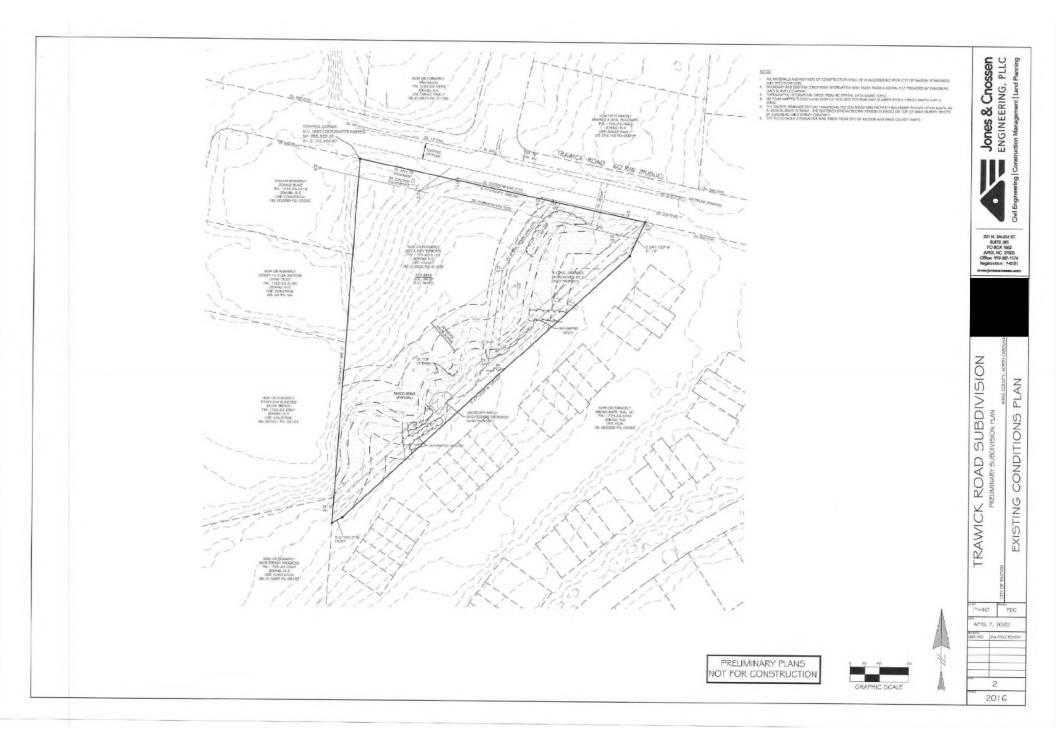
Digitally signed by Justin Biegler
DN: C=US,
E-justin Diegler@raleighnc.gov,
O-Planning and Development,
CN-Justin Biegler CN-Justin Biegler Reason: I am approving this document Date: 2020.09-28 08:25:24-04'00'

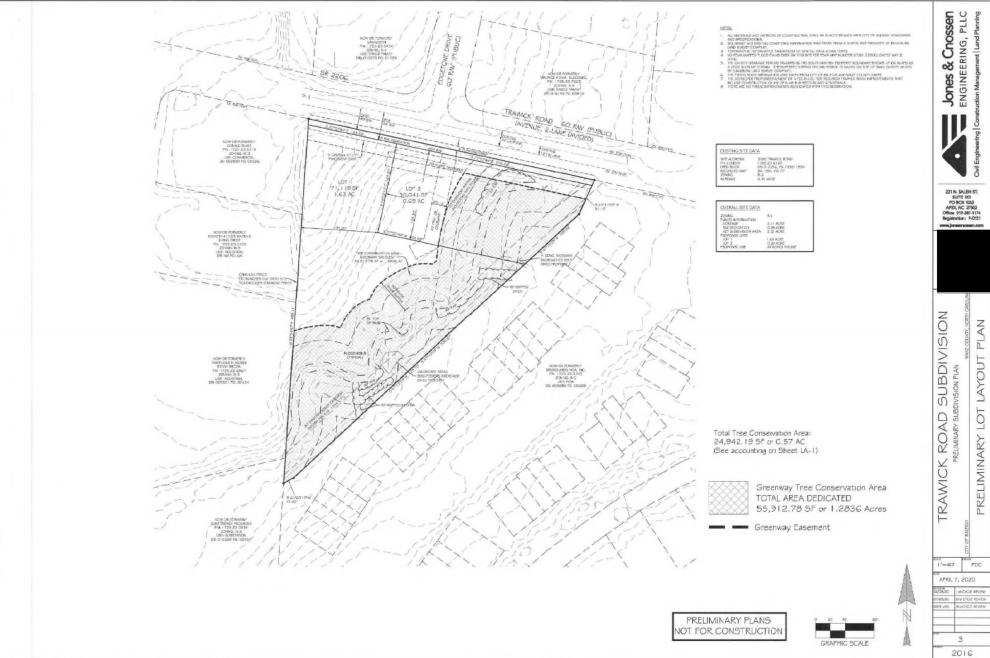
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Jones & Cnossen ENGINEERING, PLLC

221 N. SALEM ST. SUITE (01 PO BOX 1662 APEX, NC 27502 Office: 919-387-1174 Registration: P-0151

Civil

STORMWATER

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VTILITY

PRELIMINARY

1"=40" PDC

AFRIL 7, 2020

DECORPO 1 % CYCLE REVIEW 07/28/90 2nd Order REVIEW

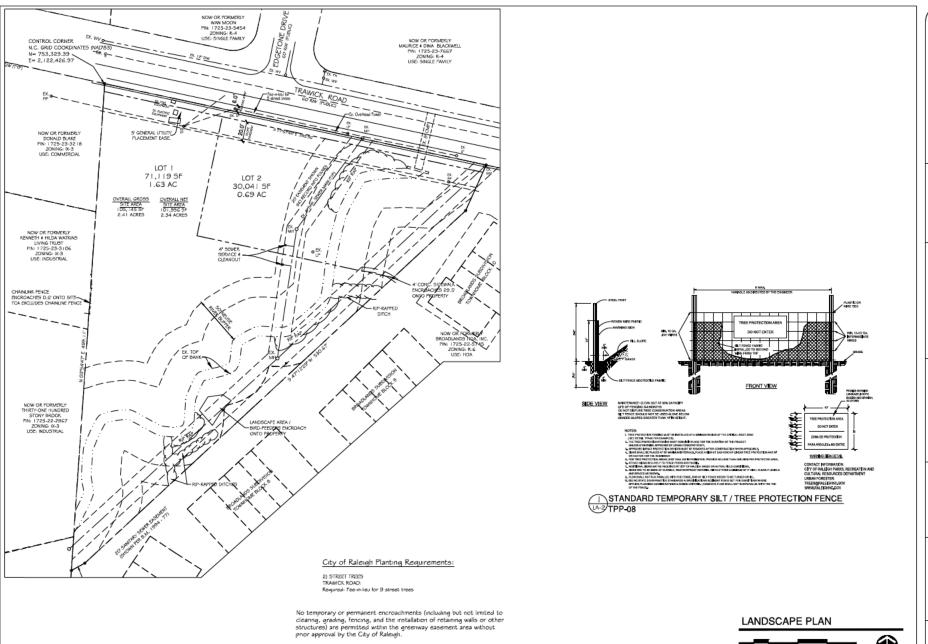
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TRAWICK ROAD SUBDIVISION

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