LOCATION: This site is located east of Garner Road at the east end of Wilson Street at 800 & 725 Wilson St. This site is outside the city limits.

REQUEST: Development of a 9.35 acre tract, with 2.01 acres of right-of-way dedication, zoned R-6 (5.82 acres) and R-10 (3.53 acres) into a 26 lot subdivision comprised of 23 residential and 3 open area parcels into a single-family subdivision. The development plan involves two parcels, a portion of site PIN # 1712-12-7659 with a single-family residence (which is inside the city limits) to be recombined with the primary tract and used for public street right-of-way dedication and all of site PIN # 1712-12-3393 for creation of the lots (all of which is outside the city limits).

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 December 20, 2019 by PIEDMONT LAND DESIGN, LLP (primary).

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:

General

1. The final location of the Cluster mailbox shall be approved by the Post Master and shown on plan.

2. The purchase agreement with the lot address 725 Wilson Street must be approved and executed and the property recombined as necessary.

3. On the coversheet for the subdivision case, under the site data information for the dedicated right-of-way, the square footage for the dedicated right-of-way is listed with the acreage shown.

Public Utilities

4. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☑ 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. A note is placed on all plat recordings noting the Primary Street Determinations for Lot 1 & Lot 17 are both Huck Street.

3. A public access easement for the temporary fire apparatus turn-arounds on lots 8 and 9 as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The public access easements shall be shown on all plats for recording.

Engineering

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. 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.

6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A cross access agreement between proposed lots 7 and 8 and 9 and 10 for shared driveways as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The cross access easements shall be shown on all plats for recording.

Public Utilities

8. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

9. 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.

10. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

Stormwater

11. 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).

12. 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).

13. 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).

14. 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).

Urban Forestry

15. A public infrastructure surety for 30 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .835 acres of tree conservation area.

17. A fee-in-lieu for (2) (shade) street trees [for Lots 8 & 9] is paid to the City of Raleigh (UDO 8.1.10).
☑ 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.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 35 (shade) street trees along Wilson St. and 30 (shade) street trees along Huck St.

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

General

1. 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: January 27, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: January 27, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 01/29/2020

Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
PRELIMINARY SUBDIVISION PLANS FOR:

FOREST PINES SUBDIVISION

800 WILSON STREET
RALEIGH, NORTH CAROLINA

CASE #SUB-S-18-19 TRANS #592596

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