



Administrative Approval Action

Case File / Name: SUB-S-56-2018
WILDCAT BRANCH SUBDIVISION

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

LOCATION:

The site is located at 3124 Garner Road and the PIN is 1702838607.

REQUEST:

Development of a 20.08 acre tract zone Residential-10 (R-10) into 184 lots to accommodate 175 dwelling units and 9 lots for common area. The applicant is proposing two phases with an overall density of 8.71 units per acre.

One Design Adjustment has been approved by the Development Services Director Designee for this project.

A Design Adjustment has been approved to grant relief from the block perimeter requirements (UDO Section 8.3). The western part of the site is adjacent to railroad right of way which prevents road connectivity in that direction.

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 July 31, 2019 by DIEHL & PHILLIPS.

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. Submit a Site Lighting Plan in accordance with the Unified Development Ordinance Article 7.4

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - 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.

☒	Stormwater Maintenance Covenant Required
☒	Slope Easement Required

☒	City Code Covenant Required
☒	Utility Placement Easement Required

☒ **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.

Engineering

2. A public infrastructure surety is provided to the City of Raleigh Development Services -- Development Engineering program (UDO 8.1.3).
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' 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 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.



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5. A fee-in-lieu of road construction for the extension of Raleigh Pines Drive adjacent the south property line and for pavement, widening, and curb and gutter along Garner Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).
6. The required slope easements as shown on the preliminary plan shall be dedicated to the City of Raleigh and be shown on the map approved for recordation.

Public Utilities

7. 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.

Stormwater

8. 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).
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. 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. 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

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.78 acres of tree conservation area.

☒ **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:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 161 total street trees.

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:

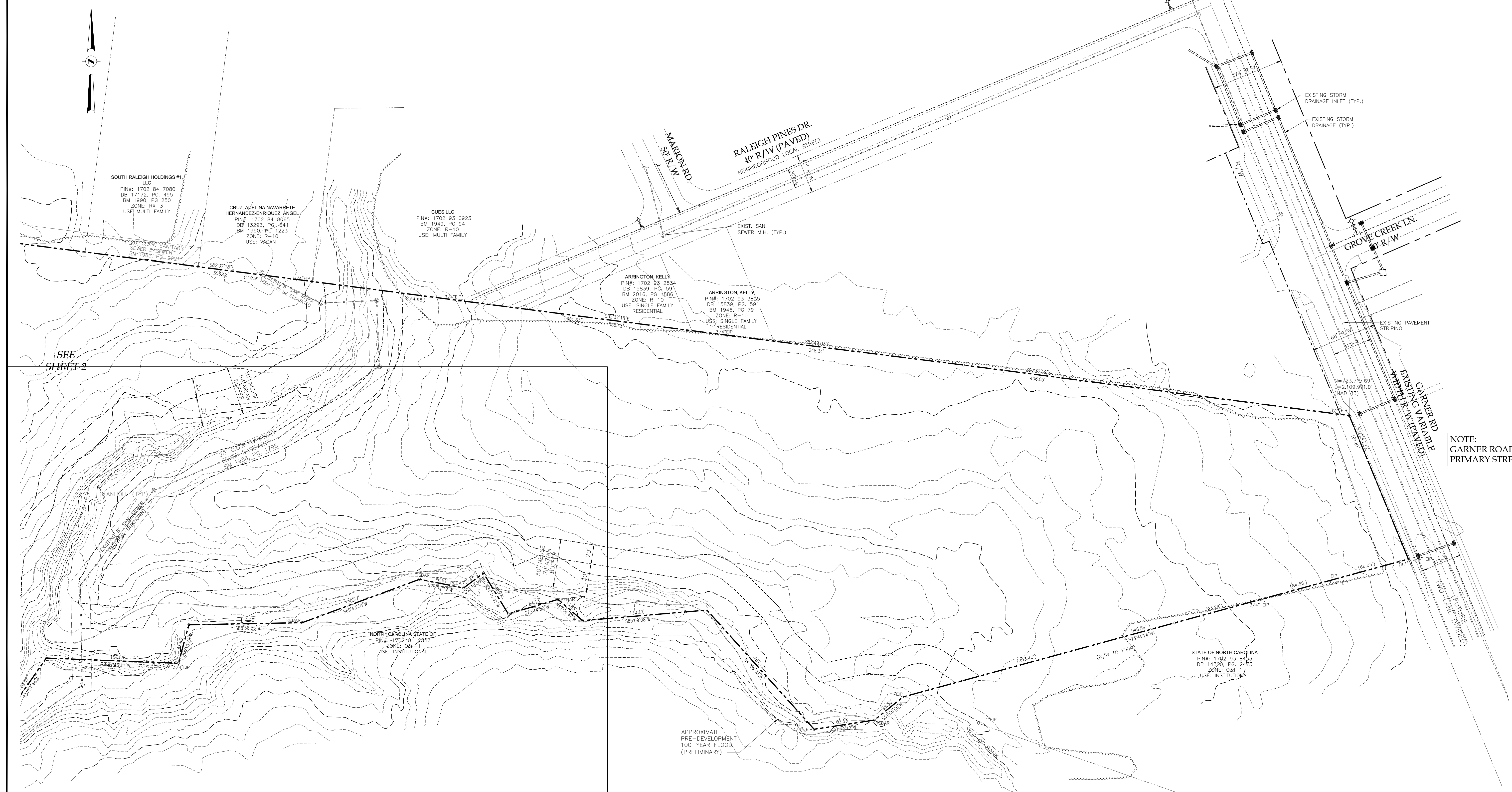
3-Year Sunset Date: September 24, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: September 24, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _____ Date: 09/25/2019

Development Services Dir/Designee
Staff Coordinator: Daniel Stegall



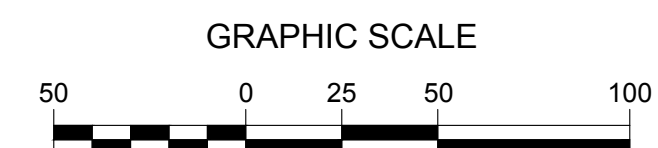
EXISTING CONDTIONS - PHASE 1

SCALE: 1" = 50'

Site Data

Owner and Developer: Glenwood Homes, LLC
P.O. Box 90427
Raleigh, NC 27675

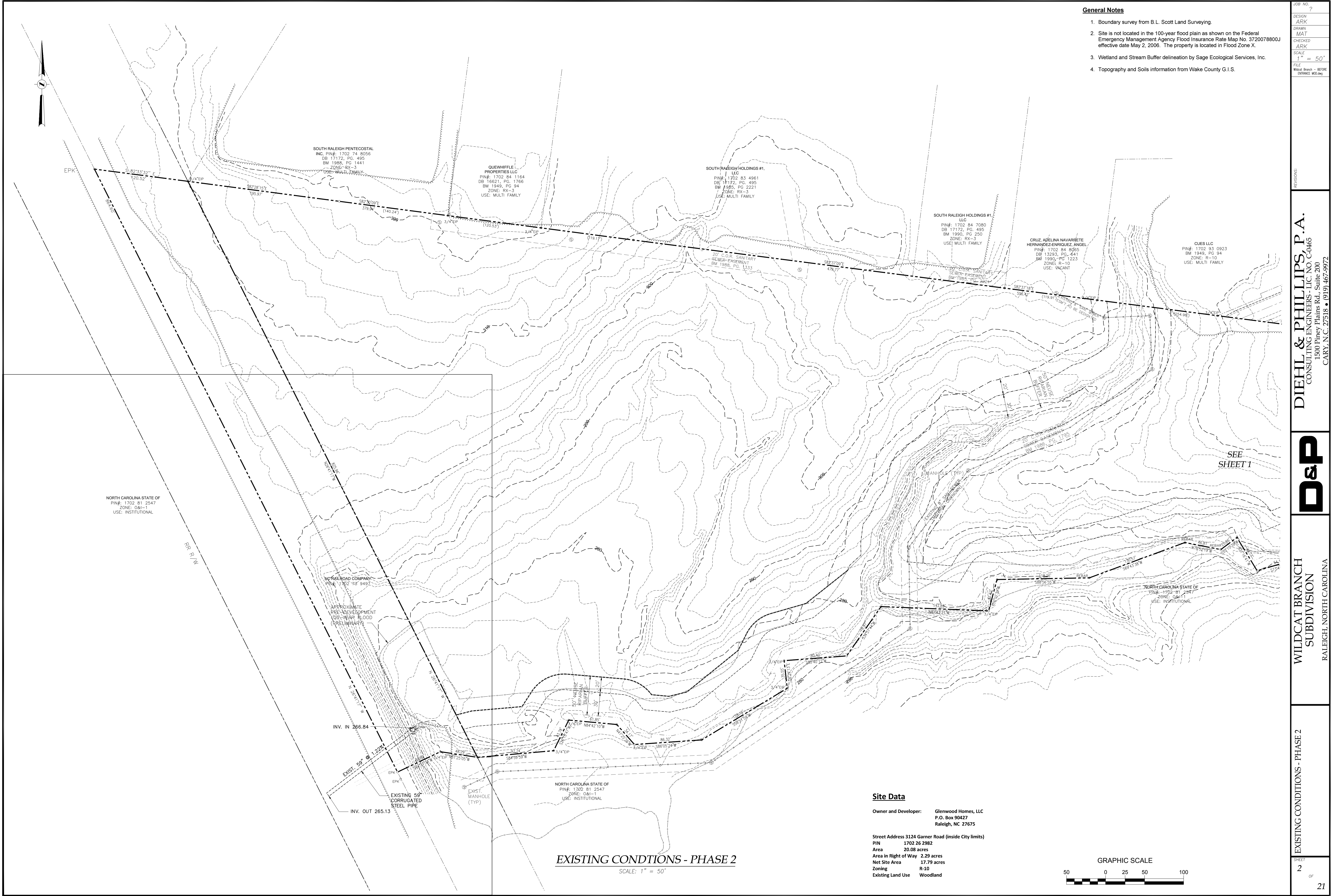
Street Address	3124 Garner Road (inside City limits)
PIN	1702 26 2982
Area	20.08 acres
Area in Right of Way	2.29 acres
Net Site Area	17.79 acres
Zoning	R-10
Existing Land Use	Woodland



- ### **General Notes**
1. Boundary survey from B.L. Scott Land Surveying.
 2. Site is not located in the 100-year flood plain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map No. 3720078800J effective date May 2, 2006. The property is located in Flood Zone X.
 3. Wetland and Stream Buffer delineation by Sage Ecological Services, Inc.
 4. Topography and Soils information from Wake County G.I.S.

NOTE:
GARNER ROAD IS
PRIMARY STREET

EXISTING CONDITIONS - PHASE 1 SHEET 1 OF 21	WILDCAT BRANCH SUBDIVISION RALEIGH, NORTH CAROLINA		DIEHL & PHILLIPS, P.A. CONSULTING ENGINEERS - LIC. NO. C0465 1500 Piney Plains Rd., Suite 200 CARY, N.C. 27518 • (919) 467-9972	REVISIONS:	DESIGN: ARK DRAWN: MAT CHECKED: ARK SCALE: 1" = 50' FILE: Wildcat Branch - BEFORE ENTRANCE_W02.dwg	JOB NO. ? ?

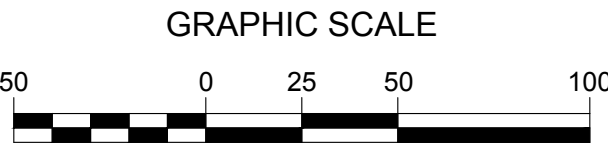


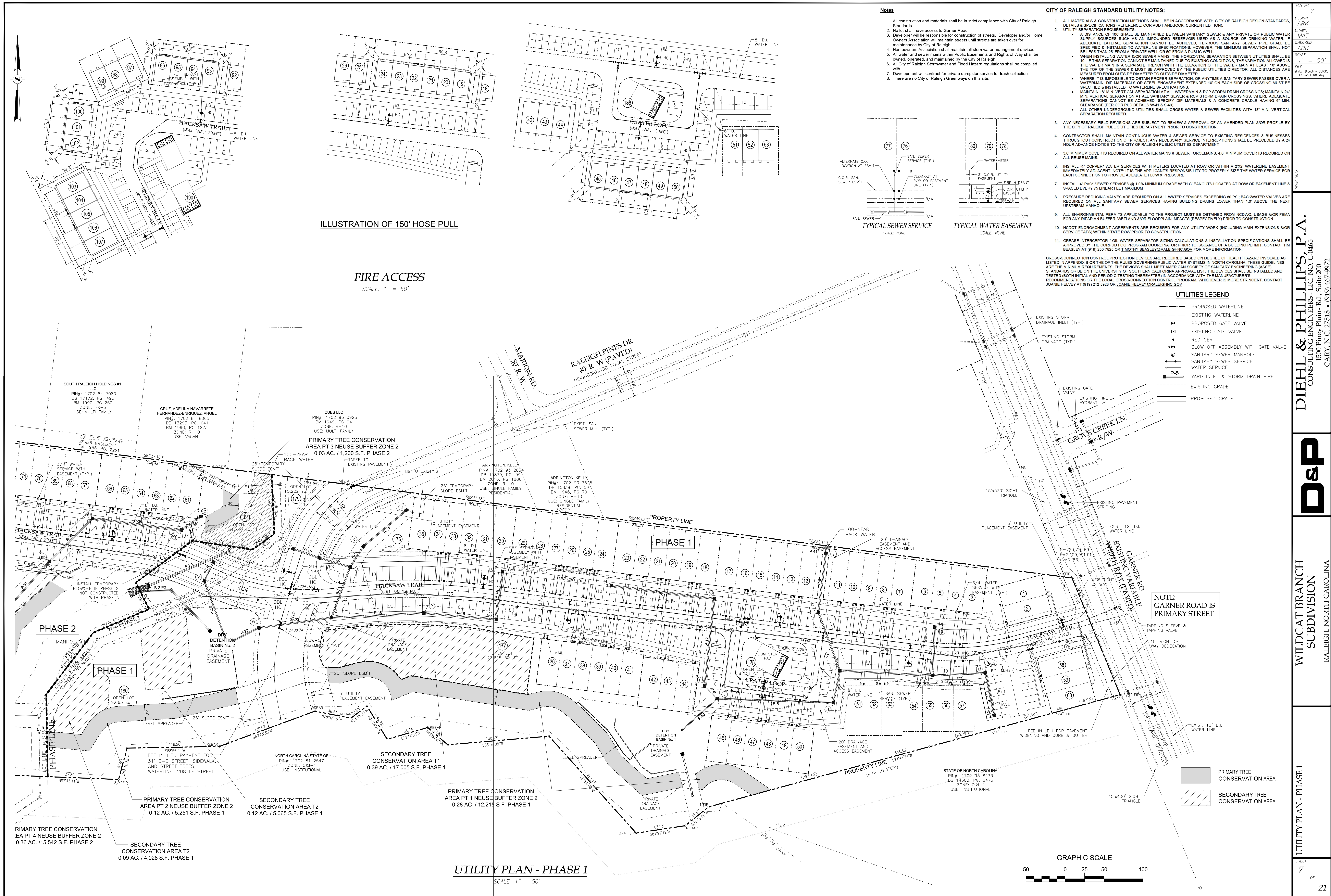
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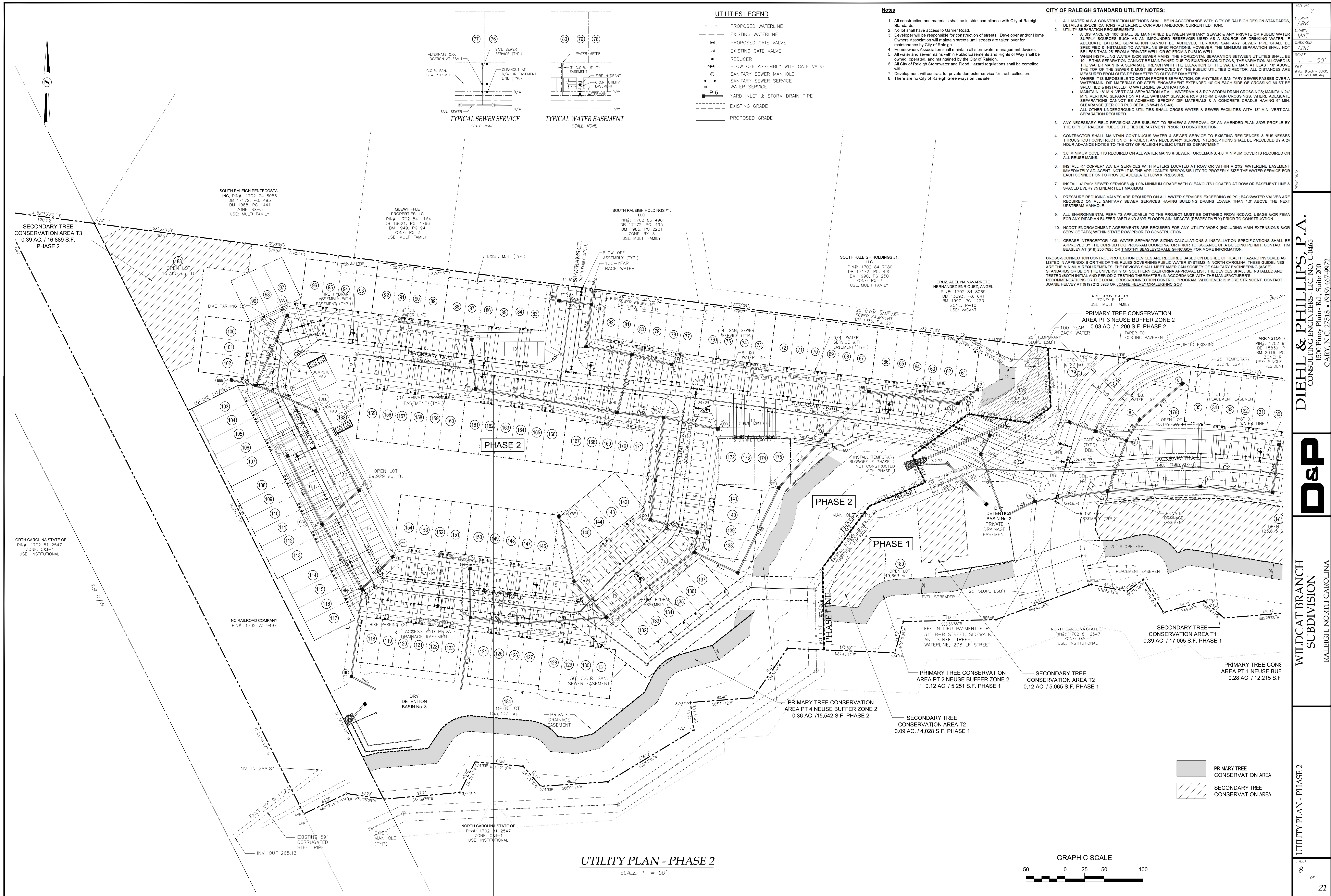
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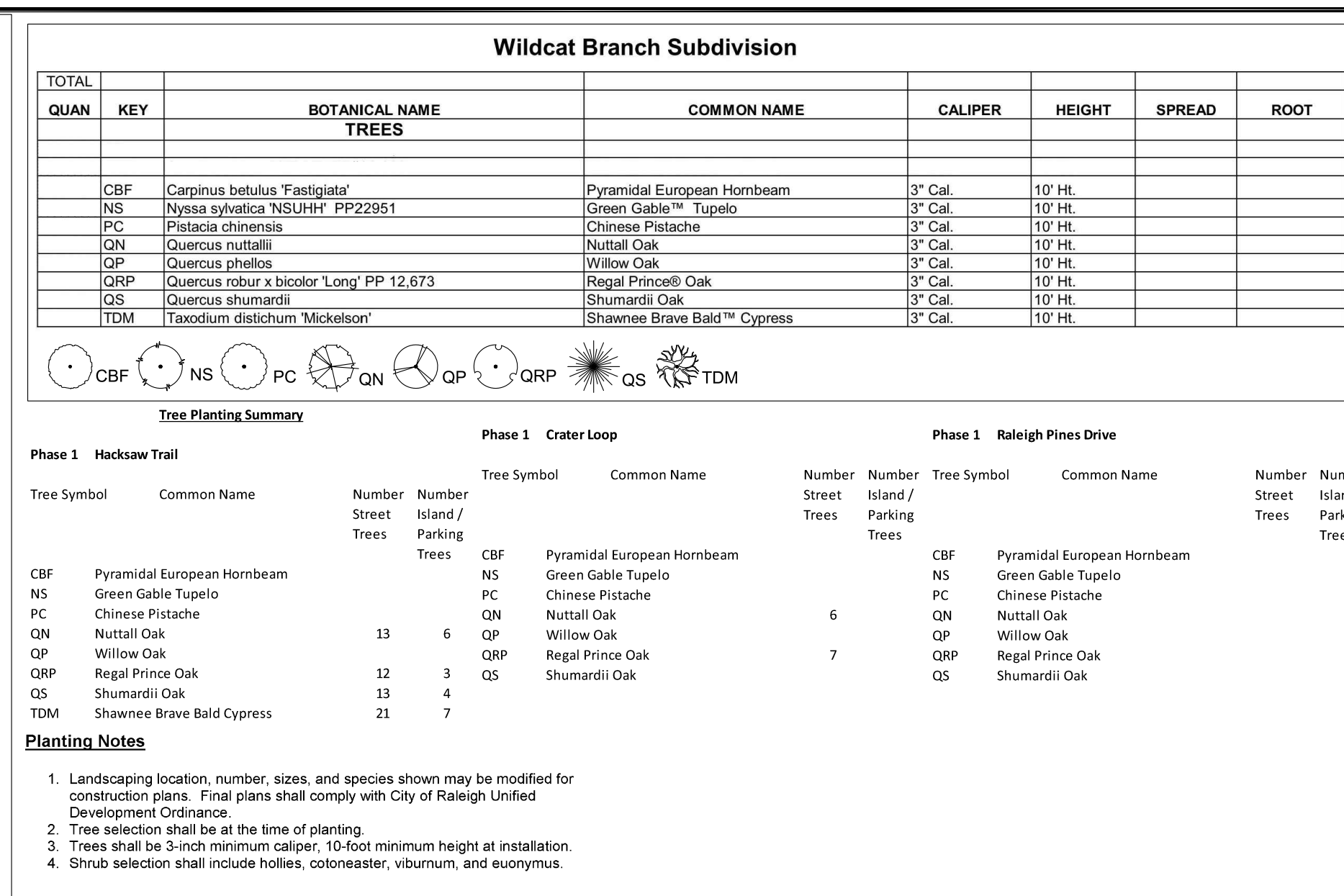
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1. RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
2. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVING OR PARKING SPACES SHALL ENCROUGH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TERMINUS OF THE INTERSECTION RADIUS AND NO CLOSER THA 3.5' FROM AN ADJACENT PROPERTY LINE.
3. NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
5. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERM OR PAID VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.

