

**City of Raleigh, NC**  
**Development Plans Review Center**  
P.O. Box 590, Raleigh, NC 27602  
Telephone: (919) 996-2626 Fax: (919) 516-2684  
www.raleighnc.gov

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**OFFICIAL NOTICE**  
OF PRELIMINARY SUBDIVISION PLAN DECISION

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**TO:** DJF Builders; Blackmon Development Association  
**PROJECT:** Cambridge Road Subdivision  
**FILE NUMBER:** S-57-13  
**ADMINISTRATIVE ACTION:** Approval with conditions  
**DATE OF ACTION:** April 9, 2014  
**COORDINATING PLANNER:** Stan Wingo  
**DATE OF LETTER:** May 9, 2014

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City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1.

This approval is based on a preliminary plan dated 2/26/14 owned by DJF Builders, submitted by Blackmon Development Associates.

See the attached sheets (AA#3180) for conditions of approval.

**LAND DISTURBANCE:**

No land disturbance activity may occur unless permits have been obtained. Please contact the Stormwater Engineer in the Public Works Department for grading permits and Forestry Specialist in the Development Services Department for tree removal permits, if applicable.

**EXPIRATION DATE:**

If significant activity has not taken place on a project after site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this site review approval to expire, the following must take place by the following dates:

**3-Year Expiration Date:** April 9, 2017

Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

**WHAT TO DO NEXT:**

MEET ALL CONDITIONS OF APPROVAL.

COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS (Streets, Utility lines to be owned and maintained by the City) and submit them to the Development Plans Review Center for approval.

COMPLETE THE TECHNICAL REVIEW IN THE INSPECTIONS DEPARTMENT FOR SITE AND BUILDING CONSTRUCTION PLANS.

MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES REIMBURSEMENT :**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.

Please do not hesitate to call the planner coordinating the review of your project if you are unsure of how to satisfy conditions, or if you have any other questions about this site review plan.



## Administrative Action Preliminary Subdivision

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

**Case File / Name:** S-57-13 Cambridge Road Subdivision

**General Location:** The site is located on the east side of Cambridge Road, north of its intersection with Fairview Road. .

**CAC:** Wade

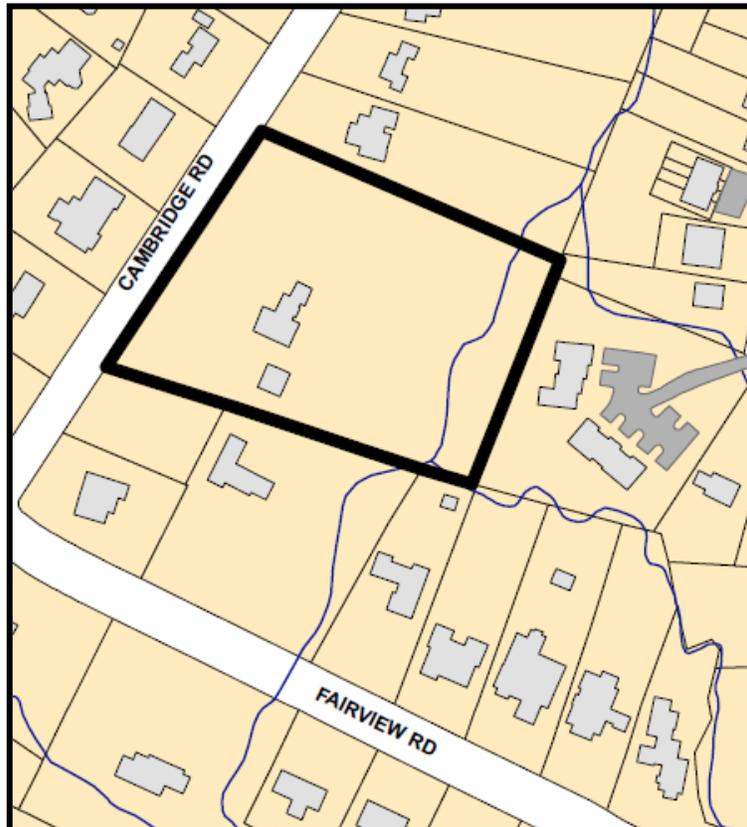
**Nature of Case:** Subdivision of a 3.25 acre lot into three single family lots.

**Contact:** Chad Blackmon – Blackmon Development Associates

**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

The block perimeter for the proposed property layout does not meet the maximum block perimeter of 5,000 linear feet based on the average lot sizes within this subdivision block. A design adjustment to allow the existing block perimeter of 9,080 linear feet was approved by the Public Works Director on February 26, 2014.

**Administrative  
Alternate:** N/A





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**SUBJECT:** S-57-13

**CROSS-  
REFERENCE:** N/A

**LOCATION:** The site is located on Cambridge Road within the city limits.

**PIN:** 0795-90-7409

**REQUEST:** This request is to approve the subdivision of a 3.25acre tract into three lots, zoned Residential-4. Lot 1 is proposed to be 1.15 acres in size, Lot 2 being 1.07 acres and Lot 3 at 1.03 acres. All proposed lots exceed minimum lot standards for Residential-4.

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**OFFICIAL ACTION:** **Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a mass 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;

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever occurs first:***

- (2) That construction plans for the proposed sanitary sewer extension be submitted and approved by the Public Utilities Department;

***Prior to Planning Department authorization to record lots:***

- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (4) That a fee-in-lieu of construction will be required for a 6' sidewalk and street trees at 40-foot on center spacing along the Cambridge Road frontage;
- (5) That dedication of 4.5' right-of-way, a 20' slope easement and a 5' utility placement easement will be required;
- (6) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (7) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
- (8) 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 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)."

- (9) That the sewer easement exchange must be approved by City Council resolution and the sewer must be installed prior to exchange;
- (10) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

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I hereby certify this administrative decision.

Signed:(Planning Dir.)

*Mitchell Siler (C. Wingo)*

Date:

*4-9-14*

Staff Coordinator: Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, This approval is based on a preliminary plan dated 2/26/14 owned by DJF Builders, submitted by Blackmon Development Associates.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4

**TREE CONSERVATION:** This project is required 10% or .32 acres for tree conservation. This project has dedicated .35 acres which is broken into:

Primary: .25 acres – Neuse Riparian Buffer Zone 2  
Secondary: .10 acres – Alternate Compliance Secondary Tree Conservation

**PHASING:** There is one phase in this development.

**COMPREHENSIVE  
PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET  
TYPOLOGY MAP:** Cambridge Road is considered a Neighborhood Yield Street.

Street Name	Designation	Exist R/W	Pro. RW	Exist bb	Proposed bb
Cambridge Rd.	Neighborhood Yield	50'	59'	27'	27'

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE  
PLAN:** This site is located in the Wade CAC in an area designated as Low Density Residential.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the Residential-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Individual lot service by the City is to be provided.

**BLOCKS / LOTS /  
ACCESS:** The block perimeter or the proposed property layout does not meet the maximum block perimeter of 5,000 linear feet based on the average lot sizes within this subdivision block. A design adjustment to allow the existing block perimeter of 9,080 linear feet was approved by the Public Works Director. This support was based on the limitations of this lot being able to provide a public street connection due to 1) topography and a riparian buffer and floodplain along the rear property line; and 2) existing houses constructed on the rear adjacent lots.

**STREETSCAPE  
TYPE:** The applicable streetscape is a Residential Streetscape. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

**PEDESTRIAN:** A sidewalk is required along both sides of Cambridge Road and as no sidewalk exists at this time, a fee-in-lieu of a 6-foot sidewalk along the frontage is required.

**FLOOD HAZARD:  
STORMWATER** There is FEMA floodplain on this site.

**MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10A, Article 9.2 of the Raleigh UDO. Proposed subdivision may claim exemption from runoff control requirements under 9.2.2.E.2.e of the Raleigh UDO. Proposed subdivision will have nutrient (Nitrogen) loading rates below maximum threshold of 3.6lbs/ac/yr therefore neither treatment nor a buydown will be required in order to satisfy Water Quality regulations.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

Neuse River riparian buffers are required on this site.

**STREET NAMES:** No new street names are proposed, and all addresses will be assigned during preliminary plat review.

**OTHER  
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET 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:** 4/9/17  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 4/9/19  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.