



Administrative Action Administrative Site Review

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

Case File / Name: SR-1-14 / North Raleigh Methodist Parking Lot

General Location: This site is located on the west side of Honeycutt Road between Falls of Neuse Road and Ivanhoe Drive. (8501 and 8560 Honeycutt Road)

CAC: North

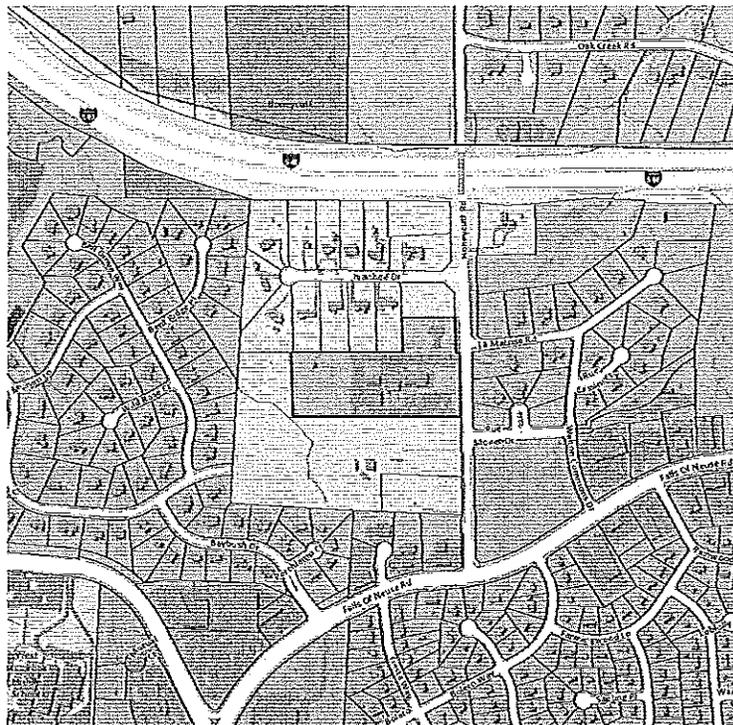
Request: Proposed development is the addition of .611 acres of vehicular surface area plus a wet detention pond on an 8.05 acre tract zoned Residential-1 and within the Falls Watershed Protection Overlay District on the site of an existing church on site.

Design Adjustment: NA

Administrative Alternate: NA

Contact: Ron Hendricks, P.E. - Piedmont Land Design.

Cross-Reference: SP-38-2004, SP-57-2010



OFFICIAL ACTION: Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Prior to the issuance of any site permits, or approval of infrastructure construction plans, or concurrent review processes;

1. That as this site is subject to the stormwater regulations as identified in Chapter 9 of the Unified Development Ordinance (UDO) and the site is showing compliance with water quantity and water quality regulations through the use of two (2) wet ponds and pervious pavement, and as this site is subject to the watershed regulations as identified in Chapter 9 of the UDO, and the site is showing compliance with the regulations through the use of two (2) wet ponds, pervious pavement and non-contiguous open space, therefore at the time of grading permit submittal, an operations and maintenance manual for the stormwater devices must be submitted. The total construction costs of the stormwater devices must be included and the amount equal to 24% of the construction costs;
2. That payment equal to 24% of the total storm water device(s) construction costs is to be paid to the City of Raleigh. Staff will provide a request for payment once the operations and maintenance manual has been approved;
3. That prior to grading permit approval and per Chapter 9 of the UDO, a surety in the amount of 125% of the total BMP (stormwater device) construction costs is required for this site and shall be paid to the Public Works Department.
4. That prior to grading permit approval and per Chapter 9 of the UDO, a Surety for Sediment and Erosion Control is required and shall be paid to the Public Works Department;
5. That a map showing the private drainage easement around the BMP and connecting to the public ROW as shown on the preliminary plan be approved by the City of Raleigh and recorded in the Wake County Registry and be provided to the Public Works Department prior to site grading permit approval;
6. That a final Tree Conservation Plan be approved by the City's Forestry Specialist, and that tree protection fencing be installed and inspected to protect the designated Tree Conservation Area adjacent to where work is to be done;
7. That all storm water devices and means of transporting storm water runoff to and from the storm water devices shall be shown and recorded on a plat as private drainage easements. Plat recordation shall take place prior to grading permit approval;
8. That as part of compliance with the watershed regulations of Chapter 9 of the UDO, the site is utilizing non-contiguous open space as allowed under State law per Section 7.G.S.143-214.5. The owner is to meet all requirements of the law. Therefore the church is utilizing two properties for which are both owned by the church to meet open space requirements. The properties are 8501 Honeycutt Road and a portion of 8560 Honeycutt Road. A plat recordation will be required so to identify the area identified as "Permanently Vegetated Watershed Open Space Area" used for compliance with Section 7.G.S.143-214.5. The "Permanently Vegetated Watershed Open

Space Area" is to be located by survey metes and bounds. The language required on the plat is as follows: The areas labeled as Permanently Vegetated Watershed Open Space Area (and as identified by metes and bounds) is being recorded to comply with Session Law 2012-200 Part VII, as approved August 1 2012, Section 7.(6) G.S.143-214.5. In accordance with State Statute, the Permanently Vegetated Watershed Open Space Area shall be left in a vegetated or natural state in perpetuity or the two non-contiguous lots will be deemed out of compliance and subject to civil penalties and subsequent enforcement action as deemed in Chapter 9 of The City of Raleigh Unified Development Ordinance. This final plat shall be approved by the City of Raleigh and recorded in the Wake County Registry and be provided to the Public Works Department prior to site grading permit approval;

Prior to final site inspection and verification of permit conformance:

9. That all storm water devices shall meet the criteria as outlined in the NCDENR BMP Manual per chapter 9 of the UDO. Prior to final site inspection the applicant shall provide as built drawings as provided by the design engineer for approval by the Public Works Department for all storm water devices;
10. That a recorded deed (see condition #8) further describing how the Permanently Vegetated Watershed Open Space Area will be maintained in accordance with Section 7.(6) G.S.143-214.5. is to be provided prior to calling for final inspection. The deed shall be approved by the City Attorney's Office;
11. That required Tree Conservation Area and WPOD forestation plats must be recorded prior to final inspection as per Section 9.1.5 of the Unified Development Ordinance. This map shall be approved by the City of Raleigh and recorded in the Wake County Registry and be provided to the Forestry Specialist in the Planning Department.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silver (S. Barlow)

Date:

1/28/14

Staff Coordinator:

Michael Walters

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 1/8/14, owned by North Raleigh United Methodist Church, Inc., submitted by Ron Hendricks, Piedmont Land Design, LLP.