



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-62-14 / The Reserve at Grayson

General Location: The site is located at the end of Wapello Lane, west of the intersection of Ray Road and Danbury Circle.

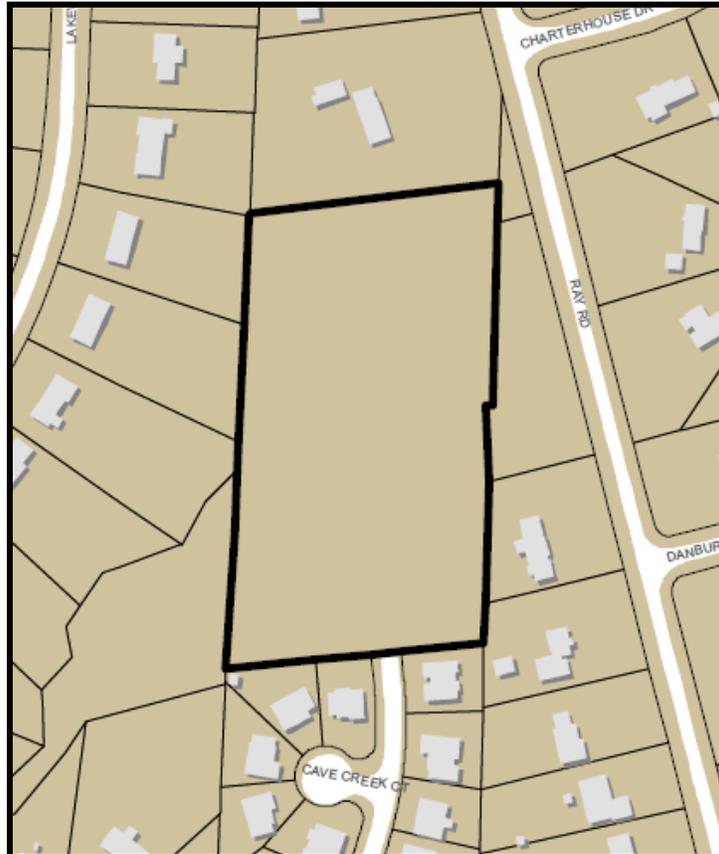
CAC: Northwest

Nature of Case: Subdivision of 5.83 acres into 14 single family lots and one open space lot, zoned Residential-4.

Contact: Alan Keith, Diehl and Phillips, PA

Design Adjustment: NA

Administrative Alternate: NA



S-62-14 Location Map

SUBJECT: S-62-14

**CROSS-
REFERENCE:** NA

LOCATION: The site is located at the end of Wapello Lane, outside the city limits.

PIN: 0788728951

REQUEST: This request is to approve the subdivision of a 5.83 acre tract into 14 single family lots and one open space lot, zoned Residential-4 (R-4).

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) 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:

- (3) That conditions 1 and 2, above, be met;
- (4) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (7) That a 100-year floodplain analysis be submitted and approved by the Public Works Department;
- (8) That a 100 yr backwater analysis be performed and limits identified for the bypass flows/stream crossing proposed;

Prior to Planning Department authorization to record lots:

- (9) 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;
- (10) That an encroachment agreement for any stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
- (11) That an access easement for tree conservation areas on lots 13 and 14 is provided on the plat for recordation;
- (12) 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;
- (13) That flood prone areas, as approved by the City Stormwater Engineer, shall be shown on the recorded map;
- (14) That a petition for annexation into the City limits 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;
- (15) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (16) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;

- (17) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association.
- (18) 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)."
- (19) That if the proposed public improvements are not installed and inspected by the city and accepted for maintenance, a surety in the amount of 125% of the cost of construction of Wapello Lane including 6' sidewalks and streetscape trees is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (20) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department
- (21) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

Prior to issuance of building permits:

- (22) That a planting detail for the streetscape trees is approved in accordance with the standards set forth in the Raleigh Street Design Manual;

Prior to issuance of a certificate of occupancy for any lot:

- (23) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
- (24) That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department.
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I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Bauer (C. Bauer) Date: 3-10-15

Staff Coordinator: Justin Rametta

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

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, Section 2.2.1. This approval is based on a preliminary plan dated 1/15/15 owned by Jimmy Landis and James Thomas Dozier, submitted by Diehl & Phillips, PA.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.58 acres of tree conservation area which is 11.81% of gross site acreage. Tree conservation acreage is as follows:

Primary: 0.24 acres
Secondary: 0.34 acres

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way and construction of Wapello Road is required by the Street Typology Map of the Comprehensive Plan. Proposed street extension is classified as a Neighborhood Yield Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Wapello Lane Extension	Neighborhood Yield	NA	55'	NA	27'

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

URBAN FORM: This site is located in the Northwest Citizens Advisory Council an area designated for Low Density Residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the R-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:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE
TYPE:** The applicable streetscape is residential. Construction of a Neighborhood Yield Street with a six foot wide sidewalk and street trees is proposed.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A six foot sidewalk is required along both sides of Wapello Lane.

FLOOD HAZARD: There are flood hazard areas on this site. A flood study to determine 100 yr flood elevations for the stream will be required prior to approval of Infrastructure Construction Plans.

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Subdivision is proposing to meet runoff control requirements utilizing an underground detention system and meet nitrogen loading regulations with a buy down payment.

**WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are identified on this site.

STREET NAMES: This development proposes to extend an existing street. No new fees for street signs are required.

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: 3/10/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/10/2020
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.