



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

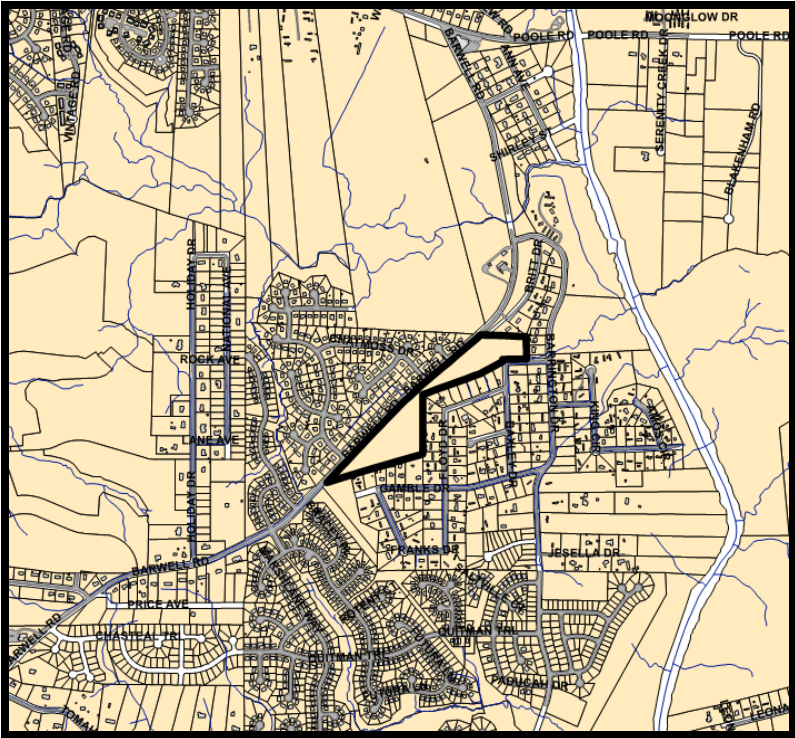
Case File / Name: S-36-09 Barwell Cedar Grove Subdivision

General Location: On the Southside of Barwell Road.

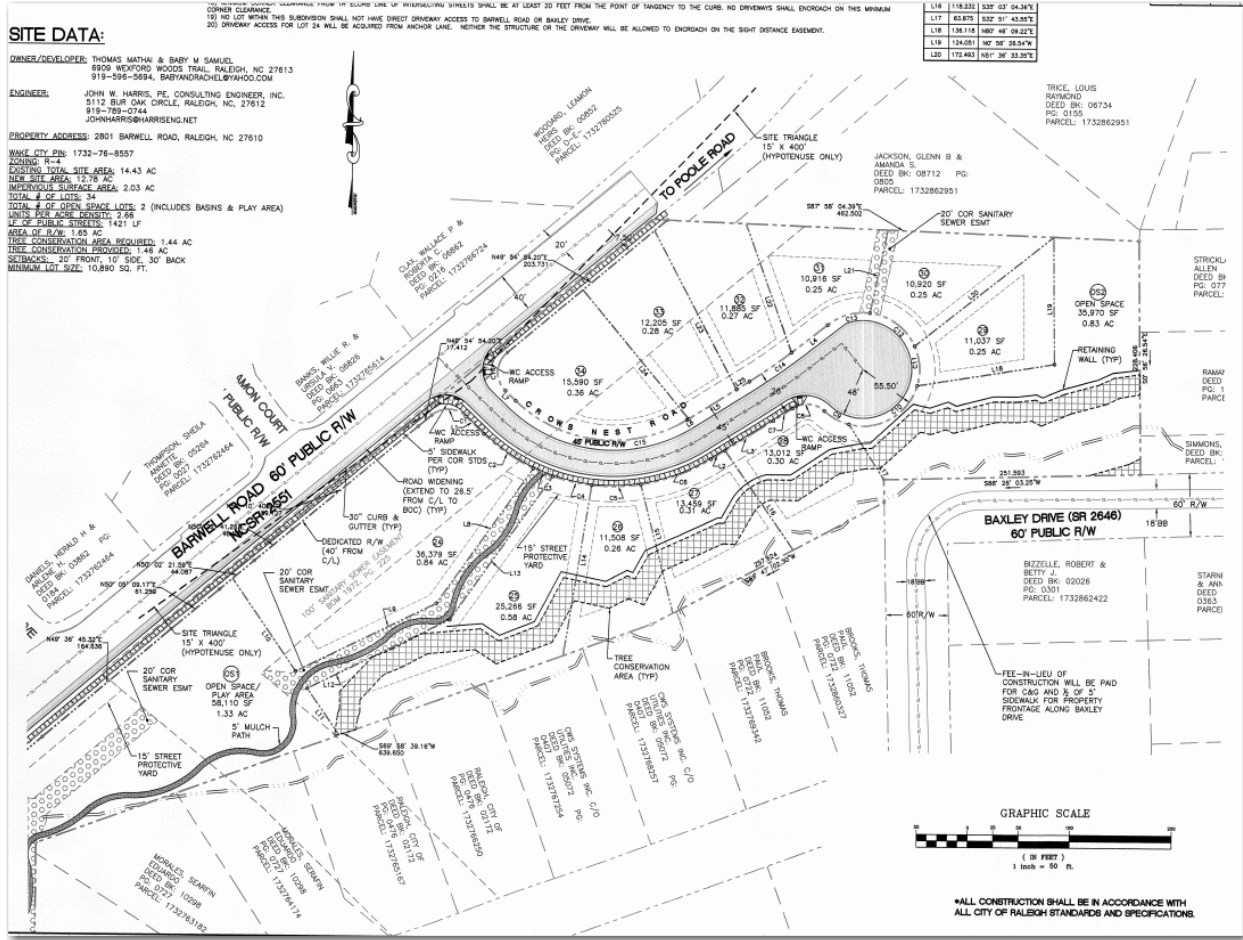
CAC: Southeast

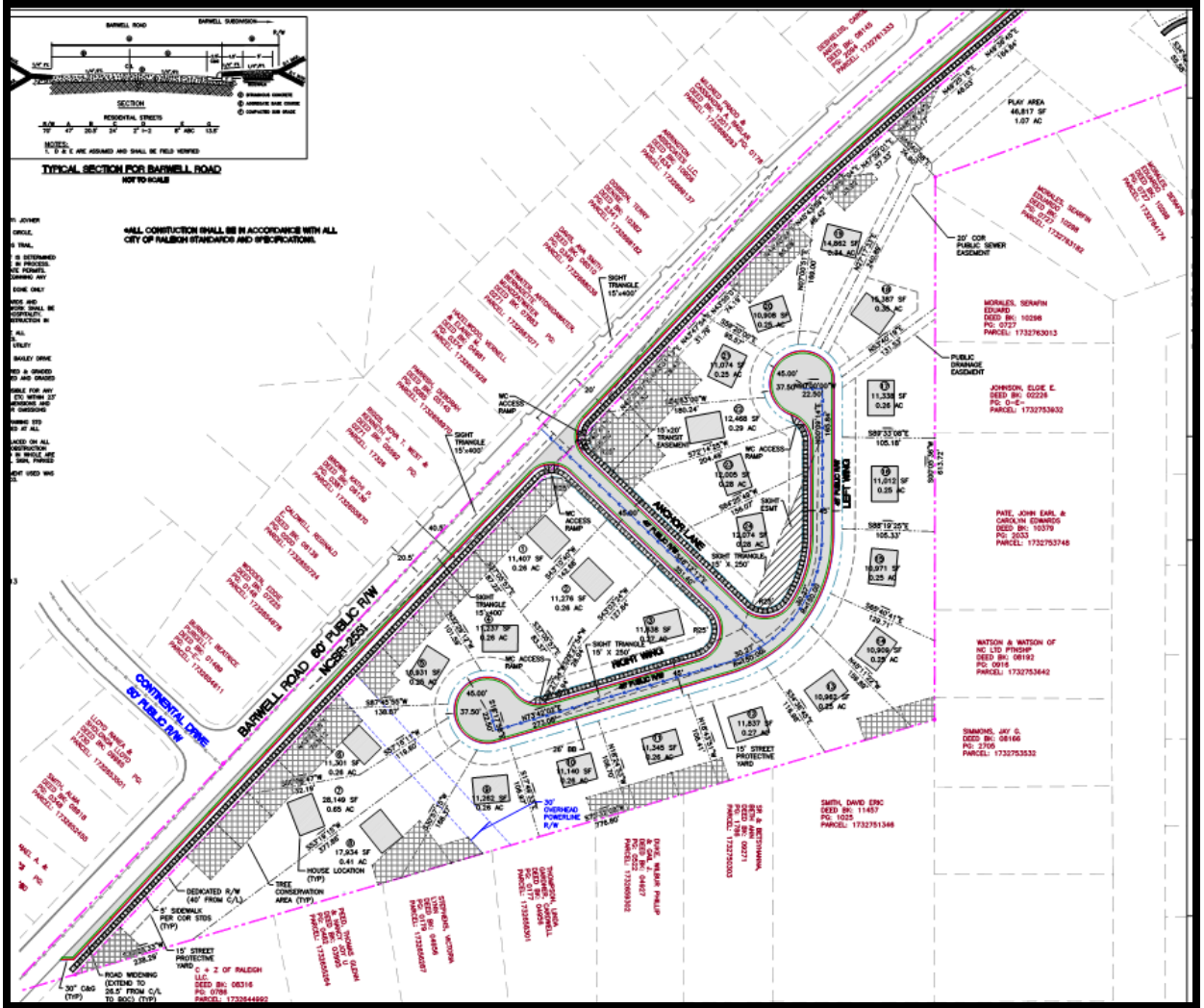
Nature of Case: Subdivision of 14.43 acres into 34 single-family lots and 2 open space lots.

Contact: John W. Harris



S-36-10 Barwell Cedar Grove Subdivision - Location Map





S-36-09 Barwell Cedar Grove (west) - Subdivision Layout

SUBJECT: S-36-09 / Barwell Cedar Grove Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the Southside side of Barwell Road, north of its intersection with Rock Quarry Road, outside the City Limits.

REQUEST: The subdivision of 14.43 acres into 34 single-family lots and 2 open space lots.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbing permit for the site:

- (1) That a maintenance manual and budget for any detention or retention facilities or wet ponds be approved by the Conversation Engineer in the Inspections Department, that covenants for the maintenance of such facilities prepared in accordance with Raleigh City Code Section 10-5007(c) are included with any homeowner documents, and that recorded copies are provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of these documents are not provided to the Planning Department within this 14 day period, further plat recordings and building permits issuance may be withheld;
- (2) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (3) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
- (4) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to approval of construction drawings for public improvements:

- (5) That a letter from Progress Energy approving the of the City of Raleigh Sanitary Sewer Easement within the Progress Energy Easement through Lot 7 and Lot 8 is submitted to the City of Raleigh Public Utilities Department;

Prior to Planning Department authorization to record lots:

- (6) That a 15x20 foot transit easement located on Barwell Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;
- (7) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;
- (8) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (9) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (10) That a 20-foot City of Raleigh Sanitary Sewer easement be dedicated prior to or in conjunction with the recording of any map;
- (11) 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."
- (12) That a petition of annexation is submitted to the Planning Department;
- (13) That a payment of 24% of the construction cost of the Stormwater devices is required at subdivision plat review;
- (14) That a note is provided on a plat that permanently preserved undisturbed open space is being utilized in nitrogen loading calculations;
- (15) That a fee-in-lieu of construction will be paid for curb, gutter, and ½ of a 5' sidewalk for property frontage along Baxley Drive;
- (16) That 1/2'-80' in width of right-of-way be dedicated to the City of Raleigh and the construction and a copy of the recorded plat be provided to the Site Review Specialist in the Planning Department at permit review. Reimbursement will be at the rate of the Residential-4 Zoning District;

- (17) That a letter of credit in the amount of 1.5 times the cost of roadway construction for all public improvements will be provided to the City Raleigh Public Works Department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Lile (C. Hays) Date: 9.30.11

Staff Coordinator: Meade Bradshaw

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 Chapter 2, Part 10, Sections 10-2017; Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/31/11, owned by Thomas Mathai, submitted by John W. Harris.

ZONING:

ZONING DISTRICTS: Residential-4

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Total tree conservation of this site is 1.481 acres or 10.26% of the site.

Primary Tree Conservation – 0.445 acres - consisting of the 20'-wide Neuse buffer zone 2 area.

Secondary Tree Conservation – 1.036 acres consisting of a secondary minor thoroughfare tree conservation area in multiple areas along Barwell Rd.

UNITY OF DEVELOPMENT: N/A

PHASING: There is one phase in this development. A final phasing plan for infrastructure shall be approved with the submittal of a preliminary subdivision.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Barwell Road	½ 80'	53' B-B curb, gutter, and sidewalk	N/A

A fee-in-lieu of construction will be paid for curb, gutter, and ½ of a 5' sidewalk for property frontage along Baxley Drive.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15' X 20' on Barwell Road, approximately 220' northeast of the intersection of Anchor Lane.

URBAN FORM: This site is located in the Southeast Citizen Advisory Council, in an area designated a residential area.

Policy T 2.4 Road Connectivity: The use of cul-de-sacs and dead-end streets should be minimized.

- There is not an opportunity for road connectivity due to the properties adjacent to this property already developed.

Policy T 5.5 Sidewalk Requirements: New subdivisions and developments should provide sidewalks on both sides of the street.

- The plan meets the requirements of the Streets, Sidewalks, and Driveway Access Handbook

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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.

- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the south side of Barwell Road.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Stormwater Agreements and Operation and Maintenance Manual to be submitted with Construction Drawings; Nitrogen Offset payment will be required at grading permit review; a payment of 24% of the construction cost of the Stormwater devices is required at subdivision plat review; private drainage easements to be recorded on subdivision plat; a note is required to be placed on the subdivision plat that private drainage easements are to be maintained by the Home Owner's Association; if Permanently Preserved Undisturbed Open Space designation is utilized in nitrogen loading calculations, this designation must be identified on the subdivision plat.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** 4 new street names are required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 9/30/2014
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/30/2016
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.