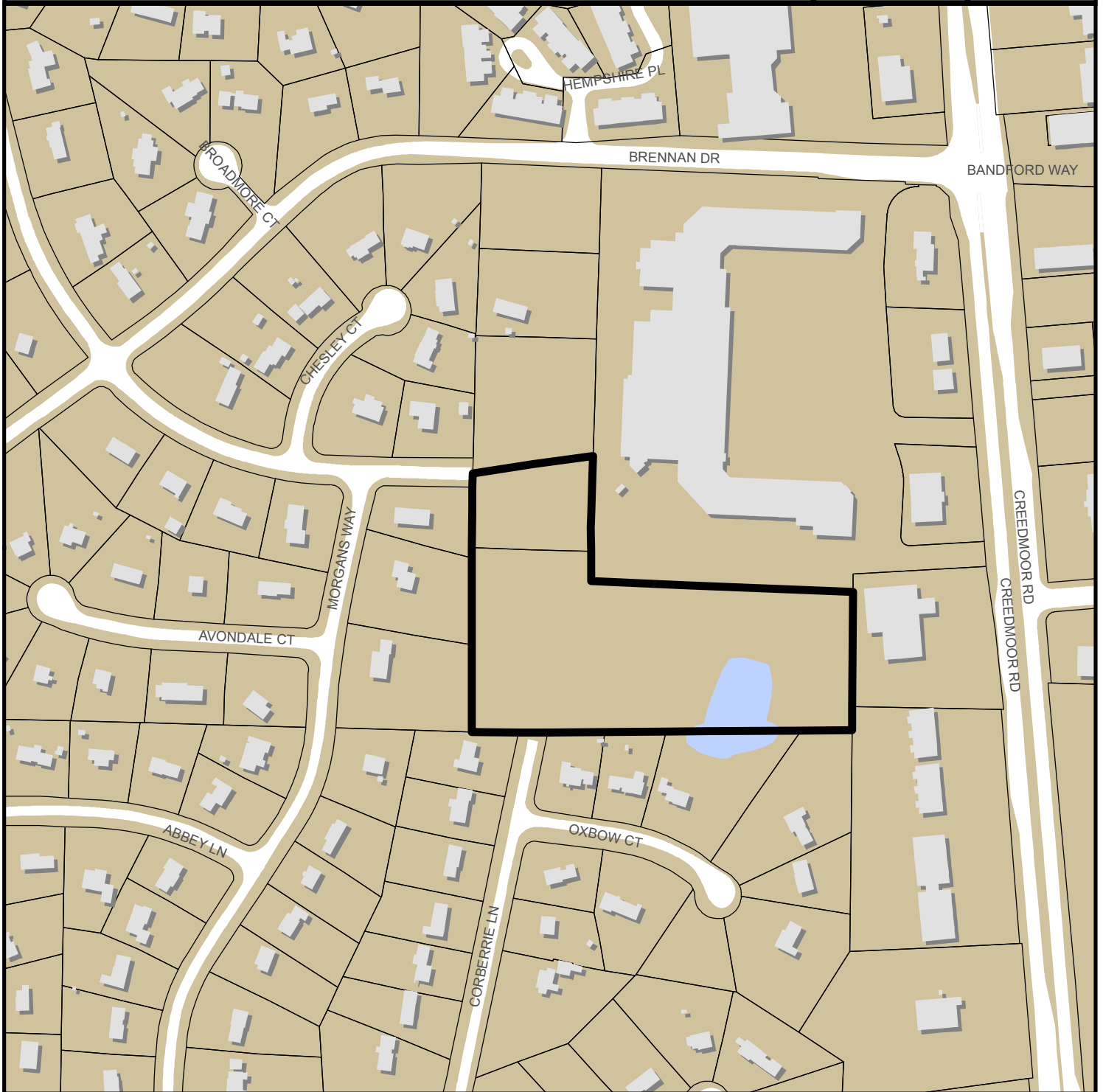


CREEDMOOR PRESERVE S-24-2016



0 300 600 Feet

Zoning: **OX-3-CU**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **6.73**
Number of Lots: **29**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Creedmoor
Preserve, LLC**
Phone: **919-870-5000**





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-24-16 / Creedmoor Preserve

General Location: The site is located west of Creedmoor Road, south of Brandon Station Road and north of Oxbow Court, outside the city limits.

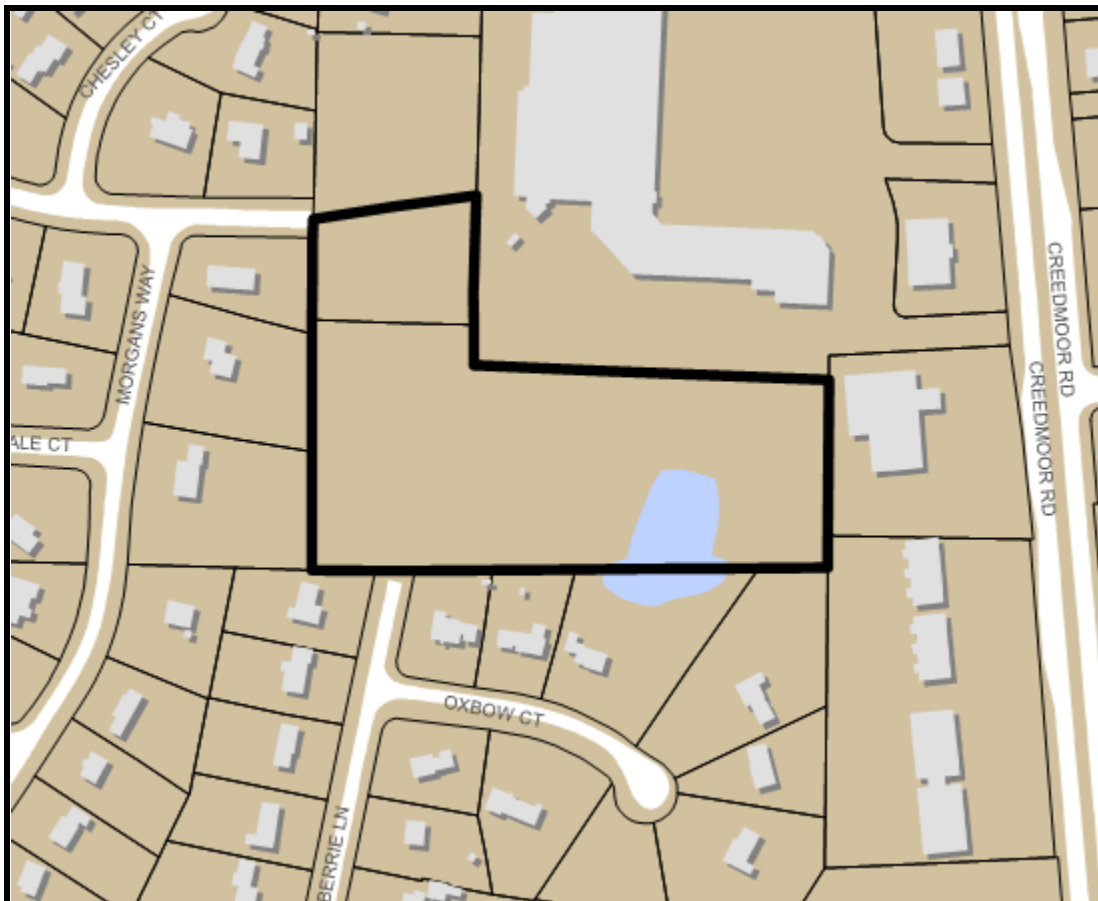
CAC: Northwest

Nature of Case: Subdivision of two parcels totaling 6.73 acres into 25 single family lots and two open space lots, zoned OX-3-CU.

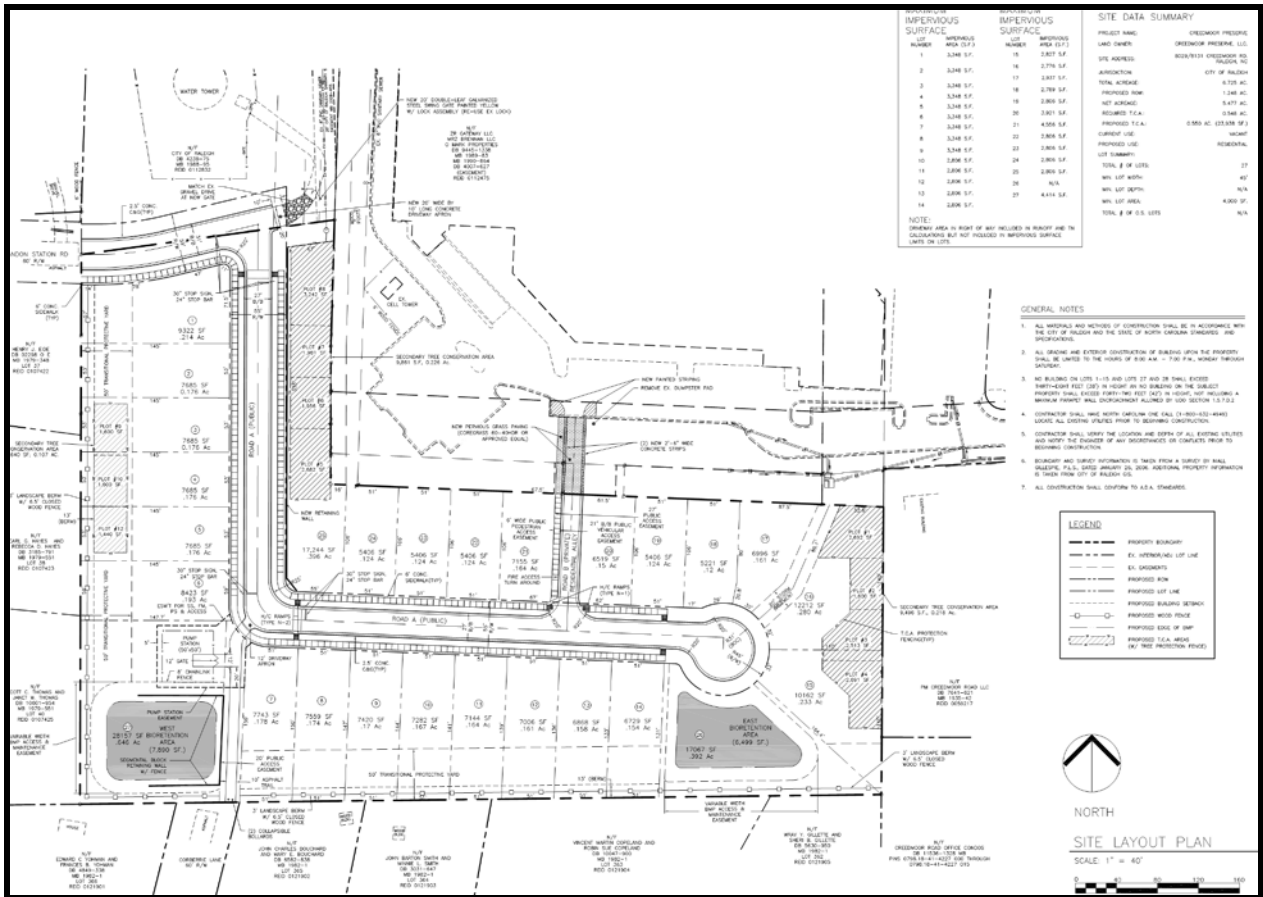
Contact: Ed Sconfienza; The Site Group

Design Adjustment: N/A

**Administrative
Alternate:** NA



S-24-16 Location Map



S-24-16 Preliminary Subdivision Plan

SUBJECT: S-24-16 / Creedmoor Preserve

CROSS-REFERENCE: Z-22-14

LOCATION: The site is located west of Creedmoor Road, south of Brandon Station Road and north of Oxbow Court, outside the city limits.

PIN: 0798317591, 0798315895

REQUEST: Subdivision of two parcels totaling 6.73 acres into 25 single family lots and two open space lots, zoned OX-3-CU.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Article 9.2 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;
- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (3) That plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (4) 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 Planning Department authorization to record lots:

- (5) 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;
- (6) 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 property owners association";

- (7) That two public access easements are approved by the City of Raleigh and recorded at the Wake County Register of Deeds within one day of the plat recording. #1 is a 27' wide easement for both vehicular and pedestrian access from the proposed public street in the subdivision and runs north to Brennan Station shopping center. This shall require the owners of the shopping center and this subdivided property to be party to the agreement. #2 is a 20' wide easement for a pedestrian access to the existing Oxbow Court stub street located to the south;
- (8) That the preliminary plat is signed by the City of Raleigh for the public right of way dedication for Brandon Station Road stub street connection;
- (9) That the maximum allowable impervious surface amount to be allocated to each lot be shown/noted on all maps for recording;
- (10) 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;
- (11) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (12) That an encroachment agreement for 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 Development Services 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;
- (13) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (14) 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;
- (15) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits and a street lighting plan;
- (16) 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 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 be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and

building permit authorization will be withheld if the recorded document is not provided to the City;

(17) That 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 where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

(18) 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;

(19) That all conditions of Z-22-14 are complied with;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Baum (C. Rep.) Date: 1-19-17

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 the Unified Development Ordinance. This approval is based on a preliminary plan dated 1/4/17 owned by Creedmoor Gardens, LL. submitted by The Site Group.

ZONING:

ZONING DISTRICTS: OX-3-CU Ordinance (2016) 535 ZC 722 Effective 1/5/16. See Conditions below. The developer has chosen the 'Residential' option and is therefore subject to sections A and C of the conditions. The preliminary subdivision plan shows compliance with all applicable conditions.

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

Z-22-14 – Creedmoor Road, west side, south of Brennan Drive and north of Morgan’s Way, at the eastern terminus of Brandon Station Road and the northern terminus of Corberrie Lane, being Wake County PINs 0798317591 and 0798315895, approximately 6.73 acres rezoned to Office Mixed Use-3 stories-Conditional Use (OX-3-CU).

Conditions dated: December 17, 2015

A. These conditions shall apply to the subject property:

1. The Owner of the subject property shall have the option to develop the site either: (1) without any Article 6.2 uses allowed in the OX District (“Nonresidential Option”) or (2) with only residential uses as set forth in Section C.1 below (“Residential Option”). The Conditions in Section A shall apply to all development on the subject property. If the Owner of the subject property elects the Nonresidential Option, Condition B shall apply; otherwise, Condition C shall apply. The election of either option shall not become irrevocable until such time as a Certificate of Occupancy has been issued for any structure on the site, provided that if development plans or permit requests have been submitted and have not been withdrawn for a development under either of the above Options, development plans for a development under the other Option may not be submitted or considered except if the development plan or permit is withdrawn and the development is made to conform to the newly selected option.
2. All grading and exterior construction of building upon the property shall be limited to the hours of 8:00 a.m. - 7:00 p.m., Monday through Saturday.
3. The peak stormwater runoff leaving the site for the 2-, 10-, and 25-year storms shall be no greater along any point of discharge for post-development conditions than pre-development conditions.
4. Any development at the subject property must provide at least one (1) pedestrian pathway and recorded pedestrian access easement of at least eight feet (8’) in width between the subject property and PIN 0798 42 0285 (Deed Book 14550, Page 2009) prior to the issuance of the first building permit on the subject properties.
5. Service areas for dumpster type garbage collection (but not individual office garbage collection) may only be located generally in the northeast corner of the site adjacent to PIN 0798 42 0285 (Deed Book 14550, Page 2009) or elsewhere along the northern line of PIN 0798 42 0285 and no closer than two hundred feet (200’) from PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed 5630, Page 950). No dumpster type garbage collection service area shall open to the south or west.

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

6. No street connection will be provided to Corberrie Lane, and the City of Raleigh shall not require this connection. Direct vehicular access to the subject properties from and to a public right-of-way would be from Brandon Station Road and from the access easement to and from Creedmoor Road. A pedestrian passage, meeting the standards of UDO Section 8.4.8 B will be provided from Corberrie Lane to a public road. The length of the Corberrie Lane stubbed street shall not exceed 1900 feet.
7. The developer and/or submitter of a site plan shall (i) request in writing that the North Carolina Department of Transportation create and install a four-way stop sign at Brandon Station Road and Brennan Drive, and a three-way stop sign at the T-intersection of Morgans Way and Brandon Station Road, at the time the developer submits a site plan for the subject properties, and (ii) provide a copy of said written request to the property owners along the western boundary of the subject properties and along Brandon Station Road from the property line to Morgans Way which shall include the owners of the following parcels: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950). The written request shall include phone and e-mail contact information for the owner of the subject property, the developer, and the submitter of the site plan.

B. If the subject property is developed under the Nonresidential Option, the following conditions shall apply:

1. Buildings upon this property shall not exceed any of the following: (a) a gross floor area of 75,000 square feet; (b) 2 stories; or (c) principal building height of thirty-five feet (35') measured to the top of the highest point of the roof not including a maximum wall parapet wall encroachment allowed by UDO Section 1.5.7. D 2. Within forty-five (45) days following the approval of the form and substance of the restrictive covenant hereinafter mentioned by the City Attorney or his or her designee, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that shall allocate the allowable development upon the Property as provided in this Zoning Condition (B)(1) among all existing lots comprising the Property. Such restrictive covenant shall be submitted to the City Attorney prior to the conveyance of any of the Subject Property and within forty-five (45) days following approval of this rezoning case by the City Council and it shall be approved by the City Attorney or his or her designee prior to recordation. The restrictive covenant and the allocation of development set forth therein may be amended from time to time following recordation. Any such amendment shall require the written concurrence of the City Attorney or his or her designee and the owner(s) of all portions of the Property affected by the amendment and shall be at the sole discretion of such owner(s). Following recordation, a copy of each amendment shall

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

be mailed to the Planning Director at P.O. Box 590, Raleigh, NC 27602 with a reference to zoning case Z-22-14.

2. Buildings containing two occupied (heated and cooled) stories shall have a roof pitch of a ratio at least 4:12. Buildings without a pitched roof shall not exceed sixteen feet (16') in height not including a maximum wall parapet wall encroachment
3. Parking lots shall be located so that there are no parking lots between any building and the following properties: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950), to the extent that the foregoing properties abut the subject property.
4. The percentage of window openings in building walls which face the southern and western property lines of the property, including the following properties: PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950), shall be limited to the greater of twenty (20%) percent of the area of the walls in which they are located or any percentage transparency requirement which may be applicable.
5. All uses permitted in the OX District as outlined in the UDO section 6.1.4 are permitted except as follows:
 - a) All Household Living uses shall be prohibited, except that Single-unit living, two-unit living, and cottage court are allowed if the Residential Option, Subsection (C), is developed at the option of the owner and/or developer in accordance with Subsection (A)(1) above.
 - b) Cemetery; telecommunication tower; radio, TV or recording studio; utility substation; overnight lodging; commercial parking lot; and funeral home.
 - c) All uses requiring a Special Use Permit from the Board of Adjustment.
 - d) Eating establishments and retail sales on the site shall not exceed an aggregate gross floor area of 7,500 square feet and no single retail sales or eating establishment shall be greater than 3,000 square feet.
6. Prior to the issuance of the first Certificate of Occupancy for any building upon the property, where there is no Tree Conservation Area, a Type 3 protective yard that meets the minimum requirements in UDO Sec. 3.5.3 C, with a width that shall be no less than fifty (50) feet, with a closed fence at least six-and-one-half feet (6.5') in height together with a continuous berm with a minimum height of three (3) feet both of which shall be located within the first twenty-five (25) feet of said Type 3 protective yard from the property line shall be installed and maintained where the site abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) and the same shall satisfy the Neighborhood Transition requirement under the UDO. Where there is a Tree Conservation Area, a closed fence at least six-and-one-half feet (6.5') in height together with a continuous 3' berm will be located adjacent to and outside of the TCA, and outside the critical root zone of trees in the TCA. A pedestrian passage, meeting the requirements of UDO section 8.4.8 B, may be installed in the transition area and the fence and berm shall contain an opening for such pedestrian passage. Any berm installed under this condition must be measured perpendicular to the center of the crown, and the closed fence may be located on top of the berm.

Notwithstanding anything to the contrary herein, for protective yards where the subject property abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) such plantings shall be installed and maintained by the developer and/or the owner's association and the developer shall cause restrictions to be recorded obligating the owner's association accordingly, per the maintenance obligations of UDO section 7.2.7 D.

7. Any day care center constructed upon this property shall contain not more than one occupied (heated and cooled) story and shall not exceed sixteen feet (16') in height. Time of use of day care center shall be limited to 7 a.m. to 8 p.m. Monday through Saturday.
8. Light poles shall have full cutoff illumination and shall not exceed fifteen feet (15') in height.
9. Exterior HVAC facilities located upon the property shall be ground mounted and shall be screened on three sides by walls, berms, plantings and/or enclosures compatible with the principal building served by the HVAC in terms of texture, quality, material and color and shall be of sufficient height to screen the highest point of the HVAC facilities.
10. Exterior signs on buildings constructed upon the property shall have no neon or LED elements and shall consist of no illuminated lettering other than self-illuminated letters or words that appear white, mounted on the building walls and/or illuminated by means of indirect lighting placed either behind the sign or from lights mounted in front of the sign and directed to shine upon the sign.
11. The owner of the subject property, developer, and/or submitter of a site plan shall provide written notice at least ten (10) days prior to the filing of site plan approval

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

request for the subject property with the City of Raleigh, which shall include a copy of the site plan to be submitted for review by the City of Raleigh, by deposit in the United States mail to the owners of PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950). The notice shall include phone and e-mail contact information for the owner of the subject property, the developer, and the submitter of the site plan.

C. If the subject property is developed under the Residential Option, the following conditions shall apply:

1. Uses permitted on the subject property shall include the following Household Living uses permitted under Section 6.2.1 of the UDO which are permitted in R-6 zoning districts and that are not prohibited in an OX district: (i) single-unit living, (ii) two-unit living, (iii) Cottage Court, and (iv) supportive housing residence. Multi-unit living and Multi-unit supportive housing residence shall be prohibited. The only building types permitted on the subject properties under the Residential Option shall be Detached House, Attached House and Open Lot; all other building types shall be prohibited.
2. No structure within one-hundred feet (100') of the lot line of the subject property, as it abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) shall exceed thirty-eight feet (38') in height and no buildings on the subject property shall exceed forty-two feet (42') in height, not including a maximum wall parapet wall encroachment allowed by UDO Section 1.5.7. D 2.
3. No parking lots with more than four (4) spaces shall be located within fifty feet (50') of the lot line of the subject property, as it abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950).
4. Residential development shall not exceed a maximum of six (6) dwelling units per acre, provided that in any event the maximum number of dwelling units shall be thirty-six (36).

Ordinance (2016) 535 ZC 722
Effective: 1/5/16

5. The exterior of each Detached House, Attached House, and Cottage Court constructed on the subject property shall include a mix of materials and architectural features including at least four (4) of the following materials or features: lap siding, brick, stone, masonry, pitched roofs with a minimum pitch of 4:12, decorative window shutters, gables, dormers, or decorative columns. No vinyl materials shall be used on the exterior walls of any principal structure.
6. Prior to the issuance of the first Certificate of Occupancy for any principal residential building upon the property, where there is no Tree Conservation Area, a Type 3 protective yard that meets the minimum requirements in UDO Sec. 3.5.3 C, with a width that shall be no less than fifty (50) feet, with a closed fence at least six-and-one-half feet (6.5') in height together with a continuous berm with a minimum height of three (3) feet both of which shall be located within the first twenty-five (25) feet of said Type 3 protective yard from the property line shall be installed and maintained where the site abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) and the same shall satisfy the Neighborhood Transition requirement under the UDO. Where there is a Tree Conservation Area, a closed fence at least six-and-one-half feet (6.5') in height together with a continuous 3' berm will be located adjacent to and outside of the TCA, and outside the critical root zone of trees in the TCA. A pedestrian passage, meeting the requirements of UDO section 8.4.8 B, may be installed in the transition area and the fence and berm shall contain an opening for such pedestrian passage. Any berm installed under this condition must be measured perpendicular to the center of the crown, and the closed fence may be located on top of the berm.

Notwithstanding anything to the contrary herein, for any protective yards where the subject property abuts PIN 0798 31 3873 (Deed Book 15501, Page 2323), PIN 0798 31 3649 (Deed Book 3185, Page 791), PIN 0798 31 3428 (Deed Book 13140, Page 1394), PIN 0798 31 4362 (Deed Book 4849, Page 338), PIN 0798 31 6279 (Deed Book 6582, Page 838), PIN 0798 31 7380 (Deed Book 12685, Page 1702), PIN 0798 31 9247 (Deed Book 10047, Page 900), and PIN 0798 41 1200 (Deed Book 5630, Page 950) such plantings shall be installed and maintained by the developer and/or the owner's association and the developer shall cause restrictions to be recorded obligating the owner's association accordingly, per the maintenance obligations of UDO section 7.2.7 D.

NOTE: ALTHOUGH NOT A CONDITION OF THE ZONING CASE, THE CITY COUNCIL VOTED THAT SHOULD AN OFFICE/COMMERCIAL OPTION BE PRESENTED FOR APPROVAL THAT THE CITY WILL NOT PROVIDE/ALLOW OR SELL ANY PROPERTY WHICH WILL ALLOW ACCESS TO BRANDON STATION ROAD.

**TREE
CONSERVATION:**

This site is greater than two acres in size and therefore subject to Article 9.1, Tree Conservation. 10% of the site area is required to be set aside as tree conservation, which is provided as follows:

Primary Tree Conservation: 0 acres or 0%
Secondary Tree Conservation: .55 acres or 10.08%.

PHASING: There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Proposed street) are classified as shown below. A surety for the proposed improvements shall be required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Brandon Station Road ext.	Neighborhood Local	N/A	59'	N/A	31'	N/A
Proposed Road 'A'	Neighborhood Yield	N/A	55'	N/A	27'	N/A
Proposed Alley	Residential Alley	N/A	20' Access Easement	N/A	21'	N/A

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

**COMPREHENSIVE
PLAN:**

This site is located in the Northwest CAC in an area designated for office and residential mixed use development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the OX zoning district is 4,000 square feet. There is no minimum lot depth requirement in this zoning district. The minimum lot width is 45 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE
TYPE:**

The applicable streetscape is residential. Construction of 6' planting areas and 6' sidewalk is proposed along the south side of the Brandon Station Road extension, west side of the proposed alley, and both sides of proposed Road 'A'.

Prior to building permit and issuance of a CO:

A tree impact permit shall be obtained prior to issuance of a building permit for street trees installed on the right of way per the approved preliminary plan.

PEDESTRIAN:

Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of proposed Road 'A', south side of the Brandon Station Road extension, and west side of the proposed alley. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD:

There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to Stormwater Regulations under Article 9.2 of the UDO. Site will address runoff and water quality with 2 bioretention areas on the site. A maximum allowable impervious surface amount will be allocated to each lot.

Prior to grading permit:

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.

Prior to issuance of a certificate of occupancy:

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;

In accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

Two new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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: 1/19/2020

Record at least ½ of the land area approved.

5-Year Sunset Date: 1/19/2022

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.