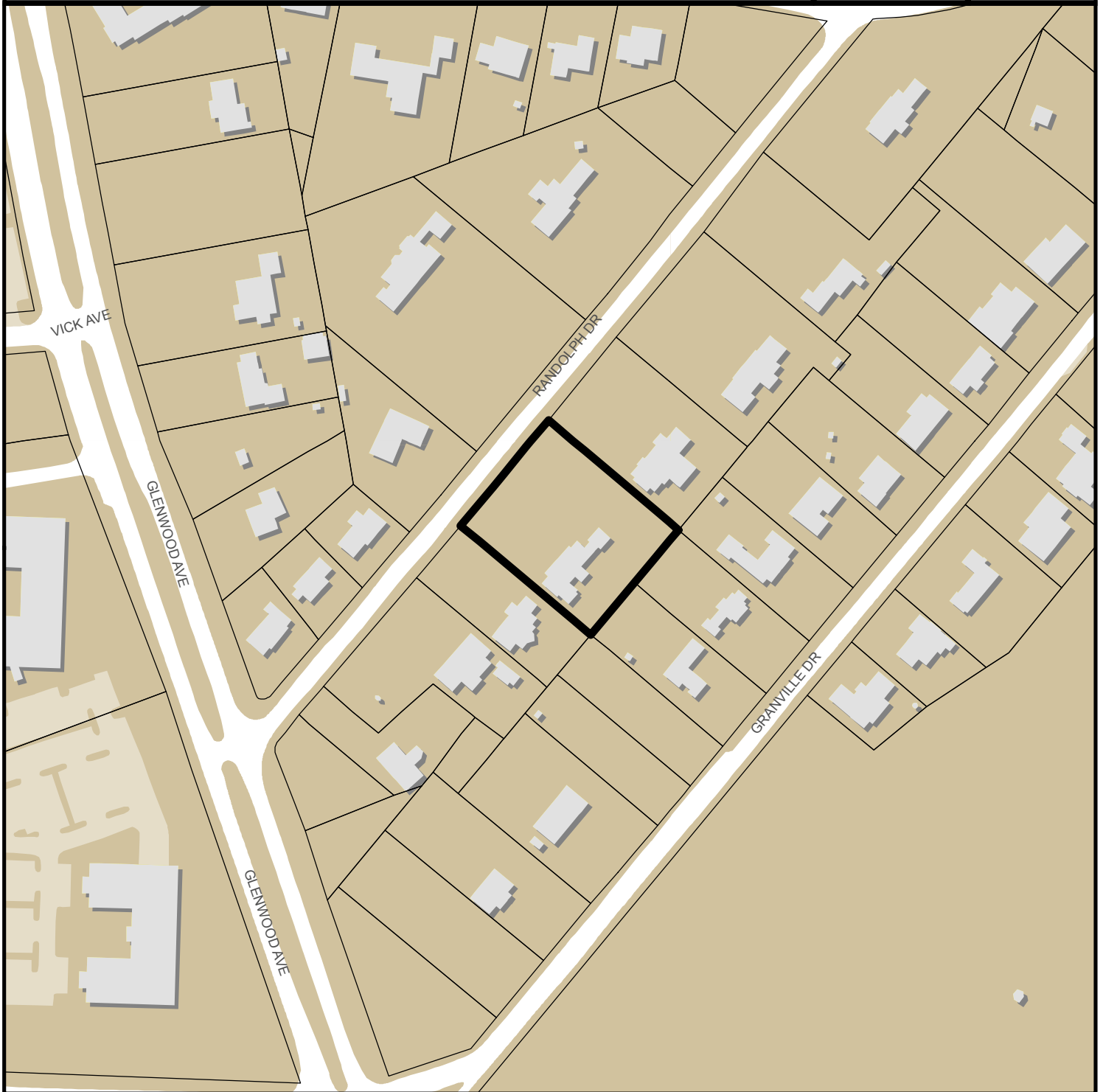


RANDOLPH DRIVE SUBDIVISION S-49-2016



0 300 600 Feet

Zoning: **R-4**

CAC: **Glenwood**

Drainage Basin: **Crabtree Basin**

Acreage: **1.14**

Number of Lots: **3**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **DJF Builders Inc**

Phone: **919-363-1700**





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-49-16 / Randolph Drive Subdivision

General Location: The site is located on the south side of Randolph Drive, northeast of the intersection of Randolph Drive and Glenwood Avenue, and is inside the city limits.

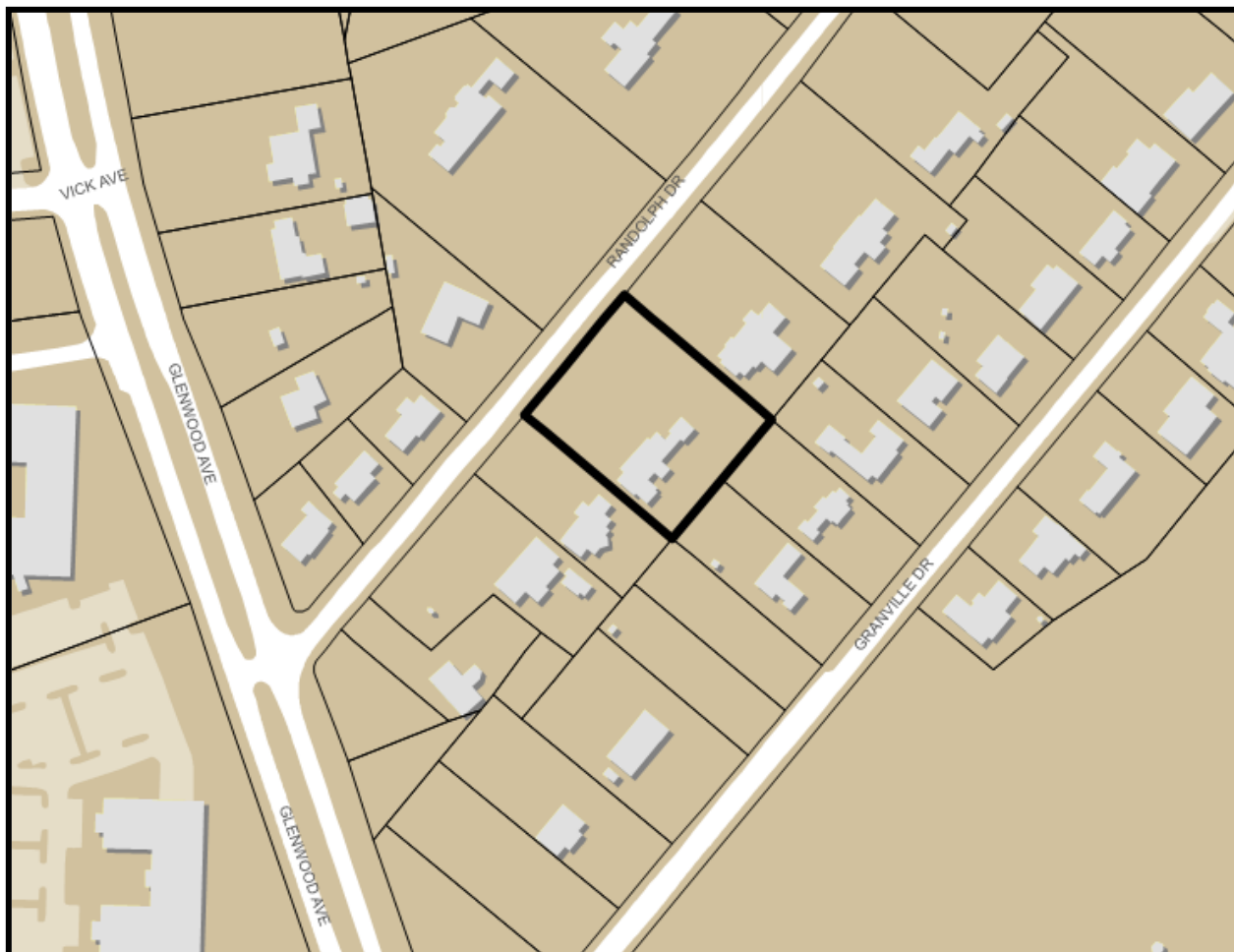
CAC: Glenwood

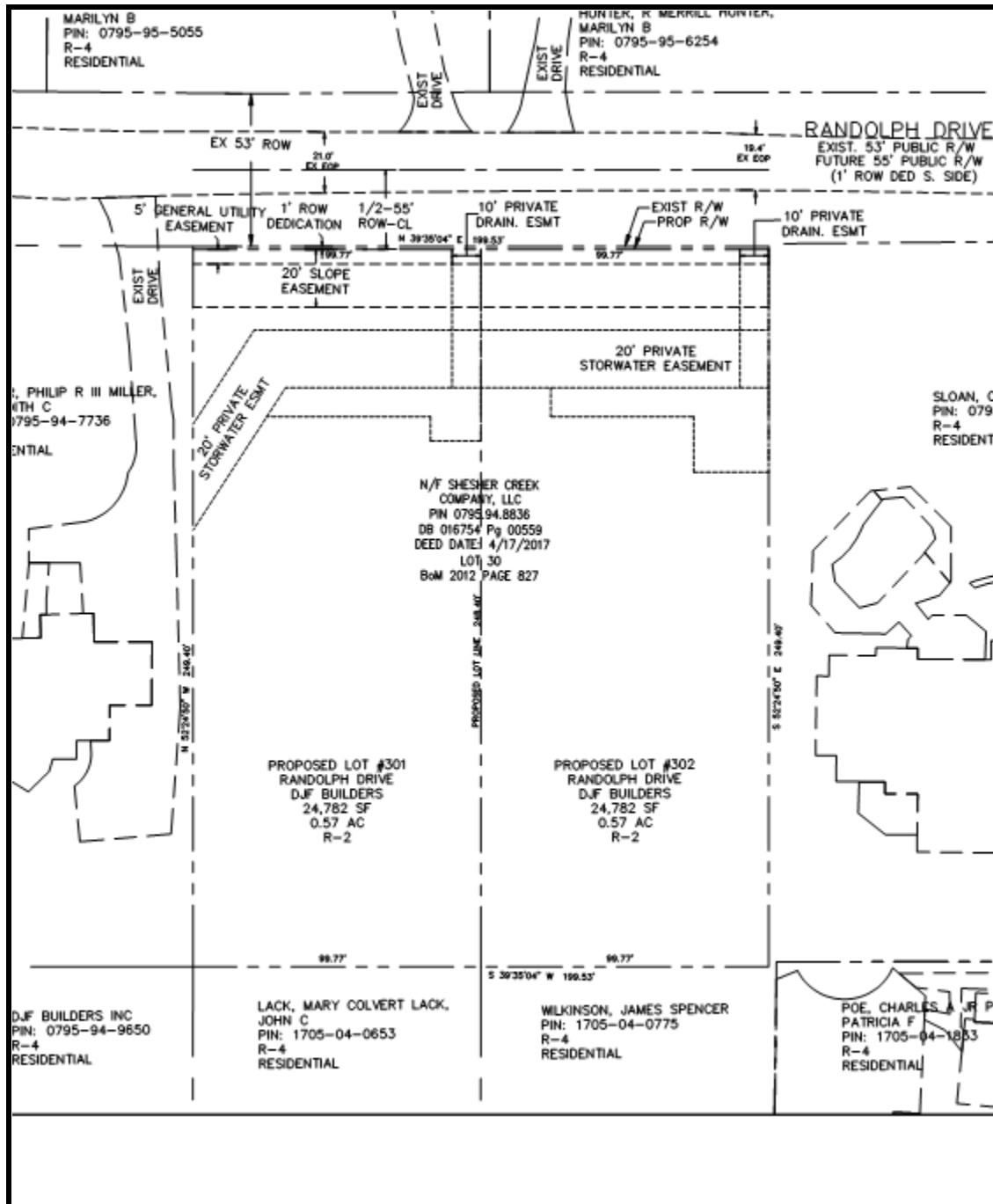
Nature of Case: Subdivision of a 1.14 acre parcel into two lots zoned Residential-2.

Contact: Russell Briggs, B&F Consulting

Design Adjustment: N/A

Administrative Alternate: NA





SUBJECT: S-49-16 / Randolph Drive Subdivision

CROSS-REFERENCE: Transaction # 481810

LOCATION: The site is located on the south side of Randolph Drive, northeast of the intersection of Randolph Drive and Glenwood Avenue, and inside the city limits.

PIN: 0795948836

REQUEST: This request is to approve the subdivision of a 1.14 acre parcel into two lots zoned Residential-2.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a 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;

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

- (2) 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;

Prior to Planning Department authorization to record lots:

- (3) 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;
- (4) 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;
- (5) 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":

- (6) 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;
- (7) That the maximum allowable impervious surface allocated to each lot as identified in the stormwater calculations be identified on all maps for recording;
- (8) That ½ of a 55' required right of way, a 5' utility easement, and a 20' slope easement outside the 5' general utility placement easement along the frontage of Randolph Drive is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
- (9) That a fee-in-lieu for a sidewalk 6' in width, and required street trees along the entire frontage on Randolph Drive be paid to the city;
- (10) That a demolition permit be issued for the existing structure on site and this building permit number be shown on all maps for recording;

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

- (11) 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;
- (12) That 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;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers Date: 8/3/17

Staff Coordinator: Michael Walters

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 including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 7/11/17 owned by DJF Builders., submitted by Russell Briggs, B&F Consulting.

ZONING:

ZONING DISTRICTS: R-2

TREE CONSERVATION: NA

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 is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Randolph Drive	Neighborhood Yield St (UDO 8.4.4.A).	53'.1'	55'	-	-	20'

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

COMPREHENSIVE PLAN: This site is located in the Glenwood Citizens Advisory Council, in an area designated as Low Density Residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-2 zoning district is 20,000 sq. 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 80 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 a Residential Street. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management. Retention / detention facilities are shown on the preliminary plan.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES: No new streets are being proposed with this development.

**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: 8-3-2020

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.