



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Mulberry Place Subdivision 21-MAS-07 Mulberry Rd

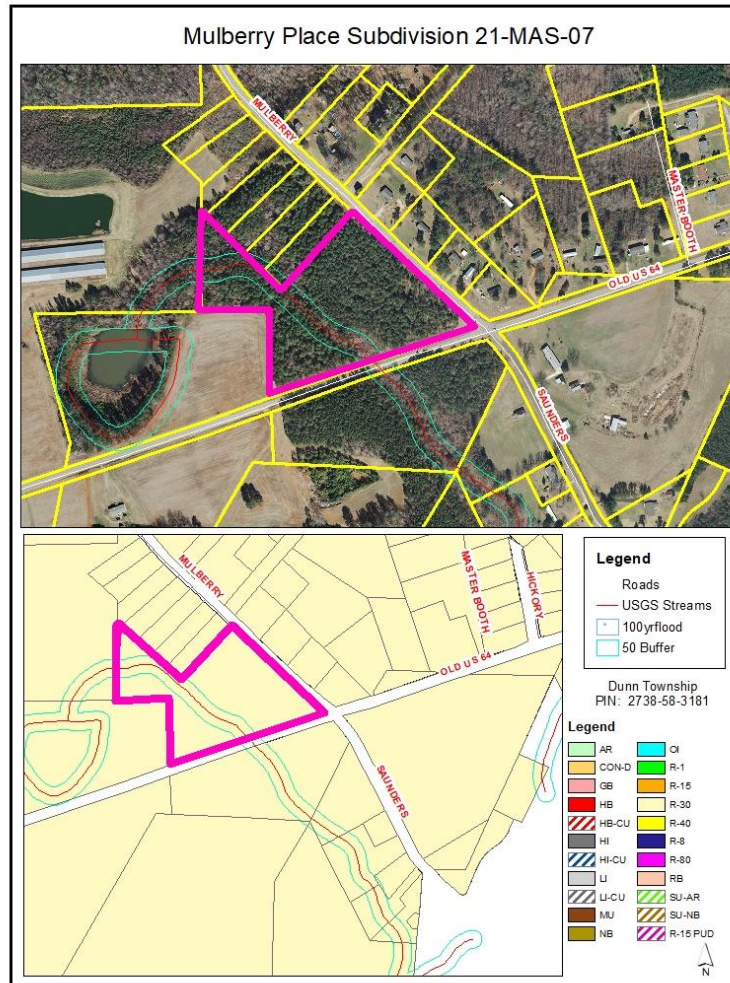
DEVELOPER(S):

Name of Developer: Newcomb Family Limited Partnership
Address: P.O. Box 20242
CityStateZip: Raleigh, NC 27619

OWNER

Name of Owner: Newcomb Family Limited Partnership
Address: P.O. Box 20242
CityStateZip: Raleigh, NC 27619

LOCATION:



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Newcomb Family Limited Partnership	2738-58-3181	R-30 Residential	10.27
TOTAL			10.27 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 Residential	Wooded/Vacant
North	R-30 Residential	Residential Single Family
South	R-30 Residential	Wooded/Open
East	R-30 Residential	Residential Single Family
West	R-30 Residential	Wooded/Agricultural

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Mulberry Place Subdivision. This property is located off Mulberry Rd SR 1732 in Dunn Township in the R-30 Residential District. The preliminary plan is for the subdivision of approximately 10.27 acres into 6 lots with an average lots size of 41,940 square feet. The subdivision is designed to be served by private/individual wells and septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Rural.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R-30 Residential	30,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by a private/individual wells and septic systems.

Transportation: The proposed subdivision is located off Mulberry Rd (SR 1732).

Environmental Issues: This property is located within the Neuse River basin.

Schools: Bunn Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed Subdivision Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the preliminary plan for Mulberry Place Subdivision located off Mulberry Road (SR 1732) in Dunn Township for the subdivision of a 10.27-acre parcel into 6 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- All road designs and entrances must meet NC DOT standards.
- Approved NCDOT driveway permit.
- Certification that private streets and roads meet the construction standards of this Ordinance, signed by a professional certified engineer.
- Where subdivision streets and roads are declared private, the following Subdivisions Street Disclosure Statement shall be shown:
All roads in this subdivision are hereby declared private and shall not be eligible for inclusion into the North Carolina State Highway System or for maintenance by the North Carolina State Highway System unless accepted by the Franklin County Board of Commissioners and the NC Department of Transportation. The maintenance of all streets and roads in this subdivision shall be the responsibility of the owner(s)/developer(s).
- Certificate of Disclosure for Private Developments.
I (we) acknowledge that neither the State nor the county shall be responsible for maintenance of any streets, parks, drainage, open space, or other areas which are designated for private use. I (we) acknowledge that prior to contracting with a prospective buyer, I shall give the buyer a written statement which discloses the existence and location of such private areas and specifies the maintenance responsibilities for same. When applicable, the statement shall disclose that the street(s) will not be constructed to minimum standards sufficient to allow their inclusion on the State highway system for maintenance.

Owner(s)/Date

Owner(s)/Date

- Private Road Maintenance Agreement must be recorded and referenced on the final plat. This street shall be constructed to Type III NCDOT standards and certified by an engineer.
- Subject property is located within the Voluntary Agriculture District. The following note shall be placed on the preliminary and final plat: Note: These parcels are located within one (1) mile of an Existing Voluntary Agricultural District or Enhanced Voluntary Agricultural District.

Normal agricultural operations may conflict with residential use. NC Law (General Statutes Section 106-701) provides some protection for existing agricultural operations.

- A note stating the entity responsible for the maintenance of the open space (mail kiosk) and drainage easements shall be on the final plat.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- Provide a letter of approval/acceptance for the Mail Kiosk and Mail Kiosk box assignment from the Post Office.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan (Street Trees)
 - Recorded Covenants with provision for road maintenance, open space, and drainage easements.
 - Street lighting plan
 - Mail kiosks are subject to County approval and shall be constructed as part of the first phase.