



Administrative Approval Action

Case File / Name: ASR-0071-2021
DSLC - COMET RALEIGH APARTMENTS

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Louisburg Road, east of Forestville Road at 2801 Forestville Road.

REQUEST: Development of a 21.6 acre/940,958 sf tract, .98 acres/42,831 sf of right-of-way dedication, including .155 acres/6,766 sf on Hartham Park Ave Ext, leaving a net area of 20.463 acres/891,351 sf; zoned RX-4-PK CU. Proposed 224 multi-unit apartment development, 4 buildings (Proposed Building #1 - 61,236 sf; Building #2 - 61,236 sf; Building #3 - 61,236 sf; Building #4 - 61,236 sf & a clubhouse total 5,613 sf) totaling overall gross building area of 250, 557 sf.

Z-34-20 - Forestville Road Tract Site Development Rezoning (Property rezoned to RX-4-PK) Conditional Uses

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 18, 2022 by CE GROUP.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Attach and transpose a copy of the NCDOT approval letter for street tree plantings to civil plans set (Site Permit Review).
2. The sites adjacent on the Forestville Road frontage are both installing multiuse paths so the have pedestrian and bicycle uses behind the curb. At SPR further detail will be needed on getting the correct ADA ramps and more precise curb and gutter location.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



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4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E)
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
11. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry

12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
14. Attach NCDOT planting permit for right of way tree planting along Louisburg Road onto Landscape Plan of Site Permitting Review plan set.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required
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<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).



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7. 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 (UDO 9.2).
8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.
2. Comply with all conditions of Z-34-20 (RX-4-PK-CU).
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A fee-in-lieu for sidewalk across the Louisburg Road frontage is paid to the City of Raleigh (UDO 8.1.10).
6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities



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7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

10. A public infrastructure surety for 70 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Hartham Park Extension and 49 street trees along Louisburg Road.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to



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request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: October 5, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 06/08/2022
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

1. *Chloroceryle alcyon* (L.) was introduced to the U.S. in 1872 by the U.S. Fish Commission. It was introduced to the U.S. in 1872 by the U.S. Fish Commission. It was introduced to the U.S. in 1872 by the U.S. Fish Commission.

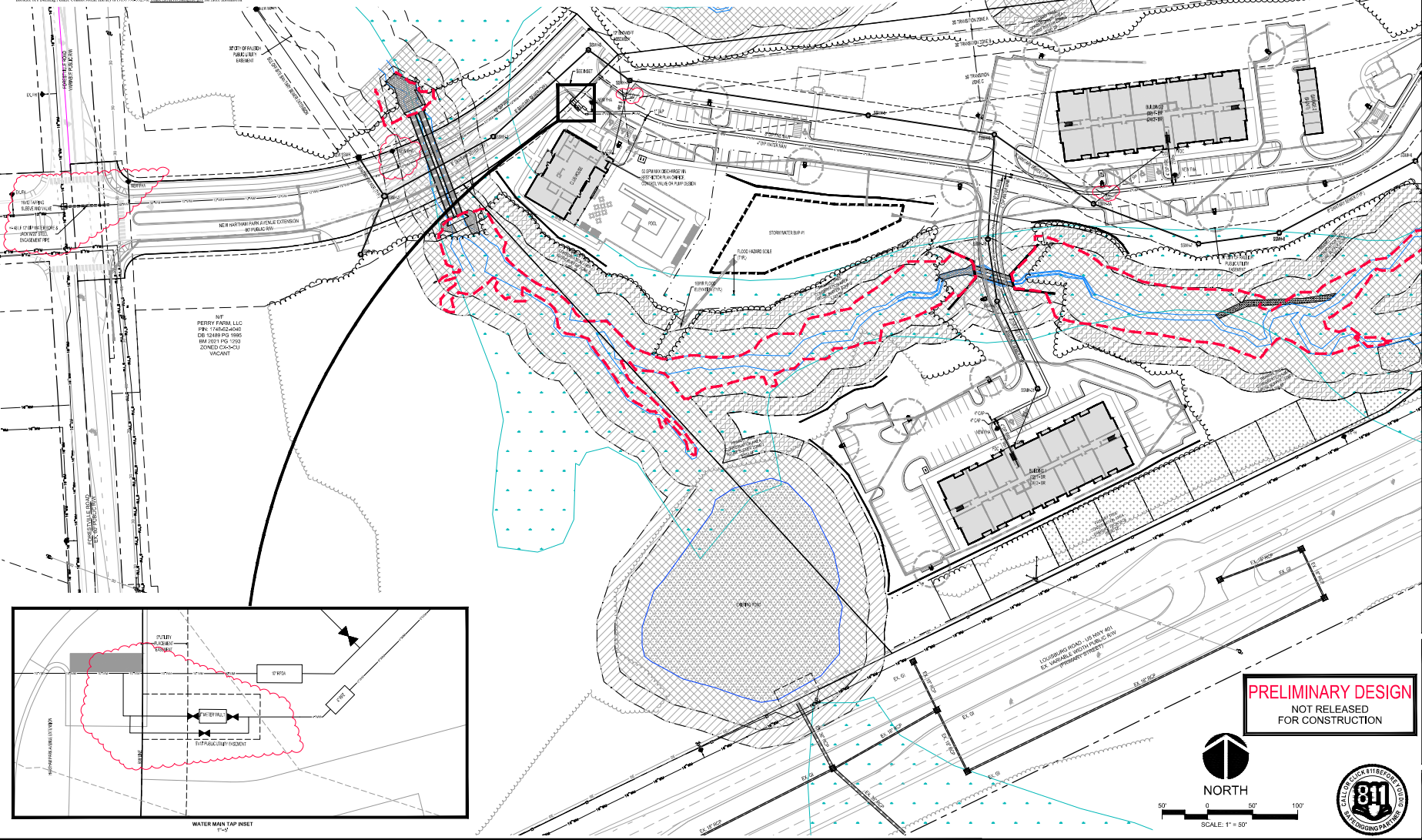
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GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM MAP PREPARED BY C.C. GROUP, INC. CONTROLLED BY C.C. GROUP, INC. 10000 W. 10TH AVENUE, SUITE 100, DENVER, COLORADO 80231. RECORD BUDGET PAGE 1052.
2. TOPOGRAPHIC INFORMATION TAKEN FROM SPANISH SPATIAL DATA COLLECTION.
3. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTIES OF RECORD THAT WOULD BE REVEALED BY A THOROUGH TITLE SEARCH. THIS MAP SHOULD NOT BE RELIED UPON AS A COMPLETE RECORD OF ALL CASE EASEMENTS OR EASEMENTS OF RECORD.
4. THE CONTRACTOR SHALL CONTACT NEIGHBORS AND THE CITY OF DENVER UTILITIES AT LEAST 48 HOURS BEFORE ANY DITCHING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN CONFORMANCE WITH THE NEIGHBOR STANDARDS AND SPECIFICATIONS.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FIRM 13-01-001-010.
8. PRIVATE STREET INSPECTION STATION - THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, AND COOPERATIVE HOUSING COMMUNITIES SHALL BE THE RESPONSIBILITY OF THE CONDO/COOP/GRG/COOP/COOP APPROVAL. THE RESPONSIBILITY OF THE CONDO/COOP/GRG/COOP/COOP APPROVAL FOR INSPECTION OF THE CONDO/COOP/GRG/COOP/COOP APPROVAL SHALL BE THE RESPONSIBILITY OF THE CONDO/COOP/GRG/COOP/COOP APPROVAL.
9. THE INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS MANAGER AT 1555 WEST 10TH AVENUE, SUITE 100, DENVER, COLORADO 80231.
10. THE INFORMATION MUST BE SUBMITTED TO THE ENGINEERING INSPECTIONS MANAGER AT 1555 WEST 10TH AVENUE, SUITE 100, DENVER, COLORADO 80231.

LEGEND

- | | |
|---|----------------------------------|
|  | FIRE DEPARTMENT CONNECTION |
|  | FIRE HYDRANT |
|  | GATE VALVE |
|  | SANITARY SERVICE CLEANOUT |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SERVICE |
|  | WATER SERVICE |
|  | PRIMARY TREE CONSERVATION AREA |
|  | SECONDARY TREE CONSERVATION AREA |



PRELIMINARY DESIGN
NOT RELEASED
FOR CONSTRUCTION



NORTH

0 5

SCALE: 1" = 50'



**ADMINISTRATIVE SITE REVIEW
COMET RALEIGH APARTMENTS
UTILITY PLAN
2801 FORESTVILLE RD
RALEIGH, NORTH CAROLINA**

Date:	JULY 28, 2021
Scale:	1" = 50'
Drawn:	RJM
Checked:	AJF
Project No.	O10-273
Computer Desig. Name	O10-273.asc - utility plan
Sheet No:	

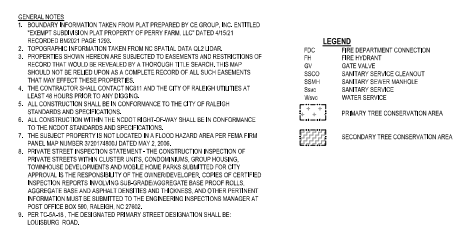
10
Of 23



301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032

License # C-1739



[illegible]

50' 0 50' 100'

SCALE: 1" = 50'

Date	JULY 28, 2021
Scales:	1" = 50'
Drawn:	RJM
Checked:	AJF
Project No.	010-273
Computer Desig. Name	010-273 as- utility plan

Sheet No:	12 Of 23
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PLANT LIST - PROTECTIVE YARD

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	MATURE CROWN HEIGHT / SPREAD	REMARKS
SHADE TREE								
UP	117	ULMUS PARVIFLORA 'ALICE'	ALICE LACINIAE LUM	3.0"	14'	B & S	35' / 25'	
KC	15	JUNIPERUS VIRGINIANA	RED CEDAR	2"	6'	B & S	40' / 20'	PARKWAY
UNDERSTORY TREE								
AA	61	AMELANCHIER ALBOREA	DOCKWATER SERVICEBERRY	1.5"	10' - 12'	B & S	20' / 30'	
LG	30	MAGNOLIA GRANDIFLORA LITTLE GEM	LITTLE GEM MAGNOLIA	6"	5' - 6'	B & S	20' / 30'	PARKWAY
DB	11	AMELANCHIER X SPANIOFLORA AUTUMN DRILLIANT	AUTUMN DRILLIANT SERVICEBERRY	1.5"	6'	B & S	20' / 10'	
SHRUBS								
JC	455	JUNIPERUS X GREY OWL	GREY OWL JUNIPER	-	24"-30"	CONE	-	
KV	154	VIBURNUM CARLESI	KOREANOPOLIS VIBURNUM	-	24"-30"	CONE	-	PARKWAY

50' PARKWAY PROTECTIVE YARD (US 401)

BUFFER LENGTH: 294 LF (SECTIONS 15-18, A1)
TREES REQUIRED: 7 DECIDUOUS TREES / 100 LF - 18 TREES REQUIRED
3 EVERGREEN TREES / 100 LF - 8 TREES REQUIRED

UNDERSTORY TREES REQUIRED: 6 TREES / 100 LF - 18 TREES REQUIRED
SHRUBS REQUIRED: 32 SHRUBS / 100 LF - 96 SHRUBS REQUIRED
SEE PROTECTIVE YARD PLANT SCHEDULE FOR TOTAL PROVIDED

50' PARKWAY PROTECTIVE YARD (US 401)

BUFFER LENGTH: 50 LF (SECTION 7)
TREES REQUIRED: 7 DECIDUOUS TREES / 100 LF - 4 TREES REQUIRED
3 EVERGREEN TREES / 100 LF - 2 TREES REQUIRED

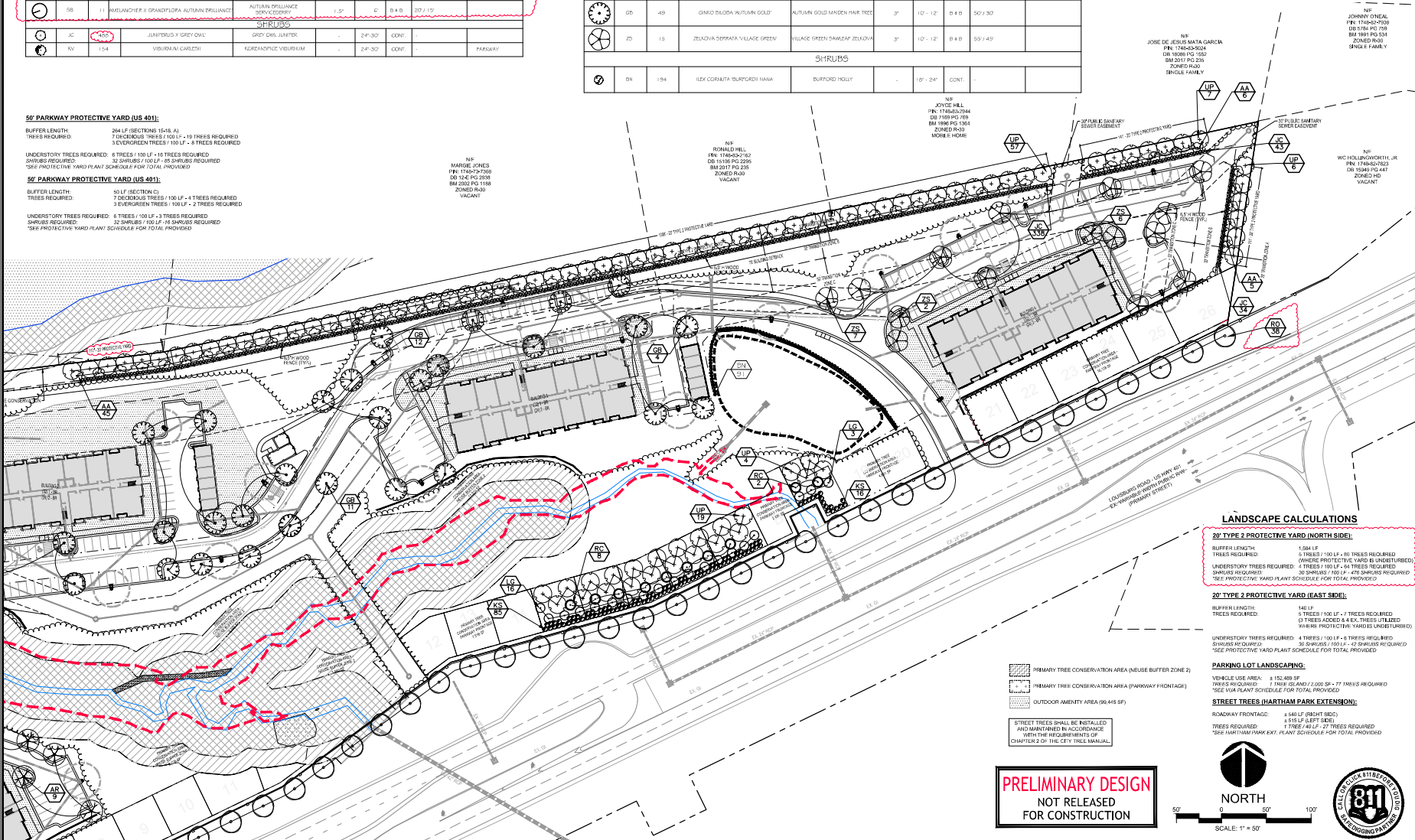
UNDERSTORY TREES REQUIRED: 1 TREES / 100 LF - 3 TREES REQUIRED
SHRUBS REQUIRED: 32 SHRUBS / 100 LF - 96 SHRUBS REQUIRED
SEE PROTECTIVE YARD PLANT SCHEDULE FOR TOTAL PROVIDED

PLANT LIST - STREET TREES HARTHAMUS 401

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	MATURE CROWN HEIGHT / SPREAD	REMARKS
STREET TREE								
ON	27	QUERCUS NUTTALLI	NUTTALL OAK	3"	10' - 12'	B & S	50' / 45'	HARTHAM 401 O.C.
RO	30	QUERCUS RUBRA	RED OAK	3"	10' - 12'	B & S	50' / 45'	US 401 401 O.C.

PLANT LIST

SYM.	QUAN.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	ROOT	MATURE CROWN HEIGHT / SPREAD	REMARKS
SHADE TREES								
AR	15	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	3"	10' - 12'	B & S	45' / 30'	
GD	49	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDEN HAIR TREE	3"	10' - 12'	B & S	50' / 30'	
ZD	15	ZELENIA SERENA VILAGE GREEN	VILAGE GREEN SHADY ZELENIA	3"	10' - 12'	B & S	55' / 45'	
SHRUBS								
BN	154	ILEX CORALLA BURFORDI HANA	BURFORDI HOLY	-	18" - 24"	CONE	-	



LANDSCAPE CALCULATIONS

20' TYPE 2 PROTECTIVE YARD (NORTH SIDE):
BUFFER LENGTH: 1,504 LF
TREES REQUIRED: 6 TREES / 100 LF - 9 TREES REQUIRED
UNDERSTORY TREES REQUIRED: 4 TREES / 100 LF - 12 TREES REQUIRED
SHRUBS REQUIRED: 32 SHRUBS / 100 LF - 96 SHRUBS REQUIRED
SEE PROTECTIVE YARD PLANT SCHEDULE FOR TOTAL PROVIDED

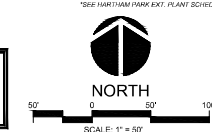
20' TYPE 2 PROTECTIVE YARD (EAST SIDE):
BUFFER LENGTH: 146 LF
TREES REQUIRED: 5 TREES / 100 LF - 7 TREES REQUIRED
UNDERSTORY TREES REQUIRED: 4 TREES / 100 LF - 12 TREES REQUIRED
SHRUBS REQUIRED: 32 SHRUBS / 100 LF - 96 SHRUBS REQUIRED
SEE PROTECTIVE YARD PLANT SCHEDULE FOR TOTAL PROVIDED

PARKING LOT LANDSCAPING:
VEHICLE USE AREA: 4,152,488 SF
TREES REQUIRED: 1 TREE / 100 SF - 41 TREES REQUIRED
SEE VEHICLE LOT SCHEDULE FOR TOTAL PROVIDED

STREET TREES (HARTHAMUS PARK EXTENSION):
ROADWAY FRONTAGE: 4,440 LF (RIGHT SIDE)
TREES REQUIRED: 5 TREES / 100 LF - 22 TREES REQUIRED
SEE HARTHAMUS PARK EXT. PLANT SCHEDULE FOR TOTAL PROVIDED

STREET TREES SHALL BE RETAILORED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION



NO.	DATE	REVISION
1	12/20/21	REVISED
2	12/20/21	REVISED
3	12/20/21	REVISED
4	12/20/21	REVISED
5	12/20/21	REVISED
6	12/20/21	REVISED
7	12/20/21	REVISED
8	12/20/21	REVISED
9	12/20/21	REVISED
10	12/20/21	REVISED

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8750
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739



ADMINISTRATIVE SITE REVIEW
COMET RALEIGH APARTMENTS
2801 FORESTVILLE RD
LANDSCAPE
RALEIGH, NORTH CAROLINA

Date: July 28, 2021
Scale: 1" = 50'
Drawn: JPD
Checked: ALP
Project No: 010-273
Computer Desig. Name: 010-273.scd - Landscape plan
Sheet No: 15 of 23