

Case File / Name: ASR-0086-2020 Meridian at North Hills 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 west side of Wake Forest Road, north of St. Albans

Drive at 901 St. Albans Drive.

REQUEST: Development of a 8.79 acre/382,684 sf tract, zoned OX-5 GR CU and CM, with 0.15

acres/6,498 sf of right-of-way dedication leaving a net area of 8.64 acres/376,186 sf. A proposed 204 unit apartment development, totaling 283,978 gross sf, with

120 1-bedroom units; 80 2-bedroom units and four 3-bedroom units.

Z-60-98 - St. Albans Drive Re-Zoning Conditional Uses and Block Perimeter.

DESIGN

FINDINGS:

ADJUSTMENT(S)/ ALTERNATES, ETC:

N/A

·

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 October 28, 2021 by J DAVIS

ARCHITECTS.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. On prior submittals there was a slope easement shown per BM 1987 PG 1961 DB 4219 PG 911. The easement was not shown on the 4th review of the administrative site review. The slope easement is shown to have been acquired by the City of Raleigh. To remove the slope easement the developer will have to discuss the process for slope easement removal and have the item addressed prior to site permitting review plan approval.
- 2. The buffered bike lanes will be reviewed further to ensure they are meeting the 8' width and buffered standard prior to site permitting review approval.
- 3. The south wall parking deck elevation (closest to St. Albans Dr), on sheet A301, provide and label the spot grades & average post-development grades for the parking deck's height with dimensions, demonstrating compliance with TC-4-20, UDO Sec.1.5.7 & Sec.3.2.4.D.
- 4. Sheet A301, per TC-4-20, label and spot grade the Post-Development Grades & average on the South Elevation wall plane, with the height dimensioned, for the maintenance building

ASR-0086-2020 Meridian at North Hills



Case File / Name: ASR-0086-2020 Meridian at North Hills City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- The TW/BW grades for stand-alone & or foundation wall heights along the Sections B & C or walls #4,5 & 6 shown on the South Elevation, are properly labeled on sheet A300, demonstrate comply with TC-19-19 and UDO Sec.7.2.8.
- 6. The Green Frontage setback data information, per UDO Sec.3.4.6.C.C1, is listed and provided on the site information table under #8, on sheet LS1.1.

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).
- A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). This is for the additional TN offset taking into consideration the previous payment.
- 10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

- 11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 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).

☑ **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.

Ø	Cross Access Agreements Required
Ø	Transit Easement Required
Ø	Greenway Easement Required

Ø	Slope Easement Required
Ø	Utility Placement Easement Required

☑ <u>RECORDED MAP(S)</u> - 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



Case File / Name: ASR-0086-2020 Meridian at North Hills City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

- 2. A cross access easement for the shared access with the adjacent Coastal Federal Credit Union site located at 1000 St Albans Road (PIN 1715280163) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The developer shall show the cross access easement through the drive aisle of the Meridian development (901 St Albans) to the Meridian driveway access point to St Albans drive connection on the western side of the site.
- 3. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Stormwater

- 5. 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).
- 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).
- 7. 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).

Transportation

8. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

ASR-0086-2020 Meridian at North Hills



Case File / Name: ASR-0086-2020 Meridian at North Hills City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.061 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - 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 cross-access agreement for SWS accessibility is recorded and a copy shall be provided prior to building permit approval.
- 2. Comply with all conditions of Z-60-98
- 3. The greenway easement as shown on the preliminary plan shall be dedicated prior to issuance of building permits.

Engineering

- 4. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 5. A fee-in-lieu for street widening west of the western access point shall be paid to the City of Raleigh (UDO 8.1.10). Additionally there will be a fee in lieu for 1' of sidewalk width to the west of the western access location and for transit stop infrastructure for future construction of a transit stop in the transit easement proposed on site.
- 6. A public infrastructure surety for 28 street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).

Public Utilities

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

ASR-0086-2020 Meridian at North Hills



Case File / Name: ASR-0086-2020 Meridian at North Hills

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

- 10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 28 street trees along Saint Albans Drive.
- 11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

- 1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 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.

Stormwater

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 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: March 30, 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.

12/01/2021 Date:

Development Services Dir/Designee

Staff Coordinator: Jermont Purifov





REFERENCE: Z-60-98

ASR-0086-2020

Administrative Site Review

1st Submittal: October 22, 2020 2nd Submittal: February 11, 2021 3rd Submittal: April 08, 2021 4th Submittal: October 28, 2021

Meridian at North Hills

901 St Albans Drive Raleigh, North Carolina 27609

SR-27-17 THE RESERVE AT NORTH HILLS SUNSET DATE: 08/07/2020

BLOCK PERIMETER NOTES

BUILDING FLOOR PLAN

BUILDING DI OOR DI AN

BUILDING ROOF PLAN

BUILDING ELEVATIONS

BUILDING ELEVATIONS

Z-60-98

- RESPONSE: NONE OF THE USES LISTED ARE BEING PROPOSED, AND THE PROPOSED USE IS ALLOWED

RECYCLING AND MAINTENANCE BUILDINGS

Application

Administrative Site Review Application



Building Type		Site Transaction History	
□ Detached □ Attached □ Apartment □ Townhouse	General Mixed use Open lot	Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zening Code #: 2400.05	
	GENERAL I	NFORMATION	
Development name: Meridian at No	orth Hills		
nside City limits? 🗸 Yes 🗌 No			
Property address(es): 901 St .	Albans Driv	e, Raleigh, NC 27609	
lease describe the scope of work.	Include any additions	eventerings, and change of use	
Current Property Owner/Developer (sitting this form.	
Company: NorthView Partners, LL		Title: N/A	
Address: 6131 Falls of Neuse Rd.		1.001.000.	
Phone #: 919-876-9288	Email: fmori	sey@northviewpartners.com	
Applicant Name: Ken Thompson			
Company: JDavis Architects	Address: 51	0 S. Wilmington Street, Raleigh, NC 27601	
Phone #: 919-835-1500	Email: kenta	Didavisarchitects.com	
		E + SITE DATE TABLE	
SITE DATA		E + SITE DATE TABLE all developments) BUILDING DATA	
SITE DATA Zoning district (if more than one, pl	(Applicable to	all developments)	
SITE DATA Zoning district (if more than one, placeage of each): DX-5-GR-CU, 5.74 AC	(Applicable to	BUILDING DATA Existing gross floor area (not to be demolished):	
SITE DATA Zoning district (if more than one, pi acreage of each): DX-5-GR-CU, 5.74 AC DM, 2.94 AC	(Applicable to	BUILDING DATA Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished:	
SITE DATA Zoning district (if more than one, placeage of each): X.5-GR-CU, 5.74 AC CM, 2.94 AC Gross site acreage: 8,79	(Applicable to	BUILDING DATA Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0 New gross floor area: 283,978 SF	
SITE DATA Zoning district (if more than one, pi screage of each): DX.5-GR-CU, 5.74 AC MA, 2.94 AC Gross site acreage:8,79 F of parking spaces required:	(Applicable to	BUILDING DATA Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0 New gross floor area: 283,978 SF	
SITE DATA Zoning district (if more than one, placreage of each): XS-G-GR-CU, 5-74 AC M, 2.94 AC Gross site acreage: 8,79 # of parking spaces required: # of parking spaces proposed: 24	(Applicable to a lease provide the lease provide	all developments) BUILDING DATA Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0 New gross floor area: 283,978 SF Total all gross (to remain and new): 283,978 S	
SITE DATA Zoning district (# more than one, pi acreage of each): DX-S-GR-CU, 5.74 AC CM, 2.94 AC Gross site acreage: 8.79 # of parking spaces required: 24	(Applicable to a lease provide the lease provide	all developments) BUILDING DATA Existing gross floor area (not to be demolished): Existing gross floor area to be demolished: Existing gross floor area to be demolished: New gross floor area: 28,978 SF Trotal of gross (for emails and new): 283,978 SF Proposed of or buildings: 1	

STORMWA	ER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Acres: 3.61 AC	Surface: Square Feet: +/-157,125 SF
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: We FENA Map Panel #: 1715		
Neuse River Buffer ✓ Yes No	Wetlands	Yes 🗸 No
RESIDENTIA	DEVELOPMENTS	Continue de la contin
Total # of dwelling units: 204	Total # of hotel units:	0
# of bedroom units: 1br X 120 2br X 80 3b	X 4 4br or more	

If yes, please provide: Alluvial soils: Wo		
Flood study: No		
FEMA Map Panel #: 1715		
Neuse River Buffer ✓ Yes No	Wetlands Yes	✓ No
RESID	ENTIAL DEVELOPMENTS	
Total # of dwelling units: 204	Total # of hotel units: 0	
# of bedroom units: 1br X 120 2br X 80	3br X 4 4br or more □	
# of lots: 1	Is your project a cottage court?	☐Yes ✓ No

re: Mark Barker, Manager

Notes

Sheet Index

GEL WASTE COLLECTION ROUTE APPROVAL LETTER

FIRE ACCESS PLAN WASTE ACCESS PLAN FOR COMPACTOR

WASTE ACCESS PLAN FOR RECYCLING

- SERVICES DEMOCRATION INSPECTIONS OF 10% DAVIAGE.

 OF CONSENTICIONAN PORT PRIEDLA ON PARKET STRUCTS CRUTTURES SHOWN ON THE PLAN ARE REQUIRED. THEY MAD THE APPROVAD OF THE PRIEDLA MONSCOPPORT AND THE APPROVAD OF THE PRIEDLA MONSCOPPORT ON PLAN FOR THE DESPECTION OF THE PRIEDLA MONSCOPPORT ON PLAN FOR THE DESPECTION OF THE PRIEDLA MONSCOPPORT ON PARKET AND THE DESPECTION OF THE PRIEDLA MONSCOPPORT ON PARKET AND THE PRIEDLA MONSCOPPORT ON PARKET AND THE PA

- 207 A DESCRIPTION REPORTED AND THE PROPERTY OF THE PROPERTY OF
- 16. CONTRACTOR TO FIELD LOCATE AND VERBY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT SHI FOR FIELD LOCATION OF UNDERSHOUND UTILITIES.

- SPECIFICAL KING.
 ALL RAMPS AND HANDRALS SHALL BE CONFORM TO ANSLINGSEC, AND ICC STANDARDS AND SPECIFICATIONS.

- 2. ALLINOW SOURCE SOURC

FIRE DEPARTMENT NOTES THE OUT OF A THE REST. TO USE AS A THE PROPERTY OF THE PROPERTY AND ON ZOTHER INFORMATION. L'EXPLOSE OF THE EXTENDIOR OF THE SELECTION OF THE

SOLID WASTE INSPECTION STATEMENTS

SITE LIGHTING PLAN

SITE LIGHTING DETAIL

BUILDING FLOOR PLAN __

BUILDING FLOOR PLAN

BUILDING FLOOR PLAN

BUILDING FLOOR PLAN

LANDSCAPE PLAN (CODE COMPLIANT)

- THE DEVELOPER WILL COMPLY WITH ALL REQUIPEMENTS SET FORTH IN THE SOLID WASTE MANUAL. THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

TREE CONSERVATION NOTE
THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 9:12. TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CI PERMIT WITH RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY QUESTIONS TO PROHTOPWAYSERVICES@RALEIGHNC.GOV. THE STREET, LAWE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NODOT STREETS WITHIN RALEICHS JURISDICTION.
A PERMIT REQUIST WITH A TOPED PLAN SHALL BE IS MUTTED TO MIGHT-OF-MAY SERVICES THROUGH THE CITY OF RALEICH PERMIT AND DEVELOPMENT PORTAIN.

ARRIVER COUNT OF A TOP DAY AND, I.E. SURTED TO REPORT ANY SEALED THROUGH THE OTHER CHAPTER COUNTY OF ALL PRESENT AND DESCRIPTIONS FOR THE ARRIVER CHAPTER COUNTY OF ALL PRESENT AND DESCRIPTIONS COORDINATED THROUGH THE ARRIVER CHAPTER CHAPT

ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE MISUALLY INVARIED AND/OR PEOPLE WITH WORL ITY CONCERNS, EXISTING AND ALTERNATIVE PROSESTING AND ROUTES DURING CONSTRUCTION BULLIER REQUIRED TO BE COMPUTED WITH THE PUBLIC REPORTS OF WAY ACCESSIBLITY GUIDELINES PROMOVED THE ADA STANDARDS FOR ACCESSIBLE REPORTS AND THE MANAGEMENT OF THE ADAS STANDARDS FOR ACCESSIBLE REPORTS AND THE MANAGEMENT OF THE ADAPT OF

Digitally eight of by Jernoric Purity (Francischer gov Date 2001, 11, 2012, 56, 46-65 to

Project Team

Reserve at North Hills, LLC 6131 Falls of Neuse Road, Suite 202 Raleigh, North Carolina 27609

DEVELOPER

NorthView Partners, LLC Raleigh, North Carolina 27609 919,595,7125 (fax)

UTILITY PLAN
GRADING AND DRAINAGE PLAN
SCM PLANDETAILS AND NITROGEN CALCULATIONS

GRADING & RETAINING WALL PLAN

TREE CONSERVATION PLAN

LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919 835 1510 /fav

JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919 835 1510 (fax)

ARCHITECT

ENGINEER Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607

919.851.8968 (fax) david.dunn@BNKinc.com SHRVEYOR

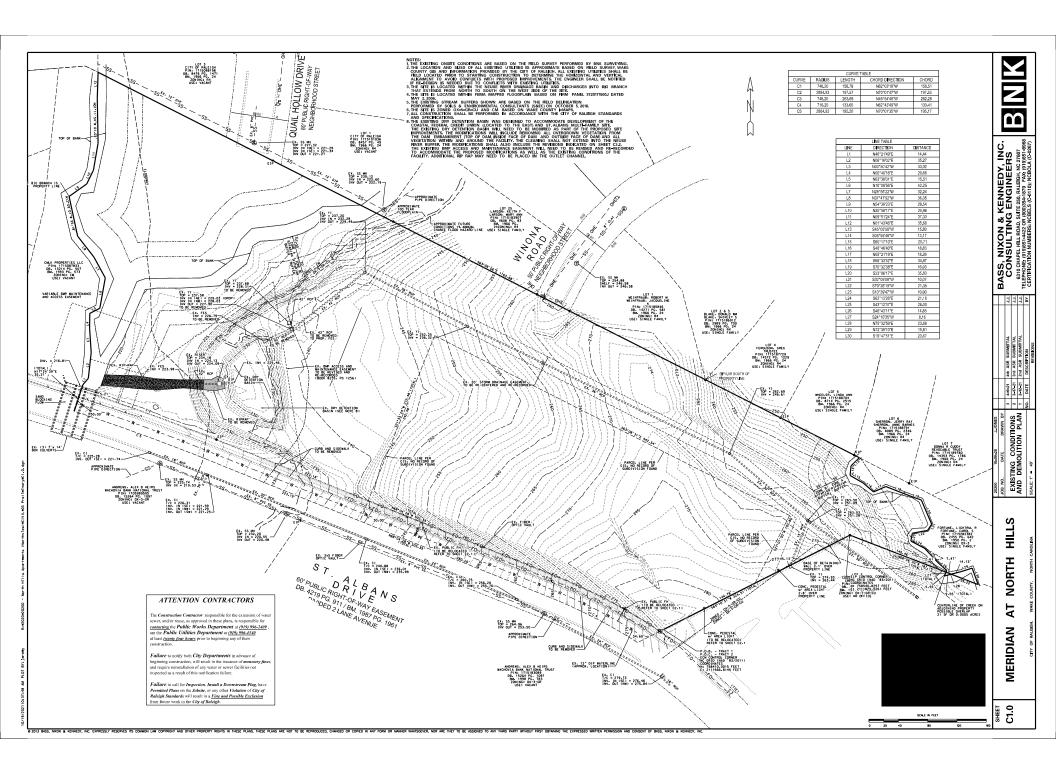
Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607

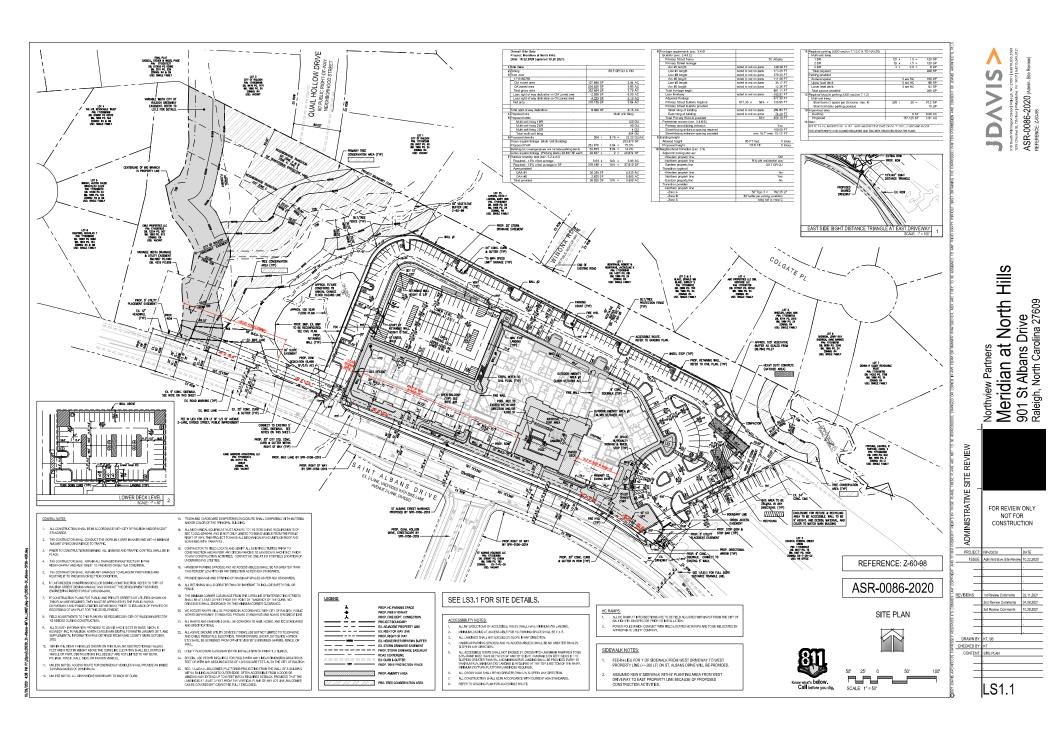
919 851 8968 /fax dan.gregory@BNKinc.com Meridian at North Hills 901 St Albans Drive Raleigh, North Carolina 27609

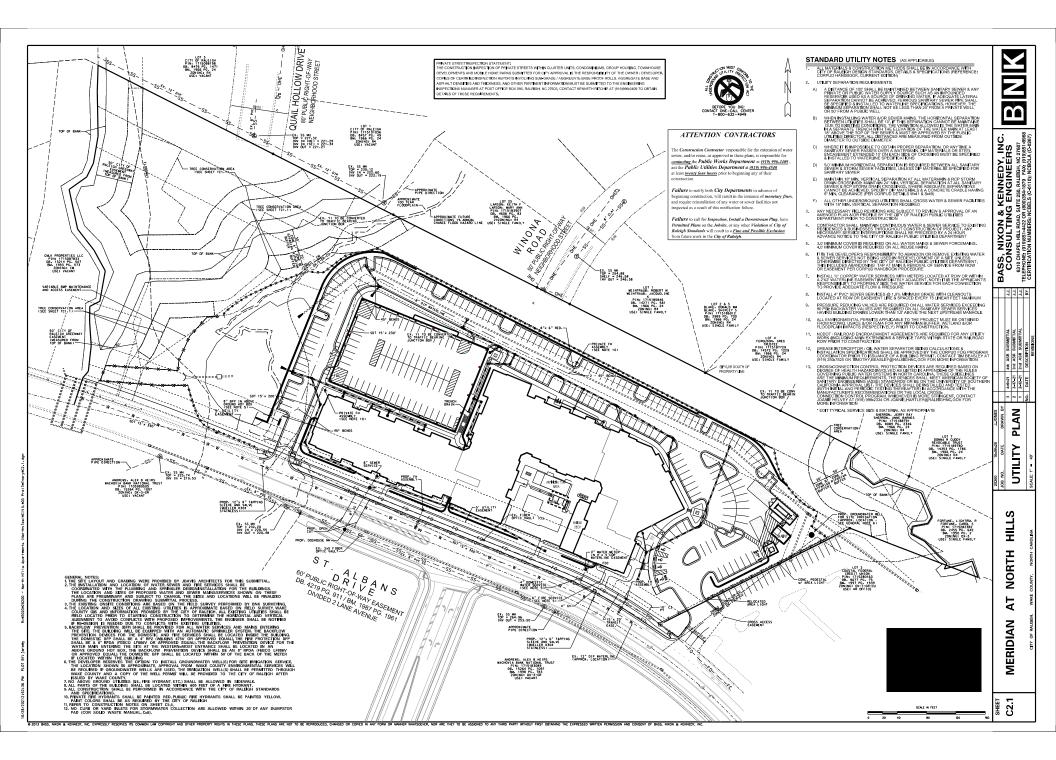
ADMINISTRATIVE SITE REVIEW PROJECT

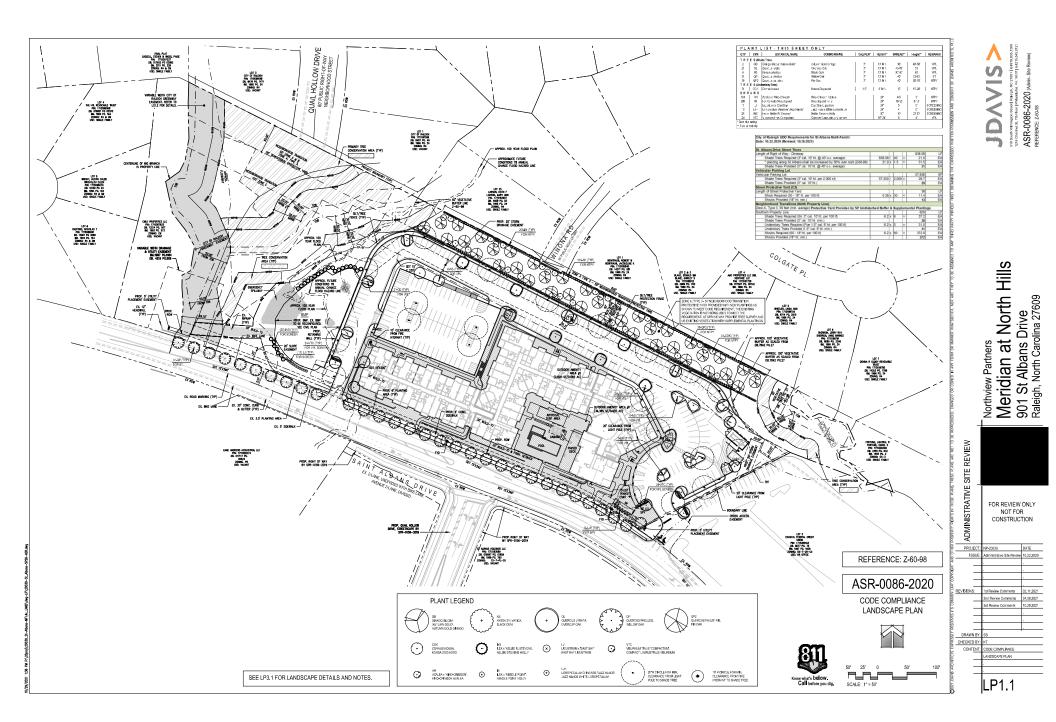
REVISIONS: 2nd Review Comments 04.08.2021 DRAWN BY CHECKED BY: KT













510 South Whrington St. | Postago, NC 2 1218 Chestnut Street, 7th Hoor | Preside ASR-XX-2020 (A

A300

S10 South Warrington St. | Pobligh, NC 272011 p 1218 Chestrut Steet, 7th Hotel Phubologhia, P. ASR-XX-2020 (Admin. S REFERENCE, 2-61-88

