



Administrative Approval Action

Case File / Name: ASR-0107-2020
MTX Multi One

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

LOCATION: This 2.73 acre site zoned CX-20 CU (Z-13-16) is located south of St. Albans Drive between Quail Hollow Drive and Skygarden Way at 3410 Quail Hollow Drive.

REQUEST: This is a mixed use building consisting of 304 dwelling units, retail, and associated infrastructure with a total gross square footage of 338,510 square feet size. In addition the project includes structured parking.

One design alternate with two elements was approved for this site. (DA-0011-202
- Driveway Spacing (UDO 8.3.5 C 3 and RSDM 9.5.2 C)
- Parking access (UDO 8.3.5 A3 and RDSM 9.4. A C)

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** SUB-S-66-2017: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 September 21, 2022 by Advanced Civil Design.

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. Sheets A2.03-A2.06 shall be corrected showing the correct property lines and demonstrating compliance to all setbacks. (As per 12/16/21 discussion with Advanced Civil Design).
2. The site shall show compliance with the conditions of the board of adjustment approvals on the driveway spacing and maneuverability as noted on the cover page of the plan set.

Public Utilities

3. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
4. 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



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5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **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"/>	Cross Access Agreements 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:

Engineering

1. A cross access agreement among the lots as shown with ASR-0107-2020 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.

☒ **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 recombination map shall be recorded prior to or in conjunction with the recording of lots as shown on the preliminary plan.
2. Comply with all conditions of Z-13-16.

Engineering

3. 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.

Public Utilities



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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Quail Hollow Dr.
6. A public infrastructure surety for (9) street trees planted in the tree lawn shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. 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

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: November 9, 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.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/09/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



- ### UTILITY NOTES

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C.5.0



Dewitt Carolinas
MTX MULTIPLE ONE
Lot 4 Quail Hollow Drive
Raleigh, NC

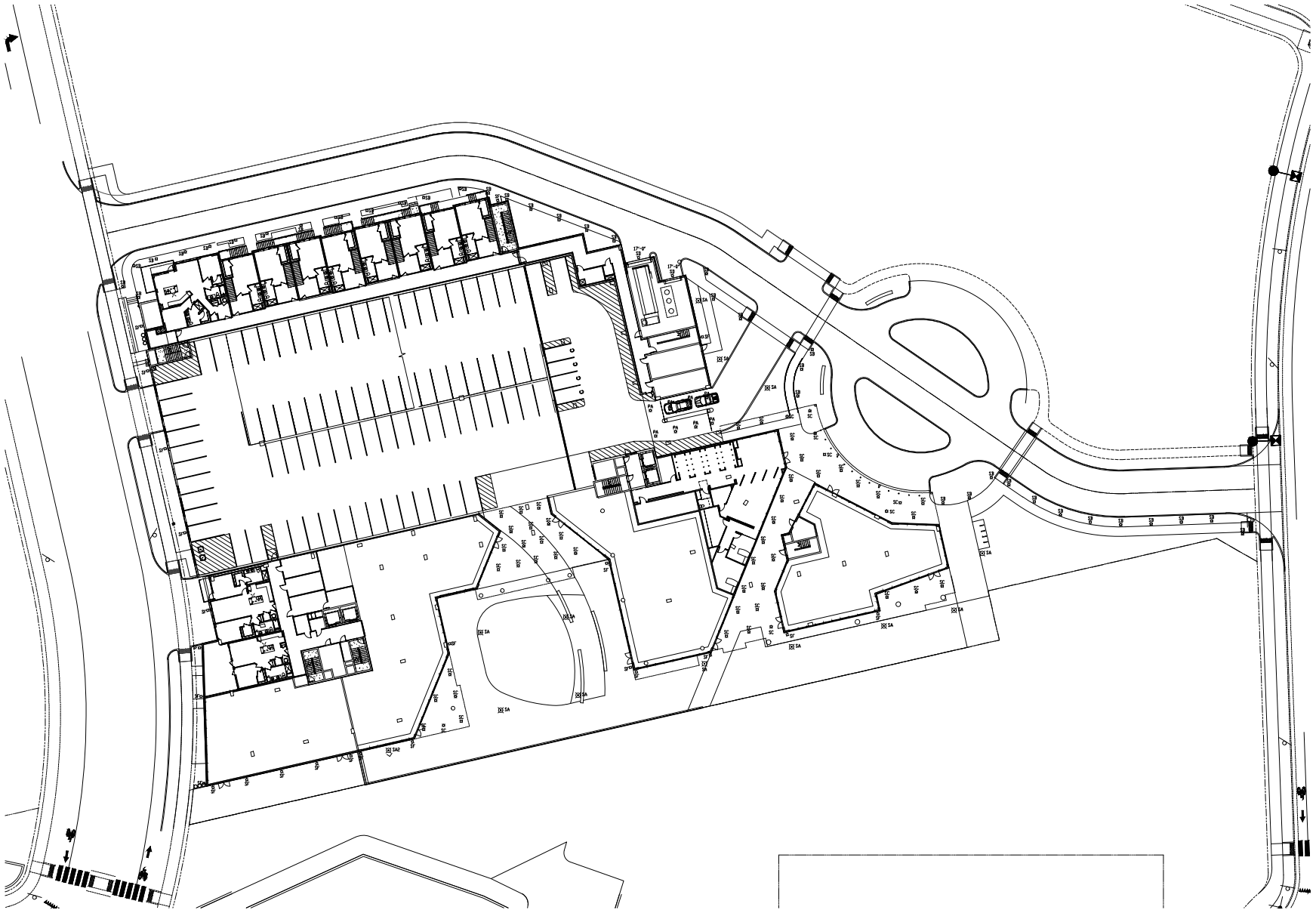


PROJECT	26001-2-102	DATE	03/29/2021
SHEET	26001-2-102	NO.	100
DESIGNED BY	JOHN M. BROWN	DATE	12/10/2020
CHECKED BY	JOHN M. BROWN	DATE	01/08/2021
IN CHARGE BY	JOHN M. BROWN	DATE	06/14/2021
PROJECT MANAGER	JOHN M. BROWN	DATE	11/11/2021

REVISIONS

CONTENT SITE PLAN - LIGHTING

SL1.01



1 SITE PLAN - LIGHTING
SCALE 1" = 20'

- NOTES
1. VERIFY AND COORDINATE ALL LIGHT FIXTURE LOCATIONS WITH SITE, ARCHITECTURAL, LANDSCAPE / LANDSCAPING, ETC. PRIOR TO BEGINNING WORK.
 2. COORDINATE ALL CONDUIT ROUTINGS, POLE BRIDS AND OTHER UNDERGROUND INSTALLATIONS WITH UNDERGROUND UTILITIES AND OTHER UNDERGROUND COMPONENTS PRIOR TO BEGINNING WORK.
 3. CONTRACTOR SHALL ENSURE THAT THE POLES MEET ALL NORTH CAROLINA LOCAL AND FEDERAL REQUIREMENTS TO EPA, FEDERAL, STATE, LOCAL, AND FEDERAL REQUIREMENTS, ETC. PRIOR TO BEGINNING WORK.
 4. ALL EXTERIOR SITE LIGHTING SHALL BE DESIGNED TO PREVENT OFF-SITE GLARE.

PHOTOMETRIC SITE LEGEND	
□	POLE FIXTURE - SEE FIXTURE SCHEDULE
⊠	POLE OR HOLLAND FIXTURE - SEE FIXTURE SCHEDULE. IF PRESENT, ARROW INDICATES NOISE DIRECTION
⊗	BLDG FIXTURE - SEE FIXTURE SCHEDULE



ASR - SOUTH ELEVATION

1



ASR - NORTH ELEVATION

1

Dewitt Carolinas
BIRCHWOOD HOUSE
Lot 4 Quail Hollow Drive
Raleigh, NC

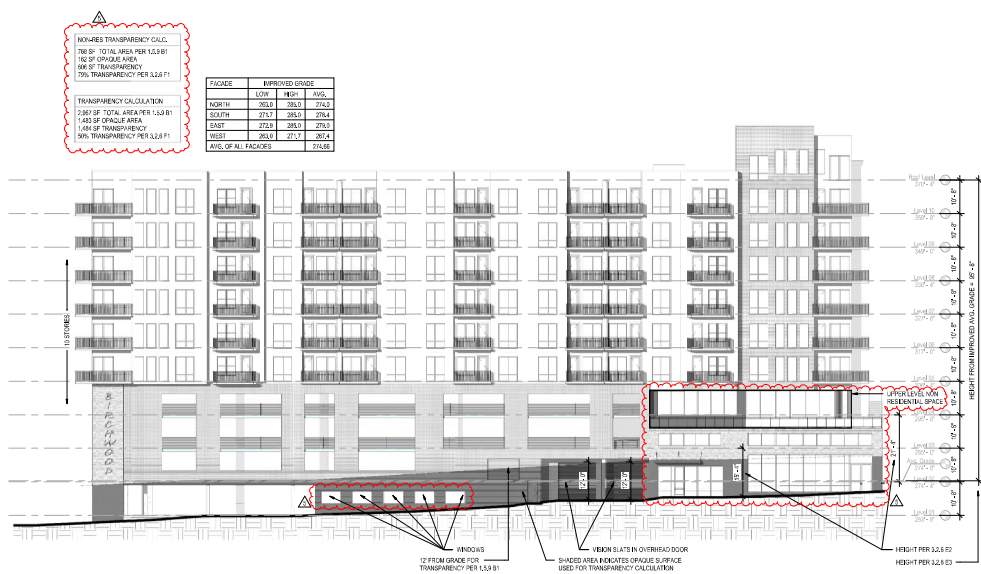
NOT FOR
CONSTRUCTION

PROJECT:		20028	DATE
ISSUE:		SCHEMATIC DESIGN	04-02-2021
		DESIGN DEV.	05-02-2021
		PRING SET	
		CONSTRUCTION	
		ISSUED FOR CONST.	
REVISIONS			
1	ADP	Revisions 04	06/7/2022
CONTENT		EXTERIOR BUILDING ELEVATION	

ASR3.01



1



1

NOT FOR
CONSTRUCTION

PROJECT		20026	DATE
ISSUE	SCHEMATIC DESIGN		04-02-2021
	DESIGN DEV.		06-02-2021
	PRINGING SET		
	CONSTRUCTION		
	ISSUED FOR CONST.		
REVISIONS			
1	ADP Revision #4	06-17-2022	
2	ADP Revision #5	06-13-2022	
CONTENT			
	EXTERIOR BUILDING		
	EXTERIOR LAND		

ASR3.02
