Zoning: PD  
CAC: Midtown  
Drainage Basin: Big Branch  
Acreage: 13.38  
Units /Sq. Ft.: 322/367,007  

Planner: Martha Lobo  
Phone: (919) 996-2664  

Applicant: Andy Padiak  
Phone: (919) 361-5000
LOCATION: This site is located on the north side of Interstate 40 and the south side of St. Albans Drive, at the intersection of St. Albans Drive and Hardimont Road, 500 St. Albans Drive.

REQUEST: A REVISION TO THE PREVIOUSLY APPROVED Development (#518658) of a 7.54 acre tract zoned Planned Development (North Hills East PD, case MP-3-16) into a 356,844 square foot/326 unit apartment complex with associated parking deck (#567916). The changes with this plan include a decrease in the building size (original size of 359,267 square feet) and an increase in the number of residential units (322 units originally). This revised Site plan is dated October 30, 2018.

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 submitted by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE REVISION TO THE APPROVED CONCURRENT REVIEW PROCESS:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES

2. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction.

3. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction

4. 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.

5. 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

6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.
STORMWATER

7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.

8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

9. **Next Step:** 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.

   **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh.

11. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

12. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

GENERAL

13. That the concurrent plan will show landscaping in the 20’ landscape area adjacent to I-40 as per Master Plan document (Section E).

14. The Developer shall provide a letter or e-mail from a solid waste service provider stating that they accept the proposed waste management plan and will service the site as proposed.

PRIOR TO THE REVISION OF APPROVED BUILDING PERMITS:

GENERAL

1. That should the proposed swimming pool exceed 65 linear feet or 4,000 square foot as per UDO Section 6.7.3 G 5 a Special Use Permit approval is required.

2. A Final Plat (S-46-17) shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

3. Provide fire flow analysis.

4. A 15’ x 20’ 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 office.
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 prior to building permit issuance.

5. As required parking for these apartments is on a separate parcel from the apartments and there are other shared common elements within this development, the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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.

ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

7. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

8. A cross access agreement between all lots shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.

9. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

10. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)

20. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building)

STORMWATER

21. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
22. **Next Step:** 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.

23. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

24. **Next Step:** 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.

25. **Next Step:** 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.

26. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

27. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

28. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:**

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

3. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** All street lights and street signs required as part of the development approval are installed.

5. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

7. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.
EXPIRATION DATES: THE SUNSET DATE FOR THIS DEVELOPMENT PLAN IS UNCHANGED. 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: 12-13-2020
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: (Planning Dir./Designee) [Signature] Date: 11/20/18

Staff Coordinator: Michael Walters
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
PROJECT LEVEL 1
FFE = 277' - 3 3/8"

PROJECT LEVEL 2
FFE = 288' - 0"

PROJECT LEVEL 3
FFE = 298' - 8 5/8"

PROJECT LEVEL 4
FFE = 309' - 5 1/4"

PROJECT LEVEL 5
FFE = 320' - 1 7/8"

PROJECT LEVEL 6
FFE = 330' - 9 3/4"

PROJECT LEVEL 7
FFE = 341' - 5 5/8"

PROJECT LEVEL 8
FFE = 352' - 1 1/2"
LOCATION: This site is located on the north side of Interstate 40 and the south side of St. Albans Drive, at the intersection of St. Albans Drive and Hardimont Road, 500 St. Albans Drive.

REQUEST: Development of a 7.54 acre tract zone PD (North Hills East, case MP-3-16) into a 359,267 square foot/322 unit apartment complex with associated parking deck.

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 submitted by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

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STORMWATER

7. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.
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I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 12/13/2017

Staff Coordinator: Michael Walters