

Case File / Name: SUB-0013-2022 DSLC - Skycrest Townhomes (SUBD) City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 5.17 acre parcel zoned CX-3-CU (Z-25-1997) is located in the southeast corner

of the intersection of Skycrest Drive and Brentwood Road at 2420 2450 Brentwood

Road and 2810 Skycrest Road.

REQUEST: This is a townhome subdivision consisting of 70 residential lots and 1

HOA/Common lot and associated infrastructure.

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 July 12, 2022 by McAdams

Company.

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. Will Serve letter proposing service provided for solid waste collection
- 2. Documentation of the Abandonment of the slope easement referenced in BM2002 page 1063 and reflected on the plan.
- 3. Provide written confirmation from the COR Solid Waste Services Department that the proposed solid waste plan is acceptable Solid waste contact E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245
- 4. Sheet L6.00 Revise to show the following a). Please demonstrate Compliance with 7.1.7 G 1 on Lighting Plan L6.00. (no light within 20' of a required shade tree. b). Show/note pole mounting height and c.) provide a Foot candle diagram demonstrating compliance to (7.4.4 and 7.4.5).

Engineering

- 5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services Development Engineering prior to concurrent review approval.
- 6. 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.



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Public Utilities

7. 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.

Stormwater

- 8. 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).
- 9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 11. 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.

Ø	Stormwater Maintenance Covenant Required
Ø	Slope Easement Deed of Easement Required

Ø	Right of Way Deed of Easement Required

☑ **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. 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



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- 2. 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)
- 3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
- 4. 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

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. 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).
- 7. 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).
- The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
- 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).
- 10. 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).



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- 11. 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).
- 12. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
- 13. 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 (UDO 9.2.2.G).

Urban Forestry

14. A public infrastructure surety for 11 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☑ <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 recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

Engineering

- 2. 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.
- 3. A fee-in-lieu for multiuse path, curb and gutter along Skycrest Road on those portions stopping short of the stream crossing along the frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

- 4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
- 5. 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).

Urban Forestry

6. Tree impact permits must be obtained for the approved streetscape tree installations in the right-of-way. This development proposes 11 street trees along Brentwood Road.



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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 right of way street trees by Urban Forestry Staff.
- All street lights and street signs required as part of the development approval are installed.
- Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: September 19, 2025
Record at least ½ of the land area approved.
5-Year Sunset Date: September 19, 2027
Record entire subdivision.

I hereby certify this administrative decision.

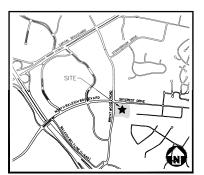
Signed: Daniel Services Dir/Designee Date: 09/19/2022

Staff Coordinator: Michael Walters

	nd Development opment Customer Service C		400 Raleigh, NC 27601 919-996-2500	Raleigh
opropriate revi		e plan checklist document.	y Subdivision (UDO Section 10. Please email all documents and	
		DEVELOPMENT TYPE (UD	O Section 2.1.2)	
Conven	tional Subdivision	Compact Development	Conservation Development	Cottage Court
NOTE: Subdiv	sions may require City	Council approval if in a Me	tro Park Overlay or Historic Ove	orlay District
		GENERAL INFORM		
Scoping/sketch	plan case number(s):	SCOPE-0201-2	021	
Development r	ame (subject to appro	wal): SKYCREST TOV	VNHOMES	
Property Addre	iss(es): 2420 BBENTW	DOD BOAD 2450 BRENTWO	OD ROAD, 2810 SKYCREST ROA	D BALFIGH NC 27604
		3. 1725005521. 172500		
Recorded Dee	a Pin(s): 172500635	3, 1725005521, 172500	0090	
What is your project type?	Single fa Apartme			Attached houses
		PROPERTY OWNER/DEV	ELOPER INFORMATION	
Company: BRC	ADSTREET PARTNER	IS, LLC Owner/Developer N	lame and Title: MAGNOLIA PRO	PERTY GROUP, LLC
Address: 707 W	JONES ST, RALEIGH,	NC 27603		
Phone #: 864-	-640-6440	Email: craig@br	oadstreetcre.com	
		APPLICANT INFOR	MATION	
Company:	MCADAMS	Contact Name and	Title: ADAM PIKE, PE	
		Address: 1 GLENV	OOD AVENUE SUITE 201	RALFIGH NC 2760

Preliminary Subdivision Application

	G INFORMATION
Gross site acreage: 4.97 sores	
Zoning districts (if more than one, provide acreage	of each); cv a cu
	CX-3-C0
Overlay district: N/A	Inside City limits? Yes No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-
STORMW	ATER INFORMATION
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 240 Square Feet; 153,356
Neuse River Buffer Ves No	Wetlands Yes V No
Is this a flood hazard area? Yes No If yes, please provide the following: Alluvial soils: 'III Flood study: 29-44-17864 FEMA Map Panel #: 3720172500J	
	F LOTS AND DENSITY
Total # of townhouse lots: Detached	Altached 71
Total # of single-family lots: 0	
Total # of open space and/or common area lots: 1	70 units/4.97 acres = 14.08 DU/a
Total # of open space and/or common area lots: 1 Total # of requested lots: 70	^{2.F):} 70 units/4.97 acres = 14.08 DU/ac
Total if of open space and/or common area lobs. 1 Total if of requested loss. 70 SION. The undensigned indicates that the property cener(s) described in this application will be previously and reventily, and in accordance with the provision on or or 1, Adian Pita. And respond to administrative commants, resubmit pile owner(s) in any public meeting inaugaring the application.	ATURE BLOCK Is seeme of this application and that the proposed project expects in accommend with the proposed project expects in accommend to the private and applications admitted expects and a the supplication and application, and off require expects and a the supplication development of the application, and off requirement the property on, expects and application development application in the property on, expects and conforming to all application requirements application with
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VICINITY MAP

SKYCREST TOWNHOMES

2420 BRENTWOOD ROAD RALEIGH, NC 27604

PRELIMINARY SUBDIVISION PLAN

CITY OF RALEIGH CASE #: SUB-0013-2022 PROJECT NUMBER: BDP-21001

> DATE: FEBRUARY 11, 2022 REVISED: APRIL 21, 2022 REVISED: JUNE 7. 2022 REVISED: JULY 14. 2022 REVISED: AUGUST 17, 2022

> > OUTDOOR AMENITY AREA CALCULATIONS:

AREA: 4.97 AC. OR 216,648 SF. REQUIRED AMENITY AREA: 0.50 AC OR 21,665 SF. (10%) PROMOTO AMENITY AREA: 0.83 AC OR 31,76 SF. (17,6%)

CROSS-ACCESS:

BUILD-TO:

SOLID WASTE COMPLIANCE STATEMENT: 2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE

SPECIAL CONDITIONS OF SUBDIVISION APPROVAL

PARKING D	ATA	INLVISED.	7,
PROPOSED TOWN	чение	UNIT Y CREDITIONS AS UNITS BY TWO CAN GARAGE UNITS) UNIT Y CREDITIONS DUTTS IS ONE CAR GARAGE UNITS) UNIT Y CREDITIONS UNITS IS ONE CAR GARAGE UNITS)	
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	ACCESSIBLE PARRIES	PEGENRO: S TOTAL ACCESSIBLE SPACES: NEW, 1 NWS SPACES PROCEDURE: S TOTAL ACCESSIBLE SPACE; 1 NWS SPACE	\neg
	BIKE PARKING	REQUIRED, O TOTAL SPACES (NONE REQUIRED) PROVIDED: O SPACES	
PARKING SETBAC	K.	PRINCEY SY SOL STREET SY SOL STREET SOL STREET FASA COT LOSE SALES, GARRIST CHAY C	
BUILDING HEIGH	1	MAXIMUM ALLOWED: 3 STORES (50) PRODOSED: 2 & 3 STORES (50) MAN	

SITE ADDRESS:	2420 BREVTINGOO ROAD, 2450 BRENTWOOD FOAD, 2810 SKHOREST ROAD RALE TON NORTH CAROLINA 27604	
PARCEL PIN NUMBER:	1725006853, 1725006521, 1725006596	
DISTING ZONING:	CX-3-CU (COMWERCIAL - 3 - CONDITIONAL USE)	
OVERLAY DISTRICT:	NONE APPLICABLE	
BLOCK PERIMETER:	MAX ALLOWARE: 3,000 IF PROPOSED: N/A	
WATERSHED:	CHARTNEE CREEK	
FLOODPLAIN/FIRM FANCE:	3736472500J / 30NE AZ	
SITE ANEA	GROSS SHE AREA: 223, 213 SF (S, 17 AC) RIGHT-OF-BAY DEDICATION: 8,585 SF (8,20 AC) RIT STE AREA: 216,688 SF (467 AC)	
DISTING USE:	NONT	
PROPOSED USE:	TOWNHOUSE	
PROPOSED DWELLING UNITS:	71.UNITS	
IMPERVIOUS AREA	EXECUSE (MPERADOUS 0.00 AC (135.629 SF)	

GENERAL NOTES:



CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAVS PRIOR TO REGINNING CONSTRUCTION LEAST 3 FULL BUSINESS DAYS PHIOR TO BEGINNING CONSTRUCTION ON EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCB11". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ZONING CONDITIONS:

SHEET INDEX

C8 00

15.00

PROJECT NOTES EXISTING CONDITIONS - OVERALL C1.00 C1 01 DEMOLITION PLAN C2 00 OVERALL SITE PLAN C2 01 LOT DIMENSION PLAN C2.02 FLOODPLAIN FILL EXHIBIT TOWNHOUSE LOT FRONTAGE EXHIBIT SIGHT DISTANCE EXHIBIT OVERALL GRADING PLAN C4.00 OVERALL UTILITY PLAN

OVERALL LIGHTING PLAN

SITE DETAILS OVERALL LANDSCAPE PLAN

TOTAL LIMITS OF DISTURBANCE = 4.50 AC.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH AND NCDOT (WHERE APPLICABLE) ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

NO TEMPORARY OR PERMANENT ENCROACHMENTS (INCLUDING BUT NOT LIMITED TO CLEARING, GRADING FENCING, AND THE INSTALLATION OF RETAINING WALLS PENCING, AND THE INSTALLATION OF RETAINING WALL OR OTHER STRUCTURES) ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for confuscting the Public Works Department at (1919) 3988—2499, and the Public Utilities Department at (1919) 3986—4593 do t least Issaity Court. Durate prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.



Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsits, or any other Violation of City Raleigh Standards will result in a <u>Fine and Possible Exclusion</u> future work in the City of Raleigh.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTI



The John R. McAdams Company, Inc

phone 919, 823, 4300

CONTACT

PHONE: 919.823.4300

CLIENT

BROADSTREET PARTNERS, LLC 148 RIVER STREET, SUITE 205 GREENVILLE. SOUTH CAROLINA 29601



PROJECT DIRECTORY



REVISIONS

PRELIMINARY SUBDIVISION PLAN FOR:

SKYCREST TOWNHOMES 2420 BRENTWOOD DRIVE RALEIGH, NC 27604 PROJECT NUMBER: BDP-21001





The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

BROADSTREET PARTNERS, LLC 148 RIVER STREET, SUITE 205 GREENVILLE, SOUTH CAROLINA 29601 PHONE: 864.640.6440



BROADSTREET PARTNERS

SKYCREST TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
2420 BRENTWOOD ROAD
RALEIGH, NC 27504



REVISIONS

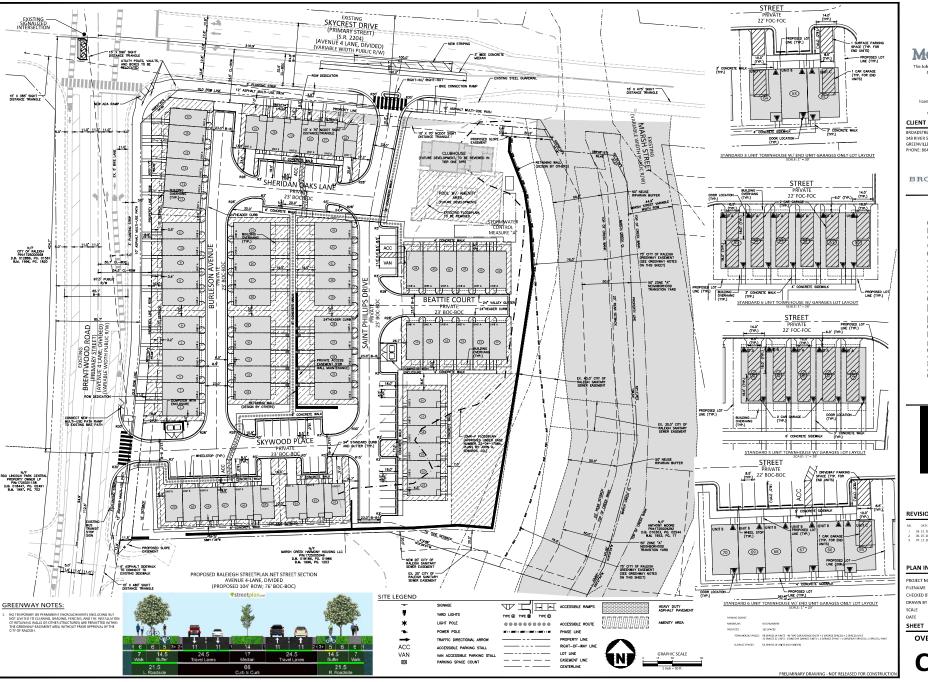
PLAN INFORMATION

PROJECT NO. BDP-21001 FILENAME BDP21001-PSP-XC1

CHECKED BY ACP / MDS DRAWN BY SCALE X"=XX'

DATE 06. 07. 2022 SHEET

EXISTING CONDITIONS PLAN
C1.00





The John R. McAdams Company, Inc

One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919, 823, 4300 fov 919 361 2269

license number: C-0293, C-187

BROADSTREET PARTNERS, LLC 148 RIVER STREET, SUITE 205 GREENVILLE, SOUTH CAROLINA 29601 PHONE: 864,640,6440



BROADSTREET

PARTNERS

SKYCREST TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
2420 BRENTWOOD ROAD
RALEIGH, NC 275094



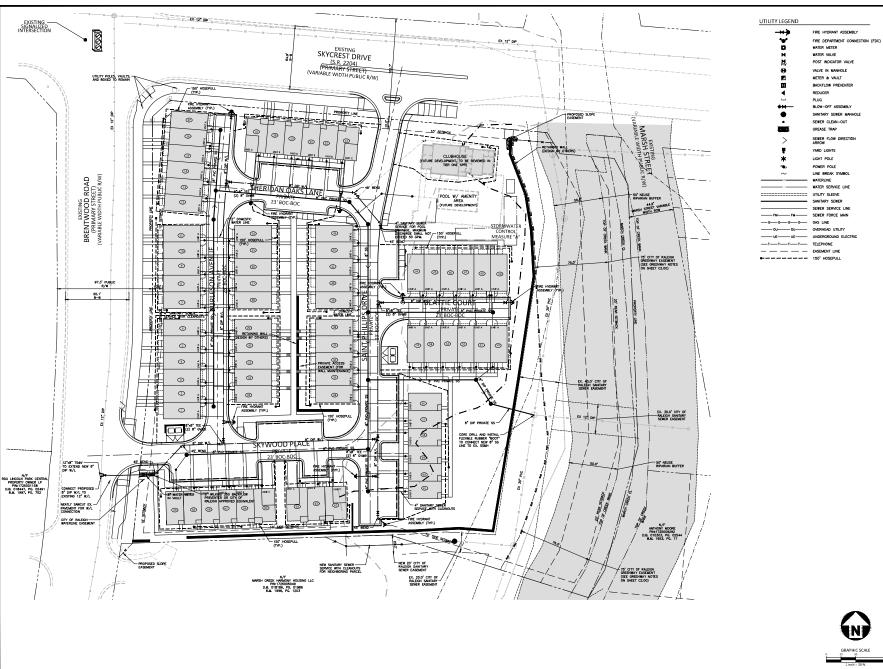
REVISIONS

PLAN INFORMATION

PROJECT NO. FILENAME BDP21001-PSP-S1 CHECKED BY ACP / MDS 1" = 30" 06. 07. 2022

OVERALL SITE PLAN

C2.00





BLOW-OFF ASSEMBLY SANITARY SEWER MANHOLE

SEWER FLOW DIRECTION ARROW

The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919, 823, 4300

fox 919 361 2269

license number: C-0293, C-187

CLIENT

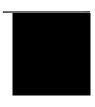
BROADSTREET PARTNERS, LLC 148 RIVER STREET, SUITE 205 GREENVILLE, SOUTH CAROLINA 29601 PHONE: 864 640 6440



BROADSTREET

PARTNERS

SKYCREST TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
2420 BRENTWOOD ROAD
RALEIGH, NC 275094



REVISIONS

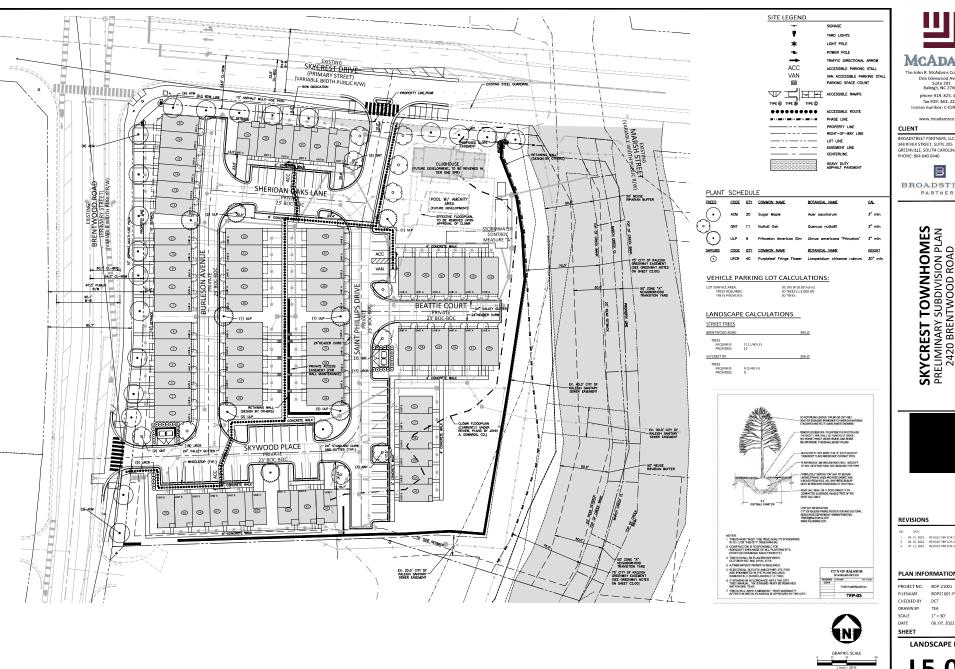
PLAN INFORMATION

PROJECT NO. FILENAME BDP21001-PSP-U1 CHECKED BY ACP / MDS DRAWN BY SCALE 1" = 30" DATE 06. 07. 2022

SHEET **OVERALL UTILITY PLAN**

C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCT





license number: C-0293, C-187

The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603

phone 919, 823, 4300 fox 919 361 2269

> GREENVILLE, SOUTH CAROLINA 29601 PHONE: 864.640.6440

> > B

BROADSTREET PARTNERS

SKYCREST TOWNHOMES
PRELIMINARY SUBDIVISION PLAN
2420 BRENTWOOD ROAD
RALEIGH, NC 275094



REVISIONS

PLAN INFORMATION

FILENAME BDP21001-PSP-LS1 CHECKED BY DCT DRAWN BY 1" = 30" 06. 07. 2022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCT

LANDSCAPE PLAN

L5.00