



# Administrative Approval Action

Case File / Name: SUB-0013-2022  
DSLCL - Skycrcst Townhoms (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 Skycrcst Drive and Brentwood Road at 2420 2450 Brentwood Road and 2810 Skycrcst 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:*

☒ **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. 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](mailto: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"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required

<input checked="" type="checkbox"/>	Right of Way 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. 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).
8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. 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.

☒ **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, 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 Skycrcst 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.
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 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 L. Stogall* Date: 09/19/2022  
Development Services Dir/Designee  
Staff Coordinator: Michael Walters







**McADAMS**

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  
www.mcadamsco.com

**CLIENT**

BROADSTREET PARTNERS, LLC  
148 RIVER STREET, SUITE 205  
GREENVILLE, SOUTH CAROLINA 29601  
PHONE: 864.640.8440



**BROADSTREET**  
PARTNERS

**SKYCREST TOWNHOMES**  
PRELIMINARY SUBDIVISION PLAN  
2420 BRENTWOOD ROAD  
RALEIGH, NC 27604

**REVISIONS**

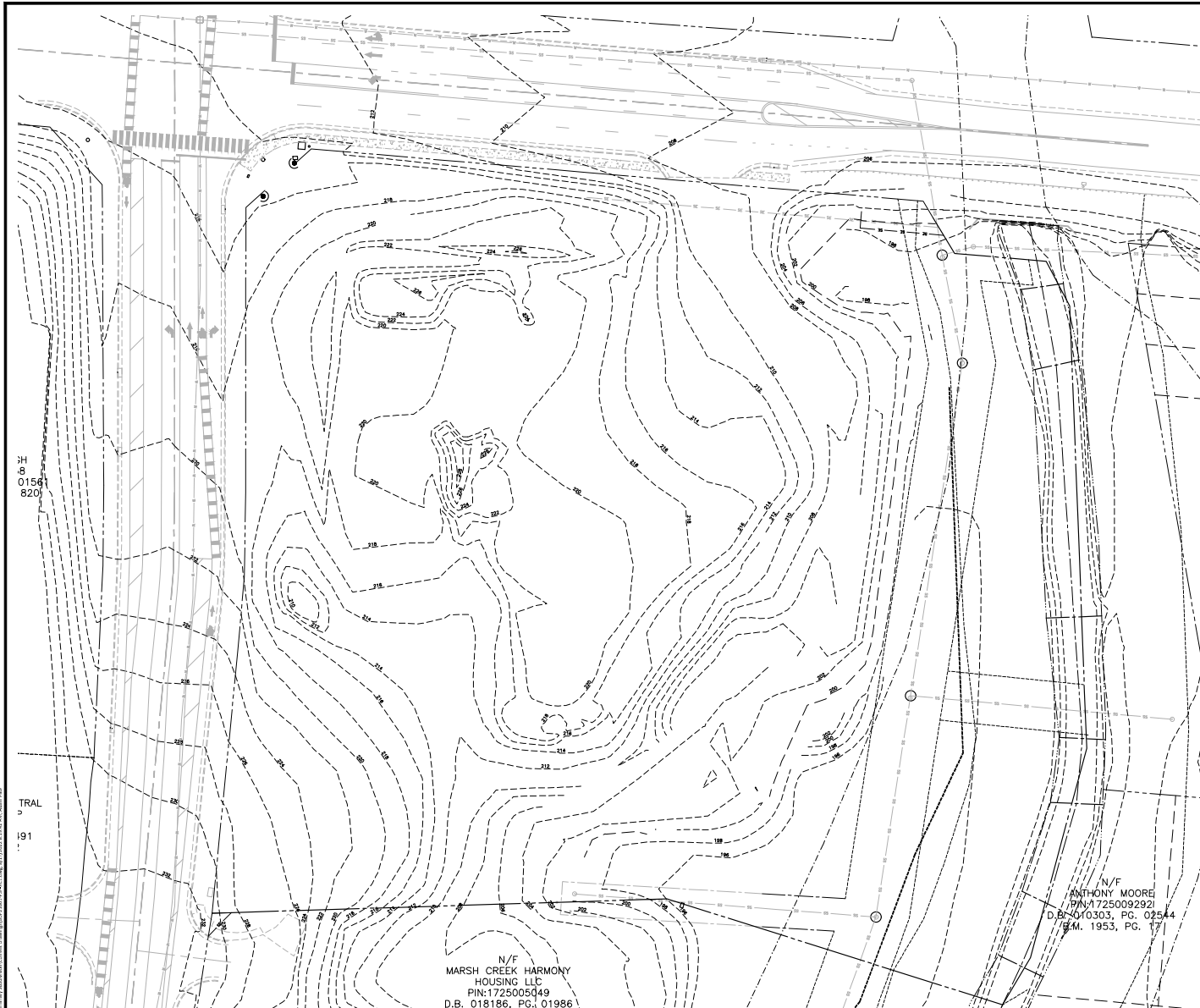
NO.	DATE	REVISION
1	04.23.2022	REVISED PER COR 1ST PSP REVIEW
2	05.07.2022	REVISED PER COR 2ND PSP REVIEW
3	07.12.2022	REVISED PER COR 3RD PSP REVIEW

**PLAN INFORMATION**

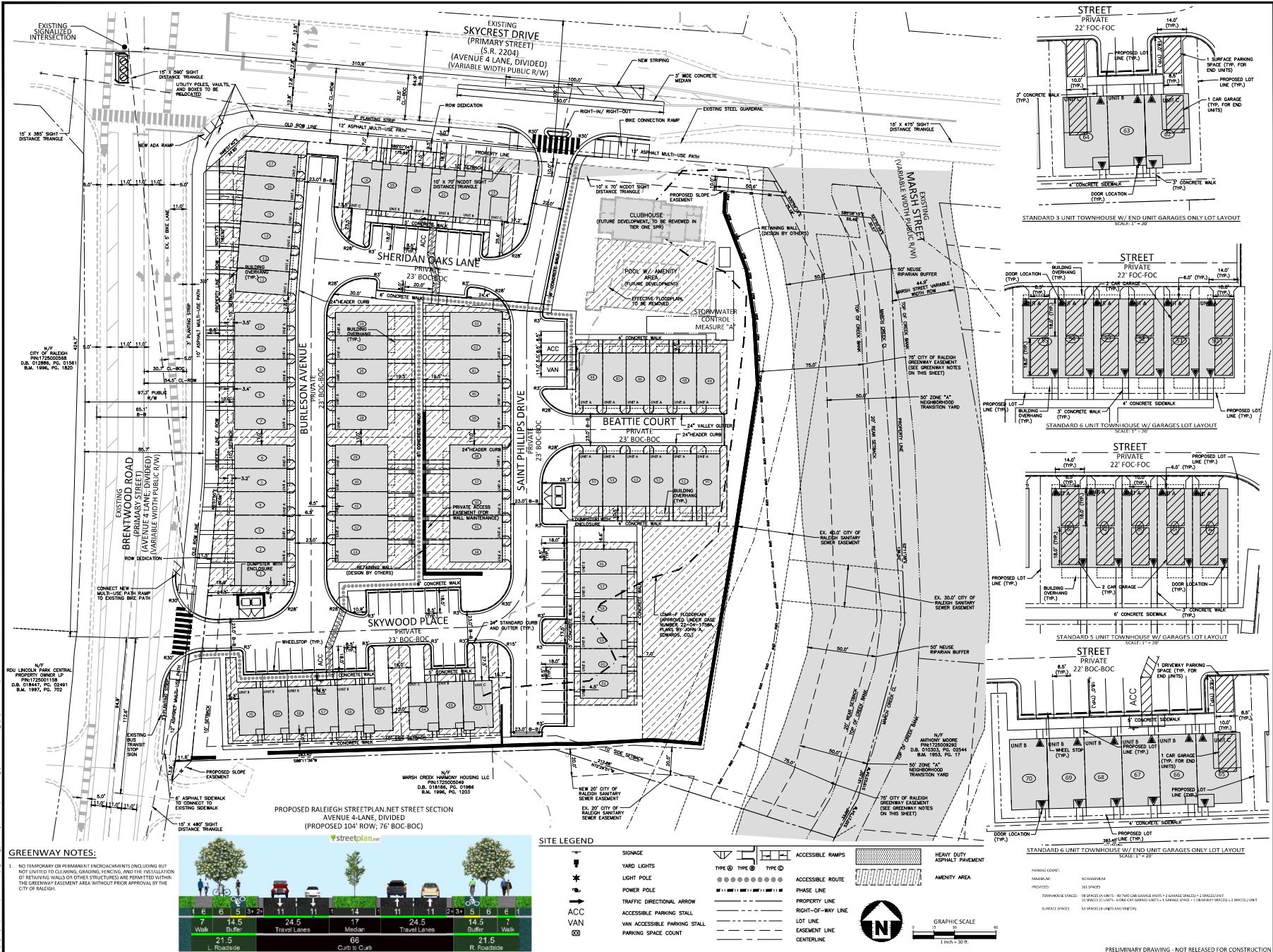
PROJECT NO.	BOP-21001
FILENAME	BOP21001-PSF-XC1
CHECKED BY	ACP / MDS
DRAWN BY	
SCALE	X"=X'
DATE	06.07.2022
SHEET	

**EXISTING CONDITIONS**  
PLAN

**C1.00**



**SKYCREST TOWNHOMES**  
PRELIMINARY SUBDIVISION PLAN  
2420 BRENTWOOD ROAD  
RALEIGH, NC 27604



**REVISIONS**

NO.	DATE	REVISION
1	04.23.2022	REVISED PER COR 123 PSP REVIEW
2	05.07.2022	REVISED PER COR 123 PSP REVIEW
3	07.12.2022	REVISED PER COR 123 PSP REVIEW

**PLAN INFORMATION**

PROJECT NO.	BOP-21001
FILENAME	BOP21001-PPS-51
CHECKED BY	ACP / MDS
DRAWN BY	MEM
SCALE	1" = 30'
DATE	06.07.2022

**SHEET**

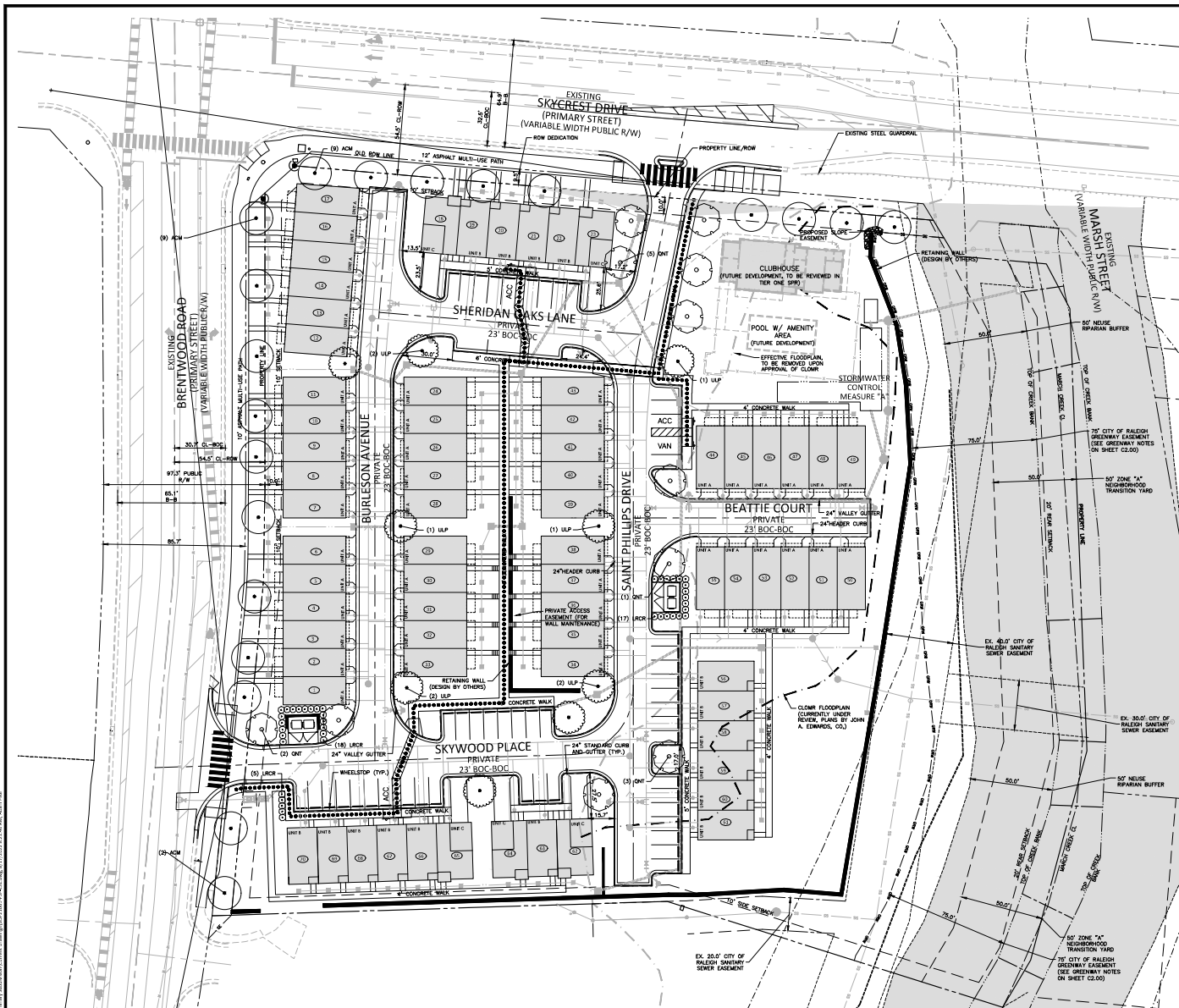
**OVERALL SITE PLAN**

**C2.00**


















PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

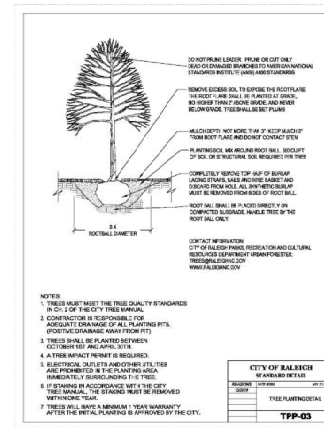






### SITE LEGEND

	SIGNAL
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT

VEHICLE PARKING LOT CALCULATIONS:LANDSCAPE CALCULATIONS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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## REVISIONS

## PLAN INFORMATION

LANDSCAPE PLAN

**L5.00**