

Case File / Name: SUB-0014-2021 DSLC - Johnson Lexus Subdivion

- LOCATION: This site is located on the west side of Capital Boulevard, south of Old Wake Forest Road at 5839 Capital Boulevard. **REQUEST:** Development of a 24.21 acre site zoned IX-5, IX-5-PL, IX-7 & IX-7-PL and comprised of six existing parcels with the extension of right-of-way for Sumner Boulevard roadway extension onto Lots 1, 2, 3, 4 & 6. The existing lots are being reconfigured and no additional lots are being created. Proposed New Lot 1 being 1.77 acres; New Lot 2 being 1.81 acres New Lot 3 being 2.1 acres; New Lot 4 being 1.82 acres; New Lot 5 being 6.32 acres; New Lot 6 being 8.96 acres per the approved preliminary subdivision plans. DESIGN ADJUSTMENT(S)/ ASR-0057-2021: DSLC - Administrative Site Review [ASR]/Administrative Site ALTERNATES, ETC: Review
- 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 June 20, 2022 by WithersRavenel.

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. Provide ROW dedication on Old Wake Forest Road 52' from road centerline. Reminder on the Cross Access Easement at the location of the new ROW dedication here.
- 2. Applicant demonstrates compliance with maximum parking standards in Sec.7.1.2.C & TC-11-21 & notes the # of parking spaces being removed with the site data improvement detail information.
- 3. Applicant demonstrates required landscaping vehicular surface parking design & use standard requirements noted in UDO Sec.6.4.13.B & Sec.7.1.7.
- 4. The "Existing Conditions" sheet, sheet C1.0, referencing the "Old" lots to read "Existing" or current Lot #s, in the Site Permit plans set to reflect the recombination from prior approved plat instruments
- 5. A revised site data information table is provided with the Site Permit Review plans set, detailing the existing/old, proposed/new & right-of-way dedication area (sf/acreages) data and residual areas after the road extension right-of-way dedication.



- 6. Solid Waste Services notation is added to the coversheet: "Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual."
- 7. A note is added to the coversheet noting: "Per TC-5A-18, the Primary Street designation for Lot 6 will be Sumner & Capital Boulevards."
- 8. Site Permit Plans show and demonstrate compliance with the parking & structure setbacks per UDO Sec.3.2.5.B.C.

Public Utilities

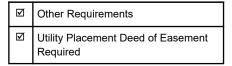
9. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

- 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).

☑ <u>LEGAL DOCUMENTS</u> - 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
	Right of Way Deed of 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

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots (1-6), showing the recombining of affected, existing and revised property lines with the Sumner Blvd Extension right-of-way dedication, to match the approved preliminary subdivision plan.

Engineering



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- 2. A cross access agreement among the lots identified as New Lot 4 and New Lot 5 as well as New Lot 1, New Lot 2, and New Lot 3 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.
- 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)
- 5. A 5' utility placement 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)
- 6. 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

7. 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

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

Urban Forestry



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 A public infrastructure surety for street trees 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, 33 street trees, and 125% of the improvement cost for the City of Raleigh infrastructure, 33 street trees.

☑ <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:

Public Utilities

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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 33 street trees along Sumner Boulevard, 18 street trees along Old Wake Forest Road, and 15 street trees along Capital Boulevard for a total of 66 street trees.

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 rights-of-way street trees by Urban Forestry Staff.

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: November 17, 2025 Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: November 17, 2027 Record entire subdivision.



Case File / Name: SUB-0014-2021 DSLC - Johnson Lexus Subdivion City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

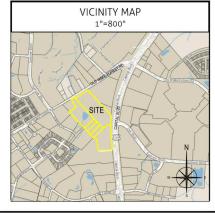
I hereby certify this administrative decision.

l L. Stegall Signed: __ inio Date: 07/21/2022

Development Services Dir/Øesignee Staff Coordinator: Jermont Purifoy

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PRELIMINARY SUBDIVISION REVIEW FOR JOHNSON LEXUS SUBDIVISION



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5839 CAPITAL BLVD, RALEIGH, NC SUB-0014-2021

> 1ST SUBMITTAL: FEBRUARY 26, 2021 2ND SUBMITTAL: MAY 21, 2021 3RD SUBMITTAL: JANUARY 22, 2022 4TH SUBMITTAL: MARCH 21, 2022 5TH SUBMITTAL: APRIL 27, 2022 6TH SUBMITTAL: JUNE 20, 2022

> > FAX: N/A

PREPARED BY:

🖳 WithersRavenel Engineers | Planners 137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

	DEVELOPMENT TYPE + SITE DATE TABLE	
Industry Control Industry Annulis attem	DEVELOPMENT TYPE + SITE DATE TABLE	
reliminary Subdivision Application	(Applicable to all developments)	
Ianning and Development Revise Center • One Exchange Plaza, Suite 400 Raleigh, NC 27001 919-996-2000	ZONING INFORMATION	
ning and unincomment subcomment pervice Genter * Unit cachinge maza, dalle 400 Raleigh, NC 27801 915-996-2500	Gross site acreage: 24.21	
STRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the	Zoning districts (if more than one, provide acreage of each): X-7.PL; X-7; X-5.PL; X-5	
propriate review type and include the plan checklist document. Please email all documents and your preliminary	Overlav district:NA Inside City limits? Ves No	
bdivision plans to SiteReview@rateighnc.gov.	Conditional Use District (CUD) Case # Z- Board of Adjustment (BOA) Case # A-	
DEVELOPMENT TYPE (UDO Section 2.1.2)		
× Conventional Subdivision Compact Development Conservation Development Cottage Court	STORMWATER INFORMATION	
OTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	Existing Impervious Surface: Proposed Impervious Surface:	
GENERAL INFORMATION	Acres: Square Feet: Acres: 401 Square Feet:	
coping/sketch plan case number(s):	Neuse River Buffer Yes No Wetlands Yes No	
copregraveron peen case reamber(a).	Is this a flood hazard area? Yes V No If yes, please provide the following:	
evelopment name (subject to approval): Johnson Lexus Subdivision	Alluvial soils:	
	Flood study:	
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www.www.ene(a)-1121304000, 1121302001, 1121207/61; 1727301467; 172709704; 1727209619	Total # of townhouse lots: Detached Attached	
	Total # of single-family lots:	
That is your Single family Townhouse Attached houses	Proposed density for each zoning district (UDO 1.5.2.F):	
	Total # of open space and/or common area lots:	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	Total # of requested lots:6	
NOTE: Please attach purchase agreement when submitting this form	SIGNATURE BLOCK	
Company, BMD MOMULE COLD MOMULE LIMILIFULE Owner/Developer Name and Title: C. DAVID JOHNSON JR, MANAGER		
ddress: 5839 CAPITAL BLVD, RALEIGH, NC 27616-2937	The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications subm	
tone #: Email:	herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinar	
APPLICANT INFORMATION	Wheefaver Att: No Caute, PE will serve as the agent regarding this application, and will rec	
Company: WithersRavenel Contact Name and Title: Rob Caudle, PE	and respond to administrative comments, resubmit plans and applicable documentation, and will represent the prop	
Address: 137 S. Wilmington St. Suite 200, Raleigh, NC 27601	owner(s) in any public meeting regarding this application.	
	We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable wi	
hone #: 919-238-0359 Email: roaudie@withensravenel.com	the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal po	
	which states applications will expire after 180 days of inactivity.	
intinue to page 2 >>	Signature: Date: 07:00/21	
	Printed Name: Robert Caudie	
	Signature: Date:	
	Printed Name:	
ge 1 of 2 radigibino.gov	Please email your completed application to <u>SiteReviews@rations.com</u> . Page 2 of 2 rateig	
DEVELOPER/ Johnson Lexus		
5839 CAPITAL BLVD, RA	LEICH NC 27616	
5839 CAPITAL BLVD, RA	LEIGH, NC 2/010	
PHONE: (919) 4	36-3916	

INDEX OF SHEETS					
Sheet Number	Sheet Title				
C0.0	COVER				
C0.1	RECORDED PLAT (1 OF 2)				
C0.2	RECORDED PLAT (2 OF 2)				
C1.0	EXISTING CONDITIONS PLAN				
C1.1	DEMOLITION PLAN				
C2.0	OVERALL SUBDIVISION PLAN				
C2,1	SUBDIVISION PLAN - NORTH SITE				
C2.2	SUBDIVISION PLAN - SOUTH SITE				
C2.3	LOT AND EASEMENT PLAN				
C2.4	TCA EXHIBIT				
C3.0	GRADING AND STORM DRAINAGE PLAN				
C4.0	UTILITY PLAN - NORTH SITE				
C4.1	UTILITY PLAN - SOUTH SITE				
L1.0	LANDSCAPE PLAN				
L2.0	LANDSCAPE DETAILS				

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