LOCATION: This site is located on 3 existing lots at 4100 (PIN# 1747211664), 4020 (PIN # 1747214445) and 4112 (PIN # 1747223177) Holden Road. The property connects south to existing Massey Pond Trail. It also connects West to Shadbush Street. The site is zoned R-10-CU and within the corporate city limits of the City of Raleigh (annexation date 4/7/21).

REQUEST: Conventional Subdivision for existing 32.31 gross site acreage into 109 lots. Of these lots, 4 are common area lots and 105 are for Detached Single Family Residential. The subdivision will be constructed in 3 phases. The subdivision will create an overall density of 3.25 units per acre. Phase 1 will create a density of 2.8 units per acre. Phase 2 will create a density of 3.87 units per acre. Phase 3 will create a density of 3.05 units per acre. Lots 1 through 14 and Lots 62-72 will be created with access from Mason Bluff Drive. Lots 39 through 61 and Lots 103 through 105 will be created with access from Shadbush Street. Lots 29 through 38 and Lots 95 through 102 will be created with access from Massey Pond Trail. Lots 15 through 28 will be created with access from Hunters Brook Run. Lots 73 through 94 will be created with access from Watson Ridge Lane.

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 November 3, 2021 by Lennar.

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. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

2. All required slope easements shall be shown. (Examples include the Holden Road extension, Shadbush and Massey Pond.)

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
Public Utilities

4. 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

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 nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑️ 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.

☑️ ● Stormwater Maintenance Covenant Required
☑️ ● Cross Access Agreements Required

☑️ ● Slope Easement Required
☑️ ● Utility Placement 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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

3. Provide documentation indicating a Property Owner's Association has been established for the subject development.
Administrative Approval Action
Case File / Name: SUB-0028-2021
DSLC - Hunter's Pointe Subdivision

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

5. The following notes shall be shown on the final subdivision plat for recording lots in phase 1: “Phase 1 of this subdivision has a limit of 35 dwelling units in accordance with zoning conditions of Z-52-20 and the phasing plan approved with subdivision case SUB-0028-2021” and “The residual portion of this development has a limit of 71 dwelling units for future development in accordance with zoning conditions of Z-52-20 and the phasing plan approved with subdivision case SUB-0028-2021 which allocates 46 units to phase 2 and 24 units to phase 3”.

Engineering

6. A public infrastructure surety for 199 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 and 125% of the improvement cost for the City of Raleigh infrastructure.

7. A cross access agreement among the lots identified as PINs 1747-22-5514, 1747-22-2424 and the proposed development 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.

If the cross access is existing, recorded and not impacted that information will need to be provided for additional determination if updated documents are needed.

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

9. 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.

10. A 5’ utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

11. 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.

12. A Slope easement 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 within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
Public Utilities

13. 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

14. 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).

15. 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).

16. 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).

17. 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).

18. 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

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.87 acres of tree conservation area.

☑ 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:

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 56 street trees along Street A, 46 street trees along Street B, 33 street trees along Street C, 36 street trees along Street D, 28 street trees along Street E.
3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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 all tree conservation areas and 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: March 30, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 30, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 12/01/2021

Staff Coordinator: Cara Russell
HUNTER'S POINTE
4020, 4100 AND 4112 HOLDEN ROAD
RALEIGH, NORTH CAROLINA, 27616

PRELIMINARY SUBDIVISION PLAN
CITY OF RALEIGH CASE NUMBER # : SUB-0028-2021
PROJECT NUMBER: LEN-20060
DATE: APRIL 23, 2021

PRELIMINARY SUBDIVISION PLAN FOR:
ALBERT'S POINTE
RALEIGH, NORTH CAROLINA, 27616

ATTENTION CONTRACTORS
No excavation shall begin until all utility lines and services are located and either removed or protected. In the event of any discrepancies between this plan and the actual field conditions, no damage shall be assumed by the surveyor, developer, or contractor. Contact the City of Raleigh Planning Department for an advance inspection or call 811 before you dig.

Cara Russell

SHEET INDEX
C1.00 OVERALL EXISTING CONDITIONS
C1.01 OVERALL DEMOLITION PLAN
C2.00 OVERALL SUBDIVISION PLAN
C2.01 SUBDIVISION PLAN - AREA "A"
C2.02 SUBDIVISION PLAN - AREA "B"
C2.03 SUBDIVISION PLAN - AREA "C"
C3.00 BLOCK PLAN
C3.01 GRADING PLAN - AREA "A"
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C4.00 OVERALL UTILITY PLAN
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C6.01 SITE DETAILS
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C5.00 LANDSCAPE NOTES AND DETAILS
C5.01 LANDSCAPE PLAN - AREA "A"
C5.02 LANDSCAPE PLAN - AREA "B"
C5.03 LANDSCAPE PLAN - AREA "C"

VICINITY MAP
N.T.S.