



Administrative Approval Action

Case File / Name: SUB-0041-2019
ALTAIR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The 12.58 acre site is located on the northwest side of Blue Ridge Road, southwest of Homewood Banks Drive and north of Marshall Park Lane, and bounded on the west property line by Holly Lane and Mid Lakes Drive. The site is zoned R-10-CU (Z-1-2019). It is outside the City limits.

REQUEST: Recombination of seven parcels and closure of existing street right-of-way along with further subdivision into 3 Open Space lots and 15 lots for future residential development for a total of 18 lots. A new street pattern is being created with new right-of-way being dedicated. The residential lots are proposed for later development as condominiums in townhouse type buildings with a total of 88 residential units with associated garage units. Note after approval of this subdivision plan future site plan approval for the residential buildings is required.

**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 15, 2020 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:

☒ **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. Ensure all on-site retaining wall heights are in compliance with UDO 7.2.8 D.

Engineering



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2. The subdivision plan SUB-0041-2019 shows construction of Stony Crest Road and Holly Lane (formally a combination of Holly Lane and Mid Lakes Drive) along the full frontages of the parcel per the code and zoning conditions as shown on the approved plans. A condition of this approval is that, if the United States Army Corp of Engineers and State of North Carolina do not approve the crossings, associated with Holly Lane and Stony Crest infrastructure per the latest version of the site permitting review (SPR) plans, due to an inability to meet the regulations and thereby issue a written statement to represent their determination, or if sufficient offsite public Right-of-Way or other easements is not recorded, or the road cannot be feasibly constructed for other reasons the City of Raleigh determines to be outside of the control of the applicant, then a fee-in-lieu would be applied for any portions of the roadway that could not be feasibly constructed, with remaining public improvements built to the maximum extent practicable as determined by formal review at SPR. Determination of construction limits and if a fee-in-lieu is applicable will be finalized during the SPR review and will not require revision to the preliminary subdivision for this change only. Any other changes to the preliminary plan are subject to the appropriate process based on those changes.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. Driveway location concept for individual lots to be reviewed at site permitting review. Permits for driveways to be confirmed and issued with building permit submittals.

Stormwater

5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit. In addition, US Army Corps of Engineers and NC Division of Water Resources permits for impacts to buffered streams and wetlands shall be provided. (UDO 9.2.3.E).
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A flood study to establish RFPEs shall be submitted and approved by the Engineering Services Department prior to the issuance of any site site permits (UDO 9.3).
8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. 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.



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<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Greenway Easement Required
<input checked="" type="checkbox"/>	Access Easement
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Slope Easement Required
<input checked="" type="checkbox"/>	EUE easement
<input checked="" type="checkbox"/>	City Code Covenant 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. The City Code Covenant 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 shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
3. 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

4. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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.
5. That the existing right-of-way for the portion of Mid Lakes Drive that runs east-west along the interior frontages of the proposed subdivision is abandoned and a resolution number shown on all plats. See WithersRavenel exhibit dated 1-27-20 and included in 4th review submittal.

Additionally, right-of-way abandonment is proposed along portions of the existing right-of-way of Holly Lane and existing Mid Lakes Drive that fronts PIN 0795-38-3508 is abandoned and a resolution number shown on all plats. See WithersRavenel exhibit dated 7-10-20 for reference of the abandonment for updated alignment of Holly Lane.

6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. 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.



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8. 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.
9. The plans note an access easement to be acquired for turnaround and temporary grading and construction easement on the parcels of Irvin and Ann Pearce. This easement shall be recorded and a copy be provided to the City.
Additionally, an EUE easement is shown along the Blue Ridge Road frontage that will require legal documents. This easement shall be recorded and a copy be provided to the City.

Public Utilities

10. 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.
11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
12. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

13. 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).
14. The flood prone areas, as approved by the City Stormwater Engineer and a flood easement for any increases in the 100-yr flood shall be shown on the recorded map (UDO 9.3.3.G).
15. 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).
16. 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).
17. 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).
18. 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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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 1.38 acres of tree conservation area.
20. A public infrastructure surety for street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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. Detailed site plans including building elevations for the proposed 88 unit condominium development shall be submitted to the City of Raleigh and approved thru the administrative site review process.

Stormwater

2. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 26 street trees along Nova Star Lane, 18 street trees along Pulsar Way, 19 street trees along Aperture Drive, 25 street trees along Holly Lane, 12 street trees along Stony Crest Road, and 7 street trees along Blue Ridge Road for a total of 107 street trees.

The following are required prior to issuance of building occupancy permit:

Engineering

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

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).



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3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

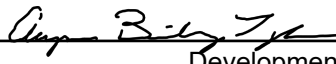
4. Final inspection of all tree conservation areas, required plantings in areas of Zone 2 of Neuse River Riparian Buffers that do not contain trees, and right of way street trees by Urban Forestry Staff.

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: August 26, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: August 26, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 08/26/2020
Development Services Dir/Designee
Staff Coordinator: Justin Biegler

SUB-0041-2019

PRELIMINARY SUBDIVISION PLAN

ALTAIR

(FORMERLY HOLLY LANE)

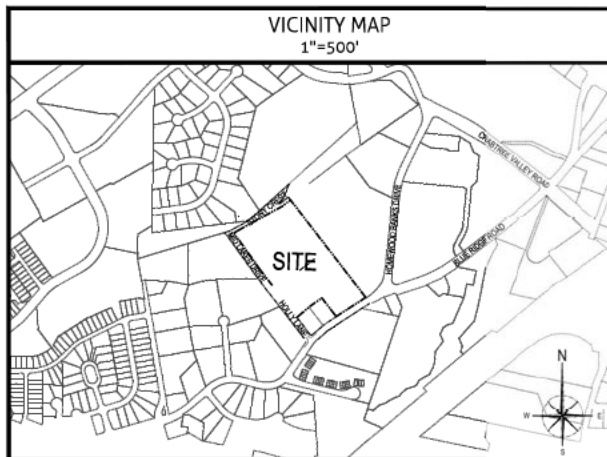
RALEIGH, WAKE COUNTY, NORTH CAROLINA

1ST SUBMITTAL: JULY 24, 2019

2ND SUBMITTAL: DECEMBER 12, 2019

3RD SUBMITTAL: JANUARY 28, 2020

4TH SUBMITTAL: JULY 15, 2020



GENERAL NOTES

- [illegible]

SOLID WASTE INSPECTION STATEMENT

1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF MALIBU.
2. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT PROPOSES TO USE ROLL-OUT CARTS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
4. EACH RESIDENTIAL LOT SHALL PROVIDE A DESIGNATED LOCATION FOR STORAGE OF ROLL-OUT CARTS.

FIRE DEPARTMENT NOTES

1. FIRE DEPARTMENT ACCESS LANE MUST ALLOW FIRE APPARATUS TO DRIVE WITHIN 180 OF ALL PORT OF THE FIRST FLOOR EXTERIOR WALL (90° BOLL).
2. APPARATUS ACCESS ROADS (ROAD) DEWATER THAN 12' 6" REQUIRED APPROVED AREA TO TURN APPARATUS AROUND (HUMAN HEAD, WYE, OR 90° BOLL).
3. MINIMUM APPARATUS ACCESS WIDTH 20' MINIMUM TURN RADIUS OF 90° OTHERS SPECIFIED.
4. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NET THREADING AND WITH A LONG-STORE CONNECTION.
5. FIRE DRINK LANE MUST BE LOCATED AT THE END OF THE BUILDING OR AT THE END OF THE MAIN ROAD.

[illegible]

Sheet Number	Sheet Title
0.0	COVER
0.1	GENERAL NOTES AND ZONING CONDITIONS
1.0	EXISTING CONDITIONS
1.1	DEMO PLAN
2.0	SUBDIVISION PLAN
2.1	LOT & EASEMENT PLAN
2.2	FIRE DEPARTMENT AND AMENITY AREA PLAN
2.3	BUILD-TO CALCULATION PLAN
2.4	TRANSPORTATION PLAN
2.5	GREENWAY EASEMENT PLAN
2.6	STONY CREST PLAN AND PROFILE
3.0	GRADING AND DRAINAGE PLAN
3.1	BUILDING AND CURB GRADES PLAN
4.0	UTILITY PLAN
5.0	SCM PLAN & PROFILE
6.0	SITE DETAILS
6.1	SITE DETAILS
6.2	SEWER DETAILS
6.3	WATER DETAILS
6.4	STORM DETAILS
12.0	LANDSCAPE PLAN
12.1	SCM LANDSCAPE PLAN
12.2	LANDSCAPE DETAILS
12.3	LIGHTING PLAN
13.0	TREE CONSERVATION PLAN

NOT APPROVED FOR CONSTRUCTION

[illegible]

Justin Biegler

Digitally signed by Justin Biegler
DN: C=US,
E=justin.biegler@raleighnc.gov,
O=Planning and Development,
CN=Justin Biegler
Reason: I am approving this
document
Date: 2020.08.18 11:23:57-0400

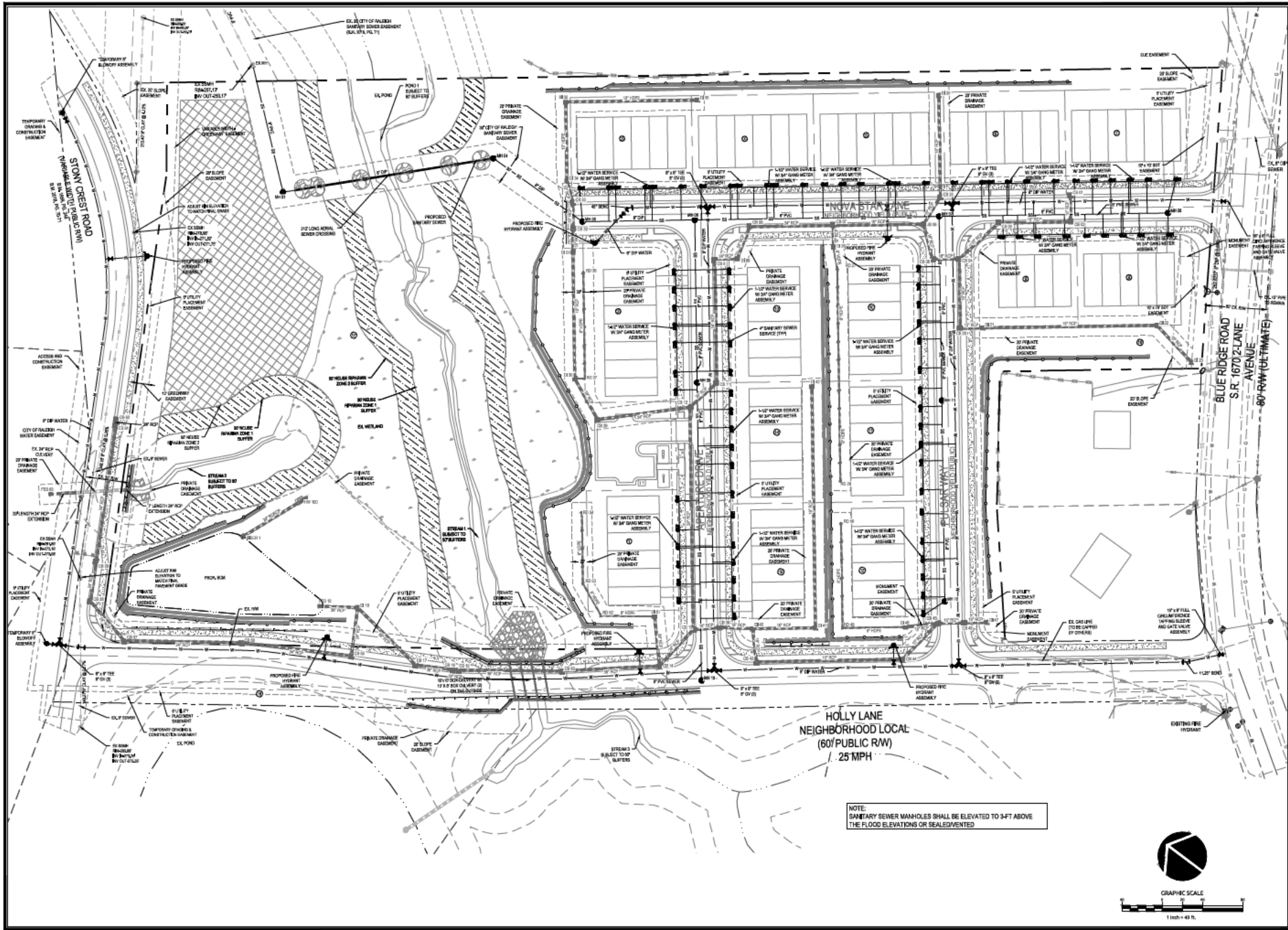


WithersRavenel
Engineers | Planners | Surveyors

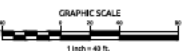
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 | www.withersravens.com

LANDSCAPE ARCHITECT: DANIEL WHATLEY, PLA
DWHATLEY@WITHERSRAVENEL.COM

CIVIL ENGINEER: ARNALDO ECHEVARRIA, PE
AECHEVARRIA@WITHERSRAVENEL.COM

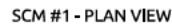


NOTE: SANITARY SEWER MANHOLES SHALL BE ELEVATED TO 3-FT ABOVE THE FLOOD ELEVATIONS OR SEALED/WATERED



DATE	03/17/2019	Drawn By	WRS
DATE	07/24/19	Revised By	WRS

NO.	1	CDR COMMENTS	12/12/19
NO.	2	CDR COMMENTS	05/28/20
NO.	3	CDR COMMENTS	07/15/20



- [illegible]

- 5. DURING CONSTRUCTION, THE SIGNS WILL BE USED AS AN OBSTRUCTION CONTROL DEVICE. THE FOREWALL WILL NOT BE REQUIRED WHILE SIGNS ARE ACTING AS AN OBSTRUCTION CONTROL DEVICE.
- 6. ALL EXISTING STRUCTURES ARE TO REMAIN WITH THE EXISTING CONCRETE CURB AND SIDEWALK. NEW SIGN ERECTIONS ARE TO BE INSTALLED WITHIN THE EXISTING CONCRETE CURB AND SIDEWALK.
- 7. THE CONTRACTOR TO PROVIDE SIGN DIMENSIONS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL.
- 8. ONCE THE SIGNS HAVE BEEN INSTALLED, CONTRACTOR SHALL OBTAIN APPROVAL FROM OBSTRUCTION CONTROL INSPECTOR TO BEGIN OBSTRUCTION CONTROL. ONCE DONE, THE SIGNAGE WILL BE REMOVED AND THE OBSTRUCTION CONTROL DEVICES WILL BE REMOVED. SIGNAGE SHALL BE REMOVED TO THE SIGN SHED CONVEYED TO A DESIGNATED LOCATION.
- 9. ALL EXISTING SIGNS ARE TO BE REMOVED AND REPOSED OF PROPERLY.
- 10. INTERSECTION SIGN GRADING SHALL BE COMPLETED FOR THIS PLAN.
- 11. SIGNAGE SHALL BE PLANTED TO THE SIGN SHED CONVEYED TO A DESIGNATED LOCATION.
- 12. REFERT TO L&D-SUB LANDSCAPE PLAN FOR PLANTING REQUIREMENTS.
- 13. SET OF SIGNAGE REQUIRED FOR PLAN. COORDINATION OF SIGN SET INSTALLATION.

1. ALL PRECAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM C91 (RECTANGULAR) OR C409 (ROUND).

2. ALL REINFORCED CONCRETS SHALL CONFORM TO ASTM C79, CLASS III, UNLESS OTHERWISE NOTED.

+ RUBBER GASKETTED JOINTS (JOINTS) SHALL CONFORM TO ASTM C413 & ASTM C311.

+ NON-DRAIN JOINTS SHALL CONFORM TO ASTM C308.

- [illegible]

THE CLAY LINER SHALL BE PLACED UNDER THE BOTTOM OF THE SOIL PERMANENT POOL, TO A THICKNESS OF 2 IN. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ABOVE THE CLAY LINER IN AREAS TO BE LANDSCAPED AT THE FINISHED GRASS AS SHOWN ON THE DRAWINGS AND/OR DETAIL. CARE SHALL BE TAKEN WHEN PLACING THE TOPSOIL SO AS NOT TO PUNCTURE OR DAMAGE THE CLAY LINER. A CLAYDOL MUDFLOP, NO ORGANICS MAY BE USED IF THE ABOVE SPECIFICATIONS ARE SATISFIED AND WITH WRITTEN APPROVAL BY THE CHAIRMAN.

