LOCATION: This site is located west of the intersection of Glen Eden Drive and Blue Ridge Road at 3421 & 3435 Blue Ridge Road. The PIN numbers associated with this site are 0795063003 and 0795050866.

REQUEST: The applicant is requesting to subdivide a 7.86 acre tract zoned Residential- 4 (R-4) with 1.198 ac/52,184 sf of right-of-way dedication. The net site area is 6.66 ac/290,371 sf. The proposed density will be 2.67 units per acre. The conventional subdivision consists of 21 lots, 19 of which are single-family detached lots and 2 lots maintained by the Home Owners Association.

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 by PIEDMONT LAND DESIGN, LLP (primary).

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. Walls and fences shall demonstrate compliance with UDO Section 7.2.8

2. The connection to Blue Ridge Road and sidewalk crossings will be reviewed in greater detail at time of site permitting review, per discussions with the developer and the designer. Continued coordination with the City project team will also be further clarified at time of site permit review for the Blue Ridge Road improvement project and SUB-0069-2020.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

Urban Forestry

5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ 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.

☐ Utility Placement Easement Required ☑ Slope 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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 recording of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

3. A demolition permit shall be issued and this building permit number shown on all maps for recording.

4. A recombination plat shall be recorded in conjunction with or prior to the recording of the subdivision lots & plans set (SUB-0069-2020).

Engineering

5. A fee-in-lieu for frontage improvements along Blue Ridge Road is paid to the City of Raleigh (UDO 8.1.10).

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

7. 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 recording. 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.
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 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.

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.

Stormwater

11. 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).

12. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

13. 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).

14. 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).

15. 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

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .67 acres of secondary 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:

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.

2. A demolition permit shall be obtained.

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

Engineering

4. A public infrastructure surety for 19 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Stormwater

6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Founding Place and 6 street trees along Makers Circle.

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

General

1. All street lights and street signs required as part of the development approval are installed.

2. 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.

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: May 5, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: May 5, 2026
Record entire subdivision.
I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor

Development Services Dir/Designee

Date: 05/05/2021

Staff Coordinator: Jermont Purifoy
PRELIMINARY SUBDIVISION PLANS FOR:

THE FOUNDING AT BLUE RIDGE
SUBDIVISION

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA

COR # SUB-0069-2020

PRELIMINARY SUBDIVISION PLANS FOR:

THE FOUNDING AT BLUE RIDGE
SUBDIVISION

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA

COR # SUB-0069-2020

CITY OF RALEIGH SITE PLAN INFORMATION

1. DEVELOPMENT NAME: THE FOUNDING AT BLUE RIDGE
2. STREET ADDRESS: 3421 AND 3435 BLUE RIDGE ROAD
3. MAP #: 2016-20-0032
4. TOTAL NUMBER OF LOTS: 50
5. TOTAL AREA: 3.15 ACRES
6. ZONING: R-4
7. GENERAL USE: SINGLE FAMILY RESIDENTIAL
8. SURVEYOR: J.S. Robertson & Son
9. VISIBLE CAMERA ZONE: NOT REQUIRED
10. AERIAL: NO
11. WASTEWATER DISPOSAL: SEPTIC TANK
12. SOLID WASTE SERVICES: CITY OF RALEIGH
13. MINIMUM LOT SIZE: 6,000 SF
14. MINIMUM LOT WIDTH: 30 FEET
15. PROPERTY OWNER: Founding at Blue Ridge

SOLID WASTE SERVICES STATEMENT

1. THE DEVELOPTER HAS DETERMINED THAT THE PROPERTY WILL BE SERVED BY THE CITY OF RALEIGH FOR SOLID WASTE COLLECTION.
2. THE DEVELOPTER PLANS TO USE CITY OF RALEIGH TO HANDLE TRASH WASTE.

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BLOCK 2: SURVEYOR STATEMENTS
1. SURVEYOR STATEMENTS

BLOCK 3: WASTEWATER STATEMENTS
1. WASTEWATER STATEMENTS

BLOCK 4: SOLID WASTE SERVICES STATEMENTS
1. SOLID WASTE SERVICES STATEMENTS

BLOCK 5: PROPERTY OWNER STATEMENTS
1. PROPERTY OWNER STATEMENTS

INSTRUCTIONS: This form is used when acquiring a Preliminary Subdivision (PLD) or Subdivision (SUB) plan. Please check the notes at the bottom for specific instructions on how to use the plan documentation and what preliminary subdivision plans are required to be submitted. Please review the documentation plan requirements and your particular local jurisdiction. This form is for planning and design purposes only. This plan does not constitute a guarantee of development and may be subject to change.

PRELIMINARY SUBDIVISION PLANS
PLD

PRELIMINARY SUBDIVISION PLANS
SUB

THE FOUNDING AT BLUE RIDGE
SUBDIVISION

3421 & 3435 BLUE RIDGE ROAD
RALEIGH, NC

COR # SUB-0069-2020

PLD

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PLD

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