LOCATION: This site is located on the east side of Garner Road between Bragg Street and McMakin Street at 1200, 1205 & 1217 Sawyer Rd and 1201, 1204, 1205, 1208, 1209, 1212, 1213, 1220, 1221, 1224, 1228, 1232, 1236, 1240, 1244, 1248 Angelus Road.

REQUEST: Development of a 6.75 acre tract zoned RX-3 with .40 acres of right-of-way dedication leaving a net area of 6.35 acres. The existing use is single-family detached dwellings and the proposed use is a total of 7 buildings / 224,500 gross sf / 200 units of multi-family residential affordable housing apartments.

BOA-0046-2020 - A variance was approved to exempt the proposed 7 apartment buildings to be constructed from the required 2 ft ground floor elevation, per UDO Sec.1.5.7.B & Sec.2.2.4.F1. The BOA variance was approved and granted September 14, 2020.

AAD-24-20 - An administrate alternate was granted for build-to, for Buildings 1 & 4 along Bragg Street of the approved ASR plans set, as well as corner lot build-to area design and amenity area and relocation of plantings in the gazebo area. The alternate was approved and signed by the Planning Director, December 22, 2020.

Raleigh City Council: 1221 Garner Road Stormwater Easement - Per the consent agenda, December 1, 2020, a consent action was taken to recommend action to authorize conveyance of the requested stormwater and sidewalk easements to Solstice Partners LLC without monetary compensation & authorize City Officials to execute all documentation necessary to provide the easement.

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 April 15, 2021 by Timmons Group.

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. Retaining walls must show compliance with Guidelines for Land Disturbance Activities, Appendix B and UDO Section 7.2 for drainage easements.

**Engineering**

2. That the existing right-of-way for the Sawyer Road bulb is abandoned and a resolution number shown on all plats.

**Public Utilities**

3. 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**

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

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

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

**Urban Forestry**

7. Tree protection fence for existing city trees that are to remain must be inspected by Urban Forestry staff prior to the issuance of a site permits.

☑️ **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 plat instrument of recombination is approved and recorded with the Wake County Register of Deeds.

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

**Engineering**
4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recording. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

5. 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.

6. 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.

7. The sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Public Utilities

8. 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.

☑ 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. The plat instrument of recombination and/or right-of-way dedication shall be recorded prior to building permit submittal.

2. A demolition permit shall be obtained.

3. Comply with all conditions of AAD-24-20 and BOA-0046-2020

4. An off-site sidewalk deed is approved and recorded with references on all future plans & plat recordings for the off-site sidewalk easement improvements on the City of Raleigh site 1221 Garner Rd (PIN#1703-93-9605)

5. 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 Cit
Engineering

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

7. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

8. A fee-in-lieu for existing sidewalk width less than 6-ft wide shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

9. 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).

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

Stormwater

11. 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).

12. 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).

13. 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).

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).

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 existing city trees that are to remain by Urban Forestry Staff.

Stormwater
3. 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: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: September 9, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Date: 05/13/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purlfoy
TOULON PLACE

PRELIMINARY SITE PLAN

SKETCH PLAN NO. 585237, CASE NO. ASR-0004-2020,
BOA-0046-2020, AAD-24-2020

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

PINS: 1703938265, 1703938430, 1703938521, 1703937670, 1703936793, 1703935763, 1703934723,
1703934635, 1703934538, 1703934530, 1703936256, 1703937215, 1703936470