LOCATION: The site is generally located on the east side of Homewood Banks Drive south of the intersection of Homewood Banks Drive and Crabtree Valley Avenue, with a common street address of 5201 Homewood Banks Drive.

REQUEST: Development of a 6-story approximately 202,000 square foot Apartment Building containing 162 dwelling units, and associated site improvements such as surface parking. The subject property is approximately 6.12 acres zoned PD (TZC-1-20 / MP-1-12 / Crabtree Village).

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 May 27, 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:

✓ 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 1.5.3 (Outdoor Amenity Area).

2. Cross Access, 5' Utility Placement and Sidewalk easements will be shown where not previously captured with the prior subdivision and with cross access where it was not previously shown connecting from Blue Ridge Road to Homewood Banks Drive.

Public Utilities

3. Please verify downstream sewer capacity in 8" public main for this project, ie that all pipes flow half full (or less) at peak flow, or upgrade the system as necessary for compliance. A previous study may have been conducted with MP-1-2012, in which case the calculations can simply be amended. This is required at time of SPR review.

Stormwater

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

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

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation area boundaries that are to be changed as part of the approved abandonment 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.

<table>
<thead>
<tr>
<th>Cross Access Agreements Required</th>
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**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:

**Engineering**

1. A sidewalk 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 recording. 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)

2. A cross access agreement among the lots identified as PIN 0795580885 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 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.

**Stormwater**

4. 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).
Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds for any tree conservation boundaries that are to be changed by the proposed tree conservation areas abandonment (UDO 9.1). This development proposes the abandonment of .07 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:

General

1. Recordation of a recombination map with property lines as shown on the preliminary plan is required.

Public Utilities

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Homewood Banks Road.

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

5. A public infrastructure surety for 11 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.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

2. All street lights and street signs required as part of the development approval are installed.
3. Within the text of Z-66-20 and TCZ-4-20, in complete satisfaction of Section 4.J and 4.K above and this Section, the developer will provide the following pedestrian oriented transportation and infrastructure improvements prior to the issuance of the first certificate of occupancy for the Phase 2 project: (a) installation of wood traffic signal poles to be located on the northwest and southeast quadrants of the HB-CV Intersection; such poles shall be placed in locations approved by the City during the Site Plan Review (“SPR”) process either on the Developer’s property or within the City’s existing right-of-way; and (b) a signal cabinet containing a controller but no other signal equipment (such as the field switch, signal heads, span wire, ped heads, loops or other signal equipment) shall be installed in the right-of-way generally at the HB-CV Intersection in a location approved by the City and shall be in the southeast quadrant of the HB-CV Intersection unless the City approves a different quadrant; (c) provided however in the event that the City or the developer determines that installation of the improvements described in paragraphs (a) and (b) above is not practicable because of insufficient right-of-way and/or possible interference with other City projects, the developer shall instead pay a fee in lieu of installation of such improvements in the amount of $25,000.00 prior to the receipt of the first certificate of occupancy for the Phase 2 project.

Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2). Survey would show that the correct amount of impervious was built to comply with the shared stormwater management plan.

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: October 19, 2025
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: ____________________________ Date: 06/22/2022
Daniel L. Stagall
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
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**Site Calculations**

- Calculation 1
- Calculation 2
- Calculation 3

**Table 1**

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**Compliance Tables and Calculations**

WithersRavenel
Engineers Planners