LOCATION: This site is located on the east side of Louisburg Rd/US Hwy 401, north Deah Way at 5600 Louisburg Road. This lot is outside the city limits.

REQUEST: Development of a 0.44 acre/19,049 sf tract, zoned NX-3-PK CU into a proposed 7,548 gross sf 3-story, multi-unit apartment building consisting of 6 units, 2 bedrooms in each unit.


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 September 14, 2021 by Jones & Cnossen Engineering, PLLC.

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. Comply with all conditions applicable to Z-30-19.

2. Demonstrate compliance with UDO Section 7.4.10. by providing a lighting plan detail for the proposed wall packs.

3. A detail or grading plan is provided for the proposed retaining walls with the Site Permit Review plan set.

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).
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.

Cross Access Agreements 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:

Engineering

1. 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 recording. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording 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 recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

2. 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 recording.

Public Utilities

3. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. This site’s SPR cannot be approved until the adjacent site’s SPR has been approved showing the waterline extension to this site and dedication of waterline easement has occurred on that site. The adjacent site is ASR-0005-2021. Should that development not proceed, revisions to the water connection for ASR-0031-2021 will be required.

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 recording of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Record a shared refuse agreement between 5600 & 5520 Louisburg Rd for Oasis Apartments & Oasis Mixed-Use developments, and include a copy of the document with or as a part of the plan set.

2. A demolition permit shall be obtained.
3. Comply with all conditions of Z-30-19.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

5. A fee-in-lieu for 1' width of sidewalk (71 LF) along Louisburg Road shall be paid to the City of Raleigh (UDO 8.1.10).

6. A cross access agreement among the lots identified as PINs 1736-15-0535 and 1736-15-1636 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, further recordings and building permit issuance will be withheld.

Public Utilities

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

8. 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.

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

General

1. Prior to all occupancy permits issuance, a cross access and certificate occupancy has been approved and issued for 5520 Louisburg (ASR-0005-2020 - Oasis Mixed Used Retail/Apts).

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.

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

Stormwater

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

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: January 27, 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: Alyssa Bailey Taylor ____________________________ Date: 09/30/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
TABLE 1.1: GRADE LEVELS

<table>
<thead>
<tr>
<th>Description</th>
<th>Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finished Grade Elevation</td>
<td>312.7'</td>
</tr>
<tr>
<td>Total Average Finished Grade Elevation</td>
<td>(312.7' + 312.7' + 312.7')/3 = 312.7'</td>
</tr>
<tr>
<td>Maximum Allowable Height of Roof</td>
<td>362.7'</td>
</tr>
<tr>
<td>Proposed Finished Roof Elevation</td>
<td>355.7'</td>
</tr>
</tbody>
</table>

TABLE 1.2: WEST ELEVATION GRADE LEVEL

<table>
<thead>
<tr>
<th>Description</th>
<th>Elevation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average West Grade Elevation</td>
<td>(312.7' + 312.7')/2 = 312.7'</td>
</tr>
</tbody>
</table>

NOTE:
Glass shall be considered transparent when it has a transparency higher than 60% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.