LOCATION: This development is part of a 55.99 acre site zoned PD (Planned Development, Z-24-2019), consisting of 10 separate parcels all located on the north side of New Bern Avenue on both the northeast and northwest sides of the intersection of New Bern Avenue and N. Rogers Lane. This project site consists of 13.06 acres, five lots (lots 13, 19, 14, 9, and 11), within the parent Edgewater subdivision (SUB-0023-2021).

REQUEST: Nine apartment buildings of 374,809 square feet total gross floor area with 301 units on four lots within SUB-0023-2021.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-0023-2021: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 22, 2022 by J DAVIS ARCHITECTS.

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. Describe and show on plan public art demonstrating compliance to zoning requirements of the Planned Development district (#10k).

2. Charts for total development (Sheet LS1.2) show specific height limits of 80’ and 5 story whereas PD requires different for subdistrict B (see PD #7 d) - please confirm and correct on charts

3. There appears to be parking islands along Brazos River Ln missing required shade trees. Should there be a COR utility easement, please note on plan and confirm with COR Public Utilities that required shade trees are not appropriate.

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.

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:

Public Utilities

1. 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

2. 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).

3. 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).

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Metes and bounds should be provided for any tree conservation area dimensions that will be altered by the proposed abandonment and replacement. This development proposes the abandonment of .80 acres of tree conservation area and replacement with .87 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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 19 street trees along N Rogers Lane, 32 street trees along Sunrise Valley Place, 69 street trees along Platte River Drive.

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

_The following are required prior to issuance of building occupancy permit:_

General

1. Prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to improve a connection from Raleigh Beach Road to the Neuse River Greenway Trail, running through City of Raleigh property with Property Identification Number 1734-55-7504 (Deed Book 11588, Page 2190, Wake County Registry), subject to the City of Raleigh’s approval.

2. Subject to City of Raleigh approval of these improvements within the existing right-of-way, and prior to the issuance of the first certificate of occupancy within Phase 1, Phase 2 or Phase 3, whichever occurs first, the Project shall have received permits to construct a multiuse path from the aforementioned Greenway connection on the north side of Raleigh Beach Road from the intersection of Southall Road and Raleigh Beach Road to terminate across from the constructed Greenway connection. The multiuse path will be constructed within the right-of-way, and/or with easements over 1300 Carp Road (Deed Book 17679, Page 276, Wake County Registry), 0 Carp Road (Deed Book 12893, Page 925, Wake County Registry), and 1301 Carp Road (Deed Book 12893, Page 925, Wake County Registry), to be obtained by the City of Raleigh. The multiuse path shall be constructed according to the Raleigh Street Design Manual standards. Once complete, the multiuse path shall be owned and maintained by the City of Raleigh.

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

Stormwater

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3). Since the SWMF’s are permitted under SPR-0056-2022 the as-builts should already have occurred but I want to add this for clarity.
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: August 25, 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: 08/25/2022
Development Services/Dir/Designee

Staff Coordinator: Michael Walters
Edgewater Commons - Phase I

Raleigh, NC

Sheet Index

Notes

Project Team

OWNER
APG Capital

DEVELOPER
APG Capital

LANDSCAPE ARCHITECT
JDAvis Architects, PLLC

ARCHITECT
JDAvis Architects, PLLC

ENGINEER
Base, Nixon and Kennedy, Inc.

GENERAL CONTRACTOR
8080 Admin Office, Inc.
GARAGE NO. 5 - SOUTH RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE NO. 5 - EAST REAR ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE NO. 5 - NORTH LEFT ELEVATION
SCALE: 3/16" = 1'-0"

GARAGE NO. 5 - WEST FRONT ELEVATION
SCALE: 3/16" = 1'-0"