LOCATION: This site is located at the Southwest quadrant of the intersection of Atlantic Springs Road and Spring Forest Road. The site is located within the corporate city limits of the City of Raleigh. The current address listed as 5501 & 5591 Atlantic Springs Road, PIN # 1716971227 & PIN #1716974878.

REQUEST: Development of five Apartment Buildings containing 264 dwelling units for Multi-Unit Residential Apartment Living and associated improvements such as club house building, pool, and surface parking. The total proposed building size is 236,893 square feet. The existing property is 10.94 acres in size and comprised of two lots to be recombined. The site is split zoned CX-3 PL and CX-3.

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 December 7, 2021 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. Solid Waste Services: A Will Serve Letter From Private Hauler is required prior to Site Permit approval. Solid waste contact information - E-mail: swscodescompliance@raleighnc.gov, Phone #: 919-996-3245

2. The revision to the TIA must be completed prior to the submittal of the SPR and an approved revision memorandum submitted to the reviewer. If the revision to the TIA cannot be approved, the plan must undergo an ASR review to depict the required findings.

**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 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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5. A stormwater control plan shall be approved (UDO 9.2). This site is showing a substantial decrease in impervious surface area so no SWMF for either detention or stormwater quality required. No TN offset required.

Urban Forestry

6. 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).

7. 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.

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

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

✔️ 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 demolition permit shall be obtained.
2. That an agreement is put in place that provides a contribution toward the signal outlined in the TIA for Atlantic Avenue and Atlantic Springs Road. The agreement must be approved and executed and a copy provided with the Building plan submittal.

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

4. A recombination map shall be recorded, recombining the existing lots into a single tract.

Engineering

5. 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.

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

7. A fee-in-lieu for 1 foot of sidewalk along Spring Forest Road and Atlantic Springs Drive shall be paid to the City of Raleigh (UDO 8.1.10).

8. A public infrastructure surety 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.

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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

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

Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.353 acres of tree conservation area.

12. A public infrastructure surety for 41 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.

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 36 street trees along Atlantic Springs Road and 5 street trees along Spring Forest Road for a total of 41 street trees.
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 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. That the monetary contribution toward the signal at Atlantic Avenue and Atlantic Springs Road is paid to the City in accordance with the approved agreement.

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: May 4, 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: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 01/05/2022

Staff Coordinator: Cara Russell