LOCATION: The site is generally located on the north side of Capital Boulevard west of the intersection of Capital Boulevard and Brentwood Road, with a common street addresses of 2920 Glenridge Drive and 2815 Capital Boulevard.

REQUEST: Development of a 4 building apartment community comprising 335 dwelling units, as well as a clubhouse building, associated site improvements, and dedication of a new street (Alloy Street) that generally bisects the site west to east. Total proposed building area is approximately 363,723 square feet. The site is approximately 11.74 acres zoned RX-4-CU (generally the portion of the site north of Alloy Street; zoning case Z-34-19) and CX-5-GR-CU (generally the portion of the site south of Alloy Street; zoning case Z-35-19). Associated preliminary subdivision is SUB-0029-2020.

Variances (BOA-58-20) approved granting relief from the minimum ground floor elevation requirement set forth in UDO Section 3.2.4.F for Building 1 and Building 3; and granting relief from the maximum building height requirement set forth in UDO Section 3.3.1 for Building 4.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUR-0587-2020: DSENG - Surety/Infrastructure

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 January 6, 2021 by McAdams.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

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

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

- Stormwater Maintenance Covenant Required
- Utility Placement Easement Required
- Cross Access Agreements Required
- City Code Covenant Required
- Slope 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:

General

1. 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

2. Cross access easements as shown 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 Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

4. A Pedestrian and Bicycle Access 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 recordation. 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 sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded 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.

7. 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.

**Stormwater**

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

9. 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).

10. 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).

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. 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

14. A public infrastructure surety for 44 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.18 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. Building elevations shall demonstrate compliance with the maximum building height as measured in accordance with UDO Section 1.5.7.

2. The subdivision map (associated case SUB-0029-2020) shall be recorded prior to issuance of building permit.

**Engineering**

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

**Stormwater**

4. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

**Urban Forestry**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Glenridge Drive and 39 street trees along new “Street A”.

*The following are required prior to issuance of building occupancy permit:*
Administrative Approval Action  
Case File / Name: ASR-0048-2020  
Broadstone Oak City - Administrative Site Review

Stormwater

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

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

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

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 11, 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: Alyssa Bailey Taylor  
Date: 01/12/2021  
Development Services Dir/Designee

Staff Coordinator:
1.1 GENERAL
SECTION 1.1.0: GENERAL
1.1.1 DESIGN AND CONSTRUCTION REQUIREMENTS:
1.1.1.1 GENERAL:
1.1.1.2 SPECIFICATIONS:
1.1.1.3 DRAWINGS:
1.1.1.4 OTHER REQUIREMENTS:
1.1.2 QUALITY ASSURANCE
1.1.2.1 CONSTRUCTION:
1.1.2.2 QUALITY CONTROL:
1.1.2.3 TESTING AND INSPECTION:
1.1.3 BACK FILL MATERIALS
1.1.3.1 MATERIALS:
1.1.3.2 QUALITY:
1.1.3.3 TESTING:
1.1.3.4 USE:
1.1.4 FOUNDATION LOADS
1.1.4.1 LOADS:
1.1.4.2 FOUNDATION:
1.1.5 CONCRETE MASONRY WALLS
1.1.5.1 MASONRY:
1.1.5.2 CONCRETE:
1.1.6 GEORIG REINFORCEMENT
1.1.7 WALL BATTER
1.1.8 FOUNDATION REQUIREMENTS
1.1.8.1 FOUNDATION:
1.1.8.2 GROUND REINFORCEMENT:
1.1.8.3 BASEMENT:
1.1.9 GEOTECHNICAL REPORT
1.1.9.1 GEOLOGY:
1.1.9.2 HYDROLOGY:
1.1.9.3 SOILS:
1.1.10 SOIL TESTING
1.1.10.1 TESTING:
1.1.10.2 SAMPLES:
1.1.10.3 LABORATORY:
1.1.11 HYDROSTATIC PRESSURE POTENTIAL
1.1.12 ACCEPTABLE GEORIG
1.1.13 DRAINAGE COMPOSITE
1.1.14 SPECIAL PROVISIONS
1.1.15 QUALIFICATION OF DESIGN
1.1.16 QUALIFICATION OF CONSTRUCTION
1.1.17 PLANS AND SPECIFICATIONS
1.1.18 MATERIALS
1.1.19 LABORATORY TESTS
1.1.20 FIELD TESTS
1.1.21 INSPECTION AND TESTING
1.1.22 ASSURANCE OF COMPLIANCE
1.1.23 COMPLIANCE
1.1.24 COMPLIANCE CERTIFICATE
1.1.25 COMPLIANCE WITH LAWS
1.1.26 COMPLIANCE WITH STANDARDS
1.1.27 COMPLIANCE WITH CODES
1.1.28 COMPLIANCE WITH SPECIFICATIONS
1.1.29 COMPLIANCE WITH DRAWINGS
1.1.30 COMPLIANCE WITH CONTRACT
1.1.31 COMPLIANCE WITH RIGHTS
1.1.32 COMPLIANCE WITH DUTIES
1.1.33 COMPLIANCE WITH OBLIGATIONS
1.1.34 COMPLIANCE WITH AGREEMENTS
1.1.35 COMPLIANCE WITH AGREEMENTS
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