LOCATION: This site is proposed Lot 5 of approved subdivision case SUB-S-55-2018, a 7.26 acre site zoned CX-5-UL CU located at the northwest corner of the intersection of Oak Forest Drive and proposed Triangle Ridge Road. It is located south of Sumner Boulevard.

REQUEST: Development of a Multi-unit living Affordable Apartment Building complex, with four apartment buildings, clubhouse, amenity areas, and associated infrastructure. The total proposed gross square footage of the buildings is 180,509 square feet.

This project is associated with the following approved Design Alternates/variances:
- a 2597’ variance from the 2500 block perimeter standard (8.3.2 A), and a 11,914’ variance from the 2500’ maximum block perimeter. (A-70-19)
- Complete relief from the 2’ min. ground floor elevation (3.2.4 F), reduction in the primary street build To requirement (3.4.7 E), relief from the corner build to requirement (1.5.6 C) (A-102-19)

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-S-55-2018: 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 June 7, 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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

4. 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.

<table>
<thead>
<tr>
<th>Stormwater Maintenance Covenant Required</th>
<th>Right of Way Deed of Easement Required</th>
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<tbody>
<tr>
<td>Utility Placement Deed of Easement</td>
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</table>

- **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. 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).

3. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

4. 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).

5. 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).

6. 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).

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

8. 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).
城市建设许可

- 对批准计划中的建筑物和结构进行批准。商业建筑许可计划必须包含已签署并批准的开发局审查计划，如适用。许可证集可能在记载要求的平面图之前被审查，但不能被批准。

以下项目必须在颁发建筑许可之前获得批准：

**通用**

1. 一份分隔状图（SUB-S-55-2018）将被记载，以创建此拟建开发的地块。

**工程**

2. 一份公开街道的使用权状图，连同显示使用权位置的平面图，应提交给城市规划和发展服务局进行审查。如果可接受，则批准并记载。批准的平面图必须在北卡罗来纳州伦堡县登记处记载，日期为批准后14天，但最迟不得晚于批准后14天。填写的14天期限应清楚地标记在平面图上。平面图记载后下一个工作日，所有法律文件（包括使用权状图）均需记载，记载的平面图和所有法律文件均需提供给城市。 (参考: UDO 8.1.7.A; 10.2.5.F.4.d)

3. 一份5英尺的公用设施使用权状图，连同显示使用权位置的平面图，应提交给城市规划和发展服务局进行审查。如果可接受，则批准并记载。批准的平面图必须在北卡罗来纳州伦堡县登记处记载，日期为批准后14天，但最迟不得晚于批准后14天。填写的14天期限应清楚地标记在平面图上。平面图记载后下一个工作日，所有法律文件（包括使用权状图）均需记载，记载的平面图和所有法律文件均需提供给城市。 (参考: UDO 8.1.7.A; 10.2.5.F.4.d)

4. 一份基础设施担保状图将被提供给城市的交通发展工程部门（UDO 8.1.3），金额为NCDOT部分的100%和城市的125%基础设施成本。

**城市林业**

5. 树木影响许可证必须获取，以批准拟建的街道树木安装。此开发项目计划在三角岭路安装7棵街道树木，在橡树森林路延长线安装24棵街道树木，共安装31棵街道树木。

6. 一份树木保护状图将被记载，连同显示已指定的树木保护区域（UDO 9.1）的度量和界址。
The following are required prior to issuance of building occupancy permit:

General

1. The public street section shown in SUB-S-55-2018 that encompasses this phase must be constructed and accessible.

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. The CO is contingent upon substantial completion of the portion of road needed to serve the building, meaning full unobstructed access that meets public safety and access requirements (everything except final lift of asphalt, street trees, and sidewalk). Public sidewalk for access to the building requesting CO would be required.

4. Final inspection of 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: October 26, 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: Daniel L. Stogall  Date: 06/29/2022
Development Services/Dir/Desigee

Staff Coordinator: Michael Walters