

Administrative Approval Action

Case File / Name: ASR-0051-2020 Primavera City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located at the northwest corner of Spring Forest Road and

Louisburg Road, with a common street address of 5001 Spring Forest Road. This

site is outside the city limits.

REQUEST: Development of two senior apartment buildings containing approximately 177,710

square feet and a total of 164 dwelling units. The subject property is approximately

11.2 acres zoned CX-3-PK-CU.

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 November 19, 2020 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. Demonstrate compliance with UDO Section 7.2.7.C.5.b.i (shrubs in a protective yard).

Public Utilities

2. 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

- 3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 5. 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



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- 6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 7. 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).

☑ <u>LEGAL DOCUMENTS</u> - 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	
	Cioss 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

- That the existing cross access easement is revised to encompass existing Goodstone Drive and 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 within this time, further recordings and building permit issuance will be withheld.
- 2. 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

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).

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.51 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - 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.



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

General

1. Petition for annexation required prior to issuance of a building permit.

Engineering

- 2. A cross access agreement among the lots identified as PIN 1736173184 and 1736271573 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.
- 3. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services Development Engineering.
- A fee-in-lieu for 655 If of 1 ft sidewalk along Spring Forest Road shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

- 7. 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).
- 8. 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).

Urban Forestry

- 9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 10. A public infrastructure surety for 16 street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 16 street trees along Spring Forest Road.



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City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

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

General

- 1. 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.
- 2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

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

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: December 16, 2023

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.

12/16/2020 Date:

Development Services Dir/Designee

Staff Coordinator: Kasey Evans





REFERENCE: BM 2012, PG 633-635; TCZ-1-19

ASR-0051-2020

Administrative Site Review

1st Submittal: July 17, 2020 2nd Submittal: September 21, 2020 3rd Submittal: November 19, 2020

Primavera

5001 Spring Forest Road Raleigh, North Carolina 27616

BLOCK PERIMETER NOTES

Zoning Conditions (TCZ-1-19) Application

Conditions dated: June 4, 2009
Conditions revised: November 6, 2019
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REFERENCE: BM 2012, PG 633-635; TCZ-1-19

Notes

Sheet Index

PROJECT / SHEET NOTES _______
EXISTING CONDITIONS PLAN _____
SITE DEMOLITION PLAN _____

TREE CONSERVATION PLAN

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FIRE DEPARTMENT NOTES

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 FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BULLDING PERMITS PER THE 2018 NCFC, SECTION 507.1.

SOLID WASTE INSPECTION STATEMENTS

TREE CONSERVATION NOTE

- RIGHT OF WAY OBSTRUCTION NOTES
- STREET, LANE, AND SIDEMALK CLOSURES OR DETOURS: FROR TO ANY WORK THAT RIPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OF SECINAL, THE CONTRACTOR RUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDISTRIAN PLAN SHALL BE SUBMITTED TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV AT WWW.RALEIGHNC.GOV KEYWORD RIGHT-OF-WAY SERVICES

- ALL PUBLIC SIDEWALKS WIST BE ACCESSIBLE TO PEDESTRIAS WHO ARE VISUALLY IMPAIRED ANDIOR PEOPLE WITH MOBILITY CONCERNS.
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GRADING & STORM DRAINAGE PLAN

STORMWATER MANAGEMENT PLAN

STORM DRAINAGE TABLE
SITE UTILITY PLAN

LANDSCAPE DETAILS

LIGHTING PLAN

STORMWATER MANAGEMENT DETAILS

LANDSCAPE PLAN (CODE COMPLIANT)

SURVEYOR

ENGINEER Grounded Engineering

Raleigh, North Carolina 27606 919.438.3694

Bass, Nixon and Kennedy, Inc.

6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422

Administrative Site Review Application





Company: Natalie Britt, DHIC, Inc. Title: Vice President Address: 113 S. Wilmington Street, Raleigh, NC 27603 Phone #: 919-600-5364 Email: natalie@dhic.org Address: 510 S. Wilmington Street, Raleigh, NC 27601 Email: kent@jda Phone # 919-835-1500

CX-3-PK-CU New gross floor area: 177.710 SF Proposed use (UDO 6.1.4): Multi-Unit Living

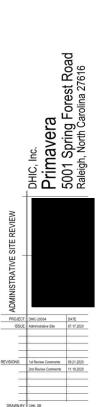
RESIDENTIAL DEVELOPMENTS

SIGNATURE BLOCK
In filing this plan as the property owner(s), live do hereby agree and firmly bind ourselves, mylour heirs, executors, administrators, successors, and assigns jointly and severally to construct all suprovements and make all dedications as shown on this proposed development plan as approved by the Chip of Raileigh.

the proposed development use. I acknowledge that this application is subjectitated policy, which states applications will expire after 180 days of inactivity states. Date: 07.15.2020

> Kasey Evans Kasey Evans I am approving this document





CHECKED BY: KT

L0.0

Project Team

Raleigh Northeast Commercial Assoc. 1009 Spring Forest Road Raleigh, North Carolina 27615

919.832.4345 919 832 2206 (fax) DEVELOPER DHIC, Inc.

113 S. Wilmington Street Raleigh, North Carolina 27601 919.832.4345 919 832 2206 (fax)

LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500

kent@jdavisarchitects.com

919 835 1510 (fax)

JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919 835 1510 (fax) noahm@jdavisarchitects.com

ARCHITECT

BUILDING ELEVATIONS - BLDG 1 MATERIALS

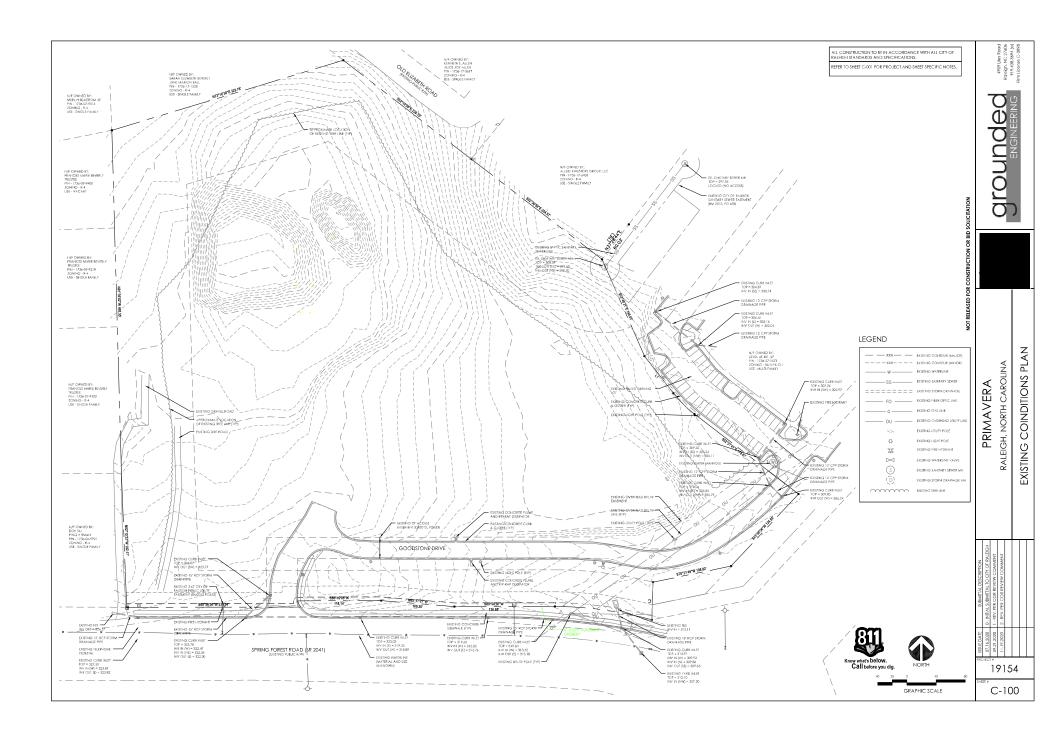
ACCESSORY STRUCTURES PLANS AND ELEVATIONS

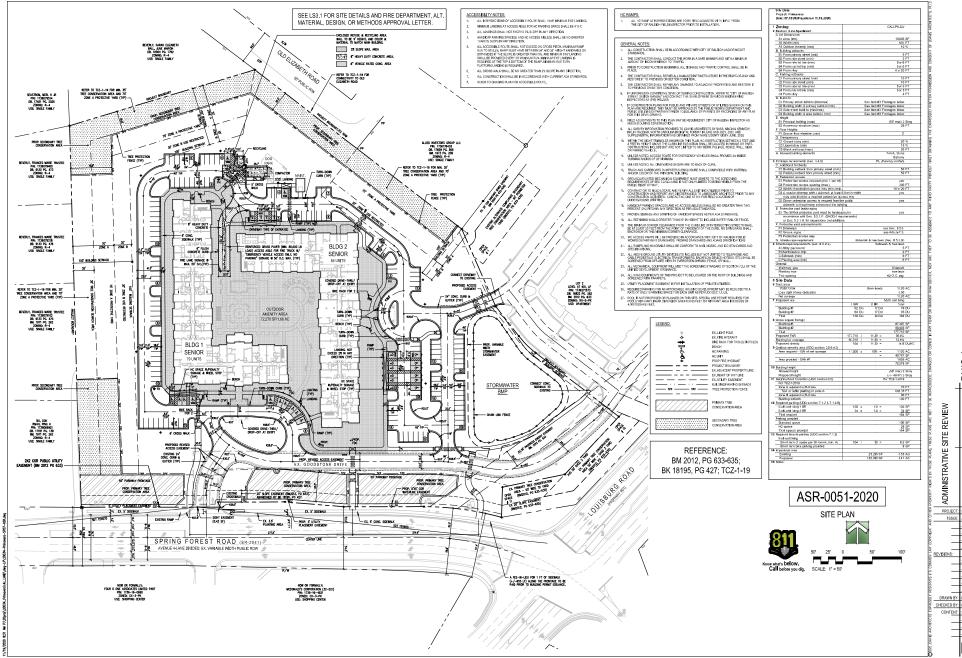
BUILDING ELEVATIONS - BLDG 1

OVERALL ROOF PLAN - BLDG 1

OVERALL ROOF PLAN - BLDG 2

919 851 8968 (fax) dan.gregory@bnkinc.com

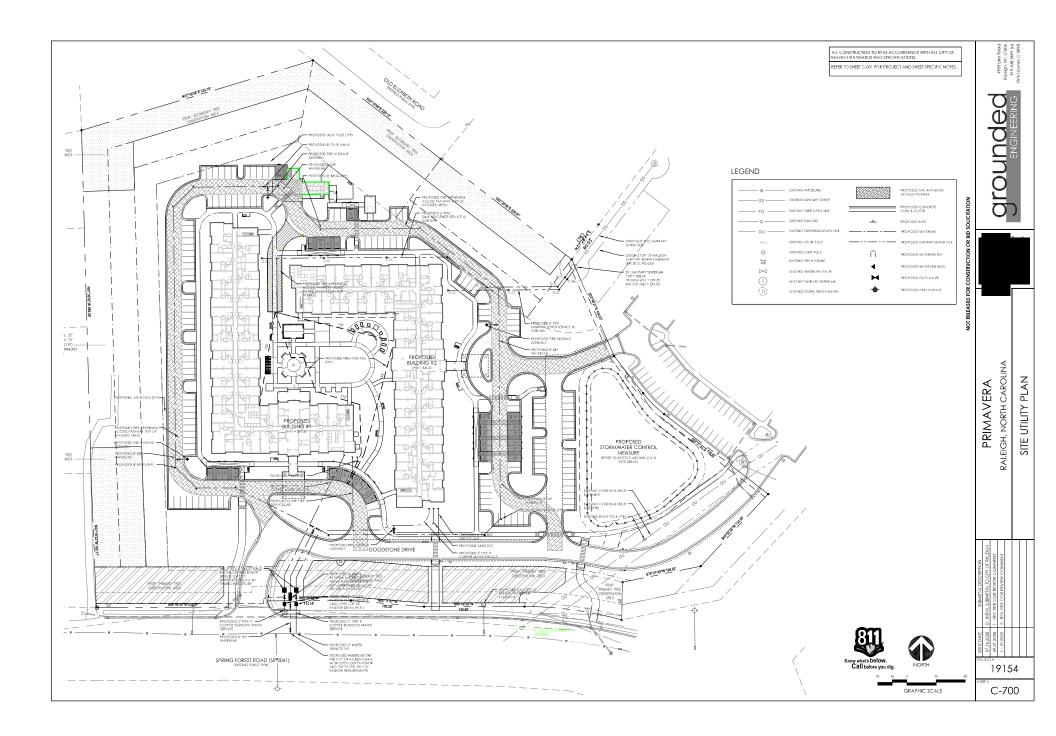


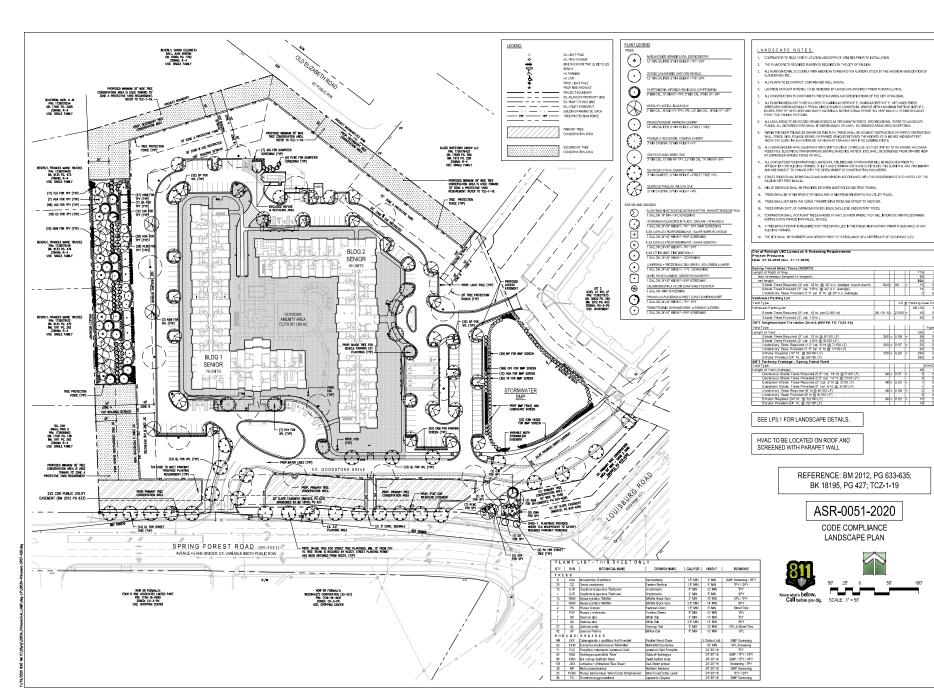




Primavera 5001 Spring Forest Road Raleigh, North Carolina 27616 ADMINISTRATIVE SITE REVIEW FOR REVIEW ONLY NOT FOR CONSTRUCTION PROJECT Administrative Site REVISIONS: 1st Review Comments 09.21.2020

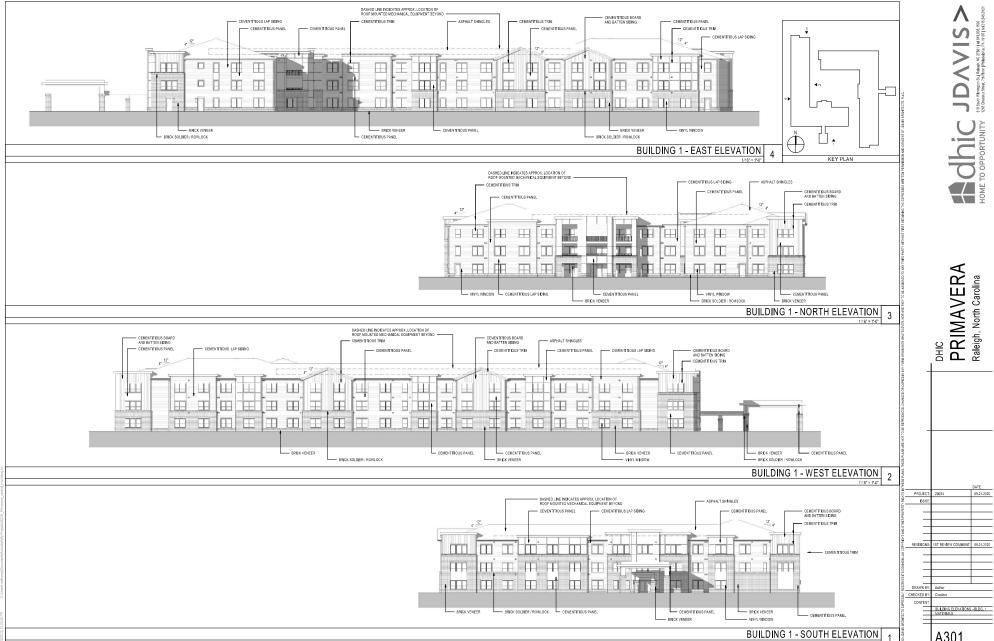
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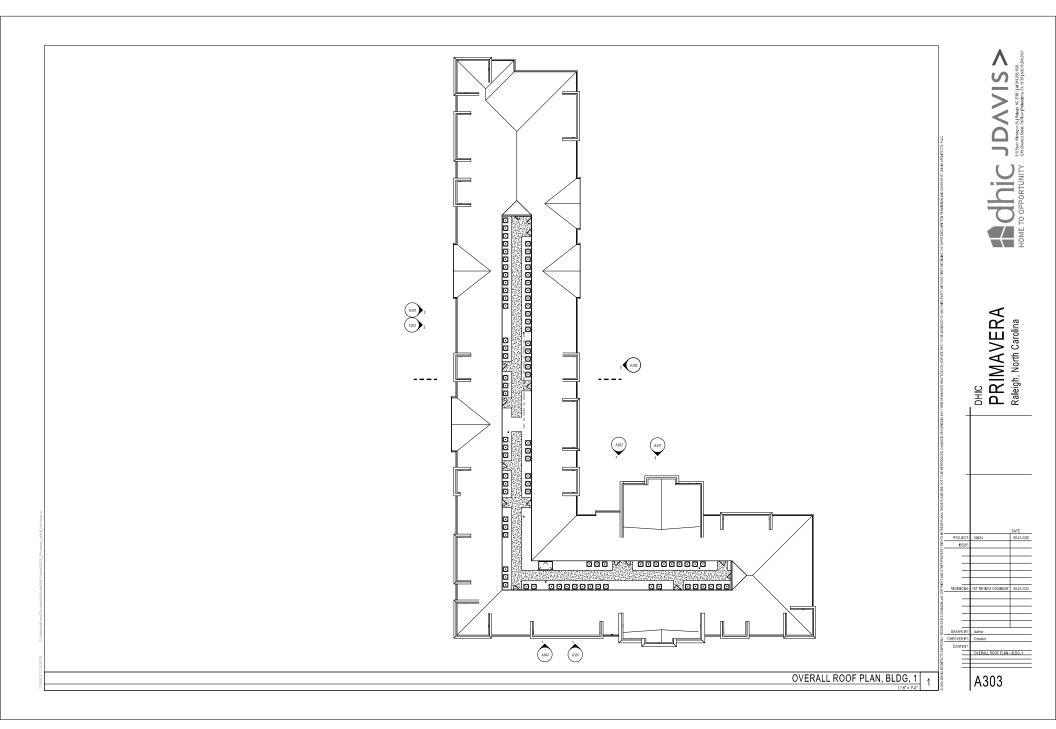


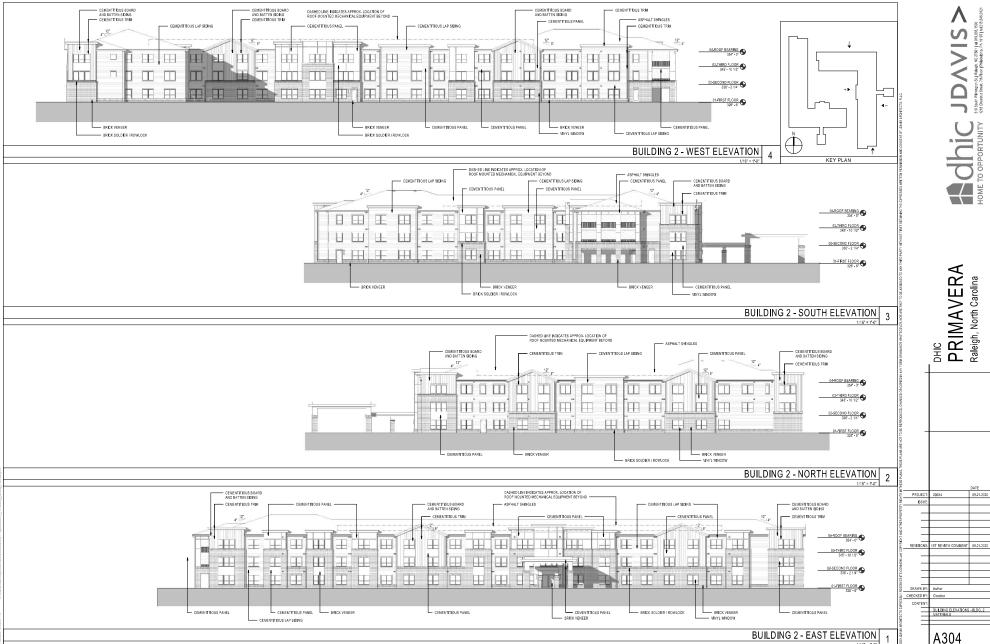
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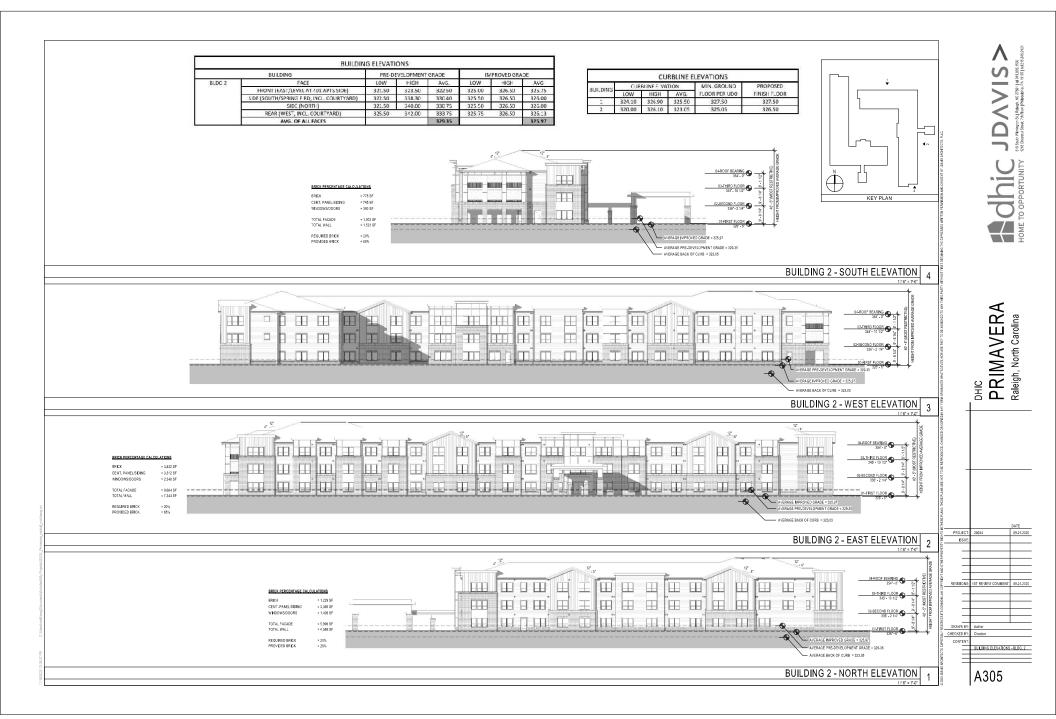


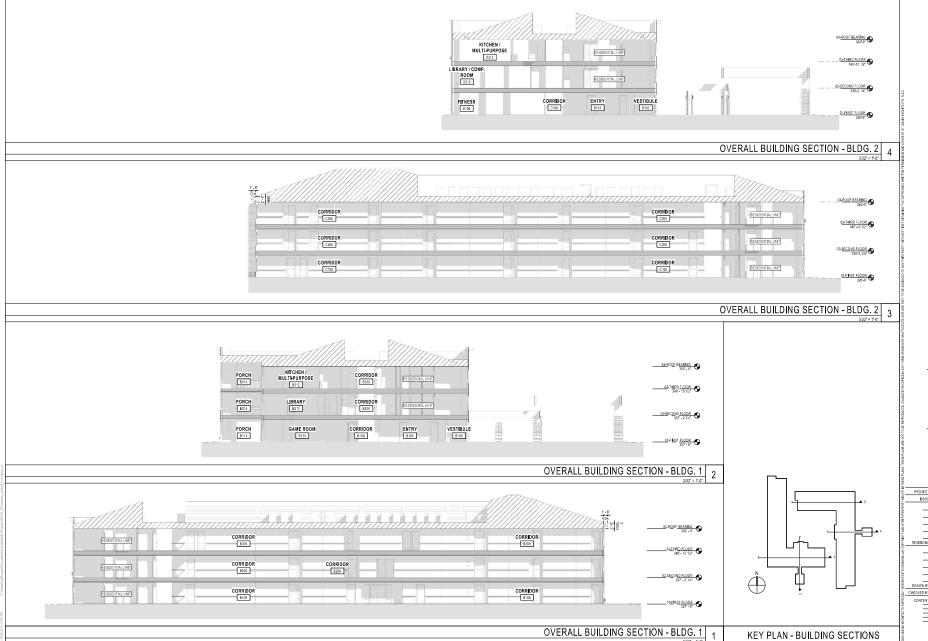
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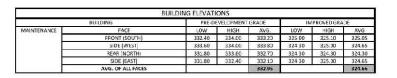


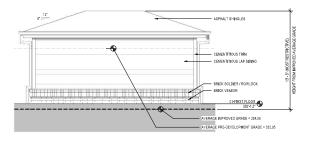


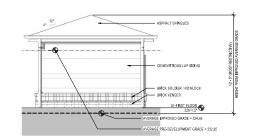


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