



# 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:*

☒ **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. 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).

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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

☒ 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

1. 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.

☒ **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.



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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.
5. A fee-in-lieu for 655 lf of 1 ft sidewalk along Spring Forest Road shall be paid to the City of Raleigh (UDO 8.1.10).

## Public Utilities

6. 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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*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.

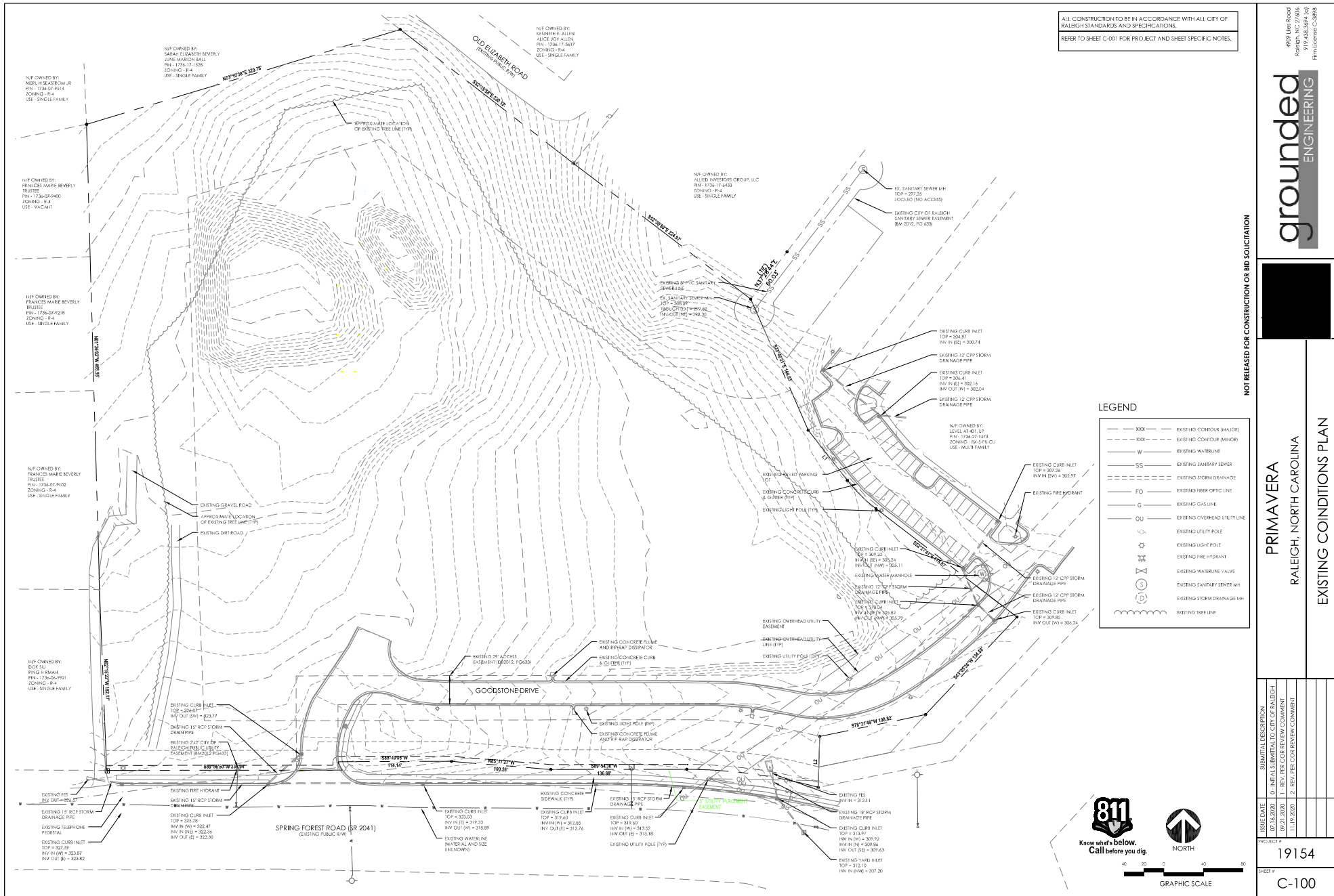
I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 12/16/2020  
Development Services Dir/Designee

Staff Coordinator: Kasey Evans







ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.  
REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES.

4009 Lee Road  
Raleigh, NC 27604  
919.488.9894 (o)  
919.488.9894 (c)  
Firm License C-3899

**grounded**  
ENGINEERING

**PRIMAVERA**  
RALEIGH, NORTH CAROLINA  
EXISTING COINDITIONS PLAN

ISSUE DATE	SUBMITTAL DESCRIPTION	PROJECT
07.14.2020	0 - INITIAL SUBMITTAL TO CITY OF RALEIGH	19154
09.21.2020	1 - REV. PER COR REVIEW COMMENT	C-100
11.11.2020	2 - REV. PER COR REVIEW COMMENT	

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

LEGEND	
---	EXISTING CONTOUR (BALDWIN)
---	EXISTING CONTOUR (REVIEW)
W	EXISTING WATERLINE
SS	EXISTING SANITARY SEWER
---	EXISTING STORM DRAINAGE
FO	EXISTING FIRE FIGHTING LINE
G	EXISTING GAS LINE
OU	EXISTING OVERHEAD UTILITY LINE
U	EXISTING UTILITY POLE
+	EXISTING LIGHT POLE
+	EXISTING FIRE HYDRANT
+	EXISTING WATERLINE VALVE
+	EXISTING SANITARY SEWER MH
+	EXISTING STORM DRAINAGE MH
+	EXISTING TREE LINE

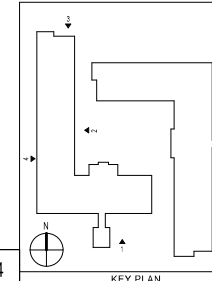












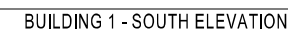
1.



BUILDING 1 - NORTH ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDING 1 - SOUTH ELEVATION



**PRIMAVERA**  
Raleigh, North Carolina

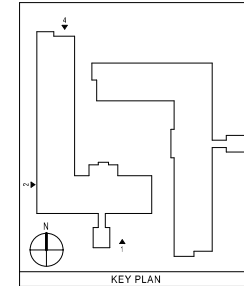
DHIC

A301

		DATE
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ISSUE		
REVISIONS:	1ST REVIEW COMMENT	09-21-2020
DRAWN BY:	Author	
CHECKED BY:	Checker	
CONTENT		
	BUILDING ELEVATIONS - BLDG. 1	
	WATERMALS	

CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PFR UDG.	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG.		
1	324.10	326.90	325.50	327.50	327.50
2	320.00	326.10	323.05	325.05	326.50

BRICK	= 349 SF
CEMT. PANEL/SIDING	= 1,106 SF
WINDOWS/DOORS	= 429 SF
TOTAL FACADE	= 1,884 SF
TOTAL WALL	= 1,455 SF
REQUIRED BRICK	= 20%
PROVIDED BRICK	= 23%



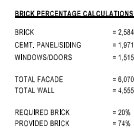
BUILDING 1 - NORTH ELEVATION	4
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BUILDING 1 - EAST ELEVATION	3
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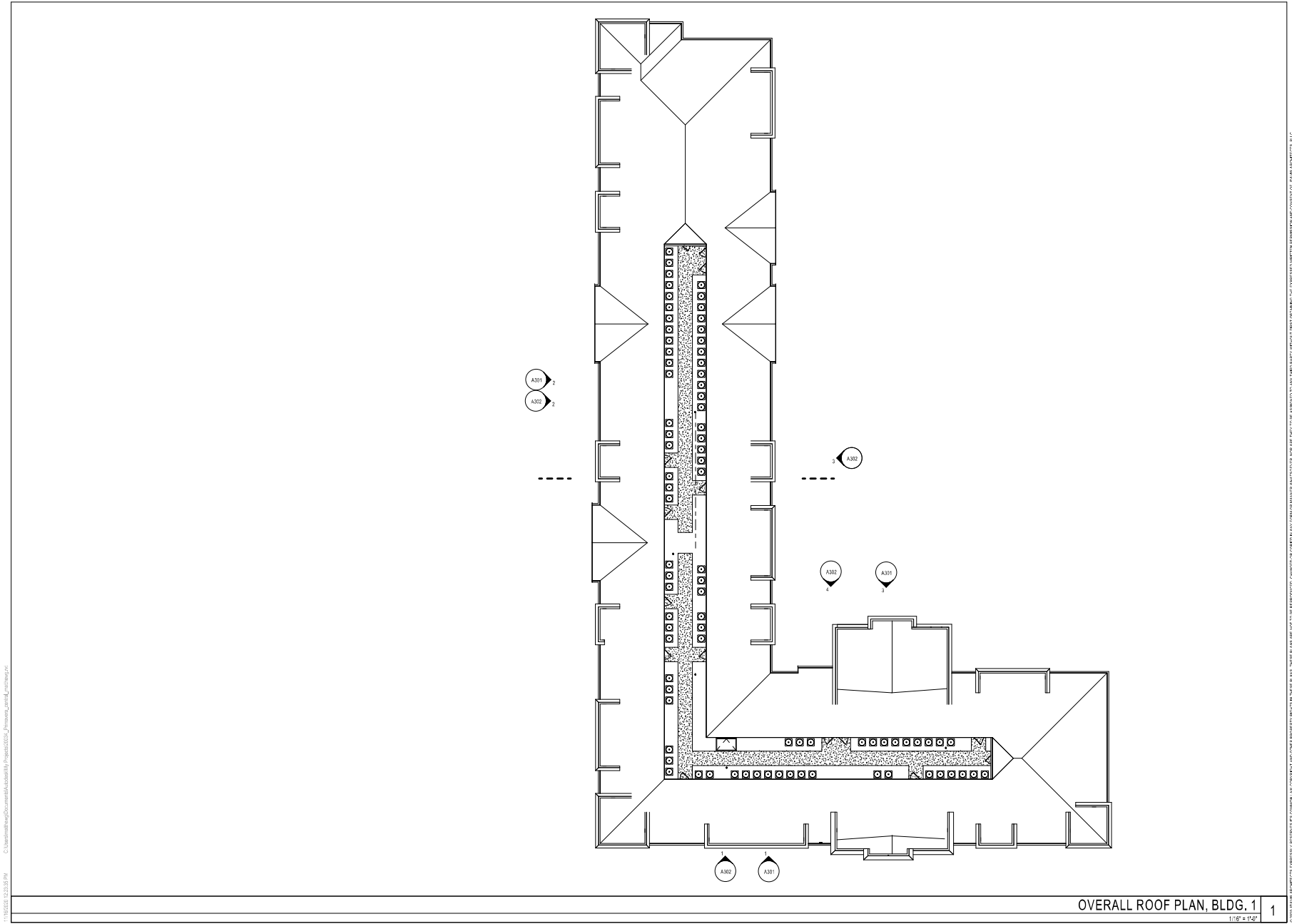


BUILDING 1 - WEST ELEVATION 2



BUILDING 1 - SOUTH ELEVATION | 1





OVERALL ROOF PLAN, BLDG. 1  
1/8" = 1'-0"

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PROJECT		2004	08/21/2020
ISSUE			
REVISIONS			
1ST REVIEW COMMENT	08/21/2020		
DRAWN BY		Author	
CHECKED BY		Checker	
CONTENT		OVERALL ROOF PLAN - BLDG. 1	

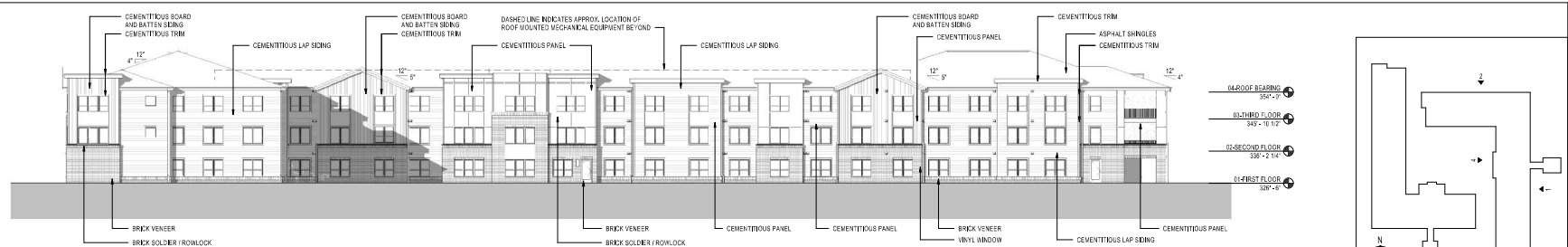
DHIC  
**PRIMAVERA**  
Raleigh, North Carolina

**dhic JDAVIS**  
HOME TO OPPORTUNITY  
1100 South Main Street, Suite 1000, Raleigh, NC 27601 | 919.435.4555  
1218 Capital Drive, 7th Floor | Philadelphia, PA 19107 | 800.255.6921

A303

C:\Users\jldavis\OneDrive\Documents\Projects\2024\Primavera\dwg\Building 2 - West Elevation.dwg

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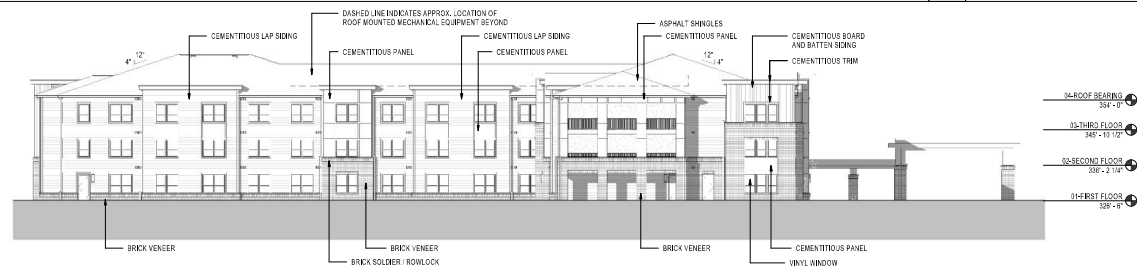


BUILDING 2 - WEST ELEVATION

4

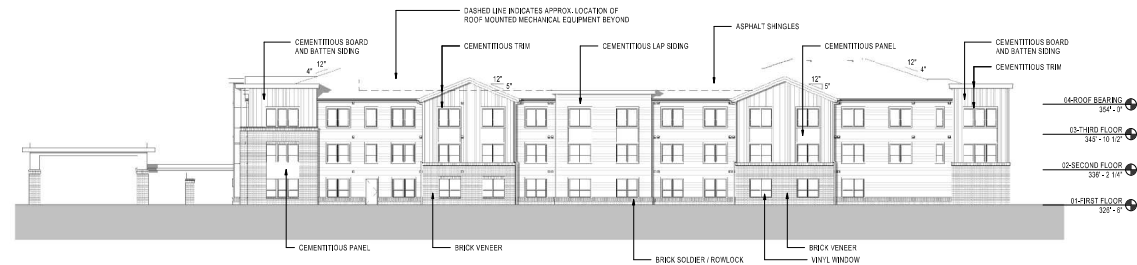


KEY PLAN



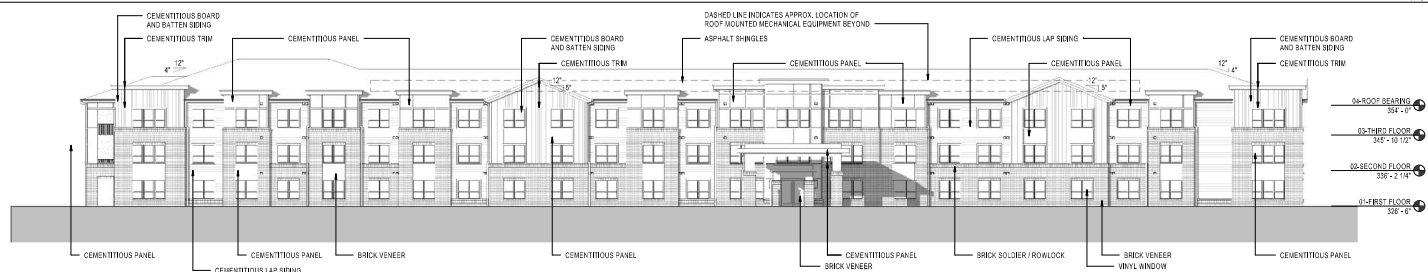
BUILDING 2 - SOUTH ELEVATION

3



BUILDING 2 - NORTH ELEVATION

2

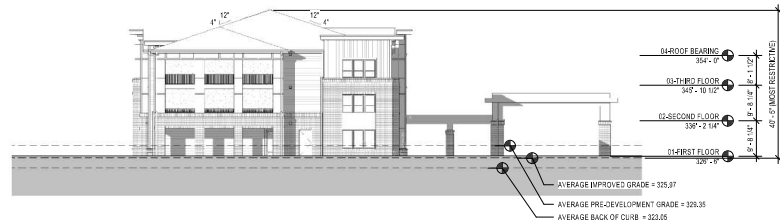
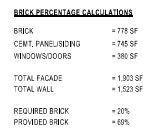
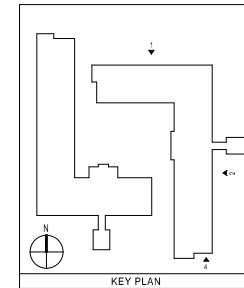


BUILDING 2 - EAST ELEVATION

1

PROJECT	2004	DATE	08/21/2020
ISSUE			
REVISIONS	1ST REVIEW COMMENT	08/21/2020	
DRAWN BY	Author		
CHECKED BY	Checker		
CONTENT	BUILDING ELEVATIONS - BUILD 2 MATERIALS		

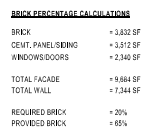
CURBLINE ELEVATIONS					
BUILDING	CURBLINE ELEVATION			MIN. GROUND FLOOR PER UIDO	PROPOSED FINISH FLOOR
	LOW	HIGH	AVG		
1	324.10	326.90	325.50	327.50	327.50
2	320.00	326.10	323.05	325.05	326.50



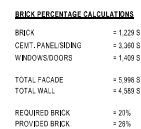
BUILDING 2 - SOUTH ELEVATION



BUILDING 2 - WEST ELEVATION



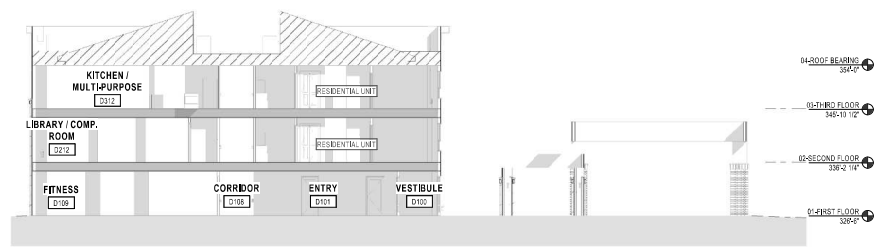
BUILDING 2 - EAST ELEVATION



BUILDING 2 - NORTH ELEVATION

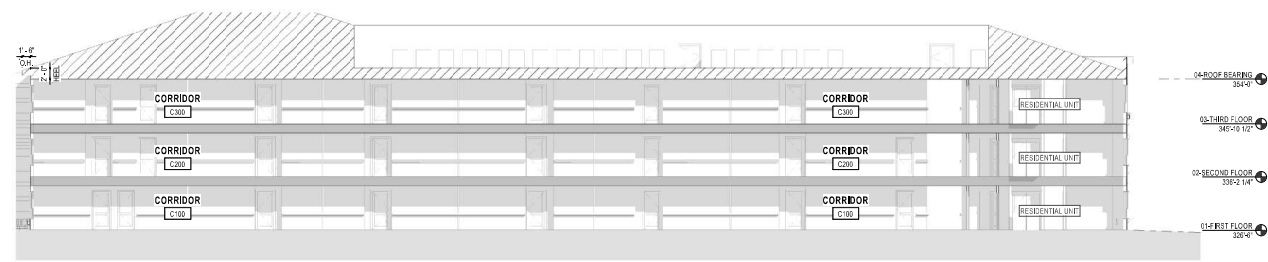
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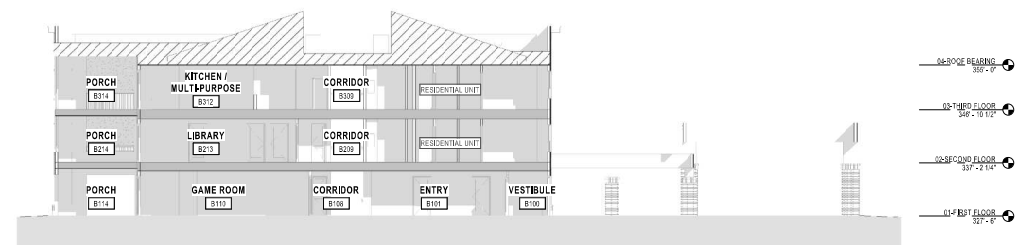
OVERALL BUILDING SECTION - BLDG. 2  
3/32" = 1'-0"

4



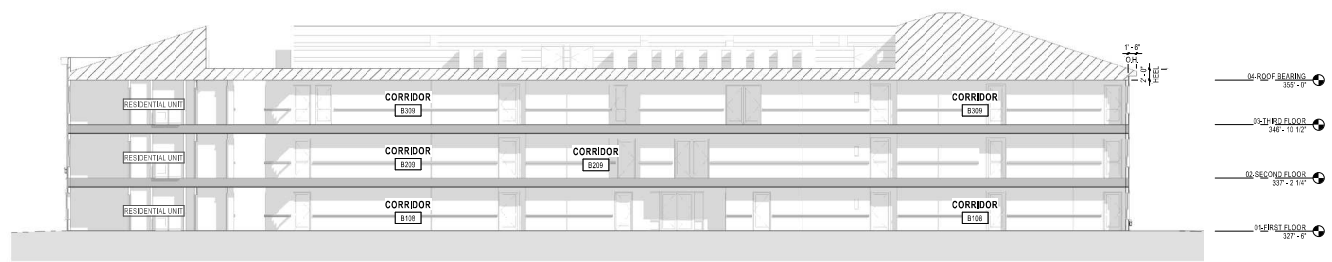
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3/32" = 1'-0"

3



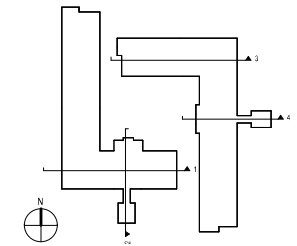
OVERALL BUILDING SECTION - BLDG. 1  
3/32" = 1'-0"

2



OVERALL BUILDING SECTION - BLDG. 1  
3/32" = 1'-0"

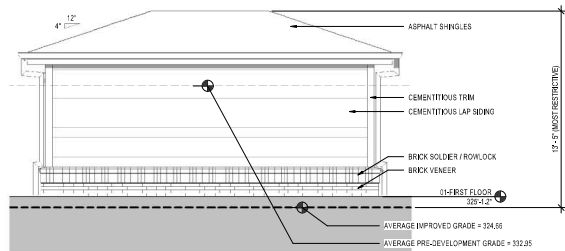
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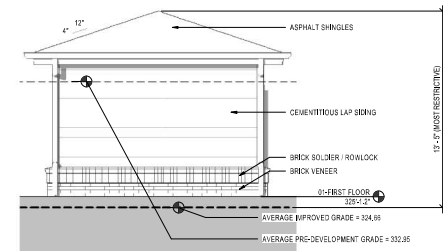
KEY PLAN - BUILDING SECTIONS

PROJECT	2004	DATE	08/21/2020
ISSUE			
REVISIONS	1ST REVIEW COMMENT	08/21/2020	
DRAWN BY	Author		
CHECKED BY	Checker		
CONTENT	BUILDING SECTIONS		

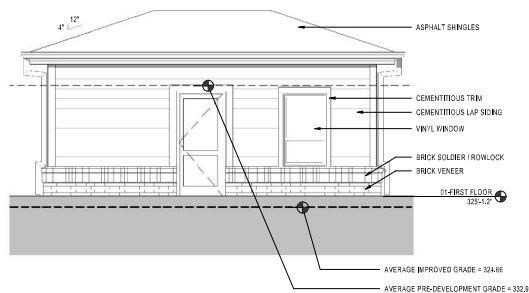
BUILDING ELEVATIONS							
MAINTENANCE	BUILDING FACE	PRE-DEVELOPMENT GRADE			IMPROVED GRADE		
		LOW	HIGH	AVG.	LOW	HIGH	AVG.
	FRONT (SOUTH)	332.40	334.00	333.20	325.00	325.10	325.05
	SIDE (WEST)	333.60	334.00	333.80	324.30	325.30	324.85
	REAR (NORTH)	331.80	333.00	332.40	324.30	324.30	324.30
	SIDE (EAST)	331.80	332.40	332.10	324.30	325.30	324.85
	AVG. OF ALL FACES			332.95			324.85



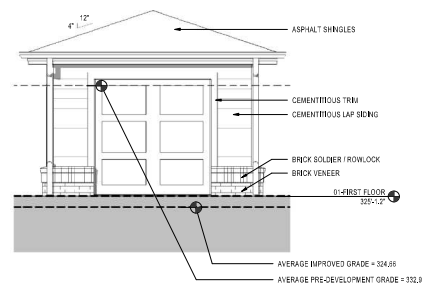
MAINTENANCE BLDG. EAST ELEV. 4



MAINTENANCE BLDG. NORTH ELEV. 3



MAINTENANCE BLDG. WEST ELEV. 2



MAINTENANCE BLDG. SOUTH ELEV. 1

PROJECT	2004	DATE	08.21.2020
ISSUE			
REVISIONS	1ST REVIEW COMMENT	08.21.2020	
DRAWN BY	Author		
CHECKED BY	Checker		
CONTENT			
ACCESSORY STUDIES			
PLANS AND ELEVATIONS			