LOCATION: The site is located on the north side of Oak Forest Drive with a common street address of 5700 Oak Forest Drive and PIN 1726380863.

REQUEST: Proposed 4 story 120 unit senior apartment building with a gross floor area of approximately 154,305 square feet on an approximately 5.94 acre lot zoned Commercial Mixed Use with Parking Limited Frontage (CX-4-PL-CU with zoning conditions of Z-40-16). Administrative Alternate (AAD-22-19) approved to permit 46% building within the build-to area in lieu of the 50% required per UDO Sections 1.5.6 and 3.4.5.C. The applicant proposes outdoor amenity area including a covered amenity shelter within the build-to area bringing the combined total area within the build-to to 52%. Variances (A-110-19) approved granting a maximum block perimeter of 10,492 feet in lieu of 2,500 feet required per UDO Section 8.3.2.A; granting complete relief from the minimum ground floor elevation requirements in Section 3.2.4.F.1; and granting complete relief from the primary street-facing entrance with direct access from a public sidewalk requirement in Section 3.4.7.E.

DESIGN
ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0075-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 30, 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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

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

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

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:

General

1. The sight distance easements associated with the sight triangle placement shall be shown on a map for recordation as identified on the approved administrative site plan.

Engineering

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.

3. A cross access agreement among the lots identified on the preliminary plan 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.
4. 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.

5. Slope easements 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**

6. 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).

7. 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).

8. 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).

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).

**Transportation**

10. A transit 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 this document 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.

**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 0.59 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:*

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

Public Utilities

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 22 street trees along Oak Forest Drive.

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

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: February 18, 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: [Signature]
Development Services Dir/Designee
Date: 02/19/2020

Staff Coordinator: Ryan Boivin
before you dig below.

50'
25'

TANGLEWOOD DRIVE
AVENUE 2-LANE, UNDIVIDED
Administrative Site Review

EX. VARIABLE WIDTH PUBLIC ROW

"PRELIMINARY PLAN OF FUTURE ROW AND EASEMENT" AS NOTED ON BM 2016 PG 1849.

PREVIOUSLY ESTABLISHED TREE CONSERVATION AREA (8.3.5.D.5.b.v) EAST DUE TO:
CROSS ACCESS CANNOT BE PROVIDED TO ADJACENT PROPERTY TO THE
UDO SECTION 8.3.5.D CROSS ACCESS

AFFORDABLE HOUSING NOTES:
1. NO HOUSING FINANCE AGENCY AWARDED LOW INCOME HOUSING TAX CREDIT
ALLOCATIONS TO THE PROJECT. ALL UNITS AT THIS SITE WILL BE RESTRICTED TO
HOUSEHOLDS WITH INCOME AT 60% OR LESS OF THE AREA MEDIUM INCOME FOR
30 YEARS AS REQUIRED BY THE LOW INCOME HOUSING TAX CREDIT PROGRAM.
COMPLIANCE IS MONITORED BY NC HOUSING FINANCE AGENCY AND OTHERS.
2. ALL AFFORDABLE UNITS TO USE IN COMPLIANCE WITH SPECIFICATION OF AFFORDABLE
HOUSING PER LO 10.3 DISTRICT TERMS.

ACCESSIBILITY NOTES:
1. ALL CROSS WALKS SHALL BE NO GREATER THAN 2% SLOPE IN ANY DIRECTION.
2. EVERY 30' MAXIMUM RUN. MINIMUM 5'X5' LANDING IS REQUIRED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5'X5' TURN AND 38" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 5%, AND MINIMUM 5'X5' LANDING SHALL BE PROVIDED.
2. UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND / OR NCDOT FINAL DESIGN LOCATIONS AND IMPACTS TO BE DETERMINED BY UTILITY PROVIDER.


JAECO Consulting Engineers and Land Surveyors
33 Wade Ave., Raleigh, N.C. 27605

b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation is not possible, then:

- Separation shall not be less than 25' from a private well or 50' from a public well
- Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all water & sewer crossings
- All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required

It is the developer's responsibility to abandon or remove existing water & sewer services not being used in the redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department prior to construction.

Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.

The Construction Contractor responsible for the extension of water, sewer, gas & electric lines shall contact both the PUBLIC WORKS DEPARTMENT at (919) 996-2409 and the PUBLIC UTILITIES DEPARTMENT at (919) 996-4540 at least twenty four hours prior to beginning any of their construction. FAILURE to notify both City Departments in advance of beginning Permitted Plans on the jobsite, or any other Violation of CITY OF RALEIGH ORDINANCES & STANDARDS is punishable by a fine of $100 per day for each violation and any related violations of State and Federal regulations.

Before applying for a Building Permit, contact the City of Raleigh Building Division with proposed building elevations to ensure utility services are not impacted by the building(s). The City of Raleigh may deny Permitted Plans or require changes if they determine the building(s) will impact utilities. Upon completion of the building(s), the developer shall forward to the City of Raleigh Building Division a Certificate of Completion signed by the developer and the contractor stating the building(s) are complete and all utility services are in place. The City of Raleigh Building Division will then close the building permit.

These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineers recommended codes and standards. If there are any questions, contact the City of Raleigh Building Division at (919) 996-5047 or buildingsafety@raleighnc.gov.
CAROLINA PROJECT EQUITIES, LLC
2013 Rolling Rock Rd.
Wake Forest, NC 27587

CSBO architecture P.C.
1589 Skeet Club Rd. Suite 102-172
High Point, NC 27265

190150

1st FLOOR ±0"
2nd FLOOR +10'-8 5/8"
3rd FLOOR +21'-5 1/4"
4th FLOOR +32'-1 7/8"
TRUSS BEARING +41'-3"
56'-11 1/2"
59'-4"

VINYL LAP SIDING - 4" EXPOSURE
VINYL LAP SIDING - 6" EXPOSURE
30 YEAR ANTI-FUNGAL ARCHITECTURAL SHINGLE
SINGLE HUNG VINYL WINDOW
VINYL SHAKES SIDING
MFR STONE VENEER
VINYL LOUVER
CONTINUOUS RIDGE VENT
ALUMINUM WRAPPED WOOD TRIM
SEAMLESS ALUM GUTTERS

331.0' F.F.E.
328.63' AVG. PRE-DEV. GRADE
335' AVG. GRADE @ TOP OF CURB
Existing high spot
Grade:
334.4'

BUILDING HEIGHT @ AVERAGE PRE-DEV. GRADE
BUILDING HEIGHT @ IMPROVED GRADE

SCALE: 3/32" = 1'-0"

A3 PLAN EAST ELEV (East Plane Long Cont.)
A3 PLAN EAST ELEV (East Plane Long)