LOCATION: This site is located on the east side of Louisburg Road, south of Midtown Market Avenue at 5811 Crescent Square Street.

REQUEST: Development of a 1.06 acre tract zoned PD (-CX based district) for a proposed medical civic use building with a gross floor area 10,808 sf. Site is located in the 5401 North Master Plan Tract 1 Town Core Neighborhood Section (T5) (MP-2-16/Z-29-16).

5401 North Master Plan (MP-2-16/Z-29-16): Effective 8/21/18 - T5, Tract 1.

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 June 30, 2022 by Yes Real Estate Construction Group Inc..

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 7.1.7.K.1 & K.3. regarding long term bicycle parking facilities.

2. Update the Site Data Table to show the calculations for the required and the calculations for the provided amenity area based on net site. Demonstrate compliance with UDO Section 1.5.3.

3. Demonstrate compliance with UDO Section 7.2.5.D.2 (Screening - Mechanical Equipment); show the location(s) of the mechanical equipment and the proposed screening method. If the mechanicals will be located on the roof of the building, show the locations on the building elevations with a dashed outline, showing they will be screened per the UDO.
4. Provide a lighting plan demonstrating compliance with UDO Article 7.4. The lighting plan must show total height for light poles that do not exceed 30' in height for parking lots, see UDO Section 7.4.5. In addition, they do not exceed 15 feet in height for pedestrian areas. Demonstrate compliance with UDO Section 7.4.4.A. thru C, where light fixtures cannot exceed 2.0 footcandles measured at the right of way.

Public Utilities

5. The water meter should be shown in an appropriate location outside of the sidewalk.

Stormwater

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑️ 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:

Transportation

1. 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.

☑️ 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
Administrative Approval Action

Case File / Name: ASR-0062-2021
DSLC - YELVERTON ENRICHMENT CENTER

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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 tree protection fence for (6) street trees along Crescent Square St. and (5) street tree along Midtown Market Ave. The existing street trees were not inspected by the City of Raleigh. If these street trees do not pass inspection they will have to be replaced and pass inspection.

4. A public infrastructure surety for (11) street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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: September 7, 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: ________________________ Date: 09/07/2022
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.

2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).

4. PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MAY BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION DIVISION STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2403 TO SET UP THE MEETING.

5. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAFFIC LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

6. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR TO THE START OF THE WORK. SEE RIGHT-OF-WAY CLOSURES ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO PATHWAYSERVICE@raleighnc.gov.

7. ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RIGHT OF WAY DIVISION APPLICATION FOR PERMITS/TRANSIENT WORK PRIOR TO THE START OF THE WORK.

8. PRIOR TO CONSTRUCTION BEGINS, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

9. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO ITS PREVIOUS OR BETTER CONDITION.

10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ASSOCIATED PROPERTIES AND RESTORE IT TO ITS PREVIOUS OR BETTER CONDITION.

11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MobILY DISABILITIES. PEDESTRIANS EXISTING ROUTES AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL, UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

12. IF UNFORTUNATE CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL," AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 554-2400.


14. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THE DEVELOPMENT.

15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

16. WITHIN THE EXISTING TRANSIT ROUTE SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 7 FEET AND 10 FEET IN HEIGHT ABOUT THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY SIGN, FENCE, WALL, SIGN, OR PARKED VEHICLE.

17. GROUND MOUNTED MECHANICAL EQUIPMENT MUST ADHERE TO THE SCREENING REQUIREMENTS OF NCS 2.3.3.4 AND IS NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

18. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISAPPEARANCE TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

19. HANDCARRY PARKING SPACES(ES) AND E ACCESS ALES(ES) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCHED IN ANY DIRECTION) AS PER ADA STANDARDS.

20. PROVIDE SIGNAGE AND STRIPING OF HANDCARRY SPACES AS PER ADA STANDARDS.

21. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY BOLLARD OR FENCE.

22. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO GRADING SHALL ENHANCE OR CHANGE THIS MINIMUM CORNER CLEARANCE.

23. ALL ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROGRAM STANDARDS AND ADA SPECIFICATIONS.

24. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ADA, NCSC, AND IBC STANDARDS AND SPECIFICATIONS.

25. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE POLES/TASKS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HYDRO-TEST) (TED) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

26. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.

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YELVERTON ENRICHMENT CENTER

5811 CRESCENT SQUARE STREET

NEW BUILDING WITH ASSOCIATED PARKING LOT

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OWNER CONTACT:
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