LOCATION: This site is located on the south side of Western Boulevard, west of Carolina Avenue at 510 Carolina Ave.

REQUEST: Development of a 0.89 acre/38,416 sf tract zone R-10 CU, with .009 acres/405 sf of right-of-way dedication, leaving a net area of .881 acres/38,011 sf. Proposed development of 2 multi-unit buildings (4 units/2 bedrooms in each) and a total building area of 9,600 sf. and 8 units.


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 March 14, 2022 by Ronald Garber.

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. Photometric and lighting plan sheet SL101 demonstrate compliance with UDO Sec.7.4.4, for footcandle light level in the site permit review plans set.

2. Building elevations are provided and included, for structures A & B, inside and with the Site Permit Review plans set for the civil drawings

3. Individual and separate building elevations are provided (for the North, South, East & West elevations) in the Site Permit Review civil drawings, for both structures A & B, at Post-Development Grade.

4. The proposed wall packs shown on the preliminary ASR lighting plan sheet SL102, are revised and demonstrate design requirements noted in UDO Sec.7.4.10, for full-cut off design feature, in the SPR plans set.

Stormwater
5. 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).

6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

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

8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

☑️ **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.

☐ 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. 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.

2. 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.

**Public Utilities**

3. 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.

☑️ **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:

General

1. A demolition permit shall be obtained.

2. Comply with all conditions of Z-8-20

Engineering

3. 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.

Stormwater

4. 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).

5. 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).

6. 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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (6) understory street trees along Carolina Ave.

8. A public infrastructure surety for (3) 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.

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. All street lights and street signs required as part of the development approval are installed.

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: August 18, 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: 04/21/2022
Daniel L. Stegall
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
GENERAL NOTES
1. Construction shall be in accordance with the rules and regulations of the DMNC. All site improvements and buildings shall be in accordance with the City’s Site Plan Review Guidelines, or as otherwise specified by the City's Planning Department.
2. All developers shall comply with the Local Building Code and all applicable state and federal laws.
3. All developers shall ensure that their site development plans are consistent with the Comprehensive Plan and the General Plan of the City of Raleigh.

SITE DATA TABLE

<table>
<thead>
<tr>
<th>SITE INFORMATION</th>
<th>DEVELOPMENT INFORMATION</th>
<th>TRANSIT IMPROVEMENTS</th>
<th>STRATEGIC IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF: 45,000 sq ft</td>
<td>750 bedrooms</td>
<td>Non-existent</td>
<td>0</td>
</tr>
<tr>
<td>ZONED: RM-4</td>
<td>45 floors</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SF: 45,000 sq ft</td>
<td>15 stories</td>
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</tr>
<tr>
<td>ZONED: RM-4</td>
<td>45 floors</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

CONSTRUCTIVE USE ZONING PROVISIONS

1. The proposed development shall comply with the City's Site Plan Review Guidelines and all applicable state and federal laws.
2. All developers shall ensure that their site development plans are consistent with the Comprehensive Plan and the General Plan of the City of Raleigh.
3. All developers shall comply with the Local Building Code and all applicable state and federal laws.
4. All developers shall ensure that their site development plans are consistent with the Comprehensive Plan and the General Plan of the City of Raleigh.

ATTENTION CONSTRUCTION CONTRACTORS

This construction contract is subject to modification, cancellation, or termination at any time at the discretion of the City of Raleigh. The City of Raleigh reserves the right to reject any proposal that is not in compliance with the City's Site Plan Review Guidelines or the General Plan of the City of Raleigh.

NOT FOR DISTRIBUTION

These plans are prepared for design and planning purposes only and are not intended for use as construction documents.
SURVEY NOTES

1. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE AND COMPLETED ON 7/1/2020. PROPERTY LINES SHOWN HEREON HAVE BEEN TAKEN FROM THE REFERENCES LISTED AND TIED TO EXISTING EVIDENCE FOUND IN THE FIELD. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR REGISTRATION, CONVEYANCE, OR SALES.

2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAV 9488) AS REFERENCED TO GPS OBSERVATIONS TAKEN ON THE SITE AND TIED TO THE NC CORS NETWORK.

3. UNDERGROUND UTILITY AND STRUCTURES SHOWN HEREON WERE LOCATED FROM PAINTED LINES ON THE GROUND PROVIDED BY OTHERS OR WERE TAKEN FROM DRAWINGS REFERENCED HEREON. THESE UTILITY LINES AND STRUCTURES WERE NOT VISIBLE AT THE TIME OF THE SURVEY, AND LOCATIONS SHOWN ARE APPROXIMATE ONLY. THERE IS EVIDENCE THAT OTHER UNDERGROUND UTILITIES MAY EXIT ON THIS SITE, THE LOCATION OF WHICH HAVE NOT BEEN DETERMINED AT THIS TIME AND HAVE NOT BEEN LOCATED AS A PART OF THIS SURVEY PRIOR TO ANY CONSTRUCTION ACTIVITY. UNDERGROUND UTILITY LOCATIONS SHOULD BE REQUESTED BY CALLING THE NORTH CAROLINA ONE CALL CENTER, INC. (1-800-662-4040).