LOCATION: The site is generally located on the north side of Midtown Market Avenue, east of Tolson Street and west of Perry Creek Road, with common street addresses of 7731, 7741, 7751, 7781 and 7791 Midtown Market Avenue, and 6710 Archwood Avenue.

REQUEST: Development of the property with 264 dwelling units across eleven apartment buildings with a total gross floor area of approximately 126,180 square feet, plus a clubhouse, pool, associated parking and site improvements. Site 1 is approximately 7.82 acres containing four proposed apartment buildings with 96 dwelling units as well as the clubhouse and pool. Site 2 is approximately 6.8 acres containing seven proposed apartment buildings with 168 dwelling units. The subject property is zoned Planned Development and located within the 5401 North Master Plan (MP-2-16) with CX as the default district.

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 February 16, 2021 by HUDSON CAPITAL ACQUISITIONS.

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:

Stormwater

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

☑ 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:

Stormwater
1. 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).

**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 recombination map shall be recorded, recombining the existing lots into the tracts as shown on the preliminary plan.

2. Perimeter buildings fronting along public streets shall be constructed prior to any interior buildings.

**Engineering**

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

4. A public infrastructure surety for 18 street trees in tree lawn and 33 street tree grates shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. An offer of cross access agreement between this development (current PIN 1736594817) and the adjacent parcel to the west, PIN 1736591822, shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. 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 these documents must be provided to the Development Services Department within one day from authorization of recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

**Public Utilities**

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

8. 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.

**Urban Forestry**
9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 20 street trees along Midtown Market Ave. west of Archwood Ave.; 13 street trees along Midtown Market Ave. east of Archwood Ave.; 9 street trees along Archwood Ave.; 9 street trees along Perry Creek Rd.

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

Stormwater

1. 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: July 12, 2024
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: __03/15/2021__

Alysia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
SITE DEVELOPMENT PLANS FOR:

MIDTOWN MARKET APARTMENTS

7731 MIDTOWN MARKET AVE
RALEIGH, NORTH CAROLINA

CASE NUMBER: ASR-4070-2020

DEVELOPER:
HUDSON CAPITAL ACQUISITIONS, LLC
4390 LASATER AT NORTH HILLS
RALEIGH, NC 27609
919-260-6310

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ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

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Kasey Evans