LOCATION: The site is generally located at the southeast corner of Avent Ferry Road and Trailwood Drive, with common street addresses of 901 and 921 Trailwood Drive. A portion of this site is outside the city limits.

REQUEST: Development of a 122 unit apartment community and associated site improvements. The apartments are located in two buildings with amenities such as a pool located between the buildings. The property is approximately 12.27 acres and zoned R-10 and SRPOD.

Variance (A-3-19) approved granting a reduction of the primary street minimum build-to width requirement set forth in UDO Section 2.2.4.D from 70% to 30%, complete relief from the side street build-to requirements set forth in UDO Section 2.2.4.D, and complete relief from the corner build-to requirement set forth in UDO Section 1.5.6.C.

Variance (A-115-19) approved granting relief from the 2,500 foot maximum block perimeter requirements set forth in UDO Section 8.3.2.A.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0108-2020: 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 March 18, 2020 by DON CURRY.

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.

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A surety equal to or less than the cost of clearing, grubbing, and reseeding a site, shall be paid to the City (UDO 9.4.4).

5. 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).

6. 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).

**Urban Forestry**

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

8. 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. 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.

- Slope Easement 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:**

**General**

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

**Engineering**

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.

3. 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.
4. 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.

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.553 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:

General

1. A demolition permit shall be obtained.

2. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Engineering

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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

5. A fee-in-lieu for 1’ in sidewalk width along the Avent Ferry frontage 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. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Avent Ferry Road.

10. 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.

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

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: April 23, 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: ___________________________ Date: 04/23/2020
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin
**Material Legend**

- **B1**: Brick - Reddish Brown
- **P1**: Paint - White
- **P2**: Paint - Gray
- **B2**: Paint - Beige
- **P4**: Paint - Brown
- **P5**: Paint - Black

**Elevation Notes**

1. SCIENCE BASE ELEVATIONS, BUILDING PLANS, AND WALL SECTIONS DRAWN ON 3D MODEL.
2. WINDOWS WERE DRAWN WITHOUT MULLIONS, COLUMNS, AND FINISH MATERIALS. DRAWINGS ARE BASED ON INITIAL REVIEW, UNLESS NOTED OTHERWISE ON DETAIL DRAWINGS.
3. ALL CONSIDERATION FOR TO BE FINISHED BY (AMERICAN).

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**Average Grade Information Provided by Curry Engineering**

<table>
<thead>
<tr>
<th>Property</th>
<th>No.</th>
<th>Grade</th>
<th>Description</th>
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<tbody>
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</table>

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**Average Grade Diagram for Entire Building - 298.3°** (Most Restrictive of Proposed vs. Existing)
**NORTH ELEVATION**

Average grade was determined by calculating the average of the highest and lowest elevations along the development grade or improved grade (whichever is more restrictive) along each building elevation and averaging all elevations.

**ELEVATION NOTES**

1. Do not scale elevations. Reference plans and minimal sections for more information.
2. Parapet returns shall have weathered copper color and should be the same color as the parapet returns. Unless noted otherwise on the drawings.
3. All cornices shall be painted P1 (white).

**AVERAGE GRADE INFORMATION PROVIDED BY CURRY ENGINEERING**

<table>
<thead>
<tr>
<th>District</th>
<th>Average Grade</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sample 1</td>
<td>1.23 m (4 ft)</td>
<td>Note1</td>
</tr>
<tr>
<td>Sample 2</td>
<td>1.24 m (4 ft)</td>
<td>Note2</td>
</tr>
<tr>
<td>Sample 3</td>
<td>1.25 m (4 ft)</td>
<td>Note3</td>
</tr>
</tbody>
</table>

**MATERIAL LEGEND**

- B1: BRICK wenig, brown
- P1: Paint - white
- P2: Paint - gray
- P3: Paint - red
- P4: Paint - brown
- P5: Paint - black
- M1: Metal coping - white
- M2: Metal coping - black
- A1: Fabric cladding - brown
- A2: Aluminum cladding - brown

**EAST ELEVATION**

Average grade of existing site 294.3' (most restrictive of proposed vs. existing)

*Note: All HVAC equipment is roof mounted. All roof mounted equipment shall be screened from ground view from adjacent property or adjacent public street right-of-way by parapet walls. See rooftop screening diagram on Sheet A2-A4.