LOCATION: This site is located on the north side of Louisburg Road, east of Forestville Road at 2801 Forestville Road.

REQUEST: Development of a 21.6 acre/940,958 sf tract, .98 acres/42,831 sf of right-of-way dedication, including .155 acres/6,766 sf on Hartham Park Ave Ext, leaving a net area of 20.463 acres/891,351 sf; zoned RX-4-PK CU. Proposed 224 multi-unit apartment development, 4 buildings (Proposed Building #1 - 61,236 sf; Building #2 - 61,236 sf; Building #3 - 61,236 sf; Building #4 - 61,236 sf & a clubhouse total 5,613 sf) totaling overall gross building area of 250,557 sf.

Z-34-20 - Forestville Road Tract Site Development Rezoning (Property rezoned to RX-4-PK) Conditional Uses

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 April 18, 2022 by CE GROUP.

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. Attach and transpose a copy of the NCDOT approval letter for street tree plantings to civil plans set (Site Permit Review).

2. The sites adjacent on the Forestville Road frontage are both installing multiuse paths so the have pedestrian and bicycle uses behind the curb. At SPR further detail will be needed on getting the correct ADA ramps and more precise curb and gutter location.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

7. 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).

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

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

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

11. 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).

Urban Forestry

12. 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).

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

14. Attach NCDOT planting permit for right of way tree planting along Louisburg Road onto Landscape Plan of Site Permitting Review plan set.

☐ 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.

☐ Right of Way Deed of Easement Required

☐ Slope Easement Deed of 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.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

4. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

5. 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.

Stormwater

6. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).
7. 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).

8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 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. Comply with all conditions of Z-34-20 (RX-4-PK-CU).

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

**Engineering**

4. 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.

5. A fee-in-lieu for sidewalk across the Louisburg Road frontage is paid to the City of Raleigh (UDO 8.1.10).

6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

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

Stormwater

8. 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).

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).

Urban Forestry

10. A public infrastructure surety for 70 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.

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

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Hartham Park Extension and 49 street trees along Louisburg Road.

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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

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

Stormwater

5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

6. 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
Administrative Approval Action
Case File / Name: ASR-0071-2021
DSLC - COMET RALEIGH APARTMENTS

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: October 5, 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:  Daniel L. Stegall  
Development Services Dir/Designee

Date:  06/08/2022

Staff Coordinator:  Jermont Purifoy
ADMINISTRATIVE SITE REVIEW
AS-0071-2021
FOR
COMET RAILEIGH APARTMENTS
2801 FORESTVILLE RD
RALEIGH, NORTH CAROLINA

JULY 28, 2021
REVISED APRIL 18, 2022

DEVELOPER
COTTON FIELD DEVELOPMENT, LLC
300 CAMERON BARRACKS RD, SUITE 102
FAYETTEVILLE, NC 28304
CONTACT: RICK WALKER, MANAGER
(910) 553-2250
EMAIL: rick@cotfielddev.com

OWNER
PERRY FARMS LLC
103 AMERICAN DR
RALEIGH N: 27508-4037

ZONE DESCRIPTION:
R-3

ADMINISTRATIVE SITE REVIEW
INDEX TO DRAWINGS

COVER
EXISTING CONDITIONS
PLANNED DEVELOPMENT
PLANNED DEVELOPMENT

DATING & SCALE:
JULY 28, 2021
1:1000

VICINITY MAP

NOTICE:

1. This Preliminary Design has not yet been reviewed by the City of Raleigh Planning Department, Building Department, and the NC Department of Transportation.
2. No building permits have been issued. Only site plans have been approved.
3. A Preliminary Design cannot be used for building permits. Construction cannot begin until a Final Design has been approved.
4. This Preliminary Design reserves the right to change at any time without notice.

SOURCES:

- Ce Group Inc.
- Oxford Equities
- City of Raleigh - Planning & Development
- City of Raleigh - Building & Safety Services
- NCDOT

COMPLIANCE:

1. All electrical, mechanical, and plumbing systems must be designed and installed in accordance with applicable codes and regulations.
2. All site improvements must be installed in accordance with the approved plans.
3. All construction must be approved by the City of Raleigh Building Department.
4. No building permits have been issued. Only site plans have been approved.

SPECIAL CONDITIONS:

1. The applicant shall be responsible for obtaining all necessary permits and approvals from the City of Raleigh Planning Department, Building Department, and the NC Department of Transportation.
2. The applicant shall be responsible for ensuring that all construction is in compliance with applicable codes and regulations.
3. The applicant shall be responsible for ensuring that all site improvements are installed in accordance with the approved plans.
4. No building permits have been issued. Only site plans have been approved.

SUGGESTIONS:

1. The applicant is encouraged to work closely with the City of Raleigh Planning Department, Building Department, and the NC Department of Transportation to ensure that all construction is in compliance with applicable codes and regulations.
2. The applicant is encouraged to provide additional documentation to support the proposed development.
3. The applicant shall be responsible for ensuring that all construction is in compliance with applicable codes and regulations.
4. No building permits have been issued. Only site plans have been approved.

SIGNATURE BLOCK

Date: July 28, 2021

RICK WALKER, MANAGER
COTTON FIELD DEVELOPMENT, LLC

PRELIMINARY DESIGN
NOT RELEASED FOR CONSTRUCTION

JULY 28, 2021
### PLANT LIST - PROTECTIVE YARD

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### PLANT LIST - STREET TREES

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<th>Fru.</th>
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### LANDSCAPE CALCULATIONS

- **Site Area:** 10 acres
- **Planting Area:** 2 acres
- **Soil Type:** Organic
- **Drainage:** Flat
- **Existing Vegetation:** Trees, shrubs, grass

### PRELIMINARY DESIGN

- **Not Released for Construction**