LOCATION: This site is located on the north side of Common Oaks Drive, west of Forest Pines Drive, at 11008 Ingleside Place.

REQUEST: Development of a 2.891 acre/125,930 sf tract, with .019ac/840 sf of right-of-way dedication, zoned CX-3-PK and UPWOD (Urban Watershed Overlay District) into a proposed 39,717 gross square foot/medical office building.

BOA-0025-2020: A variance was approved by the Board of Adjustment which granted a reduction in the amount of watershed forestation area required to 20% minimum.

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 23, 2021 by Drye-McGlamery Engineering, PLLC.

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. Revise the transparency calculations to include the window dimensions along the upper floors of both the East & North Elevations in accordance with UDO Sec.1.5.9.B and Sec.3.2.5.F.F2.

2. Provide an Average Grade calculation table for the East Elevation wall closest to the Primary Street (Forrest Pines Dr) in accordance with either TC-4-20 or TC-17-16. This table shall be shown on the Site Permit Review plans set.

3. Revise the parking space count & right-of-way labels on the data summary table and SPR plan sheets.

Stormwater

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

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

☑️ **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:**

**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.

☑️ **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**


**Engineering**

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. A fee-in-lieu for 1 ft of sidewalk for 410 If along Ingleside Drive and 285 If along Forest Pines Drive shall be paid to the City of Raleigh (UDO 8.1.10).
4. A public infrastructure surety for 13 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Ingleside Place and 6 street trees along Forest Pines Drive, for a total of 13 street trees.

7. A plat shall be recorded with metes and bounds descriptions of all wooded areas (UDO 9.1.9.B.).

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

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 22, 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: 03/25/2021
Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
TRANSPARENCY CALCULATIONS - EAST ELEVATION

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<th>FLOOR LEVEL</th>
<th>WALL SF</th>
<th>REQUIRED TRANSPARENCY</th>
<th>PROVIDED TRANSPARENCY (4&quot; x 4&quot;)</th>
<th>PROVIDED TRANSPARENCY (3&quot; x 3&quot;)</th>
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<tbody>
<tr>
<td>GROUND FLOOR</td>
<td>164.0 SF</td>
<td>164.0 SF (100%)</td>
<td>177 SF (106%)</td>
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</tr>
<tr>
<td>2ND FLOOR</td>
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</tr>
<tr>
<td>3RD FLOOR</td>
<td>164.0 SF</td>
<td>164.0 SF (100%)</td>
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TRANSPARENCY CALCULATIONS - NORTH ELEVATION

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<th>FLOOR LEVEL</th>
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<th>PROVIDED TRANSPARENCY (4&quot; x 4&quot;)</th>
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Note: Per Code of Raleigh 100 Section 12.1.4.8, glass shall be considered transparent where it has a transparency index of less than 1% or external reflectance of less than 1%. Glass in opaque stories may have any level of transparency and external reflectance, respectively.