LOCATION: This site is located on the east side of Litchford Road, north of Pine Village Road at 2501 Pine Village Road. It is outside the city limits.

REQUEST: Development of a 2.45 acre tract zoned R-10 into a 21,655 square foot/21 unit proposed apartment building. The proposed apartment building will include 15 one-bedroom units with six three-bedroom units. The overall residential density proposed is 8.57 units/acre. The plan requires 36 parking spaces and 36 spaces are being provided.

BOA-0052-2019: Variances for Build-to setback; Primary Street Setback; 2 ft ground floor elevation; Building Height requirement from Sec.2.2.4.E.1.

A-167-19: Design Adjustment for Streetscape Landscaping & Sidewalk design

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 24, 2020 by MATT LOWDER.

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. A photocopy letter, from NCDOT allowing the planting of street trees noted on sheet LA-1 under note #2: "Street Yard Litchford Rd" (under the COR Planting Requirements), is transposed onto Site Permit Review plans set.

2. Grading sheet C1.1 is updated and revised listing and showing the locations of the spot grades, 'high', 'low', 'average' & 'Most Restrictive Grade', per the "Average Grade Calculations" table on sheet A1.1, along the corresponding matching elevations of the building footprint.

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

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).

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).

**Urban Forestry**

6. 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).

7. 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:**

**Stormwater**

1. 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).

2. 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**

3. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.19 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


Engineering

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

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 fee-in-lieu for a 6 ft sidewalk along Litchford Road for 181 linear feet shall be paid to the City of Raleigh (UDO 8.1.10).

5. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

PRCR

6. The applicant must dedicate City of Raleigh Public Greenway over the span of the floodplain within their site, as shown on approved ASR plans. The total area to be recorded as City of Raleigh Greenway Easement is 69,688.58 SF.

Public Utilities

7. A plat must be recorded at the Wake County Register of Deeds office for COR water line easement dedication.

8. 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.

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 1.19 acres of Tree Conservation Areas to be designated.

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Litchford Road and 9 street trees along Pine Village Road.
11. A public infrastructure surety for 12 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

General

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

Urban Forestry

2. 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: May 28, 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: 05/28/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
West Elevation

<table>
<thead>
<tr>
<th>Pre-existing Grades</th>
<th>High Grades</th>
<th>Low Grades</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>261°</td>
<td>267°</td>
<td>274°</td>
</tr>
<tr>
<td>Proposed Grades</td>
<td>261°</td>
<td>267°</td>
<td>274°</td>
</tr>
</tbody>
</table>

Most Restrictive Grade Chart

<table>
<thead>
<tr>
<th></th>
<th>North Avg</th>
<th>South Avg</th>
<th>East Avg</th>
<th>West Avg</th>
<th>Final Avg</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-existing Grades</td>
<td>267°</td>
<td>278°</td>
<td>271°</td>
<td>274°</td>
<td>272.75°</td>
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<td>Proposed Grades</td>
<td>267°</td>
<td>278°</td>
<td>272°</td>
<td>274°</td>
<td>273.25°</td>
</tr>
</tbody>
</table>

272.75° is the most restrictive grade

- Building height is 51.9' (Allowed per Board of Adjustment)
- 324.25' is the Building Elevation

Note: Board of Adjustment KCWA-00423278 that removed the 2' requirement from each side from the rear and reduced our RASL area to 5'.