LOCATION: This 1.81 acre site is made up of seven parcels all zoned RX-3-UL-CU and is within an SRPOD Overlay. The site is located on the east side of Stovall Drive between Marcom and Kelford Streets.

REQUEST: This project is an apartment complex consisting of two apartment buildings each containing 28 one, two and three bedroom units, totaling 56 units in all. The total size of the two three-story buildings is 58,292 square feet.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0005-2020: 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 July 15, 2019 by SAMIR W & SUZANNE D BAHHO.

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

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

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

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☐ 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 recombining the existing seven lots into a single tract shall be recorded prior to issuance of building permits.

2. A demolition permit shall be obtained for the existing structures on site.

**Engineering**

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

4. A 5’ general utility 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.

5. 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.

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

7. Two 15’x20’ slope easements and associated deed of easements 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.

**Public Utilities**

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

**Stormwater**
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).

10. 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).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Kelford St, 8 street trees along Stouvall Dr, and 7 street trees along Marcom St.

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: December 18, 2022
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: 12/19/2019
Development Services Dir/Designee

Staff Coordinator: Michael Walters
AVERAGE GRADE CALCULATION

PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE ROOF EXTENDING ABOVE A 4' HIGH WALL OR EAVE OF THE ROOF PARAPET, WHICHER IS MOST RESTRICTIVE ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

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305' = 1'-0"
BUILDING 2 - EAST ELEVATION

LEFT PLANE (2)

BUILDING 2 - SOUTH ELEVATION

KELFORD STREET

FRONT PLANE (1)

AVERAGE GRADE PLANE = 381.58

Highest (Proposed): 389.08

Lowest (Proposed): 385.08

AVERAGE GRADE PLANE = 381.58

FIBER CEMENT

LAP SIDING

FIBER CEMENT

PANEL W/ FIBER

CEMENT TRIM

BRICK VENEER

4' - 0"

49' - 10"

47' - 3"

BUILDING 2 - WEST ELEVATION

STOVAL DRIVE

BUILDING 2 - NORTH ELEVATION

REAR PLANE (4)

AVG. GRADE PLANE = 381.58

Highest (Proposed): 385.08

Lowest (Proposed): 374.08

FIBER CEMENT

LAP SIDING

FIBER CEMENT

PANEL W/ FIBER

CEMENT TRIM

BRICK VENEER

4' - 0"

47' - 3"

49' - 10"

AVG GRADE PLANE = 381.58

BUILDING 2 AVERAGE GRADE CALCULATION

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