LOCATION: The 0.418 acre site is located on the south side of New Bern Avenue, east of Idlewild Avenue and west of North State Street, zoned OX-3-GR in the New Bern Edenton NCOD. The site address is 908 New Bern Avenue.

REQUEST: Development of two multi-family residential buildings, totalling 18 units and 26,618 square feet in size with associated garage parking. Currently an attached house is on the site (to be demolished).

A design adjustment has been approved by the Board of Adjustment for this project.

Case A-168-19, granting a design adjustment for the shown streetscape and street tree location as well as elimination of the 5’ utility placement easement.

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 January 29, 2020 by Wake Land Design, 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:

Engineering

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

2. 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.

General Condition

3. Include letter from private solid waste hauler and notification of acceptance of this method from Raleigh Solid Waste services on Site Permit Drawings.

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).
5. Flood study was looked at and as by UDO 9.2.2 A 4 b ii  Active Stormwater Control Measures exemption is claimed. [Fee for the flood study upon permit submittal]

☐ 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. 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**

1. A demolition permit shall be obtained.

**Engineering**

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

3. A fee-in-lieu for 1 foot of sidewalk at the east side of the driveway (approx. 40+- feet) shall be paid to the City of Raleigh (UDO 8.1.10).

**Urban Forestry**

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

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along New Bern Avenue, behind the sidewalk.

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

**General**

1. Final inspection of all right-of-way street trees by Urban Forestry Staff.
Administrative Approval Action
Case File / Name: ASR-SR-54-2018
908 New Bern Avenue Condos

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: March 10, 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: 03/10/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
908 NEW BERN AVE
ADMINISTRATIVE SITE REVIEW PLANS
ASR-SR-54-2018
RALEIGH, NORTH CAROLINA

JUNE 4, 2018
REVISED JUNE 5, 2018
REVISED JULY 6, 2018
OCTOBER 16, 2019
JANUARY 29, 2020

OWNER:
FIVE HORIZONS, LLC
2321 Blue Ridge Rd. Suite 202
Raleigh, NC 27607
919-443-0262
corey@mergecap.com

DEVELOPER:
VERDE HOMES, LLC
7427 Matthews Hill Rd.
Mint Hill, NC 28227
980-727-2015
staleyrvh.net

CIVIL ENGINEER:
WAKE LAND DESIGN, PLLC
NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

FEE-IN-LIEU REQUEST
THE PROJECT IS REQUESTING THE ABILITY TO PAY A FEE-IN-LIEU FOR THE LACKING SIDEWALK WIDTH ALONG THE EASTERN PORTION OF THE FRONTAGE TO ALLOW FOR A MORE CONSISTENT STREETSCAPE SECTION ALONG NEW BERN AVENUE.

A-168-19 DESIGN ADJUSTMENT
THE PROJECT WAS GRANTED A DESIGN ADJUSTMENT FOR THE SHOWN STREETSCAPE AND STREET TREE LOCATION AS WELL AS ELIMINATION OF THE 5' UTILITY PLACEMENT EASEMENT.

CROSS ACCESS APPLICABILITY
IN ACCORDANCE WITH UDO SEC. 8.3.5.D.5.a, THE ADJACENT PROPERTIES ARE OCCUPIED BY DETACHED BUILDING TYPES, AND THEREFORE CROSS ACCESS IS NOT REQUIRED.
NEW BERN AVENUE SR-2911
(PUBLIC R/W)
4-LANE AVENUE - PARALLEL PARKING
ONE-WAY

EXISTING ~5' SIDEWALK TO REMAIN
VARIABLE WIDTH TREE LAWN

20' 10' 0
20' 40'

NEW BERN AVENUE
4-LANE AVENUE - PARALLEL PARKING
ONE-WAY

15.70 (TYP)
5.89' RIGHT-OF-WAY DEDICATION
10' SETBACK

LOT 1
0.418 AC
18,191 SF

5' SIDEWALK TO RIGHT-OF-WAY

AMENITY AREA 1,905 SF
ZONING DISTRICT BOUNDARY O/R-10

12
LOT 1
0.418 AC
18,191 SF

6.44' ASPHALT ACCESS DRIVE
30' (TYP)
SHORT-TERM BIKE PARKING (4) SPACES PER DETAIL
B-20.01
BUILDING 1
BUILDING 2

4' BUILDING OVERHANG
EX. STRUCTURE
EX. ACCESSORY STRUCTURE
EX. STRUCTURE

5' SIDEWALK TO RIGHT-OF-WAY

OUTDOOR COMMON AREA 4'X4' RISER ROOM WITH EXTERIOR DOOR

10.56' 2ND FLOOR OVERHANG
4' BUILDING OVERHANG

24.22' 16.15'

13.39' EX. STRUCTURE

5' SIDEWALK TO RIGHT-OF-WAY

SIGHT TRIANGLE NOTES
WITHIN THE AREA ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OF THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
NEW BERN AVENUE SR-2911
PUBLIC ROW
4 LANE AVENUE - PARALLEL PARKING
ONE WAY

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ACCURATE DRAWS OF ALL PLANTING PITS, PLANTING, AND MOWING VOLUNTEER AREAS.
2. AVOID PLANTING IN THE CITY TREE MANUAL PERIOD CALLED "NO PLANTING PERIOD".
3. TREE PLANTING IS ALLOWED AT SITES FENCED OFF WITH A MINIMUM OF FIRST PLANTING DATE.
4. A TREE PLANTING PERIOD IN ACCORDANCE WITH THE CITY TREE MANUAL PERIOD CALLED "NO PLANTING PERIOD".
5. MOWING VOLUNTEER AREAS AND CONTROLLING WILDFLOWERS AND WEEDS NEAR PLANTS IS IMPORTANT IN MAINTAINING THE AREA.

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>BOTANICAL/COMMON NAME</th>
<th>SIZE</th>
<th>ROOT</th>
<th>SPACING</th>
<th>QUANTITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>ILLEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY</td>
<td>18&quot; HT</td>
<td>3 GAL. MIN.</td>
<td>14 SHRUBS</td>
<td></td>
</tr>
<tr>
<td>NYSSA SYLVATICA / BLACK GUM</td>
<td>3&quot; CAL/10' HT</td>
<td>CONT./ B&amp;B</td>
<td>40' O.C.</td>
<td>NEW BERN AVE. - 2 TREES</td>
</tr>
</tbody>
</table>

NOTE:
STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
**EAST ELEVATION**

- **EXISTING GRADE**: 336.0'
- **PROPOSED GRADE**: 335.25'

**WEST ELEVATION**

- **EXISTING GRADE**: 340.2'
- **PROPOSED GRADE**: 339.5'

**SOUTH ELEVATION**

- **EXISTING GRADE**: 340.2'
- **PROPOSED GRADE**: 339.7'

**NORTH ELEVATION**

- **EXISTING GRADE**: 340.2'
- **PROPOSED GRADE**: 339.5'

**BUILDING 1 AVERAGE GRADE CALCULATION**

- **EXISTING**: 337.9'
- **PROPOSED**: 337.4'

**NOTE:**

- AVERAGE EXISTING CURB ELEVATION: 333.74'
- MIN. REQUIRED FINISHED FLOOR: 335.74'
- PROPOSED FINISHED FLOOR: 335.75'

**HEIGHT TO HIGHEST POINT OF BUILDING**

- **AVERAGE**: 337.43'
- **MAX.**: 35’
Building 2 Average Grade Calculation

<table>
<thead>
<tr>
<th>Plane</th>
<th>Existing</th>
<th>Proposed</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>335.1</td>
<td>335.25</td>
<td>335.62</td>
</tr>
<tr>
<td>West</td>
<td>340.2</td>
<td>340.3</td>
<td>340.3</td>
</tr>
<tr>
<td>East</td>
<td>340.4</td>
<td>340.3</td>
<td>340.3</td>
</tr>
<tr>
<td>South</td>
<td>340.4</td>
<td>340.7</td>
<td>340.5</td>
</tr>
</tbody>
</table>

Average Existing Curb Elevation: 333.74'
Min. Required Finished Floor: 335.74'
Proposed Finished Floor: 335.75'

4' Parapet Wall

HVAC units to be screened with parapet wall.

Riser Room

Door

Top of 4' parapet wall

Ex. Grade Profile

Average Grade 337.40'

Highest Ex. Point: 335.1'
Lowest Ex. Point: 334.8'

Proposed Grade 335.25

Ex. Grade Profile

Average Grade 337.40'

Highest Ex. Point: 340.4'
Lowest Ex. Point: 340.2'

Highest Proposed Grade: 335.7'

Lowest Proposed Grade: 339.5'

PROPOSED FINISHED FLOOR:

AVG. GRADE 337.40'

MIN. REQUIRED FINISHED FLOOR: 335.74'

PROPOSED FINISHED FLOOR: 335.75'

4' Parapet Wall

UNIT DIVIDING SCREEN WALL

UNIT DIVIDING SCREEN WALL

UNIT DIVIDING SCREEN WALL

UNIT DIVIDING SCREEN WALL

AVG. GRADE 337.40'

35' MAX. HEIGHT TO HIGHEST POINT OF BUILDING

PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET. AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHER EVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.