LOCATION: This 1.45 acre site zoned OX-3-CU (Z-26-97) is located on the southwest corner of the intersection of N. New Hope Road and Skycrest Drive at 2241 N. New Hope Road.

REQUEST: A 17,766 square foot two story apartment building consisting of 14 units and associated infrastructure.

One Hardship Variance has been approved by the Board of Adjustment for this project, noted below. (BOA-0006-2019)

Complete relief from the 70% primary street and 35% side street build-to requirements set forth in Sections 3.2.4.D.D2. and 3.2.4.D.D4. of the Unified Development Ordinance and a 65 foot variance from the 300 foot driveway access spacing requirements set forth in Article 9.5 of the Raleigh Street Design Manual to permit a driveway onto North New Hope Road that is 235 feet from the Skycrest Drive intersection.

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 September 9, 2020 by PENNY ENGINEERING DESIGN.

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. That the subject site demonstrate compliance with short term and long term bicycle parking requirements in UDO Section 7.1.2.C and UDO Section 7.1.8. In addition, the applicant must provide bike rack placement details in accordance with the Raleigh Street Design B-20.01. Demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions: https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf

2. That the lighting plan will provide detail of lighting pole height demonstrating compliance to Z-26-97, #3.

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.

Public Utilities

4. 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

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

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

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

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.

- Utility Placement Easement Required

- Cross Access Agreements 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:

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.

The plan does not fully show the 5’ Utility Placement Easement below the driveway. The 5’ UPE is to be across the entirety of the frontage including the driveway.
2. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

The cross access easement is to be labeled as such on the plan.

3. 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:

**Engineering**

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

2. A fee-in-lieu for 1’ sidewalk width along both frontages shall be paid to the City of Raleigh (UDO 8.1.10).

**Public Utilities**

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

**Stormwater**

4. 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).

5. 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**

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

7. 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 N. New Hope 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.

Stormwater

2. 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 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 12, 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: 10/12/2020
Alysia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters
STANDARD UTILITY NOTES:

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCED IN PROJECT DESIGN MANUAL, CURRENT EDITION.

2. UTILITY SEPARATION REQUIREMENTS
   a. A DISTANCE OF AT LEAST 18" IS REQUIRED BETWEEN ALL SANITARY SEwers & ALL PRIVATE SEwers. NO WATER LINE SHALL BE LOCATED IN FRONT OF AN INDOOR RECEPTIVE OR A SOURCE OF DRINKING WATER. IF ADEQUATE LATERNAL SEPARATION CANNOT BE ACHIEVED, SEWAGE SANITARY SEwers SHALL BE SEPARATELY METALICIZED TO WATER LINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 18" FROM ANY RECEPTIVE OR SOURCE OF DRINKING WATER.
   b. WATER LINE INSTALLATION MUST BE ENSURED TO BE IN A SEPARATE TRENCH WITH THE EROSION PROTECTION AT A 45° ANGLE. THE TOP OF THE WATER LINE MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR & APPROVED IN WRITING WITHIN 48 HOURS OF INSTALLATION.
   c. WHERE A SOIL BARRIER IS REQUIRED, A BREAK IN THE SOIL BARRIER MUST BE SEPARATELY METALICIZED TO WATER LINE SPECIFICATIONS.

3. UTILITY SEPARATION PERMIT
   a. ALL UTILITY SEPARATION PERMITS MUST BE ISSUED PRIOR TO CONSTRUCTION.

4. UTILITY SEPARATION PERMIT APPLICATION
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   c. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.

5. UTILITY SEPARATION PERMIT FEES
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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   d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.

6. UTILITY SEPARATION PERMIT APPROVAL
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   c. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.

7. UTILITY SEPARATION PERMIT ISSUANCE
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
   b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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8. UTILITY SEPARATION PERMIT REVOCATION
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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9. UTILITY SEPARATION PERMIT MODIFICATIONS
   a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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   d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.

10. UTILITY SEPARATION PERMIT CANCELLATION
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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11. UTILITY SEPARATION PERMIT EXPIRATION
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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12. UTILITY SEPARATION PERMIT REISSUE
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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13. UTILITY SEPARATION PERMIT REISSUE MODIFICATIONS
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
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14. UTILITY SEPARATION PERMIT REISSUE CANCELLATION
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    c. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.

15. UTILITY SEPARATION PERMIT REISSUE EXPIRATION
    a. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    b. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    c. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
    d. ALL APPPLICANTS MUST PROVIDE A COMPLETE APPLICATION FOR UTILITY SEPARATION.
# APARTMENT BUILDING HEIGHT

## AVERAGE ELEVATION TABLE

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* - PRE GRAD AVG IS MORE RESTRICTIVE