LOCATION: This site is located along Landmark Drive north of the intersection of Lake Boone Trail and Landmark Drive. The site addresses and PIN numbers are 2521 Landmark Drive/0785933119 and 2520 Landmark Drive/0785937030.

REQUEST: Development of proposed 9.98-acre Lot 7 of subdivision case S-50-14 with 323,568 square foot of residential space for 316 dwelling units. The applicant is proposing five 4-story apartment buildings. One apartment building has a basement in the Neighborhood Mixed Use zoning district. This is part of the larger development of an 11.44 acre area comprising phase 2 of S-50-14, zoned Neighborhood Mixed Use (NX-4-CU), Commercial Mixed Use (CX-4-CU), Office Mixed Use (OX-3-CU) and Office Mixed Use (OX-4-CU). Please reference zoning conditions in case Z-20-2013 and reference S-50-14 for the lot configuration. Recordation of the lots and right-of-way shown in phase 2 of S-50-14 is to be done prior to building permit issuance for this site plan.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment was approved for this project under the original subdivision Transaction# 412776:

1. A Design Adjustment from UDO Section 8.3.6 - Block Perimeter

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 10/4/2018 by David Dunn of Bass, Nixon and Kennedy, Inc.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.
The following items are required prior to approval of Concurrent Site Review plans:

**Engineering**

1. 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.

**Stormwater**

2. 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).

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

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 re-inspected by Urban Forestry staff prior to the issuance of permits.

☑️ **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.

<table>
<thead>
<tr>
<th>☐ City Code Covenant</th>
<th>☑️ Slope Easement</th>
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<tbody>
<tr>
<td>☑️ Stormwater Maintenance Covenant</td>
<td>☐ Transit Easement</td>
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<td>☐ Utility Placement Easement</td>
<td>☑️ Cross Access Easement</td>
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<tr>
<td>☑️ Sidewalk Easement</td>
<td>☐ Public Access Easement</td>
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<td>☐ Other:</td>
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</tbody>
</table>
RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General
1. A demolition permit shall be issued, and this building permit number shown on all maps for recording.

Public Utilities
2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater
3. 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).
4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
5. 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).
6. 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).
7. 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).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. Comply with all conditions of Z-20-13
2. The proposed lot for this development, as well as right of way and easements in phase 2 of subdivision under S-50-14 sunset extension and revision shall be recorded prior to issuance of a building permit.

3. A demolition permit shall be obtained.

4. Provide fire flow analysis.

Engineering

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 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.

7. A fee-in-lieu for the unbuilt portion of the stub road extension from the stopping point to the property line shall be paid to the City of Raleigh (UDO 8.1.10).

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

9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall 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, further recordings and building permit issuance will be withheld.

10. A cross access agreement among the lots identified as Lot 7 and Lot 11 on approved subdivision plan S-50-14 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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, further recordings and building permit issuance will be withheld.

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

12. Offsite work will need to be done in secured offsite easements that have been recorded prior to the issuance of any site permits.

Public Utilities

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

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Landmark Drive.

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

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.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

6. 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: 10-10-2021
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: (Planning Dir./Designee) Date: 10/10/2018

Staff Coordinator: Daniel L. Stegall
NOTES:

1. CORRECTIONS AND DRAWING UPDATES ARE BASED ON FIELD MEASUREMENTS.
2. EXISTING BUILDING, ALARMS AND METER BOXES SHOWN ARE BASED ON THE FIELD MEASUREMENTS.
3. THE EXISTING STREAM BUFFERS AND WETLANDS SHOWN ARE BASED ON THE FIELD DELINEATION.
4. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES IS APPROXIMATE BASED ON FIELD MEASUREMENTS.
5. NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION.
6. CHORD DIRECTION AND DISTANCE MEASURED FROM 50' NEUSE.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS

83. MAP RECORDATION IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

4. PROVIDE 30" STANDARD CONCRETE CURB & GUTTER WITHIN PUBLIC ROW AND 24" STANDARD CONCRETE CURB & GUTTER WITHIN BUILDING FRONTAGE.

13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND PERFORMED BY THE MCADAMS COMPANY.

10. REFER TO NOTE 14 - TYP.
BASEMENT CALCULATION:

**BASEMENT PERIMETER AREA**

**Surrounded by Finish Grade:**

- **A**
  - Basement Perimeter Area: (396'-0" x 10'-8") 4224 sq. ft.
  - Bsmt. Perimeter Wall Area: (396'-0" x 10'-8") 4224 sq. ft.
  - (x100) = 1 (100%)

- **B**
  - Basement Perimeter Area: (306'-6" x 10'-8") 3269 sq. ft.
  - Bsmt. Perimeter Wall Area: Surrounded by Finish Grade: 3% (0.03 x 100%)

- **C**
  - Basement Perimeter Area: (38'-10" x 10'-8") 425 sq. ft.
  - Bsmt. Perimeter Wall Area: Surrounded by Finish Grade: 6% (0.06 x 100%)

- **D**
  - Basement Perimeter Area: (137'-11" x 4" + 147'-3" x 4") 95 sq. ft.
  - Bsmt. Perimeter Wall Area: Surrounded by Finish Grade: 52.34% (0.5234 x 100%)

**TOTAL BASEMENT PERIMETER WALL AREA:**

- (782'-2" x 10'-8") 8343 sq. ft.
- Total Bsmt. Perimeter Wall Area: (4367 sq. ft. + 8343 sq. ft.) = 12710 sq. ft.
- (x100) = 52.34% (0.5234 x 100%)

**TOTAL BASEMENT PERIMETER WALL AREA SURROUNDED BY FINISH GRADE:**

- (A+B+C+D)