LOCATION: This site is located on the south side of W South Street, and west side of S Saunders Street. The site is addressed at 601 & 611 W South St, which is inside City limits.

REQUEST: Development of two lots comprising a 1.75 acre site zoned NX-3-UL into two apartment buildings (one building on each lot). Gross floor area will be 40,455 square feet for the building on the west lot and 68,564 for the building on the east lot, for a total gross floor area of 109,019 square feet for the site.

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 submitted by WithersRavenel, dated 12/18/18.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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 a mass grading permit or other site permit, whichever comes first.

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

5. The concurrent plans including the design for the box culvert through the site reviewed under T#569218 must be approved and permits issued prior to approval of any concurrent review or recorded plats for the site.

URBAN FORESTRY

6. Obtain required tree impact permits from the City of Raleigh.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications.

2. The area of greenway reservation for City of Raleigh acquisition as shown on the preliminary plan shall be shown on all plats for recording.

3. Condominium documents shall be prepared in accordance with G.S.-47C, and certification shall be made to the Zoning Inspector that the legal documents contain the required language, and common expenses include all expenditures such as maintenance, repair and insurance. Common expense shall also include the cost to maintain repair, restore, and/or reconstruct the approved stormwater control measures.

4. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

5. Provide fire flow analysis.

ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on a map approved for recordation.

7. 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 a map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

8. 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 recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

9. The 45’ City of Raleigh Permanent Drainage Easement as shown on the preliminary plan shall be shown on all plats for recording.
10. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**STORMWATER**

11. The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

12. 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.

13. 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 a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

14. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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

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

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

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

6. **Next Step:** Final inspection of all required right of way tree plantings by Urban Forestry Staff.
Administrative Approval Action
SR-48-18, South Street Condos
Transaction # 555667, AA # 3915

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: 1-2-2022
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: (Planning Dir./Designee) ___________________________ Date: 1/2/19

Staff Coordinator: Ryan Boivin
NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS. HANDICAP PARKING SPACE(S) AND WC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO FEET WIDE AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART WITHIN 40 FEET OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL. NFPA 13R SPRINKLER SYSTEM IS PROPOSED.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH BEGINS PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO NFPA 13R SPRINKLER SYSTEM IS PROPOSED THE APPARATUS ACCESS LANE IS REQUIRED TO BE WITHIN 200 FEET OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL. NFPA 13R SPRINKLER SYSTEM IS PROPOSED.

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH ARCHITECTURE COMPANY" BACKFLOW DEVICE HOTBOX, ETC) SHALL BE LOCATED WITHIN 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR FIRE APPARATUS ACCESS ROAD (NCFC 507.5.1). THE FIRE HYDRANT SHALL BE LOCATED WITHIN 300' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1). THE APPARATUS ACCESS LANE IS REQUIRED TO BE WITHIN 200 FEET OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL. NFPA 13R SPRINKLER SYSTEM IS PROPOSED.

THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO NFPA 13R SPRINKLER SYSTEM IS PROPOSED THE APPARATUS ACCESS LANE IS REQUIRED TO BE WITHIN 200 FEET OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL. NFPA 13R SPRINKLER SYSTEM IS PROPOSED.

WALL, SIGN, OR PARKED VEHICLE.

THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR. A LETTER OF CONFIRMATION FROM THE VENDOR IS ON FILE WITH THE CITY OF RALEIGH. THE APPARATUS ACCESS LANE IS REQUIRED TO BE WITHIN 200 FEET OF ALL PORTIONS OF THE FIRST FLOOR EXTERIOR WALL. NFPA 13R SPRINKLER SYSTEM IS PROPOSED.

THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE. THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE. THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE. THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE. THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE. THE APARTMENT BUILDING AND CONDOS SHALL NOT BE ALTERED OR ALTERED IN ANY WAY WHICH MIGHT CAUSE DAMAGE OR HARM TO THE EXISTING BUILDINGS AND ASSOCIATED INFRASTRUCTURE.
NOTE:
• A MASS GRADING PERMIT WAS ISSUED ON 09/14/2016. THE PERMIT NUMBER IS A393400.
• PRE-DEVELOPMENT GRADES SHOWN ON THIS SUBMITTAL REFLECT GRADES SHOWN ON THE MASS GRADING PERMIT.
PROGRAM UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION)

1. OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE

2. UNLESS STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS

3. SANITARY SERVICES ARE MAINTAINED & ADEQUATE PUBLIC SANITARY DETAIL SHOULD ACHIEVED

4. PRIOR TO ABANDONING MAINS OR TAPS, IT IS REQUIRED TO BE WITHIN 50' OF PROPOSED SERVICES OR CLEANOUTS

5. BE WITHIN 50' OF PROPOSED FIRE MAINS

NOTE: IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT THE INSTALLATION MEETS ALL VARIOUS CODES AND STANDARDS.
LEVEL 1
279'-4"

LEVEL 2
290'-4"

LEVEL 3
301'-4"

MEZZANINE
312'-4"

PARKING LEVEL
269'-0"

ROOF
322'-0 3/4"

SOUTH PROPERTY LINE
ZONE C BOUNDARY - SOUTH
ZONE C AVG GRADE - SOUTH

MECHANICAL UNITS ON LOW ROOF
MECHANICAL UNITS SCREENING

SOUTH STREET
611 W. SOUTH STREET
RALEIGH, NC 27603

W. SOUTH STREET
LEVEL 1
LEVEL 2
LEVEL 3
MEZZANINE
LOBBY

LEVEL 1
LEVEL 2
LEVEL 3
MEZZANINE

MECHANICAL UNITS SCREENING

LEVEL 1
LEVEL 2
LEVEL 3
PARKING LEVEL

ZONE C SOLAR PLANE - SOUTH

MOST RESTRICTIVE GRADE - NORTH (REFER TO SHEET C3.0)

BUILDING HEIGHT
45'-2 7/8"

SIDEWALK
ZONE C AVG GRADE - SOUTH (REFER TO SHEET C3.0)

PD300

501 WASHINGTON STREET, SUITE G
DURHAM, NORTH CAROLINA 27701
p  919.682.2870
f   919.682.5369
www.mhaworks.com

THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF THE ARCHITECT.  THEY HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NOT BE USED IN CONJUNCTION WITH ANY OTHER PROJECTS WITHOUT PRIOR WRITTEN PERMISSION OF THE ARCHITECT.