LOCATION:
This site is located on the east side of Oberlin Road, south of the intersection of Van Dyke Ave and Oberlin Road. The site is located at 814 Oberlin Road.

REQUEST:
THIS IS A SECOND REVISION TO A PREVIOUSLY APPROVED PLAN (initial approval transaction #526353; first revision approval transaction #568649) Development of a .37 acre tract zoned OX-3 and within a HOD-G Overlay into an office building comprised of two historically significant buildings (1,156 sf and 2,288 sf) moved onto the site and linked together into one 3,444 square foot structure. Parking is provided remotely along with required parking on site as proposed by this second revision.

DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:
Two Design Adjustments have been approved for this project, noted below. (See transaction # 526353)

1. Due to existing conditions, a Design Adjustment has been approved allowing an alternative street cross section (8.4).

An alternate street section will maintain the existing sidewalk location with trees planted between curb and right-of-way for consistency along Oberlin Road.

2. Due to existing conditions and future development, a design adjustment waiving the block perimeter.

This site is adjacent to a condominium development SR-38-17 that is improving a public street named Glover Lane, which will stub to an east adjacent property to be connected to Daniels Street when the adjacent property is developed sometime in the future. The Preservation NC Offices property will be within 700 feet of the maximum allowable public street length once these future improvements are constructed.

One Certificate of Appropriateness has been approved by the Design Review Advisory committee of the City of Raleigh Historic Development Commission for this project, noted below.

1. For the proposed relocation of two historically significant structures to one site as per the preliminary site plan dated (1/24/18, SR-71-17, # 526353)

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 4/18/2019, by Grounded Engineering.

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

**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.

| ☒ | City Code Covenant | ☐ | Slope Easement |
| ☐ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☒ | Utility Placement Easement | ☒ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☒ | Public Access Easement |
| ☒ | Shared Parking Agreement |

**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. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the
principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

**Engineering**

2. The required right of way for Oberlin Road shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

3. 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.

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

5. A cross access and shared parking agreement between this site and the north adjacent lot with PIN No. 1704047529 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access and shared parking easement shall be returned to the Development Services Department within one (1) day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

6. A cross access and shared parking agreement between this site and the south adjacent lot with PIN No. 1704045385 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access and shared parking easement shall be returned to the Development Services Department within one (1) day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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

**Urban Forestry**

19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Oberlin Road.

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

1. Final inspection of all right of way street trees by Urban Forestry Staff.
EXPIRATION DATES: The sunset date for this plan has changed.

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: 5-29-2022
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: (Development Services Dir./Designee)  

Staff Coordinator: Michael Walters

Date: 5/29/19
LANDSCAPE REQUIREMENTS

PLANT SCHEDULE

PLUMMER T. HALL HOUSE

WILLIS GRAVES HOUSE

SANITARY SEWER LINE
WATER LINE

ENSURE 95% COVERAGE WITH GROW-IN ON ALL NON-BED AND NON-HARDSCAPE AREAS WITH ZOYSIA OR BERMUDA GRASS SEED (ONLY IF SEEDING DURING JUNE - AUGUST). UTILIZE THREE FESCUE SEED BLEND IF OTHER TIMES OF YEAR. CONFIRM WITH LANDSCAPE ARCHITECT OR OWNER PRIOR TO COMMENCING WORK (TYPICAL ENTIRE SITE).

ENSURE 95% COVERAGE WITH GROW-IN ON ALL NON-BED AND NON-HARDSCAPE AREAS WITH ZOYSIA OR BERMUDA GRASS SEED (ONLY IF SEEDING DURING JUNE - AUGUST). UTILIZE THREE FESCUE SEED BLEND IF OTHER TIMES OF YEAR. CONFIRM WITH LANDSCAPE ARCHITECT OR OWNER PRIOR TO COMMENCING WORK (TYPICAL ENTIRE SITE).

1 - EXISTING TRIPLE-SHREDDED HARDWOOD MULCH (TYPICAL ALL BEDS AND TREE RINGS)
4" DEEP SPADED BED EDGE (TYPICAL ALL BEDS AND TREE RINGS)
TRIPLE-SHREDDED HARDWOOD MULCH (TYPICAL ALL BEDS AND TREE RINGS)

WILLIS GRAVES HOUSE

SCREENING FOR HVAC FROM PUBLIC R.O.W. PER UDO

1'-6" WATER LINE
1'-0" SANITARY SEWER LINE

PLANT SCHEDULE

WATER LINE
SANITARY SEWER LINE

ENSURE 95% COVERAGE WITH GROW-IN ON ALL NON-BED AND NON-HARDSCAPE AREAS WITH ZOYSIA OR BERMUDA GRASS SEED (ONLY IF SEEDING DURING JUNE - AUGUST). UTILIZE THREE FESCUE SEED BLEND IF OTHER TIMES OF YEAR. CONFIRM WITH LANDSCAPE ARCHITECT OR OWNER PRIOR TO COMMENCING WORK (TYPICAL ENTIRE SITE).