LOCATION: This site is located on the southwest corner of the intersection of Hillsborough Street and Turner Street at 3411 Hillsborough Street.

REQUEST: Development of a 1.52 acre tract zoned NX-5-UL CU (Z-05-18) and SRPOD into an apartment development consisting of two buildings totaling 92,212 square feet with 93 dwelling units, associated parking, and infrastructure.

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 12/18/18, Blue Ceiling 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:

☒ 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.

Public Utilities

2. 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

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).

5. The Private Drainage Easement required offsite on PIN 0794-33-8124 must be recorded prior to concurrent plan approval and site permit issuance.

☑ 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
☐ Other:

☑ 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:

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.

2. An offer of cross access agreement among the lots identified as PINs 0794337401 and the proposed development 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 within this time, further recordings and building permit issuance will be withheld.

Public Utilities

3. 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

4. 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).

☒ 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-5-18

2. A recombination map shall be recorded, recombining the existing lots into a single tract.

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

7. An offer of cross access agreement among the lots identified as PINs 0794337401 and the proposed development 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.

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

9. The proposed thoroughfare widening shown along Hillsborough St was done so at the request of the developer and not a requirement from the City of Raleigh. This proposed infrastructure build-out is not applicable for reimbursement.
Public Utilities

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

Stormwater

11. 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).

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 (UDO 9.2).

13. 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

14. 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 Hillsborough St. and 7 street trees along Turner St..

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).
Administrative Approval Action
AA # 3918 / SR-79-18, University Park Condos
Transaction # 566658

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: 1-30-2022
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) [Signature] Date: 1/30/19

Staff Coordinator: Michael Walters
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SEE A1.0 FOR ELEVATIONS AND BASEMENT
CALCULATIONS
PROPOSED CONDO DEVELOPMENT
3411 HILLSBOROUGH ST.
RALEIGH, NC

BUILDING ELEVATIONS

1/8" = 1'-0"

BUILDING (B) SOUTH ELEVATION

BUILDING (B) WEST ELEVATION

BUILDING HEIGHT SUMMARY

<table>
<thead>
<tr>
<th>ELEVATION</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELEV. HT. ABOVE AVG. GRADE</td>
<td>58' - 1&quot;</td>
<td>60' - 4&quot;</td>
<td>59' - 6&quot;</td>
<td>58' - 4&quot;</td>
</tr>
</tbody>
</table>

ADMIN. SITE REVIEW
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436 N. Harrington St. Ste. 140
Raleigh, NC  27603
919.838.9934

OLIVE
WWW.OLIVE-ARCH.COM

CHECKED   BY:  

PROJECT   NO:  
DRAWN   BY:  
REVISES:  
ISSUE   DATE:  

1ST SITE SUBMITTAL 08/13/2018
2ND RESUBMITTAL 11/08/2018
3RD RESUBMITTAL 11/15/2018

11/15/2018 3:49:42 PM

PROPOSED CONDO DEVELOPMENT
3411 HILLSBOROUGH ST.
RALEIGH, NC

A4.0