LOCATION: This site is located south of Tryon Road on the west side of Moonbeam Drive.

REQUEST: Development of Phase 13, a vacant undeveloped 1.9 acre tract zoned Planned Development (PD) and Swift Creek Watershed Protection Overlay District (SWPOD) into a proposed 12 lot subdivision composed of 11 residential lots and 1 common area lot. This tract is part of the approved Renaissance Park Master Plan (MP-4-04) and the area of subdivision case S-68-2005 Renaissance Park (formerly known as Amelia Park).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: RCMP-0173-2019: DSLC - Recorded Maps/Subdivision

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 19, 2019 by WithersRavenel, 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:

- **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:

  **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.

  2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

  **Stormwater**

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

  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 inspected by Urban Forestry staff prior to the issuance of a grading permit.
☑️ **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:**

**General**

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. The Primary Street Determination shall be shown and noted on all plats of recording.

**Engineering**

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**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 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:**

**Public Utilities**

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

**Urban Forestry**

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along The Arts Drive and 14 street trees along Moonbeam Drive for a total of 21 street trees.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:
Administrative Approval Action
Case File / Name: SUB-S-10-2019
RENAISSANCE PARK PHASE 13

3-Year Sunset Date: November 27, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: November 27, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________  Date: 11/27/2019

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO
NEEDED DURING CONSTRUCTION.

FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS
PLAT FOR THIS DEVELOPMENT.

PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY
PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND
UNDERGROUND UTILITIES.

CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO
CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO

ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.

ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF

ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.

ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE

ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA

THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL. DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH REQUIREMENTS SET

SOLID WASTE SERVICES ARE TO BE PROVIDED BY CITY OF RALEIGH FOR ALL UNITS.

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH
ENCROACHMENT.

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS
SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR
WHEELCHAIR ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION

ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND
CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL
BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

STORM MANAGEMENT PERMIT TRANSACTION #: S - 68 - 05
MASTER PLAN: MP - 4 - 04 / S - 68 - 05
**SUBDIVISION DATA TABLE**

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**ATTENTION CONTRACTORS**

The original Preliminary Plan Review was performed at 08/08/19 by the Public Works Department of the City of Raleigh. The City of Raleigh cannot approve Preliminary Plan Reviews that are more than sixty (60) days old. To allow for a thorough review, plan revisions are required to follow the City of Raleigh's Preliminary Plan Review Protocol.

**REVISIONS**

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**REMARKS**

- All revisions must be approved by the City of Raleigh prior to any construction.
- All revisions must be submitted with a cover letter stating the changes and the reasons for the changes.
- All revisions must be signed by the architect and the engineer.
- All revisions must be submitted in electronic format.
- All revisions must be submitted on the same day as the preliminary plan review.
- All revisions must be submitted to the Public Works Department of the City of Raleigh.
- All revisions must be submitted to the City of Raleigh within forty-eight (48) hours of the preliminary plan review.

**PUBLIC WORKS DEPARTMENT**

City of Raleigh

**PHASE 13 PLAN REVIEW - RENAISSANCE PARK**

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