Zoning: CX-5-UG-CU w/ SRPOD
CAC: Hillsborough
Drainage Basin: Rocky Branch
Acreage: 0.2
Sq. Ft.: 13,990

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Timmons Group
Phone: (919) 866-4943
LOCATION: This site is located on the south side of Park Avenue. The site address is 103 Park Avenue and the PIN number is 1704107141.

REQUEST: Development of a 0.24 acre tract zoned Commercial Mixed Use with an Urban General Frontage under the Special Residential Parking Overlay District (CX-5-UG-CU). Zoning conditions of case Z-34-12 apply to the site. The applicant is proposing to develop a 14,915 square foot, 3-story, 15-unit apartment building with short term and long-term bicycle parking. In addition, the applicant is proposing to recombine 64 square foot from PIN# 1704108117/1313 Hillsborough Street with PIN# 1704107141/103 Park Avenue. The recombination will increase the area of the subject site to exceed the required minimum 10,000 square foot for an apartment building type.

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 Patrick Barbeau of Timmons Group.

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, WHICHER EVER 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.

PUBLIC UTILITIES

2. The previous sewer capacity study for 109 Park Ave and Hillsborough St Apartments must be modified to include flow from this development

URBAN FORESTRY

3. Obtain the required tree impact permit from the City of Raleigh

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. Comply with all conditions of Z-34-12.
5. A recombination map shall be recorded prior to issuance of a building permit.

6. Provide fire flow analysis.

ENGINEERING

7. 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.

8. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

9. That cross access agreements between the affected lots as shown on the preliminary plan be recorded: between the subject lot identified by PIN 1704107141 and the adjacent lots identified by PIN 1703197985 and PIN 1704106070. These cross access agreements 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 easements shall be returned to the Development Services Department within one (1) day of recordation.

10. 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

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

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

12. 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.

13. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

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

15. 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.

Administrative Approval Action
103 Park Avenue Apartments: SR-84-17,
Transaction# 531903, AA# 3769

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: 3-12-2021
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) [Signature] Date: 3/18/2018

Staff Coordinator: Daniel L. Stegall
103 PARK AVENUE APARTMENTS
PRELIMINARY SITE PLAN SR-84-17
103 PARK AVENUE
RALEIGH, NC 27605
WAKE COUNTY, NORTH CAROLINA

ARCHITECT CONTACT
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OWNER/DEVELOPER CONTACT
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132 BREVARD COURT
CHARLOTTE, NC 28202
(704) 334-7211
JIM@FMWREALESTATE.COM

CIVIL ENGINEER
TIMMONS GROUP
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PH. (704) 377-9799
KMARLOW@STUDIOFUSIONPA.COM

PROJECT NOTES
1. Solid waste for each residence will be managed through private contractor. Refuse containers are to be stored on ground level as shown on site plan in conditioned space. Private contractor shall not leave containers in public rights of way.
2. All installation and maintenance requirements for street trees can be found in the Raleigh city tree manual chapter 2.
3. Project subject to Hillsborough Morgan streetcape and parking plan.
4. Project is exempt from active stormwater controls per City of Raleigh Unified Development Ordinance (“UDO”) 9.2.2.A (ref. TC-2-16).
5. Project is exempt from tree conservation requirements per UDO sec. 9.1.2 (site under 2 acres).
6. A recombinant is proposed between Pin 1704108117 and Pin 1704107141. The recombinant will transfer roughly 64 SF from 1704108117 (1313 Hillsborough St) to 1704107141 (103 Park). The properties will remain separate.

PUBLIC IMPROVEMENT QUANTITY TABLE

<table>
<thead>
<tr>
<th>Phase</th>
<th>Lot(S)</th>
<th>Unit(S)</th>
<th>Livable Buildings</th>
<th>Open Space</th>
<th>Open Space Lots</th>
<th>Public Sidewalk</th>
<th>Street Signs</th>
<th>Water Service Stubs</th>
<th>Sewer Service Stubs</th>
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<tr>
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<td>1</td>
<td>15</td>
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<td>0</td>
<td>70</td>
<td>0</td>
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PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH NOISE AND NOCOT STANDARDS, SPECIFICATIONS, AND DETAILS

KNOW WHAT’S BELOW.
CALL 811 BEFORE YOU DIG.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATIONS AND CITY OF RALEIGH LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.

3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

4. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND CONVENTIONAL METHODS; CAUTION MUST BE TAKEN WHEN WORKING AROUND THIS MAIN.

5. CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.

6. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

7. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

8. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDING WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.

CALL 811 BEFORE YOU DIG.

KNOW WHAT’S BELOW.

**UTILITY NOTES**

**1.** ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

**2.** CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

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TIMMONS GROUP

103 PARK AVENUE APARTMENTS

NORTH CAROLINA LICENSE NO. C-1652

SERVING THE MANUFACTURED HOME PARK INDUSTRY SINCE 1971

5410 Trinity Road, Suite 102 | Raleigh, NC 27607

### 103 PARK BUILDING MATRIX

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Description</th>
<th>Gross Area</th>
<th>Level 1</th>
<th>Level 2</th>
<th>Level 3</th>
<th>Total Units</th>
<th>Gross Area</th>
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<td>A1-1 1 BDR</td>
<td>919</td>
<td>2</td>
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<td>2</td>
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<table>
<thead>
<tr>
<th>Gross Area Per Level</th>
<th>Level 1</th>
<th>Level 2</th>
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