LOCATION: The proposed development is on a 17.95 acre site, zoned CX-5-PK and within a SHOD-2 overlay district located on the north side of Town Center Drive in the northwest corner of the intersection of Town Center Drive and Triangle Town Blvd. The lot for the proposed development was created by exempt subdivision of a parent tract totaling 33.37 acres (see BM 2021 page 2097).

REQUEST: An apartment complex consisting of nine apartment buildings, a clubhouse, garages, and associated infrastructure and 336 units. The proposed building area is 350,884 sf total.

DA-0015-2021 provided relief from the cross access requirement to the west.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: 
SPR-0255-2021: DSLC - Site Permitting Review/Major [Signature Set]
SUR-0076-2022: DSENG - Surety/Infrastructure

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 October 18, 2021 by McAdams Company.

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:

General

1. A plat establishing the parent tract must be recorded with the Wake County Register of Deeds.

Public Utilities

2. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

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

4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☐ 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.

☐ 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:

Engineering

1. A cross access agreement among the lots identified as Lot 1 and Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

2. A Public Access deed of easement 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 recording of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

3. A 5’ utility placement 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. 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.

Public Utilities

5. 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.

6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

7. 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 required buffer statement (Recorded Map Checklist).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.63 acres of tree conservation area.

☑️ 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:

General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A public infrastructure surety for 31 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

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

Stormwater

4. 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).
5. 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).

6. 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).

7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 31 street trees along Town Center Drive.

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: March 16, 2025
Obtain a valid building permit for the total area of the project, or a phase of the project.
Administrative Approval Action
Case File / Name: ASR-0034-2021
DSLC - Town Center Apartments

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: Daniel L. Stogall
Development Services Dir/Designee
Date: 11/17/2021

Staff Coordinator: Michael Walters
# TOWN CENTER APARTMENTS

## ADMINISTRATIVE SITE REVIEW

**6420 CAPITAL BOULEVARD**
**RALEIGH, NORTH CAROLINA 27616**

**CITY OF RALEIGH CASE #: ASR-0034-2021**

**PROJECT NUMBER: WDP-19000**

**DATE: SEPTEMBER 23, 2021**
**REVISED: AUGUST 13, 2021**
**REVISED: OCTOBER 18, 2021**

### SITE DATA

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
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<tbody>
<tr>
<td>6420 Capital Blvd</td>
<td>Project Address</td>
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</tbody>
</table>

### AMENITY AREA SUMMARY

### SOLID WASTE SUMMARY

### HORIZONTAL DATUM: NAD 83

### VERTICAL DATUM: NAVD 88

### VICINITY MAP

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1"=1000'
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### ATTENTION CONTRACTORS

Note: Participants are expected to review all permits and instructions provided before proceeding. Failure to follow all instructions may result in additional costs and delays. Participants are responsible for ensuring compliance with all local, state, and federal regulations. Failure to comply may result in fines or other penalties. Participants are encouraged to contact their local authorities for any questions or concerns. Participants are responsible for ensuring that all work is performed in a safe and ethical manner. Failure to do so may result in legal action. Participants are responsible for obtaining all necessary permits and licenses before commencing work. Failure to obtain permits may result in fines or other penalties.

Contractors shall ensure that all work is performed in accordance with the plans and specifications. Participants are expected to follow all instructions provided by the project manager. Failure to follow instructions may result in additional costs and delays. Participants are responsible for ensuring compliance with all local, state, and federal regulations. Failure to comply may result in fines or other penalties. Participants are encouraged to contact their local authorities for any questions or concerns. Participants are responsible for ensuring that all work is performed in a safe and ethical manner. Failure to do so may result in legal action. Participants are responsible for obtaining all necessary permits and licenses before commencing work. Failure to obtain permits may result in fines or other penalties.

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GARAGE 4
ELEVATIONS

1. GARAGE 4 - ELEVATION, SOUTH
   2.5' x 11.0'

2. GARAGE 4 - ELEVATION, NORTH
   2.5' x 11.0'

3. GARAGE 4 - ELEVATION, WEST
   2.5' x 11.0'

4. GARAGE 4 - ELEVATION, EAST
   2.5' x 11.0'