LOCATION: This site is located on the west side of Departure Drive. The site is located within the corporate city limits of the City of Raleigh. The current address is listed as follows: 5329 Departure Drive (PIN#:1716966708).

REQUEST: Development of 2 Multi Unit Living, Apartment building type. The development is proposing 36,176 square feet across 2 buildings and comprises 170 units for affordable housing with associated parking, utilities and underground Stormwater detention system. The existing properties are listed to total a gross site area of 6.08 acres; zoned RX-5.

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 October 15, 2021 by Kimley-Horn.

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. Include UDO Section 1.5.3 B.2. calculation to clarify and demonstrate compliance with Amenity Area.


Public Utilities

3. 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

4. The Developer shall provide a letter or e-mail from Duke Energy authorizing new water and sewer encroachments across existing transmission easement prior to concurrent approval

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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


Urban Forestry

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

☑️ 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:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for private sewer extension

Stormwater

2. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

3. 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:

General
1. Provide 10 ft by 10 ft temporary construction easements on either side of the cross access easements to allow for a future connection from the adjacent property.

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

Engineering

3. 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.

4. 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 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.

5. A fee-in-lieu for 3.5ft of asphalt for widening across the frontage shall be paid to the City of Raleigh (UDO 8.1.10).

6. A cross access agreement to the lots identified as PIN 1716974298 and 1716963495 and this 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.

7. A public infrastructure surety for 12 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

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

Stormwater

9. 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).

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

11. 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).
12. 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).

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 18 street trees along Departure Drive.

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

General

1. All Water & Sanitary Sewer 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 impervious survey is accepted by the Engineering Services Department (UDO 9.2).

4. 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 29, 2025
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: Alyssia Bailey Taylor  
Development Services Dir/Designee  
Date: 11/30/2021

Staff Coordinator: Cara Russell
ASR-0039-2021
ADMINISTRATIVE SITE REVIEW
DEPARTURE LOFTS
1ST SUBMITTAL: MAY 7, 2021
A DEVELOPMENT BY:
TWG DEVELOPMENT
5329 DEPARTURE DRIVE
RALEIGH, NORTH CAROLINA 27615

Kimley-Horn
342 FAZETTE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601
PHONE (919) 677-2000

PREPARED IN THE OFFICE OF:
Cara Russell

Sheet List Table

Development Type Site Data Table (Applicable to all developments):

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Site Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Agricultural</td>
<td></td>
</tr>
<tr>
<td>Mixed Use</td>
<td></td>
</tr>
</tbody>
</table>

SURVEY NOTE:
All information herein comes from an existing and topographic survey performed by BALANCE SURVEY, P.E., BALANCE SURVEY, P.E., and is subject to change. Any changes made will be noted on the plans and specifications.

Kimley-Horn Certificate of Authorization: F-0102

Preliminary
Not for Construction

MAY 7, 2021
170203002

Copyright Dedication and Acknowledgments, Inc., 2021

This document contains the conceptual and design drawings for the project. It is intended for use by the client and their representatives. Any changes made to the drawings must be approved by Kimley-Horn and the project architect.