LOCATION: This site is located on the south side of I-540, north of Town Drive at 6350 Triangle Town Drive. The site is outside the city limits.

REQUEST: Development of a 23.98 acre/1,044,569 sf tract zoned CX-5-PK CU, with proposed right-of-way dedication of .05 acres/2,178 sf leaving a net area of 23.93 acres/1,042,391 sf. Proposed 384 unit apartment development (443,112 gross square feet floor area); 10 building units with a clubhouse and 10 garage units. A total of 187 1-bedroom units; 173 2-bedroom units and 24 3-bedroom units. Proposed Buildings 1, 4, 6, 7, 9 and 10 each being 41,886 sf; Buildings 2 and 3 being 40,593 sf; Buildings 5 and 8 being 49,669 sf and a 11,272 sf clubhouse.

Z-75-95 - Capital Boulevard (Quadrant D)

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 22, 2021 by McAdams.

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. Revise building setback data and the site plan coversheet data table, to be in accordance with UDO Section 3.2.4.B.on the Site Permit Plans.

2. Demonstrate compliance with UDO Sec.7.1.7.G. for the proposed Duke Energy light fixture location behind Building #9, and as shown on the lighting plan.

3. Revise the spot high grade, for proposed Garage #4, as listed on the South Elevation and shown on the avg. grade table, per sheet C3.08, from 285.91 to 284.33.

4. Provide the "average grade #"s on sheets C3.03-C3.10 to the detail footprints shown, as they are listed on the Post-Development Grade tables.
5. Revise the spot high grade, for proposed Garage #5, as listed on the South Elevation and shown on the avg. grade table, per sheet C3.08 from 286.58 to 288.33.

6. Revise the spot low grade for proposed Garage #2, as listed on the South Elevation and shown on the avg. table, per sheet C3.08, from 285.91 to 283.0.

Public Utilities

7. 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

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

9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

Urban Forestry

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

12. 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).

☑️ 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 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.

2. 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
3. Infrastructure Construction Plans (SPR 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 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. Comply with all conditions of Z-75-95

2. A petition of annexation is submitted with any plat recording review and or approved in form, prior to any building permit approvals of development plans.

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

Engineering

4. A public infrastructure surety 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.

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 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.

Public Utilities

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

8. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.
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. 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).

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).

Urban Forestry

12. A public infrastructure surety for 49 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.58 acres of tree conservation area.

14. A tree impact permit must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 39 street trees along Town Drive and 10 street trees along Triangle Town Boulevard for a total of 49 street trees.

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 rights of way street trees by Urban Forestry Sta

3. All street lights and street signs required as part of the development approval are installed.

Stormwater

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 23, 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: Alyssa Bailey Taylor  
Development Services Dir/Designee  
Date: 11/24/2021  
Staff Coordinator: Jermont Purifoy
# TOWN DRIVE APARTMENTS

6350 TRIANGLE TOWN BOULEVARD
RALEIGH, NORTH CAROLINA, 27616
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH CASE #: ASR-0047-2021

PROJECT NUMBER: 2020110382
DATE: JUNE 2, 2021
REVISED: JULY 30, 2021
REVISED: SEPTEMBER 13, 2021
REVISED: OCTOBER 22, 2021

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## ATTENTION CONTRACTORS

- All contractors shall provide notice of intent to work by submitting a signed copy of the Notice of Intent to work. The Notice of Intent to work shall be obtained from the City of Raleigh, Department of Engineering, Engineering Services, 1651 E. Franklin Blvd., Raleigh, NC 27601, or call 919-733-3370.
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BLOQ 5000 OVERALL NORTH ELEVATION

BLOQ 5000 OVERALL SOUTH ELEVATION

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BUILDING CLUBHOUSE PRIMARY STREET AVERAGE GRADE

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ELEVATION KEY PLAN

4 CLUBHOUSE - WEST ELEVATION

2 CLUBHOUSE - SOUTH ELEVATION

3 CLUBHOUSE - EAST ELEVATION

1 CLUBHOUSE - NORTH ELEVATION