LOCATION: This 4.15 acre site zoned CX-20-CU (Z-13-16) is located on the southwest side of proposed street A on proposed lot 13 within an approved but unrecorded subdivision, case SUB-S-66-2017, west of Benson Drive at 1010 St. Albans Drive A 12 story office building (office area - 231,539 SF, retail, restaurant, bar - 19,163 sf) for a total of 353,293 SF along with an associated (separate structure) eight level parking structure and associated infrastructure.

REQUEST: One Administrative Alternate (AAD-3-21) has been approved by the Planning Director for this project consisting of the following: Alternative design for building massing (3.3.3) and alternative glazing for transparency (1.5.9 B 4)

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 March 18, 2021 by Advanced Civil Design.

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. Subdivision of the parent tract (S-66-2017, SPR-0156-2019) is to be recorded
2. SPR approval (SPR-0131-2020) and completion with CO of construction of the remote parking (342 spaces) proposed to the northeast of the project

Stormwater

3. NPDES construction permit is required. Application should be made to NC DEQ for coverage.
4. All E&SC measures shall be installed prior to site inspection approval.

☑ 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 all public water, public sewer and/or private sewer extensions.

☑ 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 applicable zoning conditions of Z-13-16.

2. Recordation of selected maximum development intensities as per Z-13-16, #17.

3. Property owner is to make a request to the city (Transportation) that a portion of St. Albans is to be posted as per Z-13-16, condition number 6.

Public Utilities

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees (Tree Grate) and 2 street trees (Tree Lawn) along Street A.

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

General

1. Issuance of CO for associated parking structure is to be obtained prior to the issuance of a CO for the primary building

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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:** April 21, 2024
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: [Signature]
Date: 04/21/2021

Staff Coordinator: Michael Walters