LOCATION: The site is located on four parcels totaling 4.57 acres, all to be recombined on the northwest corner of the intersection of Dixie Forest and Litchford Roads. This site is inside the city limits.

REQUEST: This is an affordable housing apartment complex zoned NX-3-CU (rezoning case Z-7-14) consisting of three apartment buildings totaling 82 units with a net gross square footage of 103,863 SF and associated infrastructure.

One Administrative Alternate has been approved by the Planning Director for this project, noted below.

(AAD-08-20) A reduction of the required Build To with the addition of an amenity area between buildings 200 and 300. (8.3).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0111-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 23, 2020 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:

Engineering

1. 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.

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review 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).
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 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. A sidewalk deed of easement for any public sidewalk on private property shall 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 recordation 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. 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.

4. Slope easements 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.

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.

Transportation
6. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☑ 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-7-14

2. That the owner of the property to be developed shall cause to be recorded in the Wake County Registry a restrictive covenant in accordance with rezoning condition number 4 of Z-7-14 that allocates among all the lots of record within this conditional use zoning district the total primary trips in the PM peak hour permitted by Condition 3 of this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee. (Z-7-14, #4)

3. A recombination map shall be recorded, recombining the existing lots within this development into a single tract.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A fee-in-lieu for 6’ sidewalk, curb and gutter and any pavement section less than and up to 20.5’ in width from centerline shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

7. 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).
8. 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).

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

**General**

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

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

**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:** April 23, 2023
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: __________________________ Date: 04/23/2020

Development Services Dir/Designee

Staff Coordinator: Michael Walters
ABBINGTON SQUARE

6201 LITCHFORD ROAD
RALEIGH, NORTH CAROLINA, 27615

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: RVG-18000
RALEIGH CASE #: ASR-0078-2019
DATE: MARCH 23, 2020

RESPONSES TO ZONING CONDITIONS 2-7-14

1. An official plat for the proposed property is required, and no official plat has been submitted.

2. A copy of the Plat should be filed with the Planning Commission prior to final approval.

3. A plat must be submitted for each phase or development approval. The planning commission will not approve the plan without a plat for the entire development.

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8. A plat must be submitted for each phase or development approval. The planning commission will not approve the plan without a plat for the entire development.

AFFORDABLE HOUSING STATEMENT

Affordable housing dedication consistent with the City of Raleigh requirements is required for the proposed development.

PUBLIC IMPROVEMENTS QUANTITIES

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
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<tbody>
<tr>
<td>Block Perimeter and Grading Examinations</td>
<td>12 sections</td>
</tr>
<tr>
<td>Open Space Lots</td>
<td>3 sections</td>
</tr>
<tr>
<td>Public Water</td>
<td>4 sections</td>
</tr>
<tr>
<td>Public Sewer</td>
<td>2 sections</td>
</tr>
<tr>
<td>Street Signs</td>
<td>5 sections</td>
</tr>
<tr>
<td>Water Service Stubs</td>
<td>2 sections</td>
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</tbody>
</table>

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VICTORY FOR THE KNOWLEDGEABLE CALLER, CALL BEFORE YOU DIG.