LOCATION: The site is generally located at the southeast corner of Edwards Mill Road and Reedy Creek Road with a common street address of 2201 Edwards Mill Road.

REQUEST: Development of an office complex consisting of two office buildings (approximately 440,575 sf and 17,711 sf), two day care center buildings (approximately 25,780 sf and 30,920 sf), a fitness facility (approximately 29,091 sf), a parking structure, several athletic fields with associated buildings and structures, as well as associated site improvements. The site consists of two proposed lots totaling approximately 40.8 acres zoned OX-7 plus a small portion of the adjacent 352 acre parcel zoned AP.

Design Alternate (DA-1-21) approved an approximately 24,795 foot block perimeter in lieu of the 2,500 foot maximum block perimeter set forth in UDO Section 8.3.2./

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: RCMP-0195-2021: DSLC - Recorded Maps/Boundary Survey - Minor
SPR-0103-2021: DSLC - Site Permitting Review/Major [Signature Set]
SUR-0926-2021: DSEN - 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 March 19, 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. The SPR plans shall demonstrate compliance with UDO Section 7.2.5.C (Screening - Service Areas).

2. The SPR plans shall demonstrate compliance with UDO Section 7.4.8 (Lighting - Outdoor Recreation Fields and Performance Areas).

3. The exempt subdivision shall be recorded prior to SPR approval.

Engineering
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

5. That a multi modal intersection plan is established with NCDOT and City of Raleigh Transportation Planning establishing the Edwards Mill and Reedy Creek Road intersection for the future state. That approved plan must be incorporated into the SPR set for review and approval.

6. That a final striping plan for Edwards Mill Road is established with NCDOT and Transportation Operations. That approved plan must be incorporated into the SPR set for review and approval.

Public Utilities

7. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

8. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

9. 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

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

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).

☑️ 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.

<table>
<thead>
<tr>
<th>Utility Placement Easement Required</th>
<th>Public Access Easement Required</th>
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<tbody>
<tr>
<td>Cross Access Agreements Required</td>
<td>Sidewalk Easement Required</td>
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<tr>
<td>Stormwater Maintenance Covenant Required</td>
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☑️ 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:

Stormwater

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

2. 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:

Engineering

1. A public infrastructure surety for 50 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

2. A cross access agreement among the lots identified as PINs 0785314636 and 0785121112 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, 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 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.

4. A public infrastructure surety for all infrastructure improvements on Reedy Creek Road and Edwards Mill Road shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. 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 the document is not provided, further recordings and building permit issuance will be withheld.
6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

7. 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.

8. 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 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.

Public Utilities

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

Stormwater

10. 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).

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

12. 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).

13. 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).

14. 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

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 33 street trees along Reedy Creek Road and 35 street trees along Edwards Mill Road.

16. 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.

Stormwater

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

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: August 18, 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: Alycia Bailey Taylor
Date: 04/21/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans