LOCATION: The proposed development is on a site located in the northwest corner of the intersection of Macon Pond Road and Blue Ridge Road. The physical address of the parent tract is 2923 Edwards Mill Road. The proposed building on this site plan is to be located on proposed Lot 1, a 4.39 acre parcel to be created with recordation of phase 1 of previously approved subdivision plan S-58-18. Associated parking improvements are to be located on a portion of proposed lot 2 of S-58-18.

REQUEST: Construction of a four story (142,835 gross floor area) medical office building and associated remote parking, all zoned OX-12 CU (Z-8-18).
An Administrative Alternate has been approved by the Planning Director for this project regarding the location and screening of the service area (AAD-14-19).
A Hardship Variance has been approved by the Board of Adjustment related to Transparency requirements (BOA -14-2019).
A Text Change was approved by the City Council for this project amending an existing zoning condition of Z-8-18 (TCZ-8-19).

DESIGN
ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0018-2020: 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 December 20, 2019 by Stewart, Inc.

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:

Public Utilities

1. 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.

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

3. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

4. 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.
5. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

6. A surcharge equal to 60% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

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

☑️ 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. 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. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

2. Provide fire flow analysis.

3. Comply with all conditions of Z-8-18.

4. As the proposed development is part of a previously approved subdivision plan (on proposed Lot 1 of case S-58-18), the developer shall meet all conditions of approval associated with that subdivision approval and record Phase one of Subdivision S-58-18.
5. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Engineering

6. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

7. 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 these documents 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.

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 13 street trees along Blue Ridge Rd, 21 street trees along Macon Pond Rd and 46 street trees along new roads.

10. A public infrastructure surety shall be provided for 80 right of way trees to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Urban Forestry

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: January 22, 2023
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Administrative Approval Action
Case File / Name: ASR-SR-38-2019
UNC REX PATIENT CANCER CENTER

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]
Development Services Dir/Designee

Date: 01/23/2020

Staff Coordinator: Michael Walters
**NOTE:** SEE SHEET C3.11 FOR AMENITY AREA CALCULATIONS.
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