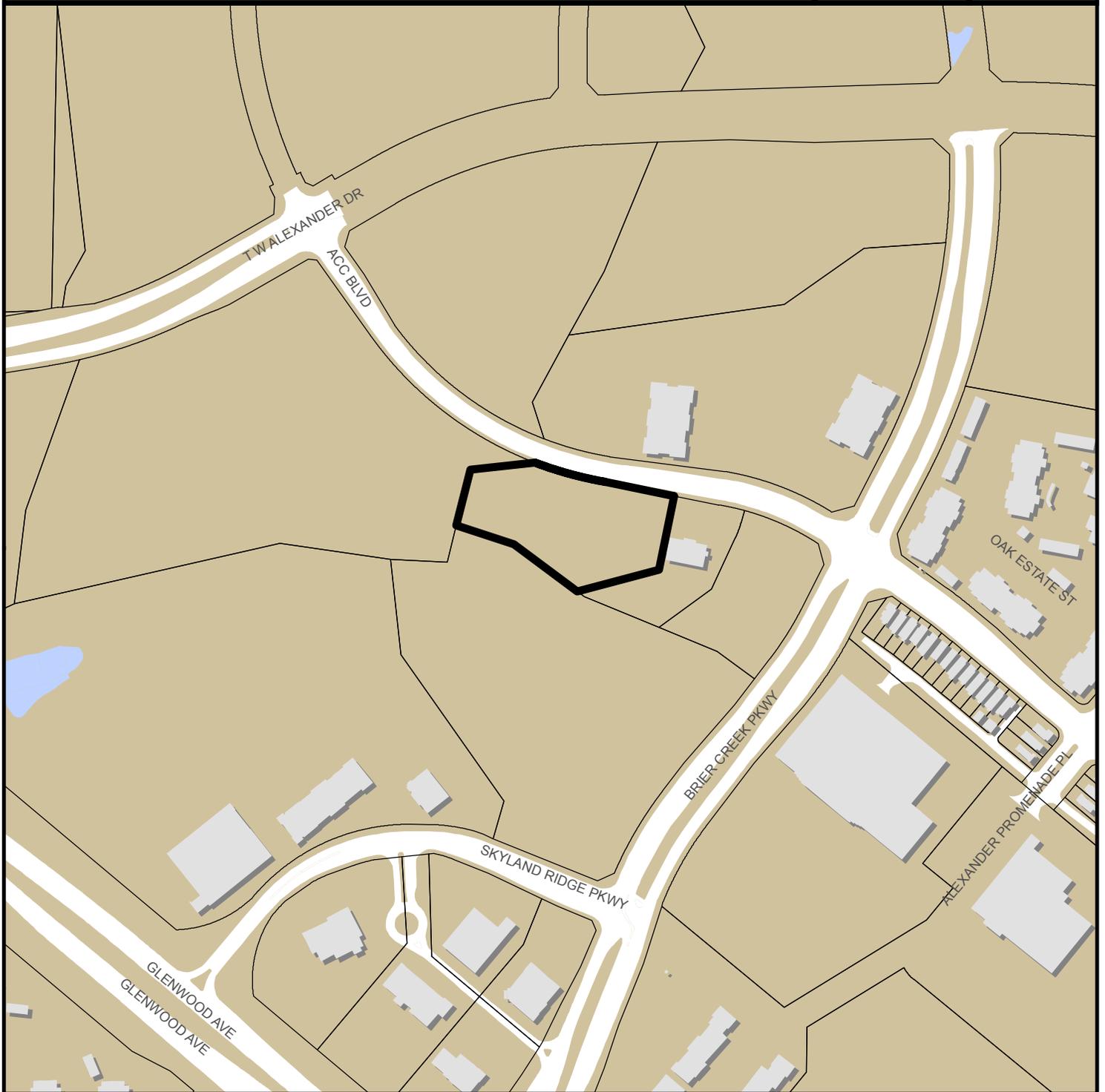


TRIANGLE SURGICAL CENTER ADDITION SR-28-2016



Zoning: **CX-7-PL-CU**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **2.32**
Lots sq. ft.: **6,238**

Planner: **Justin Rametta**
Phone: **(919) 996-265**
Applicant: **Grubb Healthcare**
Phone: **704-362-5000**





Administrative Approval Action

Case File / Name: ASR-SR-28-2016
Triangle Surgical Center Addition

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south of TW Alexander Drive, on the south side of ACC Boulevard at 7921 ACC Blvd.

REQUEST: This is a requested sunset extension for a previously approved development plan for a building addition of 5,936 sf. Development of a 2.32 acre tract zoned CX-7-PL-CU. This ASR was originally approved under ASR-SR-28-16 with the ASR plan dated June 7, 2016 and stamped September 21, 2016. There is no new project case # for this ASR revision, electronic version dated March 25, 2020, which is being submitted because of a sunset extension. This site is located on Lot 3, per the recorded map BM 2007 PG 2183, that includes an existing 11,400 sf structure. This sunset extension ASR approval has been revised, from the original plan set dated 6/7/16, from the original 6,238 sf addition, to 5,936 sf of addition area to the existing structure as shown on the electronic version dated March 25, 2020. Note the new sunset (expiration) date for this development plan is 8/6/21 in accordance with UDO Section 10.2.8 E.

AAD-9-20 - Transparency

Z-44-15 - (CU) Zoning Conditions ACC Blvd.

**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 25, 2020 by JOHN A EDWARDS AND CO.

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. Per the Average Grade Table calculations, shown on the online electronic plans (dated March 25, 2020) version sheet A4.00, the noted spot grades, including Most Restrictive Grade, are shown and labeled on the corresponding elevations on the SPR & or BLDNR plans set.
2. The site data table shown on sheet 7 (of the electronic plans set) is revised on the SPR & or BLDNR plans set showing the correct sf for the addition of 5.936 sf.



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Stormwater

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

Urban Forestry

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

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 fee-in-lieu for 1-ft width of sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).
2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all City of Raleigh Water Line easement dedications.

Stormwater

4. 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).
5. 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).
6. 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).

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

General

1. Final inspection of all tree conservation areas by Urban Forestry Staff.



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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:

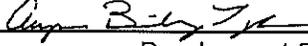
3-Year Expiration Date: August 6, 2021

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: 4-30-2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy