LOCATION: This site is located on the south side of Cross Link Road at the intersection of Cross Link Road and Merrick Street at 1600 Cross Link Road.

REQUEST: A tenant upfit (Change of Use) from previously approved retail uses to 3,000 square feet of restaurant uses within a 9,000 square foot shell building under construction and previously approved as case SR-82-16 (originally for seven individual retail suites).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Administrative Alternate (AAD-11-16) has been approved by the Planning Director for this project, noted below.

1. An alternative design allowing the reduction of the Build To requirement (1.5.6)

One Design Adjustment has been approved for this project, noted below.

1. One Design Adjustment has been approved allowing an alternative streetscape cross section for both Cross Link road, and Lyndhurst Drive. This design adjustment allows a reduction in the required 6’ tree lawn behind the back of curb for both streets, as well as the existing 5’ sidewalk to remain, portions of which will be removed and replaced due to condition. The remaining 1’ of required width will be met via a fee in lieu.

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 submitted by John A. Edwards & Co.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF REVISED CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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.

STORMWATER

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
URBAN FORESTRY

3. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

ENGINEERING

1. 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.

2. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ in sidewalk width across the frontage shall be paid to the City of Raleigh.

4. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including 5’ sidewalk and street trees is paid to the City of Raleigh.

5. Next Step: 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

6. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

7. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

8. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
9. **Next Step:** 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.

10. **Next Step:** 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.

11. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**Prior to issuance of building occupancy permit:**

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.

2. Proof of an offsite parking lease agreement or easement. The applicant shall provide a signed agreement 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 or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

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

4. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

5. **Next Step:** All street lights and street signs required as part of the development approval are installed.

6. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

7. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

8. **Next Step:** Final inspection of all required right of way tree plantings 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: 9-5-2021
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: (Planning Dir./Designee) [Signature] Date: 7/5/2018

Staff Coordinator: Michael Walters
SOUTHGATE SHOPPING CENTER
PHASE 2
ADMINISTRATIVE SITE REVIEW
SR-63-18
RALEIGH, NORTH CAROLINA
JUNE 21, 2018
REVISED AUGUST 6, 2018

DEVELOPER:
YORK PROPERTIES, INC.
2108 Clark Avenue
Raleigh, N.C. 27605
919-863-8080
halworth@yorkproperties.com

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

PURPOSE OF SUBMITTAL
THIS PROJECT WAS PREVIOUSLY APPROVED AS SR-82-16 AND IS CURRENTLY UNDER CONSTRUCTION. ALL PERMITS HAVE BEEN ISSUED. THIS SUBMITTAL IS FOR A TENANT UP-FIT FROM A PREVIOUSLY APPROVED RETAIL USE TO A NEW RESTAURANT USE. REMOTE PARKING WILL PROVIDE FOR THE ADDITIONAL REQUIRED PARKING SPACES. ADDITIONAL REQUIRED BICYCLE PARKING HAS BEEN INCLUDED.
8. Install
5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.

2. Utility separation requirements:
   a) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 10' below the next upstream manhole.
   b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 25' from a private well or 50' from a public well.
   c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DI pipe or other insulating material shall be installed in a separate trench or pipe or other insulating material shall be installed in a separate trench or within a maximum of 10' horizontal separation from the water main.
   d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DI pipe material is used on both utilities.

These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineers (ASSE) Standards and City of Raleigh Public Utilities Department prior to construction. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning a tap at main &

- [0x0] EX. SANITARY SEWER MANHOLE
- [0x0] STANDARD UTILITY NOTES (as applicable):
- [0x0] 8. Install
- [0x0] 5. 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all reuse mains.
- [0x0] 2. Utility separation requirements:
- [0x0] a) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 10' below the next upstream manhole.
- [0x0] b) When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 25' from a private well or 50' from a public well.
- [0x0] c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DI pipe or other insulating material shall be installed in a separate trench or pipe or other insulating material shall be installed in a separate trench or within a maximum of 10' horizontal separation from the water main.
- [0x0] d) 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DI pipe material is used on both utilities.
- [0x0] These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineers (ASSE) Standards and City of Raleigh Public Utilities Department prior to construction. Any necessary service interruptions shall be preceded by a 24-hour advance notice to the City of Raleigh Public Utilities Department unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning a tap at main &