LOCATION: This site is located on the south side of Spring Forest Road, west side of Falls of Commons Drive, and north side of Springfield Commons Drive. The site is addressed at 832 Springfield Commons Dr, which is inside City corporate limits.

REQUEST: Development of a 0.604-acre tract zoned CX-3-PL-CU (Z-43-90) into a General Building with 4,800 square feet of gross floor area for Retail Sales use. This tract is a result of the approved preliminary subdivision case S-32-18.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A design adjustment that is associated with the site was supported with subdivision case S-32-18

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 4/1/2019 by Piedmont Land Design, LLP.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. Provide a technical line of sight diagram, to scale, which clearly conveys compliance with Condition #12 of Z-43-90. This must be provided in an elevation drawing(s).

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

3. 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.
Administrative Approval Action
SR-89-18 Springfield Retail
Transaction # 569620, AA # 3959

Stormwater

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

5. Easements for the stormwater device shall be included. The easements shall include the device and extend to the edge of the right-of-way.

6. A surety equal to 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.

☐ 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.

| ☒ | City Code Covenant | ☑ | Slope Easement |
| ☑ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
| ☑ | Utility Placement Easement | ☐ | Cross Access Easement |
| ☐ | Sidewalk Easement | ☐ | Public Access Easement |
|   |   | ☐ | Other: |

☐ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

8. 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.

9. 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 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.

10. A slope 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.

11. A fee-in-lieu for widening of Spring Forest Road and 1’ in sidewalk width across the frontages is paid to the City of Raleigh (UDO 8.1.10).

12. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**Stormwater**

13. 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).

14. 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).

15. 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).

16. 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).

**Building Permits** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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**

17. Comply with all conditions of Z-43-90.

18. Provide fire flow analysis.
Engineering

19. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

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

Stormwater

21. 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).

22. 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).

23. 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).

24. 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).

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

3. 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.

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

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all 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: 5-22-2022
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: (Development Services Dir./Designee) [Signature] Date: 5/22/19

Staff Coordinator: Ryan Boivin
GENERAL NOTES

1. The proposed layout and construction details are subject to change based on future development considerations.

2. All measurements are approximate and should be verified by the site contractor.

3. The proposed layout includes a green belt that will be seeded with native grasses.

4. The proposed layout includes a bike path that will be separated from the main road by a strip of grass.

5. The proposed layout includes a pedestrian walkway that will be separated from the main road by a strip of grass.

6. The proposed layout includes a parking area that will be separated from the main road by a strip of grass.

7. The proposed layout includes a detention pond that will be landscaped with native plants.

8. The proposed layout includes a stormwater management system that will be designed to reduce the amount of runoff entering the stormwater system.

9. The proposed layout includes a community park that will be designed to provide a space for recreation and relaxation.

10. The proposed layout includes a children's play area that will be designed to be safe and fun for children of all ages.

11. The proposed layout includes a dog park that will be designed to provide a space for dogs to play safely.

12. The proposed layout includes a community garden that will be designed to provide a space for residents to grow their own food.

13. The proposed layout includes a recycling area that will be designed to encourage residents to recycle.

14. The proposed layout includes a community center that will be designed to provide a space for community events.

15. The proposed layout includes a community pool that will be designed to provide a space for residents to swim.

16. The proposed layout includes a community library that will be designed to provide a space for residents to read.

17. The proposed layout includes a community theater that will be designed to provide a space for residents to watch movies.

18. The proposed layout includes a community gym that will be designed to provide a space for residents to exercise.

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SPRINGFIELD PHASE II
PRELIMINARY ELEVATIONS
04.03.19

NORTH ELEVATION - SKETCH B

EAST ELEVATION - SKETCH C

NORTH ELEVATION
FACADE AREA 0'-12' = 980.45 S.F.
GLASS AREA = 365 S.F.
GLASS PERCENTAGE PROVIDED = 37%
GLASS PERCENTAGE REQUIRED = 33%
PERCENTAGE 3' TO 8' = 19% EXCEEDS 16.5% REQUIRED

FFE = 412.60'

AVERAGE GRADE:
AVERAGE EXISTING GRADE AT BUILDING = 413.20'
AVERAGE PROPOSED GRADE AT BUILDING = 412.41'
- LESSER OF EXISTING VERSUS PROPOSED IS USED
AVERAGE GRADE = 412.41'

- PITCHED METAL ROOF FACADE - PITCH = 11 1/2 TO 12
- PROVIDES SCREENING OF ROOF-MOUNTED EQUIPMENT
PER UDO 7.2.5.D.2

FAUX WOOD
(ALUMINUM)

HPL PANEL

WHITE BRICK

PITCHED METAL ROOF FACADE

WHITE BRICK

HPL PANEL

FAUX WOOD
(ALUMINUM)

PITCHED METAL ROOF FACADE

WHITE BRICK

HPL PANEL

FAUX WOOD
(ALUMINUM)

FFE = 412.60'

AVE. GRADE
412.41'

TOP OF ROOF
434.52'

NORTH ELEVATION
FAÇADE AREA 0'-12' = 980.45 S.F.
GLASS AREA = 365 S.F.
GLASS PERCENTAGE PROVIDED = 37%
GLASS PERCENTAGE REQUIRED = 33%
PERCENTAGE 3' TO 8' = 19% EXCEEDS 16.5% REQUIRED

 blanco
HPL PANEL
FAUX WOOD
(ALUMINUM)

EPH=412.70
PLP=412.40
EPL=412.70
PLP=412.40
EHP=415.20

WHITE BRICK

HPL PANEL

FAUX WOOD
(ALUMINUM)

PITCHED METAL ROOF FACADE

WHITE BRICK

HPL PANEL

FAUX WOOD
(ALUMINUM)

EPH=412.70
PLP=412.40
EPL=412.70
PLP=412.40
EHP=415.20
AVERAGE GRADE:
AVERAGE EXISTING GRADE AT BUILDING = 413.20'
AVERAGE PROPOSED GRADE AT BUILDING = 412.41'
- LESSER OF EXISTING VERSUS PROPOSED IS USED
AVERAGE GRADE = 412.41'

FFE = 412.60'

- PITCHED METAL ROOF FACADE - PITCH = 11 1/2 TO 12
- PROVIDES SCREENING OF ROOF MOUNTED EQUIPMENT
PER UDO 7.2.5.D.2

WEST ELEVATION - SKETCH D

SOUTH ELEVATION
FAçADE AREA 0'-12' = 980.45 S.F.
GLASS AREA = 408 S.F.
GLASS PERCENTAGE PROVIDED = 41.6%
GLASS PERCENTAGE REQUIRED = 33%
PERCENTAGE 3' TO 8' = 22% EXCEEDS 16.5% REQUIRED

SPRINGFIELD PHASE II
PRELIMINARY ELEVATIONS
04.03.19

TOP OF ROOF
434.52'

AVE. GRADE
412.41'

MESH PLANT SCREEN

PHP=412.40
EHP=413.50
PLP=412.40
ELP=412.50
PLP=412.40
EPH=415.20

SITE KEY

STANCHION ASSET PARTNERS
Commercial Real Estate Development & Acquisitions