



Administrative Action

Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-4-13 / Duraleigh Offices

General Location: 3050 Duraleigh Road- north side of Duraleigh Road, south of the Edwards Mill Road intersection.

CAC: Northwest

Request: Proposed development of a 1.50 acre tract zoned OX-3 with a 23,400 square foot office building.

Design Adjustment: N/A

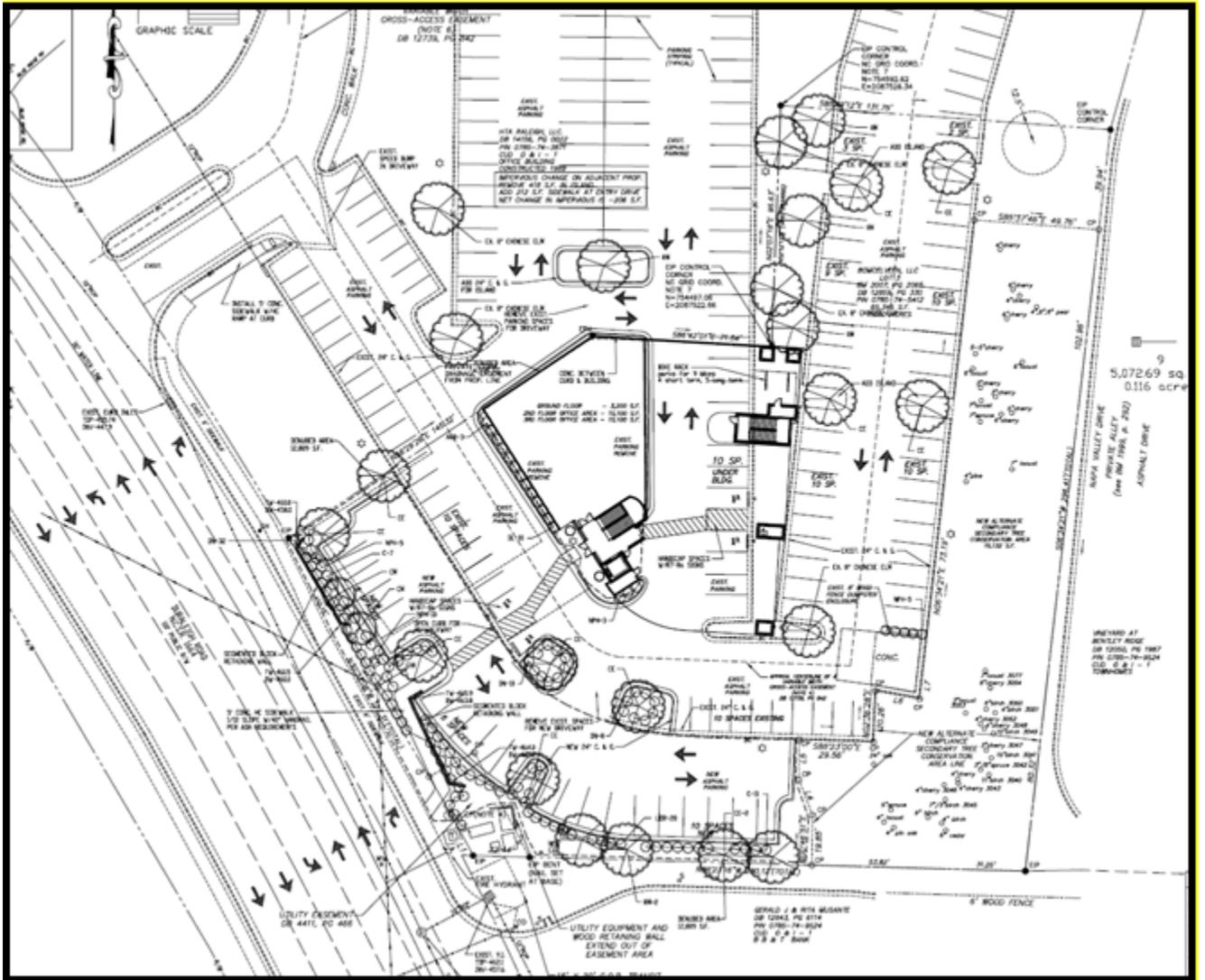
Administrative Alternate: N/A

Contact: Taylor Blakely

Cross-Reference: Z-21-13



Location Map



Site Plan

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to the issuance of any site permits, or approval of infrastructure construction plans, or concurrent review processes;

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

3. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;
4. That the final plans show compliance with all conditions of Z-21-13;
5. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association.
6. That payment equal to 24% of the total storm water device(s) construction costs is to be paid to the City of Raleigh. Staff will provide a request for payment once the operations and maintenance manual has been approved;
7. That a cross access agreement between this lot and the adjacent lot, described in DB 12859 PG 0330 (pin # 785745412) and DB 14156 PG 0022 (pin # 785743871) is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance;
8. That final plans show trash collection area/dumpster screening in compliance with UDO Section 7.2.5.C.3.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Wilson (S. Bradshaw)

Date:

2/17/14

Staff Coordinator:

Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN
THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 12/20/13, owned by Kimberly Development Group, submitted by Blakely Design Group.
