Zoning: IX-3, CX-3-PL, IX-4-PL-CU

CAC: North

Drainage Basin: Marsh Creek

Acreage: 14.03

Sq. Ft.: 44,107

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Bill Daniel
Phone: (919) 467-9708
LOCATION: This site is located on the south side of Oak Forest Drive. The site’s address is 5800 Oak Forest Drive and 5603 Capital Boulevard. The PIN number is 1726-28-5848.

REQUEST: Development of warehouse space for auto parts storage and creation of additional vehicle inventory space. The applicant is proposing a 9,932 square foot building on a site where four parking spaces are required. The property is zoned Commercial Mixed Use-3-Parking Limited (CX-3-PL), Industrial Mixed Use-3 (IX-3), Industrial Mixed Use-4-Parking Limited-Conditional Use and (IX-4-PL-CU).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Development Services Designee for this project, noted below:

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved because the addition of a public street would be impractical due to the number of highly developed parcels, the presence of existing buildings and infrastructure.

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 Bill Daniel of William G. Daniel & Associate, PA.

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.

STORMWATER

1. 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.

2. A nitrogen offset payment must be made to a qualifying mitigation bank;

3. 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.

4. 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
5. Obtain required stub and tree impact permits from the City of Raleigh. *(used with new streets and infrastructure)*

6. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**
1. Comply with all conditions of Z-02-01.

**ENGINEERING**
2. The required right of way and 5’ general utility placement easement for existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

3. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements, including streetscape trees on Oak Forest Rd. is paid to the Development Services Department, Development Engineering Division.

4. **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.

**STORMWATER**
5. **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.

6. **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.

7. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

8. **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.

9. **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.

10. **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**
11. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

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 PERMITS:**

1. **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.

2. **Next Step:** Required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

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

4. **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.

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

6. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas 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. To avoid allowing this plan approval to expire, the following must take place by the following dates:

- **3-Year Expiration Date:** 10-12-2020
  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: 10/12/2017

Staff Coordinator: Daniel L. Stegall
NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. BOUNDARY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY M-III SURVEYING.
3. CONTOURS & PLANIMETRICS WERE OBTAINED FROM WAKE COUNTY GIS & COMPILED WITH SURVEYS BY M-III SURVEYING.
4. TREELINE WAS OBTAINED FROM WAKE COUNTY GIS, AND MODIFIED BASED ON RECENT AERIAL PHOTOS.
5. NEUSE BUFFER AND WETLANDS DELINEATION IS FROM DATA DERIVED FROM USGS QUAD SHEETS AND WAKE COUNTY SOILS MAPS.
6. THIS SITE IS NOT FEMA MAPPED.
7. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
8. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
9. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
10. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
11. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
12. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING T-20.01.2 & T-20.01.6.
ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

UTILITY DATA:

STANDARD UTILITY NOTES (as applicable):
1. All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
2. Utility separation requirements:
   a) When installing water &/or sewer mains, the horizontal separation between utilities shall be allowed is the water main in a separate trench with the elevation of the water main at
   b) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes crossing must be specified & installed to waterline specifications
   c) Where adequate separations cannot be achieved, specify DIP materials & a concrete separation required
3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
4. Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
5. Where adequate separations cannot be achieved, specify DIP materials & a concrete separation required on all reuse mains
6. Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the applicable utility engineering program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information

Find any apparent mistakes or omissions in the project specifications prior to proceeding.

Scales:
1" = 40'
Landscape Plan

OWNER:

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LANDSCAPE MATERIAL COUNTS SHOWN ON THESE PLANS.

NOTE:

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS. OWNER'S APPROVAL IS NOT NEEDED. MATERIALS & COUNTS SHOWN ARE APPROXIMATE. OWNER SHALL BE INCHIEVE WITH CONTRACTOR TO ESTABLISH MATERIAL COUNTS.

5800 Oak Forest Drive

5603 Capital Boulevard

Bldg Addition & Parking

Leith Auto Center Lot 2

MLC Automotive, LLC

5601 Capital Blvd.

Raleigh, NC 27616