LOCATION: This 21.05 acre site zoned IX-3-PK and within AOD and SHOD-2 Overlays is located on the south side of Interstate 540 at the end of Midway West Road at 8924 Midway West Road.

REQUEST: Construction of a 120,120 square foot industrial building with outdoor storage, associated facilities, and infrastructure.

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 May 11, 2022 by Kimley-Horn.

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. See sheet C2.0/Notes - For clarification specify that this plan demonstrates compliance to 7.1.2 D, be specific - "Detain stormwater runoff to pre-development levels for the 2-, 10- and 30 year storm event for the parking area above the maximum."

2. Solid Waste - Please contact solid waste for review comments and if acceptability by COR solid waste. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan. Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245
   - If required by COR Solid Waste, provide a will serve letter/agreement from a private vendor for waste management for this site.

Stormwater

3. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

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

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

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☐ **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.

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

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

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 acres of tree conservation area.

☐ **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 5’ utility placement easement (shown at Midway West Road) deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities
2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. 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).

4. 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).

5. 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).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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

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: October 12, 2025

Obtain a valid building permit for the total area of the project, or a phase of the
Administrative Approval Action
Case File / Name: ASR-0001-2022
DSLC - Midway West ASR

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: 06/15/2022
Daniel L. Stagall
Development Services Dir/Designee

Staff Coordinator: Michael Walters
This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in visualizing how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.
### Transparency Requirements

<table>
<thead>
<tr>
<th>Elevator</th>
<th>Glazing Area Required</th>
<th>Glazing Area Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>* 70% = 564 SF (21' x 17' x 0.4) ** 50% = 252 SF (951 x 0.6)</td>
<td>688 SF (619 SF) 430 SF (252 SF)</td>
</tr>
<tr>
<td>West</td>
<td>* 70% = 562 SF (22' x 18' x 0.2) ** 50% = 281 SF (562 x 0.5)</td>
<td>594 SF (562 SF) 345 SF (281 SF)</td>
</tr>
</tbody>
</table>

* Minimum of 70% of glazing must cover the ground story facade measured between 0 and 12" above finish ground floor for elevating elevations above grade.
* Minimum of 50% of the required 70% transparency must be located between 3' and 8' from finish ground floor.

### AVERAGE GRADE CALCULATIONS

<table>
<thead>
<tr>
<th>BLDG SIDE</th>
<th>PROPOSED HIGH PT</th>
<th>PROPOSED LOW PT</th>
<th>AVERAGE PROPOSED PT</th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td>478.00</td>
<td>478.00</td>
<td>478.00</td>
</tr>
</tbody>
</table>

* ROOFTOP MATERIAL WILL BE NONREFLECTIVE AND UNIFORM IN COLOR.

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