LOCATION: This site is located on the north side of New Bern Avenue, west of Yonkers Road at 3301 New Bern Avenue.

REQUEST: Development of a vacant 10.19 acre Open Lot tract zoned IX-3 and SHD-D-2 into a proposed Outdoor Storage area with no proposed structures. The Outdoor Storage area will include 148,599 sf / 3.41 ac of crushed concrete or stone and outdoor lighting and fencing.

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 March 1, 2021 by JOHN A EDWARDS AND CO.

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. Provide a fence screening detail with the plan set for review and permitting in accordance with UDO Sec.7.2.8.B.

Engineering

2. A fee-in-lieu for 6’ width of sidewalk along New Bern Avenue frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

3. A surety equal to of 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).

Urban Forestry

5. 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).
6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.0511 acres of tree conservation area.

☑️ **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 1.0511 acres of tree conservation area.

**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:** July 22, 2024
  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: [Signature]

Date: 03/25/2021

Staff Coordinator: Jermont Purifoy

Development Services Dir/Designee
Stormwater

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

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

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

☑️ **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.

☐ Utility Placement Easement Required

☑️ **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:*

**Engineering**

1. A 5’ utility placement 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.

**Stormwater**

2. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

3. 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).

4. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

☑️ **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 fee-in-lieu for 1-ft of sidewalk along length of ROW frontage is paid to the City of Raleigh (UDO 8.1.10).

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. 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

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Arco Corporate Drive.

6. A public infrastructure surety for 15 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Stormwater

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

Urban Forestry

2. 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: July 21, 2024
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: Alyssa Bailey Taylor Date: 03/24/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters
NEW BERN PARK
OUTDOOR STORAGE
ADMINISTRATIVE SITE REVIEW
3301 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA
ASR-0002-2021
JANUARY 8, 2021
REVISED: MARCH 1, 2021

DEVLOPER:
New Bern Park, LLC
417 S. Main Street
Rolesville, N.C. 27571
Phone: (919) 736-5786
Email: Storit@sol.com

CIVIL ENGINEER:
JAECO
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 824-4428
E-mail: info@jaeco.com

LANDSCAPE ARCHITECT:
Coaly Design P.C.
300-200 Parham St., Suite G
Raleigh, NC 27601
Phone: (919) 519-0012
E-mail: kimberly@coalydesign.com
Landscape Requirements

Street Protective Yards:
Tree Conservation Area provided along New Bern Ave. (UDD 7.2.4.8.2, UDD 7.2.4.8.3)

Transitional Protective Yards:
10" Type A2 TPV provided adjacent to 150' Utility Easement along northern property line (UDD 6.5.5.8.3.1)
10" Type A3 TPV (977'), 4 Double trees/1000', 4 ancillary trees/1000'
Required: 28 shade trees, 28 ancillary trees
Provided: 28 shade trees, 28 ancillary trees

Streetscapes:
New Bern Ave. - 38' - 40' avg. tree spacing
Required: 16 Trees
Provided: 12 Existing Trees
Yard Trees - 50' - 60' avg. tree spacing
Required: 2 Trees
Provided: 4 Upland Trees

PLANT LIST

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Landscaping Notes:
- All landscape plantings should be watered and fertilized as necessary for the first year.
- All landscape plantings should be maintained for the first year.
- All plant locations should be surveyed with GPS and mapped.
- All plant locations should be documented with photographs.
- All plant locations should be surveyed with GPS and mapped.
- All plant locations should be documented with photographs.

TREE LEGEND:
- PINE
- HARDWOOD

GRAPHIC SCALE

NOTE: REE 1A & 1C 0.2 FOR THREE CONSERVATION PLAN

C-4