LOCATION: This 1.2 acre site zoned IX-3-PL is located on the east side of S. Wilmington Street on the southeast corner of the intersection of the S. Wilmington Street Service Road and Sherwee Drive at 3401 S. Wilmington Street.

REQUEST: A 4,180 square foot addition to an existing 5,058 square foot industrial building.

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 4, 2022 by ARCADIA ENGINEERS.

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:

Engineering

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Stormwater

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

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

Stormwater

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

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: September 30, 2025
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: ____________________________  Date: ________________
Daniel L. Stegall
Development Services Dir/Designee

Staff Coordinator: Michael Walters
LANDSCAPE SUMMARY:

PARKING LOT TREE COVERAGE:
- 1 TREE / 2,000 SF REQUIRED
- 12 TREES / 30,000 SF OF PARKING AREA

PARKING LOT TREE PLACEMENT:
- 13 TREES (EXISTING & PROPOSED)

EXISTING PARKING ISLANDS HAVE BEEN ADJUSTED TO ENSURE AN ISLAND IS PROVIDED FOR EVERY 30 PARKING SPACES. THE LANDSCAPED ISLANDS ARE DISTRIBUTED EVENLY THROUGHOUT THE PARKING AREA.

STREET PROTECTIVE YARD:
- 10-FT. TREE LOT (PROPOSED) ALONG SLEEPY RIVE DRIVE AND SOUTH WOMEN'S SERVICE ROAD PER UDO SECTION 7.1.7 (B.I.I. (BIRCH) AND OAK (QUERCUS)) PROVIDED TO SCREEN PARKING AND SERVICE AREAS.

STREET TREES PROVIDED ALONG EXISTING ROAD FRONTSIDE:
- TOTAL RIGHT-OF-WAY WIDTH [41'-10' (12.8 M)]-
- DRIVEWAY WIDTH [20'-0" (6.1 M)]
- 10 EXISTING AND PROPOSED SHADE TREES PROVIDED.

TRANSITIONAL PROTECTIVE YARD:
- NONE REQUIRED. ADJACENT RETAIL USES ARE COMPATIBLE WITH PROJECT OFFICE / WAREHOUSE.

TREE PLANTING DETAIL

RAISED SHRUB PLANTING DETAIL

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND NCOOT IF APPLICABLE.