

## Administrative Approval Action

Case File / Name: ASR-0021-2022
DSLC - GREENOLOGY PRODUCTS NEW WAREHOUSE

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This 2.48 acre site zoned IX-3 and within a SHOD-2 overlay is located on the

southeast corner of the intersection of Roundrock Drive and Cynrow Blvd. at 1800

Roundrock Drive.

**REQUEST:** This is a warehouse and office totaling 24,500 square feet with associated parking

and supporting 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 August 23, 2022 by Grounded

Engineering.

## **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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

#### **Stormwater**

- 1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 3. 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.

☑	Right of Way Deed of Easement	V	Utility Placement Deed of Easement
	Required		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.



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

#### **Engineering**

- 1. A 5' utility placement easement 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)
- 2. 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.
- 3. A 2' public street right-of-way 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)

☑ <u>BUILDING PERMITS</u> - 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:

#### **Public Utilities**

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

#### Stormwater

- 2. 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).
- 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).



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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 rights of way. This development proposes 6 street trees along Roundrock Drive and 4 street trees along Cynrow Boulevard for a total of 10 street trees.

#### 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.
- Final inspection of all rights of way street trees by Urban Forestry Staff.

#### **Stormwater**

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 5, 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.

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Signed:	Daniel L. Stegall	Date:	10/05/2022		
Oigilea	Development Services Dir/Designee	. Date	10/00/2022		
Staff Coordinator: Michael Walters					

## GREENOLOGY PRODUCTS NEW WAREHOUSE

ROJECT NAME	GREENOLOGY PRODUCTS NEW WAREHOUSE
PROPERTY ADDRESS	1800 ROUNDROCK DRIVE, RALEIGH, NC 27615
COLINTY	WAKE
WAKE COUNTY PIN	1727-14-6563
REAL ESTATE ID	0404302
GROSS PARCEL SIZE	2.481 AC / 108.065 SF
PUBLIC RIGHT-OF-WAY DEDICATION	0.011 AC / 490 SF
NET PARCEL SIZE	2.470 AC / 107,575 SF
PROPOSED OUTDOOR AMENITY AREA	0.264 AC / 11,511 SF (10,70%)
CURRENT ZONING	0.254 AC 7 11,511 31 (10.70%)
OVERLAY DISTRICTS	SHOD-2
OVERLAT DISTRICTS	NEUSE NEUSE
CURRENT USE	WAREHOUSE
PROPOSED USE	WAREHOUSE
EXISTING BUILDING AREA	0 SF
PROPOSED BUILDING AREA	WAREHOUSE = 21.800 SF OFFICE = 2,700 SF TOTAL = 24,500 SF
PARKING DATA  MAX, PARKING REQUIREMENT CALCULATED REQ'D PARKING (WAREHOUSE) # OF PARKING SPACES PROVIDED # OF REQUIRED ADA PARKING SPACES # OF PROVIDED DAD PARKING SPACES # OF SHORT-IERM BICYCLE PARKING REQ'D # OF LONG-IERM BICYCLE PARKING REQ'D OF LONG-IERM BICYCLE PARKING REQ'D	NO MAXIMUM NVA 1 [1 VAN] 1 [1 VAN] 0 0
EXISTING IMPERVIOUS AREA	0 SF
PROPOSED IMPERVIOUS AREA	64.500 SF
APPROXIMATE AREA OF DISTURBANCE	2.1 AC. (92.500 SF)
PROPERTY OWNER	GRENOLOGY PRODUCTS HOLDINGS, LLC 7020 CYNROW BOULEVARD RALBIGH, NG 2615 CONTACT: ADAM MCCARTHY BARIL: ADAMMIGGRENOLOGYPRODUCTS.COM PHONE: 919.318.0908 FAX: N/A
DEVELOPER	GREENOLOGY PRODUCTS, LLC 7200 CYNROW BOULEVARD RALBGIN NO 27415 CONTACT: ADAM MECARTHY EMAIL: ADAMMSGREENOLOGYPRODUCTS.COM PHONE: 919.518.0908 FAX: N/A
CIVIL ENGINEER / APPLICANT	GROUNDED ENGINEERING, INC. 4909 LLES ROAD RALBGH, NO 27506 CONTACT: SEAN A. DOLLE, PE BARIL: SEANGROUNDED-ENGINEERING.COM PHONE: 919 438-3494 FAX: N/A
ARCHITECT	HOBBS ARCHITECTS, PA 159 WEST SALBBURY STREET PITISBORO, NC 27312 CONIACT: TAYLOR HOBBS EMAIL: THOBBSSHOUGHSARCHITECTS.COM PHONE: 919-345-2004 FAX: N/A
ANDSCAPE ARCHITECT	SITE COLLABORATIVE 821 WAKEFOREST ROAD RALBIGH, NO. 27904 CONTACT: GRAHAM SMITH EMAIL: GRAHAM SSITECOLLABORATIVE.COM PHONE: 919.803.386 FAX: N/A
SURVEYOR	RWK, PA 101 W. MAIN STREET, SUITE 202 GARNER, NG 27529 CONTACT: CHIRS PIRATZKY EMAIL: CPREZEY®RWEPA.COM PHONE: 919.779.4854 FAX: 919.779.4056

#### **BLOCK PERIMETER NOTE**

PER BOD SECTION 8.3.2.A. I. D. COMPILANCE WITH THE MAXIMUM SECRY PERMETER STANDARDS. INCLUDING MAXIMUM DEAD BOD SIESTE INSCHI, SHALL NOTE RESOURCED WITH "ESSITTO DE REVUENCED OR SECUL THE ALMINUM, PRICARE STE AREA STAR SHED IN THE TABLE FOUND IN SEC. 8.3.2.A.2.b." PER THE REFERENCED TABLE. THE MINIMUM SITE AREA FOR IN-CONNC DISTRICTS 8 9 A CRES.

#### FIRE DEPARTMENT NOTES

1. THE APPARAILS SOAD SURFACE B REQUIRED TO BE WITHIN 200 FEET (MIPPA 138) OR 250 (MPPA 13) TO ALL PORTIONS OF THE DISEON WALL OF THE RIST FLOOR OF THE RUIDING (MICC SSLIT).

THE RIPTORANS SHALE BLOCATED WITHIN ACK AS MASSURED A LONG THE PATH OF APPARAILS ACCESS FOAD (MICR SS/S).

3. ALL IN WITH THE MICRANS SHALE BE (RUIPPED WITH HIST RIPRIADS AND WITH A SIXCH SIGNE CONNICTION).

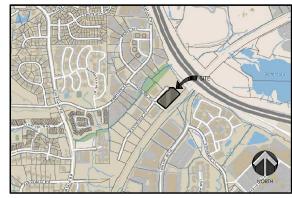
A. RIP SOAD AND SHALE PROVIDED A TIME OF BUILDING PROVIDED FEET THE SIXCH SIGNED AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS ACCESS FOAD SHALE AS A FACE OF THE APPARAILS FOAD SHALE AS A FACE OF

#### SOLID WASTE INSPECTION STATEMENTS

#### TREE CONSERVATION NOTE

1. THIS SITE COMPUES WITH CITY OF RALEIGH TREE CONSERVATION AREA REQUIREMENTS PER S-45-08.

### ADMINISTRATIVE SITE REVIEW SUBMITTAL GROUNDED ENGINEERING PROJECT #21078 CITY OF RALEIGH CASE #ASR-0021-2022



VICINITY MAP

PHASE NUMBER(S)	1
NUMBER OF LOT(S)	1
LOT NUMBER(S) BY PHASE	1
NUMBER OF UNITS	0
LIVABLE BUILDINGS	0
OPEN SPACE?	NO
NUMBER OF OPEN SPACE LOTS	0
PUBLIC WATER (LF)	0
PUBLIC SEWER (LF)	0
PUBLIC STREET (LF)	0
PUBLIC SIDEWALK (LF)	585
STREET SIGNS (LF)	0
WATER SERVICE STUBS	2
SEWER SERVICE STUBS	1

ATTENTION CONTRACTORS

	and the same of th		DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)			
Administrative Site I	Review Application	۱٦.	SITE DATA	BUILDING DATA		
anning and Development Customer Service Cent	er - One Exchange Plaza, Suite 400   Raleigh NC 27601   519-596-2500	Raleigh	Zoning distric: (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished): 0		
	plans as referenced in Unified Development Ordinance (UD ding types and include the plan checklist document when sul		IX-3	Existing gross floor area to be demolished: 0		
			Gross site acreage: 2.481 ac	New gross floor area: 24,500 sf		
Office Use Only: Case #	Planner (print):		# of parking spaces required: ()	Total sf gross (to remain and new): 24,500 sf		
lease review UDO Section 10.2.8. as an	nended by text change case TC-14-19 to determine the site	plan tier. If	# of parking spaces proposed: 19	Proposed # of buildings: 1		
ssistance determining a Site Plan Tier is	needed a Site Plan Tier Verification request can be submitted	ed online via the	Overlay District (if applicable): SHQD-2	Proposed # of stories for each: 1		
Irms and Development Ponal. (Note: 1)	nere is a fee for this verification service.)		Existing use (UDO 6.1.4): Vacant			
Site Plan Tier: Tier Two Site Plan	Tier Three Site Plan		Proposed use (UDO 6.1.4): Warehouse			
Building Type	Site Transaction Histor	rv				
Detached	✓ General Subdivision case #: 1/8		STORMWAT	ERINFORMATION		
Attached	Mixed use   Scoping/sketch plan case #: n/a		Existing Impervious Surface: Acres: <sup>0</sup> Square Feet: <sup>0</sup>	Proposed Impervious Surface: Acres: 1.48 Square Feet: 64,500		
Apartment Townhouse	Open lot Board of Adjustment #: n/s  Civio Administrative Alternate #: n/s		Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils:			
-	GENERAL INFORMATION		Flood study:			
Development rame: Groonology Produ			FEMA Map Panel #: 1727			
nside City limits? Yes V No	CG 140W PRINTINGSO		Neuse River Buffer Yea No ✓	Wetlands Yes No Z		
Property address(es):			RESIDENTIAL	DEVELOPMENTS		
1800 Rou	indrock Drive, Raleigh, NC 2761	15	Total # of dwelling units:	Total # of hotel units:		
Site P.I.N.(s): 1727-14-6563			# of bedroom units: 1br 2br 3br	4br or more		
	de la constanta de la constant		# of lots:	Is your project a cottage court? Yes No		
	de any additions, expansions, and change of use. rehouse building with parking and supporting infrastri	s salvana				
John Little of a new 24,500 St Wa	renouse building with parking and supporting intrastri	uc.ure.	ninus.	URE BLOCK		
			The undersigned indicates that the property owner(s) is a described in this application will be maintained in all resort	ware of this application and that the proposed project acts in accordance with the plans and specifications submitted		
Current Property Owner/Developer Con-	ad Name: Adam NcCarhy			lations of the City of Raleigh Unified Development Ordinance.		
NOTE: please attach purchase agreer	nent when submitting this form.		Sean A Dolle	serve as the agent regarding this application, and will receive		
Company: Greenology Products Holdi	rgs, LLC Title: Owner		and respond to administrative comments, resubmit plans	and applicable documentation, and will represent the property		
	legh, NC 27615		owner(s) in any public meeting regarding this application.			
Address:7020 Cynrow Eoulevard, Ra	Phone #:919.518.0908 Email: adam@greenologyproducts.com		I/we have read, acknowledge, and affrm that this project	is conforming to all application requirements applicable with the		
Address:7020 Cynrow Boulevard, Ra	Email: adam@greenologyproducts.com					
Address:7020 Cynrow Boulevard, Ra Phone #:919.518.0908	Email: adam@greenologyproducts.com			sation is subject to the filing calendar and submittel policy,		
Address:7020 Cynrow Eoulevard, Ra Phone #:919.518.0908 Applicant Name: Sean A Dolle			which states applications will expire after 180 days of inac			
Address:7020 Cynrow Boulevard, Ra	Email: adam@greenolcgyproducts.com  Address: 4909 Liles Road, Raleigh, NC 27606 Email: sean@gros.nded-engineering.com					

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

REFER TO SHEET C-001 FOR PROJECT AND SHEET SPECIFIC NOTES

SHEET INDEX		
C-000	COVER SHEET	
C-001	PROJECT NOTES	
C-002	RECORDED MAP (BM 2020, PG 01566)	
1 OF 1	EXISTING CONDITIONS SURVEY	
C-100	EXISTING CONDITIONS PLAN	
C-200	SITE DEMOLITION PLAN	
C-300	SITE LAYOUT PLAN	
C-301	WASTE ACCESS PLAN	
C-500	GRADING & DRAINAGE PLAN	
C-501	STORM DRAINAGE TABLE	
C-600	STORMWATER CONTROL MEASURE 'A' DETAILS	
C-601	STORMWATER CONTROL MEASURE 'B' DETAILS	
C-700	SITE UTILITY PLAN	
C-900	SITE DETAILS	
C-910	SITE DETAILS	
L4.0	PLANTING PLAN	
L4.1	PLANTING NOTES & DETAILS	
A-301	EXTERIOR BUILDING ELEVATIONS	
SL	SITE LIGHTING PLAN	

#### raffic Control and Pedestrian Plan (TCPED) Notes

- Prior to any work that impacts the right-of-way, closing or detouring of any street, land Prior to any work that impacts the ngst of way, dosing or detouring or any street, Into or idealwisk, the contractor must apply for a permit with flight-of-Way services. Please direct any questionsto righton/asyster/ices@ralingtine.gov.

  The City of Ralingth requires an approxed flight of Way Permit for work on any public street or sidewalk and NOOT road within Ralingth's Justidiction.

  A permit request with a TCPED That shall be abunitated to Right-of-Way Services through

- Plantic agents of VMy Accessionary Guadenties (versions);
   American Disability Acq (Alock) regularments;
   All public idelevables must be accessible to prefettines who are visually impaired and/opeople with mobility concerns. Esting and alternative predestrainer routes during construction shall be required to be compliant with the Public Right to of VMy Accessibility Condelless (PROVAMC, 1 or ADA Standards of Accessible Design and the Manual on Uniform Traffic Control Devices (MUTCD).



grounded

Greenology Products New Warehouse

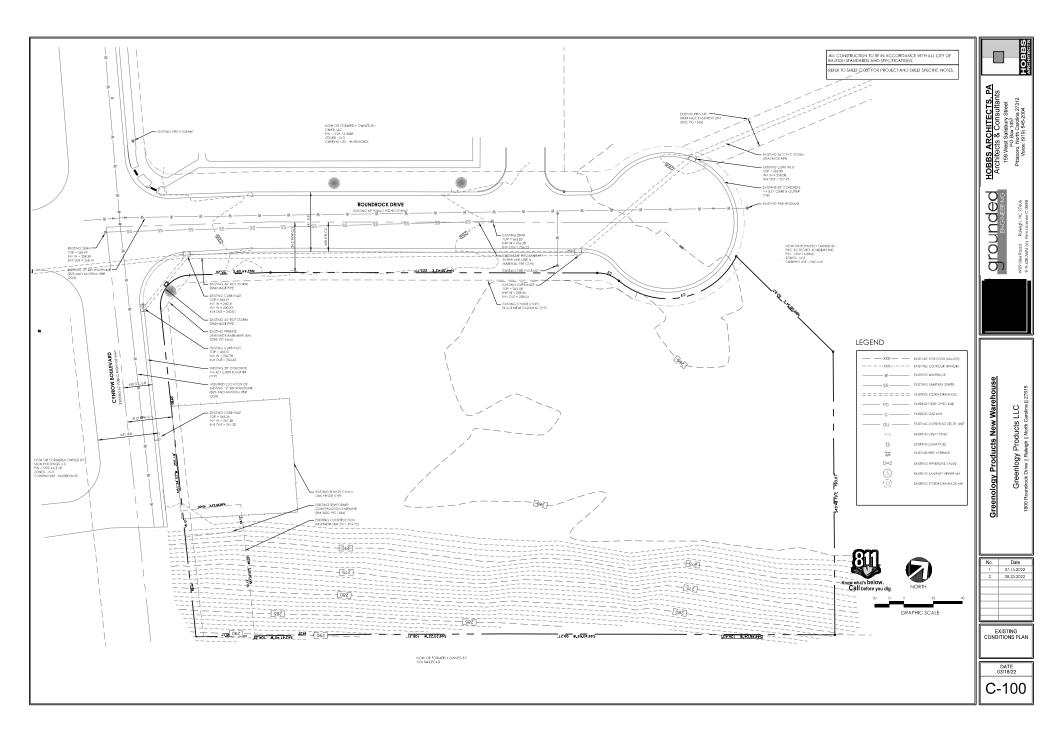
Greenlogy Products LLC

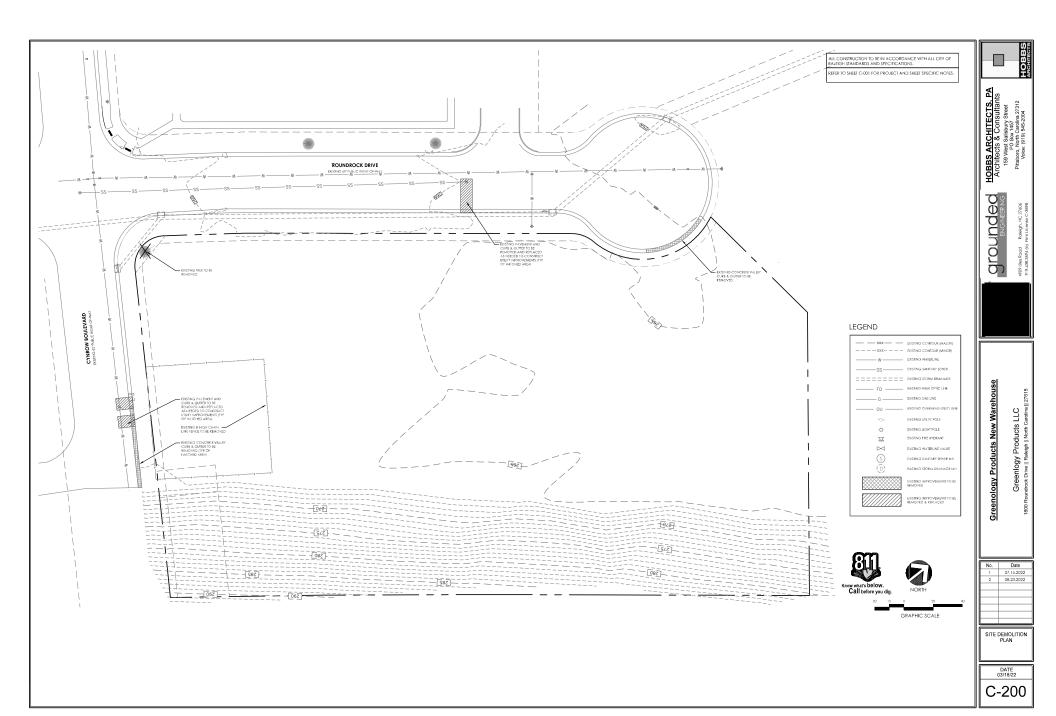
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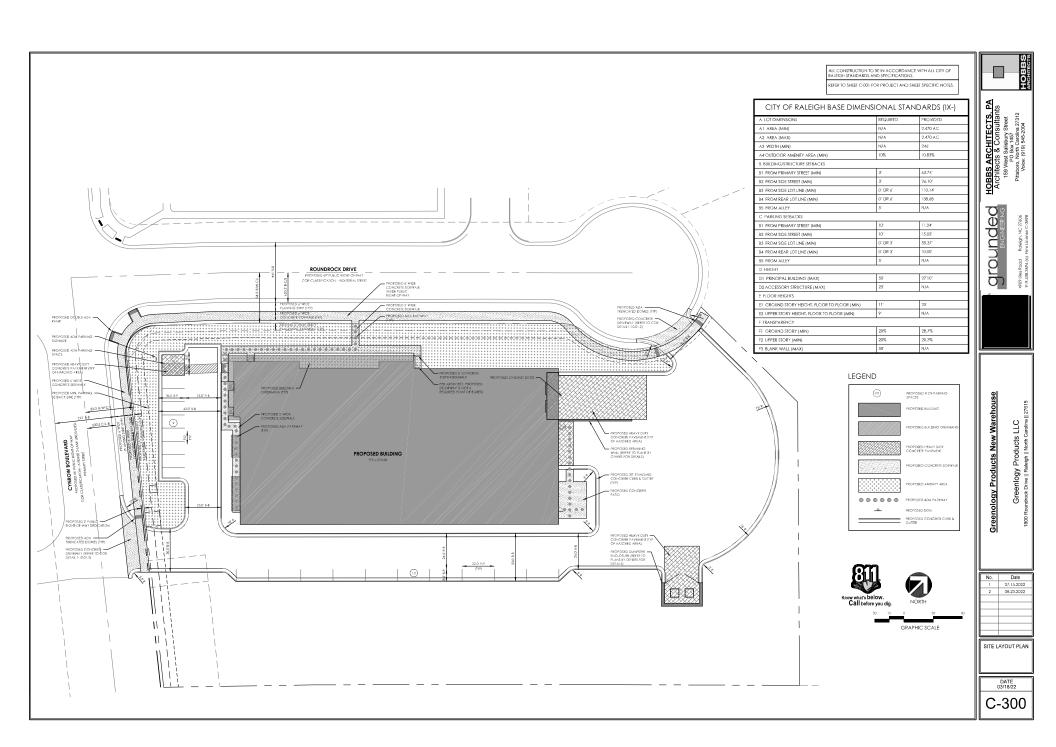
COVER SHEET

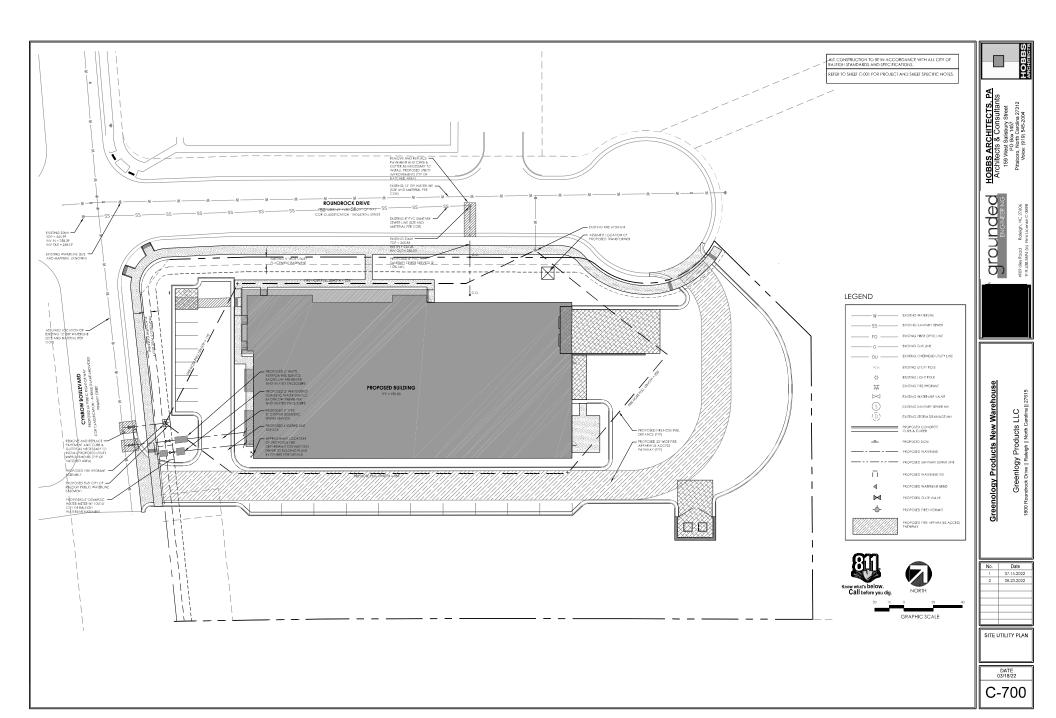


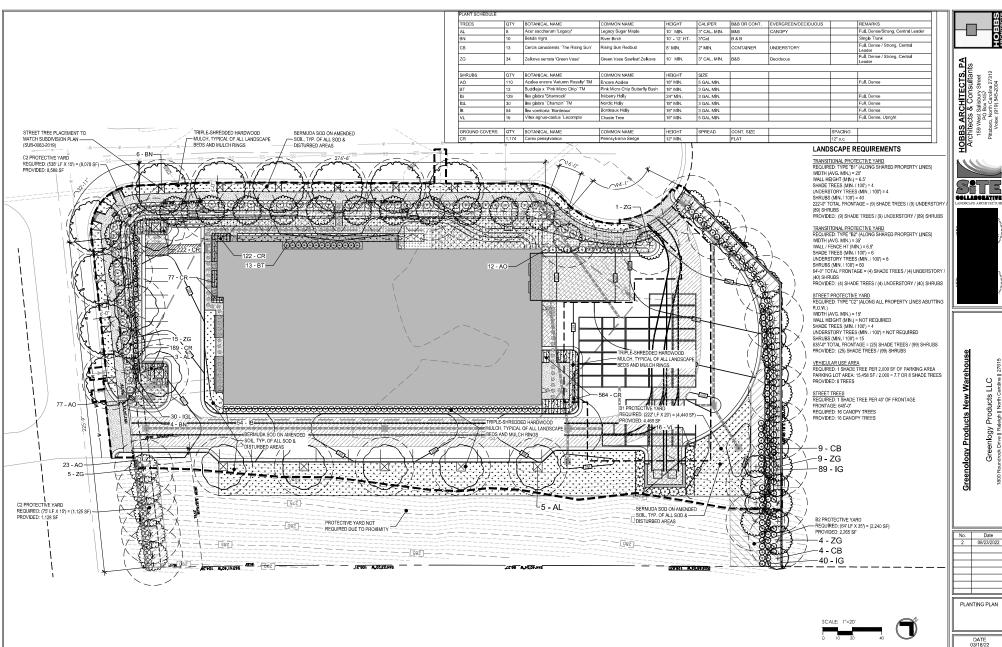
DATE 03/18/22 C-000













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