



Administrative Approval Action

Case File / Name: ASR-0035-2020
Schmalz Manufacturing Expansion

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

LOCATION: This 5.97 acre site zoned IX-4-PL-CU (rezoning case Z-2-01) and IX-3 is located on the north side of Oak Forest Drive between Capital Blvd. and Old Wake Forest Road. The site address is 5850 Oak Forest Drive.

REQUEST: The project consists of the expansion of an existing 36,643 square foot office and light manufacturing use by 53,031 square feet. The total proposed office and light manufacturing use is 89,674 square feet. The expansion includes associated access drives and parking.

**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 15, 2020 by CE GROUP.

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. The cross access easement is to be extended from the cross access stub through the driveway to Oak Forest Road and shown on the site permitting review plans prior to approval.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). The existing wet pond has to show 30 yr storm detention because of the 150% required parking code (UDO 7.1.2.D.1). Revised TN reduction credit for wet pond addresses the impervious increase. No new facility but calculations required to show new compliance.
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).

Urban Forestry

4. Tree protection fence protecting the existing Secondary Tree Conservation Area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



Administrative Approval Action

Case File / Name: ASR-0035-2020
Schmalz Manufacturing Expansion

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

☒ **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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
-------------------------------------	----------------------------------

<input checked="" type="checkbox"/>	Slope 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. An offer of cross access agreement among the lots identified as 5850 Oak Forest Road and 5603 Capital Boulevard shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

☒ **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 Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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 23, 2023

Obtain a valid building permit for the total area of the project, or a phase of the



Administrative Approval Action

Case File / Name: ASR-0035-2020
Schmalz Manufacturing Expansion

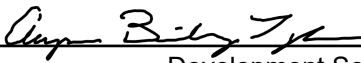
City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

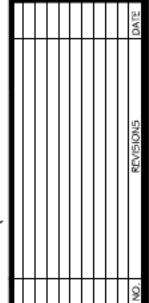
project.

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: 09/23/2020
Development Services Dir/Designee
Staff Coordinator: Michael Walters

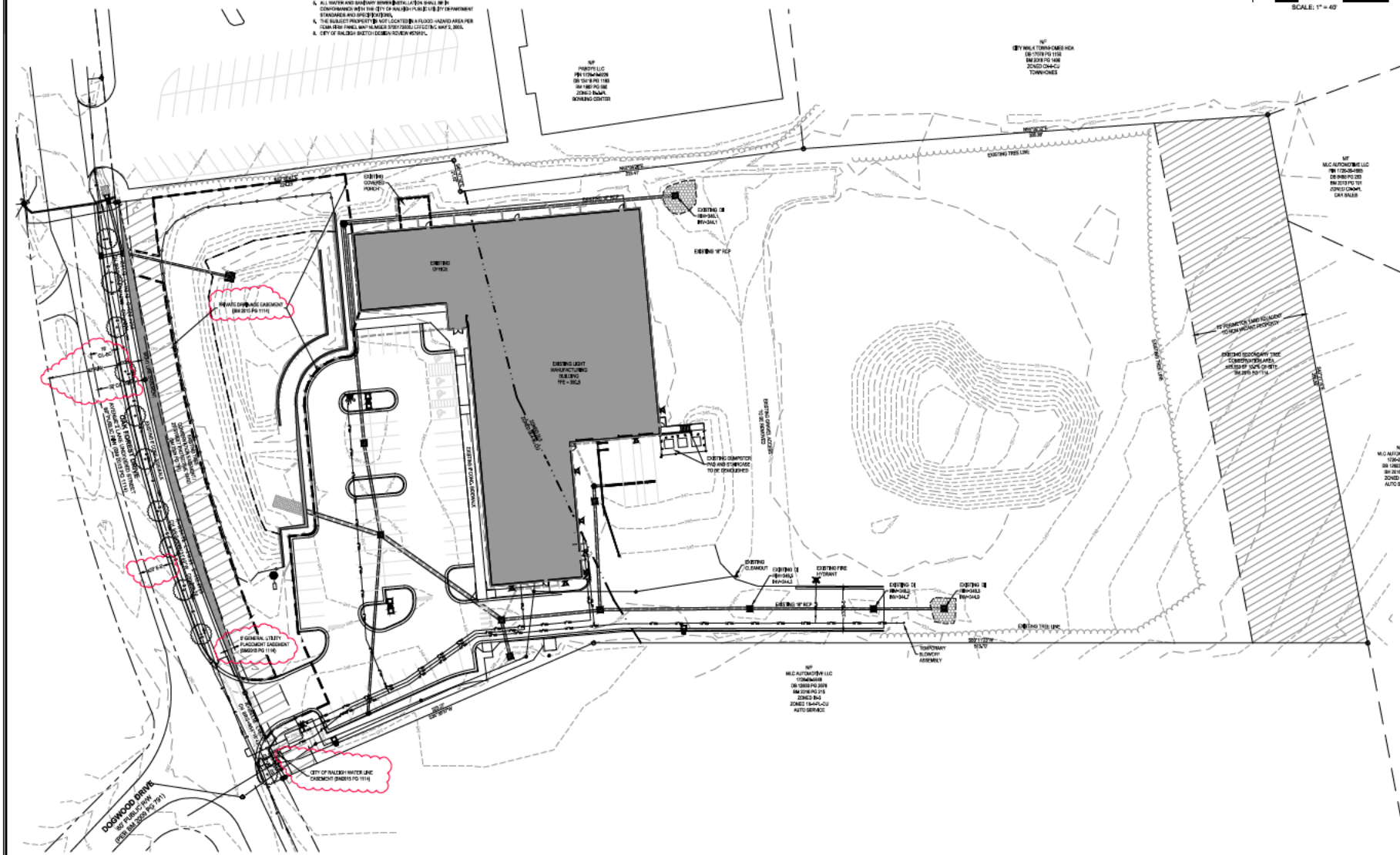
[illegible]

ADMINISTRATIVE SITE REVIEW
SCHMALZ MANUFACTURING EXPANSION

EXISTING CONDITIONS PLAN
RALEIGH, NORTH CAROLINA

Date:	MAY 15, 2020
Scale:	1" = 30'
Drawn:	RJH
Checked:	AJF
Project No.	127-274
Computer Desg. Name	127-274 ex conditions

Sheet No: 2
Of 9





- CITY OF RALEIGH STANDARD UTILITY NOTES AND APPLICATIONS**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CDD&S HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS**
 - A SEPARATION OF 12" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN UNPROTECTED RESERVOIR USED AS A SOURCE OF DRINKING WATER. ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERRIC SANITARY SEWER (FSS) SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 2' FROM A PRIVATE WELL, OR 3' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THE SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED BY THE WATER MAINS & SEWER TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DEPARTMENT. ALL CHANGES ARE MEASURED FROM CENTERLINE TO CENTERLINE.
 - WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OR MATERIALS OR STEEL ENCAGEMENT EXTENDED 1' ON EACH SIDE OF CROSSINGS MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - ALL 12" WATER MAINS HORIZONTAL SEPARATIONS REQUIRED BETWEEN ALL SANITARY SEWERS & 24" OR SMALLER WATER MAINS, UNLESS OTHERWISE SPECIFIED FOR SANITARY SEWER.
 - WATER MAINS SHALL BE INSTALLED AT ALL WATERMANS & HORIZONTAL SEPARATIONS SHALL BE 10'. IF THE HORIZONTAL SEPARATION AT ALL SANITARY SEWERS & HORIZONTAL SEPARATIONS CANNOT BE ACHIEVED, FERRIC SANITARY SEWER (FSS) SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. A CONCRETE CRADLE SHALL BE USED FOR CLEANSING PER CROSSING OF WATER MAINS.
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 12" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AUTHORIZED FIELD REPRESENTATIVE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY FIELD REVISIONS SHALL BE PROVIDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - AT MINIMUM COVER REQUIRED ON ALL WATER MAINS & SEWERS MINIMUM 42" MINIMUM COVER IS REQUIRED ON ALL MAINS HAVING WATER & SEWER SERVICE NOT BEING USED IN ACCORDANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE MINIMUM COVER SHALL BE 42" MINIMUM COVER OR SERVICE FROM ROW OR EASEMENT FOR CORRESPONDING PROCEDURE.
 - INSTALL & CORRECT WATER SERVICES WITH MAINS LOCATED AT ROW OR WITHIN A 25' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
 - INSTALL 12" MIN. COVER SEWER SERVICE WITH 42" MIN. COVER WITH 12" MIN. COVER LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 10' MINIMUM.
 - PRESSURE REGULATING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 40' FOR BACKFLOW VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING GROUNDS LONGER THAN 12' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDC, USACE & DEP. PERMITS FOR ANY WETLANDS, WETLAND & OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NO POST CONSTRUCTION ENVIRONMENTAL IMPROVEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN 10' OF THE ROAD RIGHT-OF-WAY TO CONSTRUCTION.
 - USE CARE IN CONSTRUCTION OF WATER SEPARATION BEING CALCULATED & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO BEING USED FOR A BUILDING PERMIT. CONTACT THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR MORE INFORMATION.
 - APPLY FOR VERIFICATION OF SEWERAGE FROM CROSS CONNECTION PREVENTION CROSS-CONNECTION CONTROL. PROTECTION CHECKS 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 DESIGNER SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS ON THE UNIFORMITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DESIGNER SHALL BE NOTIFIED AND TESTED (BY METAL AND PESTICIDE TESTING) THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS ON THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHENEVER IS MORE STRINGENT, CONTACT JAMIE HANTLEY AT 919-974-6666 OR jhantley@raleighnc.gov FOR MORE INFORMATION.

CONDITION NOTES:

- 1) CITY OF RALEIGH CONSTRUCTION PLAN APPROVAL REQUIRED FOR WATER AND SANITARY SEWER MAIN EXTENSIONS.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL AT 800-454-4545 AND THE CITY OF RALEIGH UTILITIES. THE CONTRACTOR SHALL CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
3. ALL WATER AND SANITARY SEWER INSTALLATION SHALL BE IN CONFORMANCE WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT STANDARDS AND SPECIFICATIONS.

DATE	
REVISIONS	
NO	



CE GROUP

301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-354-4750
FAX: 919-322-0032

www.cegroupinc.com

License # C-1739

ADMINISTRATIVE SITE REVIEW

SCHMALZ MANUFACTURING EXPANSION

UTILITY PLAN

RALEIGH, NORTH CAROLINA

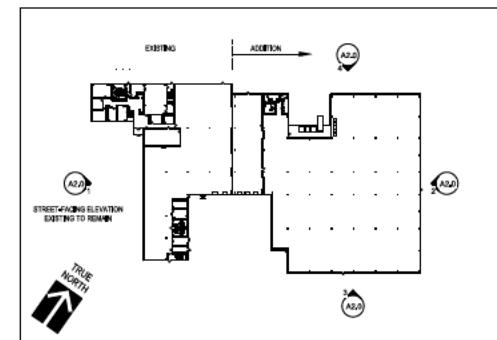
Date:	MAY 15, 2020
Scale:	1" = 20'
Drawn:	RJH
Checked:	ALF
Project No:	127-274
Computer Desig. Name:	127-274 utility plan
Sheet No:	6
	OF 9





GENERAL REFERENCE BUILDING ELEVATIONS NOTES	REFERENCE BUILDING ELEVATIONS KEYNOTES
<p>A. REFER TO CHL DRAWINGS FOR ASSOCIATED INFORMATION.</p>	<p>1. PREENGINEERED METAL BUILDING WALL PANEL SYSTEM TO MATCH EXISTING.</p> <p>2. CLUSTERED WINDOW OPENING.</p> <p>3. ROOF MOUNTED MECHANICAL EQUIPMENT SCREEN.</p> <p>4. WALL MOUNTED LIGHTING FIXTURES.</p> <p>5. PREENGINEERED METAL BUILDING CANOPY AWNING.</p> <p>6. PREENGINEERED METAL BUILDING ROOF SYSTEM TO MATCH EXISTING.</p> <p>7. PREENGINEERED METAL BUILDING DOWNPOUT TO MATCH EXISTING.</p>

School's Building Height Average Existing Grade			Average Proposed Grade		
	High	Low		High	Low
Existing North	350.78	347.63	Proposed North	350.58	348.33
Existing South	350.0	346.52	Proposed South	350.58	346.52
Existing East	350.58	348.63	Proposed East	350.58	348.63
Existing West	349.75	349.3	Proposed West	349.75	349.3
Overall Average			Overall Average		
Not Restrictive Grade = 350.37 Alternative roof Elevation @ 10% Proposed roof @ 35.85' Bldg. Ht. =					



KEYPLAN
(NOT TO SCALE)



THE DRAWINGS AND DESIGN SHOWN ARE THE PROPERTY OF DESIGN DEVELOPMENT, THE REPRODUCTION OR USE OF THIS PROPERTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED, AND ANY IMPROVEMENT OF THEIR RIGHTS IS SUBJECT TO LEGAL ACTION.

designdevelopment

800 Salem Woods
Drive
Suite 102
Raleigh, NC 27615
919.848.4474

SCHMALZ PLANT ADDITION

5850 OAK FOREST DR.
RALEIGH, NC 27616

No.	Description	Date
-----	-------------	------

PROJECT #: 180030

DATE: 05/18/2019

BUILDING ELEVATIONS
EXHIBIT - FOR
REFERENCE ONLY

A2.0

DIGITAL PRINT DATE: 6/18/2020 11:22:52 AM