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.
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.

Cross Access Agreements Required  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

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
**Site Review Application**

**Property Address:** 5850 Oak Forest Drive

**City:** Raleigh, **State:** North Carolina

**Application Date:** May 15, 2020

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**Site Plan:**

A site plan is shown with various dimensions and setbacks. The site is divided into different sections with notes on land use and parking.

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**Administrative Details:**

- **Company:** Schmalz Manufacturing
- **Contact:** Gary Nesbitt
- **Address:** 2600 East 13th Street, Suite 200, Raleigh, NC 27604
- **Phone:** 919-242-1199

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**Site Data:**

- **Dimensions:** 240' E to W, 240' N to S
- **Area:** 6.16 acres

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**Vicinity Map:**

A map showing the property's location and surrounding area is provided.

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**Right-of-Way Observation Notes:**

- Street, Lane, and Sidewalk clearance or widths
- Access to any work that impacts the right-of-way or causes any nuisance
- Any drainage or stormwater

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**Owner:**

- **Name:** Schmalz Manufacturing
- **Address:** 2600 East 13th Street, Suite 200, Raleigh, NC 27604
- **Contact:** Gary Nesbitt
- **Phone:** 919-242-1199

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**Summary:**

The site review application is for Schmalz Manufacturing Expansion, located at 5850 Oak Forest Drive, Raleigh, North Carolina. The application was submitted on May 15, 2020. The property is described as 6.16 acres with specific dimensions and legal descriptions. The site plan and vicinity map provide detailed information about the property's layout and the surrounding area.