LOCATION: This site zoned IX-3-PK, and within SHOD-2 and AOD overlay districts, is located on the northwest corner of the intersection of ACC Boulevard and Exhibit Court at 7230 ACC Boulevard.

REQUEST: Development of a 12,087 sq. ft. light industrial facility with associated parking.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0008-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 December 4, 2019 by MATT LOWDER.

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:

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).

☑ 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 public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
3. 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 recodation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recodation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recodation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

5. A cross access agreement shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recodation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along ACC Boulevard and 3 street trees along Exhibit Court for a total of 10 street trees.

7. A public infrastructure surety for the street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 6.1.3).

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: January 7, 2023
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: 01/08/2020

Development Services Dir/Designee

Staff Coordinator: Ryan Boivin
ELEVATIONS

1. FRONT ELEVATION-TRANSPARENCY
   A-3  1/8" = 1'-0"

2. LEFT SIDE ELEVATION
   A-3  1/8" = 1'-0"

3. RIGHT SIDE ELEVATION
   A-3  1/8" = 1'-0"

GLASS EXCLUDING FRAME/SECTIONS = GLASS SQ. FT.
49.28 SF DIVIDED BY 3.083 = 16.084 TRANSPARENCY (65% REG)
BETWEEN 4 AND 5 TRANSPARENCY IS 40.0 SF.
4.0 SF DIVIDED BY 6.087 = 66% (65% REG).

GLASS TO HAVE A TRANSPARENCY HIGHER THAN 65% AND ABNORMAL REFLECTION OF LESS THAN 5%.

FACING MAIN STREET

BDG. HT AVG BASED ON AVG. GRADE
AROUND BDG. = 22.16 FEET
SEE CIVIL.