LOCATION: This site is located on the north side of Poole Road east of S. New Hope Road at 4600 Trademark Drive.

REQUEST: Development of a 1.99 acre/86,904 sf tract with 1,205 sf of right-of-way dedication leaving a net area of 1.97 acres/85,699 sf. The IX-3 zoned property is proposed to be developed with a Light Industrial Use building totaling 8,790 sf of gross floor area.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FIL-1323-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 2, 2021 by Bobbitt Design Build.

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. Demonstrate that site lighting complies with UDO Section 7.4. Provide a detailed illustration with footcandle measurements with the Site Permit Review plan set.

Engineering

2. The plan currently shows a 4’ width sidewalk from the public street right-of-way to the proposed building. Prior to SPR approval the plan shall be revised to show a 5’ width sidewalk in accordance with UDO Section 8.3.5 B.

Public Utilities

3. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to permit issuance.

Stormwater

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

5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☑️ **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. A cross access agreement among the lots identified as PINs 1733146350 and 1733143341 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.

2. 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 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 recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☑️ **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 for 5 trees (1 tree for every 40 feet of spacing) shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

2. A fee-in-lieu for 1’ width of sidewalk (113 LF) shall be paid to the City of Raleigh (UDO 8.1.10).

**Stormwater**

3. A private drainage easements be recorded that encompasses the existing drainage infrastructure, as shown at ASR, that is serving more than 1 lot per COR Stormwater Design Manual Section 1.2

4. 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).
5. 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).

6. 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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Trademark Dr.

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

2. 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.

Stormwater

3. 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: May 4, 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: Alycia Bailey Taylor  
Development Services Dir/Designee

Date: 01/05/2022

Staff Coordinator: Jermont Purifoy