LOCATION: This site is located west of Sumner Blvd, east of Meridien Dr at 6550 Meridien Drive.

REQUEST: Development of a 2.29 acre tract with .06/2,696 sf of right-of-way dedication (net site area of 2.23 acres), zoned IX-3-CU, into a 25,709 square foot proposed office space use with new vehicular parking & landscaping area.

Z-54-94 - Old Wake Forest Rd.

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 July 2, 2020 by PIEDMONT LAND DESIGN, LLP.

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. A screening profile on Staking Plan, sheet PA.3, for both proposed dumpsters is provided & shown on the Site Permit Plans (SPR) in accordance with the Solid Waste Service manual (C9) and Sec.7.2.5.C.

2. Applicant remove the solid waste dumpster outlines shown on the proposed sheet A101 (floor plan) to match the other proposed sheets.

3. The Solid Waste Services agreement with GFL Industries is transposed and photocopied onto the SPR drawings or approved ASR civil plans set (with signature & letterhead).

4. A detail illustration of the proposed retaining walls are inserted with the SPR plans set showing and noting design type material, color and height in accordance with Sec.7.2.8.

Stormwater

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).

7. 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:*

**General**

1. Comply with all conditions of Z-54-94.

**Engineering**

2. A fee-in-lieu for 1-ft of sidewalk width along the Meridien Drive and Times Drive frontages shall be paid to the City of Raleigh (UDO 8.1.10).

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

4. A 5’ utility placement easement and associated deed of easement along Times Drive and Meridien Drive 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

5. The required right of way along Times Drive and Meridien Drive for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

**Stormwater**

6. 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).

7. 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).

8. 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).
Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (9) medium maturing, 3-inch caliper street trees along Meridien Dr. and (2) medium maturing trees, 3-inch caliper street trees along Times Dr.

10. A public infrastructure surety for (11) street trees in tree lawn shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

1. 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: August 6, 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: ___________________________ Date: 08/06/2020
Development Services Dir/Desigee

Staff Coordinator: Jermont Purifoy
SUMNER BUSINESS PARK
BUILDING 203
6550 MERIDIEN DRIVE
RALEIGH, NORTH CAROLINA
ASR-0077-2019