LOCATION: This site is located on the east side of Trawick Road, south of Stony Brook Drive at 3010 Stony Brook Drive.

REQUEST: Development of a 5.498 acre tract zoned IX-3 with 0.048 ac of right-of-way dedication, leaving a net area of 5.45 acres. Three existing lots will be recombined into two lots. New Lot 1 being 2.83 acres and New Lot 2 being 2.62 acres in size. The proposed Light Industrial use for the site includes two individual buildings on Lots 1 and 2. Each building is 24,740 gross sf (each having 6 units) totaling 49,480 gross sf. The applicant has included a note on the plans set stating if the proposed lease units exceed the Light Industrial Use parking standards then parking will have to be provided per the UDO for those uses.

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 March 22, 2021 by BOBBITT CONSTRUCTION, INC.

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. Include a retaining wall design plan set with the Site Permit Review plans, showing and detailing the material(s), elevation heights, and grade measurements.

2. Show average grade calculations table on the elevation sheets, for buildings 1 and 2, in accordance with TC-4-20 or TC-17-16.

3. The side lot structure setback for the dumpster location shown on Lot 1 is revised, on the Site Permit Plans set, to comply per UDO Sec.3.2.5.

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

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

9. Tree protection fence 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.

☑️ 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:

General

1. A Greenway easement reservation is required per UDO Section 8.6 and UDO Section 8.1.6. Record the greenway easement reservation area with plat.

2. A recombination map shall be recorded prior to building permit approval, recombining the existing 3 lots into 2 lots.

Stormwater

3. The maximum allocated impervious area for all applicable lots in the development should be identified on all maps for recording.

4. 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).

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .56 acres of tree conservation area.

**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. A recombination map shall be recorded prior to building permit approval, recombining the existing 3 lots into 2 lots.

2. A greenway easement reservation is required per UDO Section 8.6 and UDO Section 8.1.6. Record the greenway easement reservation area with plat prior to building permit issuance.

**Engineering**

3. A cross access agreement among the lots identified as Lot 1 and Lot 2 after recombination 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 recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 1080 linear feet of 1ft sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).

5. 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 this document must be provided to the Development Services Department within one day from authorization 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.

6. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

7. 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.

8. A public infrastructure surety for 23 street trees (tree lawn) shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**Public Utilities**
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

11. 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).

12. 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).

13. 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

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 23 street trees along Stony Brook Dr.

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 18, 2024
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Administrative Approval Action
Case File / Name: ASR-0088-2020
Stony Brook Business Center

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: 04/21/2021

Staff Coordinator: Jermont Purlfoy