LOCATION: This development is on a 1.565 acre lot that is part of a larger 45.78 acre site, zoned CX-5-PK and within an Urban Watershed Protection Overlay District. It is located on the southeast side of Common Oaks Drive just south of the intersection of Common Oaks and Popes Creek Drive(s) at 11208 Common Oaks Drive, inside the City limits.

REQUEST: Development of a medical office building of 20,314 square feet size with associated site improvements and remote parking on the adjacent parcel.

One hardship variance has been approved by the Board of Adjustment for this project, noted below. (A-46-2019, 5/13/19)

1. Relief from the maximum block perimeter requirement.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0047-2020: 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 January 14, 2020 by WithersRavenel.

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. That this note is to appear on the site plan, "Prior to utilizing the immediately adjoining unstriped parking area on "New Lot 4" (BM2019/Page 2030, Wake County Register of Deeds) for offsite parking ("Remote Parking"), the parking area shall receive a finish coat of asphalt (final lift) and the parking spaces shall be delineated / painted on the asphalt. The landscaping and lighting will maintain compliance with the previously approved plan."

Public Utilities

2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater
3. A stormwater control plan showing compliance with the existing shared solution impervious surface allocations must be approved (reference SP-66:2007). By showing that this site complies with the original subdivision guidelines the development shall not have to address additional SWMF and related issues.

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).

Urban Forestry

5. Submit a final tree conservation plan that includes metes and bounds descriptions of all wooded areas and tree protection fencing as required (UDO 9.1.9).

6. 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.

Cross Access Agreements Required

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

2. 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.

3. An access easement for the ADA access to the public right-of-way 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 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 cross access agreement and remote parking 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 recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

2. A fee-in-lieu for 1' of Sidewalk along the frontage Common Oaks Drive shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated wooded areas (UDO 9.1.9).

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Common Oaks Drive.

6. A public infrastructure surety for street trees 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:

General

1. Completion of all parking areas (both on site and remote) including striping, landscaping, as per plan.

Stormwater

2. 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: January 26, 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]
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 01/27/2020
ENCROACHMENT.

NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO FEET IN WIDTH.

PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.

PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.

INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.

PLAT FOR THIS DEVELOPMENT.

PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

ASSIGNMENT OF USE:

THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH DETERMINES THAT AN ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE 10 FEET, INCREASED TO 12 FEET IF A CURB IS LOCATED ON THE CORNER. MINIMUM CORNER CLEARANCE TO ADJACENT PROPERTY LINES SHALL BE 8 FEET.
EXISTING CONDITIONS (NOT TO SCALE)

- The project site is located on the south side of Franklin Park Road, between I-40 and the Raleigh Convention Center.
- The site includes a mix of existing buildings and open space.
- The project area is roughly 45.79 acres.
- The project area is within the FEMA Flood Hazard Area.
- The site contains existing impervious surfaces.
- The site is within the Existing Use District.
- The project area is within the Overlay District.

EXISTING SITE DATA:

- Alluvial Soils:
  - EXISTING SITE DATA:
  - FEMA MAP:
  - FLOOD HAZARD AREA:
  - EXISTING IMPERVIOUS:
  - EXISTING USE:
  - OVERLAY DISTRICT:

PRIORITY TO TRAFFIC.

- Inconvenience to Traffic.
- Engineering Inspections at 919.996.2409 to set up the meeting.
- Prior to start of construction, the contractor shall schedule a pre-construction meeting with the contractor and engineer.
- Rights-of-Way.
- The contractor shall obtain a right-of-way permit for any work which requires the closure of a travel lane(s) and/or sidewalk.
- Special care shall be taken to protect and maintain all existing features, including below ground, not marked for removal.
- In the event of any impact to such features, the contractor shall perform repair and/or restore to original condition as of start of work.
- Field locate and verify location of all existing utilities prior to specific components of the plan and operation of these facilities during construction.
- Contact WR of Wards Rights-Of-Way Services at 919.469.3340 to set up the meeting.
- Complete and send the right-of-way application to rights-of-way@raleighnc.gov.
- Contact PPOWAC (Parks Planning, Operations, and Waterfront Construction) at 919.469.3340 for any questions.
- On best available information and should be considered approximate.
- The project area is explicitly advised to field locate and verify location of all existing utilities prior to specific components of the plan and operation of these facilities during construction.

ALLUVIAL SOILS:

- Alluvial Soils:
  - Alluvial Soils:
  - EXISTING SITE DATA:
  - FEMA MAP:
  - FLOOD HAZARD AREA:
  - EXISTING IMPERVIOUS:
  - EXISTING USE:
  - OVERLAY DISTRICT:

INCONVENIENCE TO TRAFFIC.

- Inconvenience to Traffic.
- Engineering Inspections at 919.996.2409 to set up the meeting.
- Prior to start of construction, the contractor shall schedule a pre-construction meeting with the contractor and engineer.
- Rights-of-Way.
- The contractor shall obtain a right-of-way permit for any work which requires the closure of a travel lane(s) and/or sidewalk.
- Special care shall be taken to protect and maintain all existing features, including below ground, not marked for removal.
- In the event of any impact to such features, the contractor shall perform repair and/or restore to original condition as of start of work.
- Field locate and verify location of all existing utilities prior to specific components of the plan and operation of these facilities during construction.
- Contact WR of Wards Rights-Of-Way Services at 919.469.3340 to set up the meeting.
- Complete and send the right-of-way application to rights-of-way@raleighnc.gov.
- Contact PPOWAC (Parks Planning, Operations, and Waterfront Construction) at 919.469.3340 for any questions.
- On best available information and should be considered approximate.
- The project area is explicitly advised to field locate and verify location of all existing utilities prior to specific components of the plan and operation of these facilities during construction.
ANY EXISTING WATER OR SEWER SERVICES TO BE ABANDONED DURING ALL ABANDONED PER CORPUD STANDARDS
11. INCHES IN SHRUB AND GROUNDCOVER BEDS. FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED BY OWNER OR/AND LANDSCAPE ARCHITECT.

LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED. ALL PLANT GROUPING SHALL BE MULCHED AS ONE BED.

BY EVERGREEN SHRUB, FENCE, OR WALL.

PEDESTALS; CONTRACTOR TOPSOIL

VERIFICATION OF PLAN QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL CHANGES TO PLAN, OR UTILITIES LOCATIONS OR ASPECT CHANGES, WILL BE MATCHED TO PLAN WITH A GRAPHIC SCALE TO BE DETERMINED BY LANDSCAPE ARCHITECT.

GENERAL LOCATION OF UTILITY LINES TO BE TAKEN INTO CONSIDERATION DURING COST ESTIMATES OR QUOTATIONS FOR ALL TRADES.

CHANGES IN USE OF PUBLIC SPACES OR SPECIFIC PUBLIC SPACE AREAS MAY OCCUR, ESPECIALLY LIGHTING, HERBICIDE USE, AND TRANSFORMERS; LANDSCAPING, OR WALL, TO INCLUDE, BUT NOT LIMITED TO, SCREENED WALL, LANDSCAPING, ETC.

EXISTING TREES TO REMAIN PLANTED PER 100 SF (10' X 10' UWPOD AREA TO BE PLANTED IN LEAST 14 INCHES TALL TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT, IF ANY "AMERICAN BROWN;"

BROWN;" TREE PLANTING SPACING CHART, TREE SPACING CHART, OR/AND IN GROUNDCOVER BEDS.

THIS Sheet & Plan Are Intended As A Tool Which May Slightly Vary With Respect To Slight Standards And A PECULIAR EQUIPMENT OR APPLICATION.

14' HT.MIN. FOR EVERGREEN SHRUB, FENCE, OR WALL.

14" PN W 14" PN

7" SYC W

7" HDW W

6" SYC W

5.5" HDW W

5" OAK W

5" MPL W

4.5" CHY

5" OAK W

10" OAK W

9" OAK W

8" OAK W

8.5" OAK W

8" HDW W

7.5" GUM W

7.5" HDW W

7" HDW W

5" MAG W

4" GUM W

4" MAG W

4" HDW W

39 OSF W 39 OSF W

25 VPN W

2642" MAG W

10 UPA W 10 UPA W

7" SYC

7" SYC

6" SYC

7" SYC

5" SYC

5.5" HDW

7.5" HDW

8.5" OAK

8" OAK

9" OAK

10" OAK

7.5" OAK

6.5" HDW

5" MPL

5" MPL

4" HDW

4" HDW

8.5" MPL

8.5" MPL

4" HDW

4" HDW

5" OAK

5" OAK

8" HDW

6.5" HDW

5.5" HDW

5" MPL

5" MPL

30

60