LOCATION: This site is located inside the city limits on the southwest corner of the intersection of Trinity Road and Nowell Road at 5401 Trinity Road.

REQUEST: Development of a 5.62 acre site zoned OX-7-PL CU, and OX-7-PK CU (rezoning case Z-16-18) into a 172,235 square foot office building and associated parking including a parking deck of 154,095 square feet size.

An Administrative Alternate has been approved by the Planning Director for this project, as noted below. (AAD-17-19)
Approval of an amenity area to supplement the Build To requirement along Nowell Road. (1.5.6). Also approval of a non street facing entrance for pedestrian access. (1.5.8)
A Design Adjustment has been approved by the Board of Adjustment for this project, as noted below. (A-153-19)
Partial relief from the block perimeter requirement. (8.3.2 A)

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0072-2020: 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 November 15, 2019 by SEPI Engineering and Construction.

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:

**Engineering**

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

**Stormwater**

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

7. 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).

☑️ 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. An offer of cross access agreement from the subject parcel PIN 0774963627 to the adjacent parcel PIN 0774864380 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.

Stormwater

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).
Urban Forestry

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

☐ 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-16-18.

Engineering

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

Public Utilities

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

Stormwater

4. 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).

5. 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).

Urban Forestry

6. 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 drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
Urban Forestry

2. Final inspection of all tree conservation areas by Urban Forestry Staff.

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: February 18, 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: 02/19/2020

Development Services Dir/Designee

Staff Coordinator: Michael Walters
1. Landscaper shall prepare a site plan that complies with the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and other applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

2. The City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and other applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

3. All parties shall ensure that the proposed development is in compliance with the City of Raleigh’s Zoning Ordinance, Sec. 8.3.2.b. and other applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

4. Any attempt to modify the site plan or to change the proposed development shall be subject to the approval of the City of Raleigh, NC.

5. Prior to the start of work, the constructor shall provide a site plan, including for civil engineering, for review and approval by the City of Raleigh, NC.

6. All work shall be available to the City of Raleigh, NC for review and approval at any time.

7. All work shall be performed in accordance with the approved site plan and the applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

8. Additional work or modifications shall be subject to the approval of the City of Raleigh, NC.

9. All work shall be performed in accordance with the approved site plan and the applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

10. The City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and other applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

11. All construction shall be performed in accordance with the approved site plan and the applicable requirements and standards set forth in the City of Raleigh Development Standards Manual and the City of Raleigh Zoning Ordinance, Sec. 8.3.2.b. and the Zoning Code of the City of Raleigh, NC.

12. The contractor shall be responsible for providing all appropriate guarantees and certifications as required by the City of Raleigh, NC.

13. The contractor shall be responsible for providing all appropriate guarantees and certifications as required by the City of Raleigh, NC.

14. Any modifications or changes to the approved site plan shall be subject to the approval of the City of Raleigh, NC.

15. The contractor shall be responsible for providing all appropriate guarantees and certifications as required by the City of Raleigh, NC.

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LANDSCAPE NOTES:

- ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY, MATERIALS, AND SUBMITTALS OF MATERIALS AS SHOWN ON THE PLAN AND AS SPECIFIED IN THIS SPECIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION.
- THE CONTRACTOR WILL SUPERVISION OF THE INSTALLATION AND LOCATIONS OF THE PREPARED MATERIALS SEPARATE PLANT BALL AND EARTH DIRT.
- ALL LANDSCAPING SHALL CONFORM TO THE ACCEPTED MATERIALS SEPARATE PLANT BALL AND EARTH DIRT.
- PROVIDE PLANTS AND MATERIALS SEPARATE PLANT BALL AND EARTH DIRT.
General Note:

1.) The proposed building exterior is comprised of +/- 95% glass, Hardiplank or similar cementitious material, and no EIFS or vinyl siding is specified. 95% is more than the required 60%.

2.) The average grade calculation is stated in the drawing title block. The proposed grade is compared with the existing grade to determine the percentage increase or decrease.

3.) The finish legend lists various materials, manufacturers, colors, and notes for each element of the exterior design.

4.) The record drawings and documents are based on original construction documents, observations made during construction site visits, and information provided by the general contractor. Hagersmith Design, P.A. is not responsible for erroneous or incomplete information provided by others or conditions that may have been hidden during periodic site visits due to construction continuance.

5.) The project is for the Palisades 3 Shell Office Building, located at 435-412-000. The architects and engineers involved in the project are: Hagersmith Design, P.A., Laurene, Rickher & Sorrell, P.C., and Key Stone Associates, with assistance from Red Oak Engineering and Palisades 3 Shell.

6.) The dimensions and elevations provided are subject to change, and all areas should be verified by site measurement.

7.) The drawing title block includes the drawing title, scale, date, and other relevant information.

8.) The exterior elevation is shown for the east, north, west, and south sides, with the ground story and upper story square footages listed.

9.) The average building height is calculated to be 81'-0" on the east and west sides, and 82'-11" on the south and north sides, which is less than the 90' height restriction for NC zoning.