LOCATION: The site is located at 8801 Durant Road and the PIN number is 1728903189.

REQUEST: The applicant is requesting to construct a 3 story building with an additional story permitted per Unified Development Ordinance Section 1.5.7 A.3. The 11.48 acre site (a proposed lot to be created through exempt subdivision of a 25.89 acre parcel) will accommodate 51,517 square feet of gross floor area for office use and storage in a General Building. The site is zoned Industrial Mixed Use (IX-3). The applicant received permission via letter to place Outdoor Amenity Area in the Duke Energy easement on site. Variances were requested under case A-64-19 and approved by the Board of Adjustment on June 10, 2019 for a 2,000 foot variance from the 4,000 foot maximum block perimeter requirements set forth in UDO Section 8.3.2.A. and for complete relief from the cross-access requirements set forth in UDO Section 8.3.5.D.

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 November 8, 2019 by WILLIAM DANIEL.

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:

Public Utilities

1. 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

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

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

4. 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).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. 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).

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

☑️ **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:*

**Stormwater**

1. 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).

2. 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).

☑️ **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. An exempt subdivision plat for the proposed lot configuration as shown on the preliminary plan shall be reviewed and recorded.

**Engineering**

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
3. 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 lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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

5. A sight distance easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

6. A cross access easement 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.

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.

Public Utilities

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

Stormwater

9. 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).

10. 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).

11. 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

12. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.305 acres of tree conservation area.
The following are required prior to issuance of building occupancy permit:

General

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

Stormwater

2. 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: December 17, 2022
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: 12/18/2019

Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
Leith Administration Building

Stormwater Management Statement

These plans include construction of a stormwater basin depicted as these plans, bioretention areas and riprap. The stormwater basin will be designed and located on the site in accordance with the stormwater plans and riprap to be located at the rear of the site. The area of the stormwater basin below the building footprint on the site is not FEMA mapped. (Map # 3720172700J, 3720172800J, 3720173700J, & 3720173800J).

The riprap will be designed to safely pass the 100-yr return interval stormwater event. Riprap calculations and analysis, adequacy of stormwater collection & transport elements, and design of the SCMs are included in a separate report entitled “Stormwater Calculations for Leith Administration Building” submitted by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.

NOTE THIS SHEET

Stormwater Management System

The proposed site improvements and development depicted on these plans include construction of a 4 story (51,517 SF) office/administration building for MLC Automotive, LLC with the supporting infrastructure required to accommodate the proposed development. Implementation of the proposed development plan will result in an increase of 3.96 acres in impervious area from pre-development conditions. To ensure compliance with applicable regulations, the overall watershed effect of the proposed development on the Neuse River, including the stormwater management system, will be investigated and documented in a separate report entitled “Stormwater Calculations for Leith Administration Building” by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.

The proposed site improvements and development depicted on these plans include construction of a stormwater basin depicted as these plans, bioretention areas and riprap. The stormwater basin will be designed and located on the site in accordance with the stormwater plans and riprap to be located at the rear of the site. The area of the stormwater basin below the building footprint on the site is not FEMA mapped. (Map # 3720172700J, 3720172800J, 3720173700J, & 3720173800J).

The riprap will be designed to safely pass the 100-yr return interval stormwater event. Riprap calculations and analysis, adequacy of stormwater collection & transport elements, and design of the SCMs are included in a separate report entitled “Stormwater Calculations for Leith Administration Building” submitted by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.

NOTE THIS SHEET

Stormwater Management System

The proposed site improvements and development depicted on these plans include construction of a 4 story (51,517 SF) office/administration building for MLC Automotive, LLC with the supporting infrastructure required to accommodate the proposed development. Implementation of the proposed development plan will result in an increase of 3.96 acres in impervious area from pre-development conditions. To ensure compliance with applicable regulations, the overall watershed effect of the proposed development on the Neuse River, including the stormwater management system, will be investigated and documented in a separate report entitled “Stormwater Calculations for Leith Administration Building” by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.

The proposed site improvements and development depicted on these plans include construction of a stormwater basin depicted as these plans, bioretention areas and riprap. The stormwater basin will be designed and located on the site in accordance with the stormwater plans and riprap to be located at the rear of the site. The area of the stormwater basin below the building footprint on the site is not FEMA mapped. (Map # 3720172700J, 3720172800J, 3720173700J, & 3720173800J).

The riprap will be designed to safely pass the 100-yr return interval stormwater event. Riprap calculations and analysis, adequacy of stormwater collection & transport elements, and design of the SCMs are included in a separate report entitled “Stormwater Calculations for Leith Administration Building” submitted by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.

NOTE THIS SHEET

Stormwater Management System

The proposed site improvements and development depicted on these plans include construction of a 4 story (51,517 SF) office/administration building for MLC Automotive, LLC with the supporting infrastructure required to accommodate the proposed development. Implementation of the proposed development plan will result in an increase of 3.96 acres in impervious area from pre-development conditions. To ensure compliance with applicable regulations, the overall watershed effect of the proposed development on the Neuse River, including the stormwater management system, will be investigated and documented in a separate report entitled “Stormwater Calculations for Leith Administration Building” submitted by M-III Surveying dated April 4, 2018 on proposal 5601 Capital Blvd.
CONSTRUCTION DOCUMENTS

SCALE: 1/8" = 1'-0"

LEITH ADMINISTRATION & TRAINING BUILDING
NEW FACILITY FOR:
RALEIGH, NC
CAPITAL HILLS AND DURANT ROAD

ABOVE GRADE (262.10)

3. JULY 11, 2019
2. JUNE 7, 2019
1. APRIL 3, 2019
5. MAY 6, 2019
6. MAY 20, 2019
7. JUNE 3, 2019
8. JUNE 7, 2019

TOTAL GRADE AVERAGE = 234.60
244.05

MOST RESTRICTIVE AVG. GRADE (E 242.3)(P 246.6)

WINDOW DIMENSIONS ADDED FOR EACH WINDOW

PROPOSED HIGH & LOW GRADES
PRE/EXISTING HIGH & LOW GRADES
LOCATION
EAST ELEVATION
GREAT FLOOR

GRAB FLOOR
240.85
246.90
246.70
243.70

EAST FLOOR
240.90
241.50
242.79
246.60

LOCATION
WEST ELEVATION
GREAT FLOOR

GRAB FLOOR
238.75
240.85
242.60
246.60

WELL FLOOR
253.90
254.90
246.90
246.60

WELL FLOOR
254.90
254.90
246.60
246.60

TOTAL GRADE AVERAGE = 234.60
244.05

3' TO 8'
3RD FLOOR: 54.1% TRANSPARENCY
71.9% TRANSPARENCY
2ND FLOOR: 61.9% TRANSPARENCY
50% OF 642.2 SF = 321.1 SF
PROVIDED= 746.75 SF

46.4% TRANSPARENCY

0' TO 12' FACADE:
3.211 SF (.20) PER IX ZONING= 642.2 SF
PROVIDED= 1,492

2ND FLOOR: 61.9% TRANSPARENCY
3RD FLOOR: 54.1% TRANSPARENCY

ENLARGED SCREEN
DIAGRAM ON A302

ALL HVAC UNITS TO BE BOTH MOUNTED WITH EQUIPMENT STABILIZERS ON ALL FOUR SIDES SHOWN IN ADJACENT DETAIL, FINAL LOCATION TO BE DETERMINED BY MECHANICAL CONSTRUCTION DOCUMENTS

FACADE (0' TO 8')
3.211 SF (.20) PER IX ZONING= 642.2 SF
50 % OF 642.2 SF = 321.1 SF
PROVIDED= 746.75 SF

46.4% TRANSPARENCY
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