LOCATION:
This site is located on the northwest corner of the intersection of Cheviot Hills Drive and Gresham Lake Road, at 3701 Gresham Lake Road.

REQUEST:
Subdivision of a 3.95 acre tract with an existing Self Service Storage use into two (2) lots zoned IX-5 and within a SHOD-2 overlay.

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 April 30, 2019 submitted by Withers Ravenel.

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:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

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. Next Step: 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. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
URBAN FORESTRY

4. Tree conservation and street trees were previously approved under SP-17-16, TCA was also approved and recorded under SP-17-16 concurrent reviews. No additional street trees or TCA required.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

1. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING

2. A 5’ general utility 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along Gresham Lake Road shall be paid to the City of Raleigh.

4. A cross access agreement between the proposed lot 1 and 2 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 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

STORMWATER

5. Next Step: 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. (This subdivision is unique in that the stormwater management facility is already built and functioning. Thus the subdivision is created with shared stormwater legal documents and an impervious surface allocation for the existing impervious (at the time of the subdivision). That allocation is zero acre impervious on lot 2 and 1.58 ac impervious (all existing) on lot 1. That allocation will have to be included on the recorded map. It is worth noting that lot 2 is not of sufficient size to ever stand alone. It is forever tied into a shared solution with lot 1 (even if a new SWMF is added to lot 2 to treat lot 2 impervious)).
URBAN FORESTRY

(Tree conservation and street trees were previously approved under SP-17-16. TCA was also approved and recorded under SP-17-16 concurrent reviews. No additional street trees or TCA are required.)

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 5-29-2022
Record entire subdivision.

Signed: (Development Services Dir./Designee) [Signature] Date: 5/29/19

Staff Coordinator: Michael Walters
1. STORMWATER ORDINANCES.

Proposed subdivided lots will use a shared stormwater device (existing BMP). Any future development may require additional stormwater measures. The apparatus road surface is required to be within 200 feet (NFPA 13R) or 250 feet (NFPA 13) to all portions of the exterior wall of the first floor of the building.

2. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

3. PRIMARY TREE CONSERVATION - THOROUGHFARE

This project has dumpsters for solid waste and single-stream recycling. The contractor shall conduct the work in a safe manner and with a minimum of inconvenience to traffic. The contractor shall screen from view of public right of way. All HVAC units shall be screened from view of the public right of way.

4. TREE CONSERVATION

This project has dumpsters for solid waste and single-stream recycling. The contractor shall conduct the work in a safe manner and with a minimum of inconvenience to traffic. The contractor shall screen from view of public right of way. All HVAC units shall be screened from view of the public right of way.

5. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO (2) FEET FROM THE CURB.

6. FIRE HOSE VALVES

The apparatus road surface is required to be within 200 feet (NFPA 13R) or 250 feet (NFPA 13) to all portions of the exterior wall of the first floor of the building.

7. CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.

8. TRANSIT AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL BE COMPATIBLE WITH MATERIAL PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES PER ADA STANDARDS.

9. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO (2) FEET FROM THE CURB.

10. RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.

11. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.

12. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA 13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING.

13. FIRE FLOW ANALYSIS MUST BE PROVEN AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

14. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH IS NEEDED DURING CONSTRUCTION.

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16. TREE CONSERVATION AREA - SHOD 2

WITH THE EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST CURRENT EDITION).

17. WITH THE EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST CURRENT EDITION).

18. CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM OF INCONVENIENCE TO TRAFFIC.

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24. CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM OF INCONVENIENCE TO TRAFFIC.
11. STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.

WATERLINE SPECIFICATIONS.

ACHIEVED,

ALL CROSSINGS.

SANITARY SEPARATION, MAINTAINED TO PROVIDE ADEQUATE FLOW & PRESSURE. THE PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; IT IS THE DEVELOPERS RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER IMPOUNDED AS SUCH PUBLIC HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC UTILITY. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 PSI. CONTRACTOR SHALL NOTIFY THE CITY OF RALEIGH UTILITY INSPECTORS 72-HOURS BEFORE CONNECTING TO CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES WHERE ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION. FIRE LINES SHALL BE MARKED THROUGHOUT THE SITE INCLUDING THE FRONT AND REAR OF BUILDINGS AND IN 2.5'-3.5' OF RALEIGH WATER & SEWER CONNECTION OF SERVICE. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES 2.5'-3.5' OF RALEIGH WATER & SEWER CONNECTION OF SERVICE. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES

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