Zoning: IX-3-PL
CAC: North
Drainage Basin: Marsh Creek
Acreage: 4.64
Sq. Ft.: 44,486

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Strategic Connections, Inc
Phone: (919) 878-0500
LOCATION: This site is located on the south side of Spring Forest Road west of the intersection of Capital Boulevard and Spring Forest Road. The site address is 3000 Spring Forest Road and the PIN number is 1726164038.

REQUEST: Development of a 4.64 acre tract zoned Industrial Mixed Use- 3 Stories-Parking Limited (IX-3-PL). Renovation of an existing 16,458 square foot two story office building with an construction of an additional 28,028 square feet of indoor warehouse storage area to host a light industrial use is proposed for the site.

Note: The applicant was able to expand towards the rear of the site without necessitating compliance with build-to requirements. The additional indoor area expansion is strictly for storage, loading areas and kitchen space which is an exception to build-to requirements per UDO Section 3.4.2ii page 3-16.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: Two Design Adjustments have been approved for this project, noted below.

1) Due to existing conditions of developed properties surrounding this site, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

2) Due to conflict of established tree conservation outside the right-of-way, a Design Adjustment has been approved to eliminate the 5’ general utility placement easement on the Avenue, 4-lane divided street section.

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 submitted by William Harry Mitchell of Mitchell Design Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

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. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. 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
5. Obtain required stub and tree impact permits from the City of Raleigh.

6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:
GENERAL
1. Provide fire flow analysis.

ENGINEERING
2. The required right of way for Spring Forest Road providing ½-104’ right-of-way shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ sidewalk width on Spring Forest Road to supplement the 5’ existing sidewalk is paid to the City of Raleigh.

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

5. Next Step: In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements is provided to the City of Raleigh Development Services – Development Engineering

6. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

STORMWATER
19. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

20. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

21. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

22. 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.
23. **Next Step:** 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.

24. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**Prior to issuance of building occupancy permit:**

1. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering.

3. **Next Step:** All street lights and street signs required as part of the development approval are installed.

4. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

6. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection 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:** 11-21-2020
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:** (Planning Dir./Designee) __________________________ Date: 11/21/2017

**Staff Coordinator:** Daniel L. Stegall

SR-58-17, Strategic Connections, Transaction# 519266, AA# 3678
NEW HEADQUARTERS FOR STRATEGIC CONNECTIONS
3000 SPRING FOREST ROAD
RALEIGH WAKE COUNTY NORTH CAROLINA

TRANSACTION NUMBER: 519266
SR-58-17

COVER SHEET

EXISTING CONDITIONS PLAN
DEMOLITION PLAN
SITE LAYOUT PLAN
SITE PLAN NOTES AND DETAILS
OUTDOOR AMENITY AREA PLAN
PAVEMENT PLAN - SIGNAGE, MARKINGS, ACCESS, ETC.
UTILITY AND FIRE PROTECTION PLAN
CITY OF RALEIGH UTILITY NOTES & DETAILS
EROSION CONTROL PLAN - PHASE 1
EROSION CONTROL PLAN - PHASE 2
EROSION CONTROL PLAN - PHASE 3
EROSION CONTROL PLAN - PHASE 4
GRAZING AND DRAINAGE PLAN
STORMWATER PLAN
STORMWATER NOTES & DETAILS
LANDSCAPE PLAN
LANDSCAPE SUMMARY & DETAILS
TREES CONSERVATION PLAN
FLOOR PLAN (FIRST FLOOR)
FLOOR PLAN (SECOND FLOOR)
BUILDING ELEVATIONS

OWNER: STEC NO. 17-4595, LLC
C/O STATEWIDE TITLE EXCHANGE CORPORATION
117 N. MERRITT AVENUE
SALISBURY, NC 28144-2851

AND

GSM PROPERTIES, LLC
8230 NC 38 HWY
ZEBULON, NC 27597

DEVELOPER CONTACT: EDDIE KEITH, PRESIDENT
(919) 878-0550
eddie.keith@strategicmail.net

SITE PLAN CONTACT: HARRY MITCHELL
E-MAIL: harry@mitchelldesgroup.com
PHONE: (919) 280-0354

RALEIGH WAKE COUNTY NORTH CAROLINA
NEW HEADQUARTERS FOR STRATEGIC CONNECTIONS
3000 SPRING FOREST ROAD

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & SPECIFICATIONS AND HOA RULES IF APPLICABLE