Zoning: CX-3-PL
CAC: Southwest
Drainage Basin: Walnut Creek
Acreage: 3.69
Sq. Ft.: 104,400

Planner: Martha Lobo
Phone: (919) 996-2664
Applicant: Horvath Associates PA
Phone: (919) 490-4990
LOCATION: This site is located on the north side of Chapanoke Road, east of the intersection of Chapanoke Road and Ileagnes Road, at 420 Chapanoke Road, Raleigh NC.

REQUEST: Development of a 2.81 acre tract zoned CX-3-PL into a 105,750 square foot self-storage facility with on-site parking. Note this development is on proposed Lot 1 of subdivision case S-17-17 which was previously approved (transaction # 508988), but not recorded at this time.

DESIGN ADJUSTMENT(S) NA

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 Horvath Associates.

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. 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

2. A stormwater control plan/narrative shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance. Narrative shall show how site will comply with overall approved stormwater plan for the subdivision (S-17-17).

URBAN FORESTRY

3. 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. A Final Plat shall be recorded, with the Wake County Register of Deeds office for all Subdivisions (S-17-17), Right-of-Way and/or Easement Dedications, and Tree Protection Areas.
2. That the applicant provides proof of a shared dumpster agreement and development easement as long as the principal use shall continue and shall agree that the principal use shall be discontinued should these easements and agreements no longer be provided on these off-site parcels.

3. Provide fire flow analysis.

ENGINEERING

4. A sight triangle easement and associated deed of easement on Chapanoke Road 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.

5. A 20’ slope easement and associated deed of easement along the proposed Avenue 4-lane divided street shall be approved by the City and shown as adjacent to the recorded right-of-way on the map for recordation.

PUBLIC UTILITIES

1. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

2. Utility Connection Permit fees should be paid to the City of Raleigh.

STORMWATER

19. The subdivision plat including Private Drainage Easements and Stormwater Covenants must be recorded.

URBAN FORESTRY

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. 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.

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 areas by Urban Forestry Inspector.

**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: 4-11-2021
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) [Signature]
**Date:** 4/11/2018

**Staff Coordinator:** Michael Walters
THE STATUTORY TOLERANCE ZONE
WAIT FOR LOCATES TO BE PERFORMED. HAND DIGGING IS MANDATORY WITHIN
WAKE COUNTY

5. THE SITE IS LOCATED NEAR AN AT&T HIGH PROFILE FACILITY. BEFORE DIGGING,
LIMITED NUMBER OF EXISTING TREES.

4. SEE PLAN FOR EXISTING TREE LOCATIONS. TREE SAMPLING NOT REQUIRED DUE TO

2. GIS INFORMATION FROM WAKE COUNTY GIS.
1. TOPOGRAPHIC SURVEY FROM TRIANGLE SURVEYORS DATED JANUARY 30, 2017.

EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS
2. GIS INFORMATION FROM WAKE COUNTY GIS.

4. SEE PLAN FOR EXISTING TREE LOCATIONS. TREE SAMPLING NOT REQUIRED DUE TO

3. 100 YR FLOOD PLAIN IS NOT LOCATED ON OR WITHIN 100' OF THIS PROPERTY

2. GIS INFORMATION FROM WAKE COUNTY GIS.
1. TOPOGRAPHIC SURVEY FROM TRIANGLE SURVEYORS DATED JANUARY 30, 2017.

EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS