Zoning: IX-3 w/SHOD-2  
CAC: North  
Drainage Basin: Perry Creek  
Acreage: 9.16  
Sq. Ft.: 42,749

Planner: Ryan Boivin  
Phone: (919) 996-2681

Applicant: Bill Piver  
Phone: (919) 880-4217
Administrative Approval Action
SR-87-17 / Greenshield Organic
Transaction # 533254, AA # 3820

LOCATION: This site is located on the north side of Cynrow Blvd. The site is addressed at 7020 Cynrow Blvd, which is inside City limits. Note this is Lot 1 of recently recorded subdivision case S-64-17 (BM 2018 page 0588).

REQUEST: Development of a 1.62 acre tract zoned IX-3 with SHOD-2 overlay into a general building for industrial use with 21,053 SF of gross floor area.

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 submitted by William C. Piver, PE dated 6/5/18.

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.

Stormwater: This site will utilize a bio-retention pond and a TN offset payment to meet stormwater quality regulations. They are exempt from detention by UDO Sec. 9.2.2.E.2.d, compliance would result in greater adverse impact downstream.

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. 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.

3. 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.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. Provide fire flow analysis.
ENGINEERING

5. **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.

PUBLIC UTILITIES

6. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Utility / Stormwater Easement Dedications.

STORMWATER

7. **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.

8. **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;

9. **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.

10. **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.

URBAN FORESTRY

11. 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:**

12. 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.

13. **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.

14. **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 program.

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

16. **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.
17. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

**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:** 6-20-2021
  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: 5/20/2013

**Staff Coordinator:** Ryan Boivin
GREENSHIELD ORGANIC
7000 CYNROW BOULEVARD
RALEIGH, NC
SR-87-17
TRANS #: 533254

VICINITY MAP
SCALE: 1" = 500'

PRELIMINARY SITE PLAN

THIS SITE PLAN CALLS FOR A NEW 21,053 SF DISTRIBUTION FACILITY ON A NEW LOT LOCATED AT 7000 CYNROW
BOULEVARD

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND OTHER APPLICABLE
SPECIFICATIONS.

Public Improvement Quantity Table

<table>
<thead>
<tr>
<th>Phase Number Quantity Table</th>
<th>Phase 1</th>
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<tbody>
<tr>
<td>Number of Lot (s)</td>
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<tr>
<td>Lot Number (s) by Phase</td>
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<td>Number of Units</td>
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<td>Usable Easements</td>
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<td>Open Space?</td>
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<td>Number of Storage Area</td>
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<td>Public Sewer (LF)</td>
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<td>Water Service (LF)</td>
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<tr>
<td>Sewer Service (LF)</td>
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</tbody>
</table>

OWNER/DEVELOPER:
ROUNDROCK LLC
P.O. BOX 8747
RALEIGH, NC 27624
PHONE: (919) 984-8000
scoff@ukroninvestments.com

ENGINEER:
WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 850-4217
bill_piver@yahoo.com

SURVEYOR:
RWA, PA
101 WEST MAIN STREET #202
GARNER, NC 27529
PHONE: (919) 779-4654
cpratel@ncr.com

LANDSCAPE ARCHITECT:
BLAKELY DESIGN
700 EXPOSITION PLACE
RALEIGH, NC 27615
PHONE: (919) 870-1908
taylor@blakelydesign.net

SHEETS:
C-1 COVER SHEET
C-2 EXISTING CONDITIONS
C-3 SITE PLAN
C-3.1 AUTOTURN ANALYSIS
C-3.2 SITE DETAILS
C-3.3 SITE DETAILS
C-4 GRADING & STORMWATER
C-4.1 BIORETENTION DETAILS
C-5 EROSION CONTROL PH 1
C-5.1 EROSION CONTROL PH 2
C-6 LANDSCAPE PLAN
A-1 FLOOR PLAN
A-2 ELEVATIONS

THIS PROJECT IS EXEMPT FROM TREE CONSERVATION REQUIREMENTS UNDER UDO SECTION 9.1.2
THIS PROJECT IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS UNDER UDO SECTION 9.2.E.2.d