LOCATION: This site is located on the west side of Duraleigh Road, south of Glenwood Avenue at 6101 Duraleigh Road.

REQUEST: Development of a 2.76-acre tract zoned CX-3-PL into a 124,740 square foot 3-story self storage building.

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 10/10/2018 by Piedmont Land Design, LLP.

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 NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ 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:

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

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

5. That a nitrogen offset payment must be made to a qualifying mitigation bank;
Urban Forestry

6. Show all existing tree conservation areas with reference to Book of Maps and page number where recorded and show tree protection fencing.

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

eneral

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement (only use for subdivisions).

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. 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 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 recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. A cross access agreement 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 within this time, further recordings and building permit issuance will be withheld.

Stormwater

5. 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

6. Show all existing tree conservation areas with reference to Book of Maps and page number where previously recorded.

**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:*

1. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Engineering

2. 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.

3. 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 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 pavement and 6’ sidewalk on Barrowood Dr shall be paid to the City of Raleigh (UDO 8.1.10).

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

7. A cross access agreement 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.

8. 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

9. An Easement Plat must be recorded at the Wake County Register of Deeds office

Stormwater

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).

Urban Forestry

11. Show on the recorded plat all existing tree conservation areas with reference to Book of Maps and page number where previously recorded (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

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

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

3. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

5. Final inspection of all tree conservation 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: 10-17-2021
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] __________________________ Date: 10/17/18

Staff Coordinator: Jermaine Purifoy
BARROWOOD DRIVE
DURALEIGH ROAD - SR 1664
PROPOSED 3-STORY SELF STORAGE BUILDING

NOT FOR CONSTRUCTION
PRELIMINARY
REFER TO DWG. NO. PA. 1 FOR GENERAL NOTES

NORTH

PLANT LIST

SHADE TREES

COMMON NAME

BOTANICAL NAME

QUAN.

HT.

CAL.

ROOT

REMARKS

SHRUBS

COMMON NAME

BOTANICAL NAME

QUAN.

HT.

CAL.

ROOT

TREES

SHRUBS

EXISTING PLANT LIST

COMMON NAME

BOTANICAL NAME

QUAN.

HT.

CAL.

ROOT

REMARKS

LANDSCAPE REQUIREMENTS

WOODED AREA ALONG BARROWOOD DRIVE

LANDSCAPE PLAN

PROPOSED LANDSCAPE PLAN

PLD

PIEDMONT LAND DESIGN, LLP

22 DEC 2016

DURALEIGH ROAD STORAGE
6101 DURALEIGH ROAD
RALEIGH, NORTH CAROLINA

PERMANENT LAWN SEEDING:
PROPOSED WEST ELEVATION
PRIMARY STREET FACING FACADE - BARROWOOD DRIVE

PROPOSED NORTH ELEVATION