LOCATION:  This site is located on the northeast corner of the intersection of Six Forks and Old Wake Forest Roads at 601 East Six Forks Road and zoned CX-3-PL.

REQUEST:  The addition of two buildings including a 2,400 SF bank and a 5,100 SF building for a restaurant (3,500 SF) and retail uses (1,600 SF) to an existing 6.26 acre shopping center site zoned CX-3-PL. The two new buildings are 7,500 SF in total size and are proposed on a separate 0.99 acre parcel through a recombination of existing lots. This parcel is also zoned CX-3-PL.

One Design Adjustment has been approved by the Board of Adjustment for this project, case A-150-19 waiving 1,758 ft of the required 3,000 ft. block perimeter requirement. Note the 5’ utility easement mentioned in the case report for the BOA was dropped from the request and added to the site plan.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0048-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 January 2, 2020 by MCADAMS.

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:

☐ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

General

1. A recombination map shall be recorded prior to or in conjunction with the recording of lots.

Engineering

2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall 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, further recordings and building permit issuance will be withheld.

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
4. A 5’ utility placement 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.

5. A fee-in-lieu for 1-ft sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).

6. A cross access agreement among the proposed lots 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.

7. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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: January 28, 2023
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.
Administrative
Approval Action
Case File / Name: ASR-0005-2019
Midtown Retail

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Date: 01/29/2020

Staff Coordinator: Michael Walters
MIDTOWN RETAIL
ADMINISTRATIVE SITE REVIEW
601 EAST SIX FORKS ROAD
RALEIGH, NORTH CAROLINA, 27609

SHEET
PLAN INFORMATION

EXISTING CONDITIONS
C1.00
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713
phone 919.361.5000ax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

MIDTOWN RETAIL
ADMINISTRATIVE SITE REVIEW
601 EAST SIX FORKS ROAD
RALEIGH, NORTH CAROLINA, 27609

SHEET
PLAN INFORMATION
PROJECT NO. RAM-18010
CONTROLLER LJV
CHECKED BY CJV
DRAWN BY CJV
SCALE 1"=40'
DATE 06.26.2019

GENERAL NOTES:
1. PARKING SHOWN TO BE USED LOT 1 AND NEW LOT THROUGH A USE OF REMOTE PARKING AND CROSS ACCESS AGREEMENTS.

OUTDOOR AMENITY AREA (LOT 3):
LOT 3 SITE AREA: 0.99 ACRES (43,277 SF)
REQUIRED OUTDOOR AMENITY AREA: 0.10 ACRES (4,328 SF)
PROVIDED OUTDOOR AMENITY AREA: 0.11 ACRES (4,711 SF OR 10.9%)
SITE PLAN

INSET OF PUBLIC SIDEWALK

LOT 1

LOT 2

LOT 3

GENERAL NOTES:
1. COMBINED PARKING SHOWN FOR LOT 1 AND LOT 3 THROUGH A USE OF REMOTE PARKING AND CROSS ACCESS AGREEMENTS.

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T2  24" WHITE STOP BAR

T3  CITY OF RALEIGH PEDESTRIAN CROSSWALK (HIGH VISIBILITY)

UC TRAFFICE STRAIGHT ARROW

SCALE: 1=20

PLAN INFORMATION

PROJECT NO.  RAM-18010

FILENAME  RAM18010-ASR-S1.dwg

REV.  C2.01

CHECKED BY  Vasil, Linda

DRAWN BY

DATE  06.26.2019

MIDTOWN RETAIL

ADMINISTRATIVE SITE REVIEW

601 EAST SIX FORKS ROAD

RALEIGH, NORTH CAROLINA, 27609

GENERAL NOTES:

1. COMBINED PARKING SHOWN FOR LOT 1 AND LOT 3 THROUGH A USE OF REMOTE PARKING AND CROSS ACCESS AGREEMENTS.

PAVEMENT MARKING LEGEND

LANE LINES/MARKINGS

T2  24" WHITE STOP BAR

T3  CITY OF RALEIGH PEDESTRIAN CROSSWALK (HIGH VISIBILITY)

UC TRAFFICE STRAIGHT ARROW

SCALE: 1=20
LANDSCAPE PLAN

LANDSCAPE CALCULATIONS:

STREET TREES (TYPE C2 STREET PROTECTIVE YARD)

SIX FORKS RD:
- 180 LF

UNDERSTORY TREES REQUIRED*:
- 7 UNDERSTORY TREES (4/100 LF PER 7.2.4.B)

UNDERSTORY TREES PROVIDED:
- 7 UNDERSTORY TREES

SHRUBS REQUIRED:
- 27 SHRUBS (15/100 LF PER 7.2.4.B)

SHRUBS PROVIDED:
- 27 SHRUBS (5' INSTALL HEIGHT)

PER SEC. 8.4.D.4, WHEN STREET TREES ARE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY, A TYPE C2 STREET PROTECTIVE YARD IS REQUIRED.

VEHICLE USE AREA:
- 8,060 SF

CANOPY TREES REQUIRED:
- 5 CANOPY TREES

CANOPY TREES PROVIDED:
- 6 CANOPY TREES

C3 YARD:
- 100 LF

SHRUBS REQUIRED:
- 30 SHRUBS (30/100 LF PER 7.2.4.B)

SHRUBS PROVIDED:
- 30 SHRUBS (3.5' INSTALL HEIGHT)

NOTES:
1. SEE SHEET C0.00 FOR LANDSCAPE INSTALLATION NOTES.
2. SEE SHEET C8.01 FOR CITY OF RALEIGH TREE INSTALLATION DETAIL.
EXISTING AVERAGE GRADE FROM BUILDING CORNERS = 
(218.59' + 220.02' + 217.78' + 216.96') / 4 = 218.34'

MAXIMUM ALLOWABLE TOP BUILDING ELEVATION = 268.34
TOP BUILDING ELEVATIONS = 235.75

FIFTH THIRD BANK
LIFETIME FITNESS OUTLET
2017 6TH EDITION FLORIDA BUILDING CODE

ARCHITECTS

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