LOCATION: The site is generally located on the west side Spring Court north of the intersection of Spring Court and Spring Forest Road, with a common street address of 5605 Spring Court.

REQUEST: REVISION to the approved ASR (revised approved plans last revision dated 2/19/21): scope of revised to adjust the limits of disturbance from approximately 12,127 to approximately 11,871.

Change of use for a 13,326 sq ft building from warehouse/office to school, private (K-12), with associated site improvements.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: RCMP-0338-2020: DSLC - Recorded Maps/Boundary Survey - Major SUR-0193-2021: DSENG - Surety/Infrastructure

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 February 19, 2021 by Stocks Engineering.

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:

Engineering

1. 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.

2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

3. 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.

Urban Forestry
4. A public infrastructure surety for 4 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Spring Court.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: March 16, 2024
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: _______________________________ Date: 11/17/2020
Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Kasey Evans