LOCATION: The site is generally located on the west of Falls of Neuse Road, north of the intersection of Falls of Neuse Road and Falls Church Road, with a common street addresses of 5925 Falls of Neuse Road.

REQUEST: Change of use from general office to medical with associated site improvements, including right-of-way dedication, ADA improvements, parking lot modifications and new dumpster enclosure; no building expansion is proposed at this time. The property is approximately 1.4 acres zoned OX-3-GR.

Design Adjustment (A-158-19) approved granting relief from the cross-access requirement set forth in Section 8.3.5.D to eliminate cross access to PINS 1716294307, 1716292764 and 1716295176.

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 March 6, 2020 by Williams & Daily Dental.

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:

Site Permitting Review - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

1. 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.

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

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

4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
Legal Documents - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

- Slope Easement Required
- Utility Placement Easement Required

Recorded Map(s) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. Slope 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.

2. 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 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.

3. 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.

Urban Forestry

4. A public infrastructure surety for 5 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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. A fee-in-lieu for 1' of sidewalk width across the entire shall be paid to the City of Raleigh (UDO 8.1.10).
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Falls of Neuse Road.

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

General

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

Urban Forestry

2. Final inspection of all right of way street trees 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: April 16, 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.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 04/16/2020
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin
INDEX TO PLANS

C-0.0 COVER SHEET
C-1.0 AS BUILT SURVEY
C-2.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.1 TRASH TRUCK INGRESS / EGRESS PLAN
C-2.2 FIRE TRUCK INGRESS / EGRESS PLAN
C-2.3 SIGHT TRIANGLE PLAN
C-3.0 UTILITY PLAN
C-4.0 Grading and Storm Drainage Plan
D-1.0 SITE DETAIL SHEET
D-1.1 SITE DETAIL SHEET
D-2.0 UTILITY DETAIL SHEET
L-1.0 LANDSCAPE PLAN
SL-1 SITE LIGHT PHOTOMETRIC PLAN
SL-2 LIGHT FIXTURE CUT SHEETS
SL-3 LIGHT FIXTURE CUT SHEETS
SL-4 LIGHT FIXTURE CUT SHEETS
A3-01 FIRST FLOOR NEW WORK FLOOR PLAN
A4-01 DEMOLITION EXTERIOR ELEVATIONS
A4-02 NEW WORK EXTERIOR ELEVATIONS
A4-03 SITE ENCLOSURE DETAILS

NOTES

1. NO SITE LIGHTING is proposed for this project. If owner decides to add lighting, a lighting plan meeting City of Raleigh lighting standards shall be submitted for review and approval.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
GENERAL PLANTING NOTES:
1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'.

2. CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HARM THAT OCCURS TO UTILITIES IN THE PLANTING AREA.

3. INSTALLATION WITH A 5' MINIMUM FIRST ROOT BALL ONLY. DISCARD FROM HOLE. ALL SYNTHETIC BURLAP LACING STRAPS, NAILS AND WIRE BASKET AND COMPLETELY REMOVE TOP HALF OF BURLAP, WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE. WASTE FROM PLANTING. NEW TRANSPLANTS MUST BE 3" CALIPER AT ADHERE TO STANDARDS IN THE CITY TREE.

4. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE PLANT OF QUANTITY ENSURE THAT THEнесен МАРКЕТА FARM

5. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE CONTRACTOR.

6. METHODS OF TREE STABILIZATION DEPICTED ON THE DRAWINGS ARE INDUSTRY STANDARDS AND AS STATED IN 'AMERICAN STANDARD FOR NURSERY STOCK'. X-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HARM THAT OCCURS TO TREE STABILIZATION MATERIALS.

7. ALL AREAS SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR OTHER UTILITIES ELECTRICAL OUTLETS AND OTHER UTILITIES IMMEDIATELY SURROUNDING THE TREE.

8. ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BEDS, MULCHED OR OTHER UTILITIES ELUSIONED IN THE PLANTING AREA, SHALL BE COVERED ON OVER ALL WITH 2" X 2" COMPRESSIVE HIPS OR LINED FALL TIP TYPE FUSEX FOR ALL AREAS AT BINDER OR UP TO THE ROAD.
DEMO ITEMS SHOWN AS DASHED: FABRIC AWNING; DOOR AND FRAME; RAILINGS, BRICK LANDING AND BRICK STAIRS; WOOD SHELF.

DEMO EX'G ROOF ASSEMBLY TO PREPARE FOR NEW PORCH ROOF, AS SHOWN ON NEW WORK ELEVATIONS.

DEMO EX'G WINDOW, FRAME, AND SHUTTERS.

DEMO EX'G WINDOW, FRAME, AND SHUTTERS.

DEMO ITEMS SHOWN AS DASHED: FASCIA; PORCH ROOF; DOOR AND FRAME; COLUMNS; RAILINGS; BRICK LANDING AND FOUNDATION; WOOD STAIRS; SCONCE LIGHT; WOOD SHELF.

DEMO EX'G VINYL LAP SIDING ENTIRE EXTENT OF WEST FACADE.

DEMO EX'G SHUTTERS, WINDOW AND FRAME TO REMAIN.

DEMO EX'G SHUTTERS, WINDOW AND FRAME TO REMAIN.

DEMO ITEMS SHOWN AS DASHED: DOOR, TRANSOM, SILL, AND FRAME; FULL EXTENT OF SIDING.

GENERAL ELEVATION DEMOLITION NOTES:
1. DEMOLISH ONLY THOSE COMPONENTS SHOWN AND AS NECESSARY FOR INSTALLATION OF NEW CONSTRUCTION. DEMOLITION IN EXCESS OF THAT SHOWN SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
2. RECYCLE DEMOLISHED MATERIALS TO GREATEST EXTENT POSSIBLE AND AS REQUIRED BY LOCAL GOVERNING AUTHORITIES. REMOVE DEMOLISHED MATERIALS FROM SITE AND LEGALLY DISPOSE OF THEM AS REQUIRED.
3. DO NOT DEMOLISH BUILDING COMPONENTS THAT POTENTIALLY CONTAIN ASBESTOS OR OTHER HAZARDOUS MATERIALS. NOTIFY ARCHITECT IMMEDIATELY IF SUCH MATERIALS ARE SUSPECTED OR ENCOUNTERED.
4. REFER TO PME & FP DRAWINGS FOR DEMOLITION AND/OR RELOCATION OF UTILITIES.
5. MAINTAIN BUILDING IN WEATHERTIGHT CONDITION THROUGHOUT CONSTRUCTION DURATION.
6. DO NOT DEMOLISH OR ALTER ANY BUILDING COMPONENTS NECESSARY TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING.
7. NO WORK IS PROPOSED ON THE EAST (STREET-FACING) FACADE OF THE BUILDING AND THEREFORE THE EXISTING TRANSPARENCY IS NOT CHANGING.
1. VERIFY LAYOUT OF COMPONENTS PRIOR TO COMMENCING CONSTRUCTION.

2. COLORS AND FINISHES OF EXTERIOR MATERIALS TO MATCH EXISTING MATERIALS AND COLORS; AS APPROVED BY ARCHITECT.

3. PAINT ALL EXPOSED STEEL AND CEMENTITIOUS SIDING, PANELS AND TRIM TO MATCH EXISTING.

4. T INDICATES TEMPERED GLASS

5. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION STEPS.

6. NO EXPANSION TO BUILDING HEIGHT PROPOSED

7. ALL NEW MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND WILL BE IN COMPLIANCE WITH UDO SECTION 7.2.5.D.

GENERAL ELEVATION NEW WORK NOTES:

- PROVIDE GUARDRAIL ON ALL EDGES OF RAMP AND LANDINGS.
- METAL HANDRAILS SHALL EXTEND FULL LENGTH OF ALL RAMP RUNS, EXTENDING 12" MINIMUM PAST TOP AND BOTTOM OF RUNS.
- INFILL VINYL SIDING, MATCH SPACING OF EXISTING SIDING AND FEATHER EDGES. REPAIR OR REPLACE TRIM AS NEEDED. OBTAIN ARCHITECT APPROVAL OF PROPOSED PATCHWORK PRIOR TO COMMENCING. IF PATCHWORK IS NOT APPROVED, PROCEED WITH ADD ALTERNATE #1 - INCREASED SIDING SCOPE.

- BRICK LANDING & STAIRS; MATCH EX'G BRICK COLOR COURSING @ BUILDING FOUNDATION

- COLUMN, SEE AS DESIGNED FOR FOUNDATION INFO

- COLUMN, SEE AS DESIGNED FOR FOUNDATION INFO

- PATCH-AND-REPAIR ROOF, FAUCET, AND DENTAL MOLDING

- EXTERIOR HANDRAIL, STYLE TO MATCH EXISTING "BLACK FINISH"

- EXISTING ROOF LINE EXTEND

- EXISTING ROOF LINE RESTORE

- EXISTING BRICK

- EXISTING BRICK