LOCATION: This site is located on the west side of Gideon Creek Way. The site is comprised of two recorded lots addressed at 330 and 331 Gideon Creek Way, which is inside City limits.

REQUEST: Development of a vacant 3.64-acre site zoned IX-3 and comprised of two lots with the shared property line to be relocated. The plans propose a General Building with 7,970 sq ft of gross floor area for Indoor Recreation and 13,500 sq ft of outdoor use area for Outdoor Recreation on Lot 3. A driveway shared between the two lots is proposed on a portion of vacant Lot 4.

Design adjustment BOA-131-2019 was granted for relief from block perimeter requirements in UDO 8.3.2.A.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0055-2020: 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 December 6, 2019 by Real Engineering, Inc.

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:

Stormwater

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

Urban Forestry

2. Recomposition must be recorded showing that each lot is less than 2 acres.

☑ 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. Provide fire flow analysis.


3. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary site plan.

Engineering

4. A cross access agreement among the lots identified as PINs 1702407675 and 1702408409 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.

5. 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.

6. 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

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

Stormwater

8. 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).

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: February 12, 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: [Signature]

Date: 02/12/2020

Development Services Dir/Designee

Staff Coordinator: Ryan Bolvin
GIDEON CREEK PROPERTIES, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530

Visitor: 300 & 331 Gideon Creek Way
Lot 3 & 4
330 & 331 GIDEON CREEK WAY
RALEIGH, NC 27601

ARCHITECT:
MAURER ARCHITECTURE
115 1/2 E. HARGETT STREET
RALEIGH, NC 27601

CONTACT: ETHAN PAGE, RA
PHONE: (919) 238-1784
EMAIL: Ethan@MaurerArchitecture.com

LANDSCAPE ARCHITECT:
SITE COLLABORATIVE
821 WAKE FOREST ROAD
RALEIGH, NC 27604

CONTACT: GRAHAM H. SMITH, RLA
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OWNER:
GIDEON CREEK PROPERTIES, LLC
326 TRYON ROAD
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NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE APPROVED POLICIES OF THE CITY OF RALEIGH AND JSOOL.
PREDEVELOPMENT AVERAGE GRADE LINE CALCULATIONS

WEST ELEVATION SPOT ELEVS 322' + 327.15' = 649.15' = 325.58' AVERAGE GRADE LINE
SOUTH ELEVATION SPOT ELEVS 323.6' + 323.6' = 647.2' = 323.6' AVERAGE GRADE LINE
EAST ELEVATION SPOT ELEVS 326' + 323.6' = 649.6' = 324.8' AVERAGE GRADE LINE
NORTH ELEVATION SPOT ELEVS 319.75' + 323.6' = 643.35' = 321.68' AVERAGE GRADE LINE

OVERALL PRE DEVELOPMENT AVERAGE GRADE LINE 323.13'

OVERALL PROPOSED AVERAGE GRADE LINE 325.25'