Administrative Approval Action
Case File / Name: ASR-0068-2020
SECU 5401 Midtown Market

LOCATION: The site is located at the northeast corner of Midtown Market Avenue and Tolson Street with a common street address of 7725 Midtown Market Avenue.

REQUEST: Development of an approximately 10,394 square foot general building with drive-through, to be used as a bank, and associated site improvements. The subject property is approximately 4.13 acres zoned PD (5401 North Master Plan; MP-2-16).

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 February 8, 2021 by Summit Design and 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:

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

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

Urban Forestry

3. Tree protection fence for (8) existing trees in the right-of-way along Midtown Market Ave. must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☐ 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 public infrastructure surety for 5 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1,3).

2. An offer of cross access agreement from the subject lot identified by PIN 1736591822 to the adjacent parcel PIN 1736594817 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

3. 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

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

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. 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 Tolson St.

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: August 18, 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
Administrative Approval Action
Case File / Name: ASR-0068-2020
SECU 5401 Midtown Market

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor Date: 04/21/2021
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
SITE PLANS FOR STATE EMPLOYEES' CREDIT UNION

7725 MIDTOWN MARKET AVENUE
RALEIGH, NC 27616
WAKE COUNTY

ADMINISTRATIVE SITE PLAN REVIEW SUBMITTAL AUGUST 27, 2020
ADMINISTRATIVE SITE PLAN REVIEW SUBMITTAL FEBRUARY 08, 2021

GENERAL NOTES:

1. Construction and project layout in compliance with all applicable State, Local and Federal laws, regulations and requirements as well as the Architectural Standards, Specifications, and Adhesions in adherence to the Site Plan.

2. All work shall be completed in accordance with the Architectural Standards, Specifications, and Adhesions in adherence to the Site Plan.

3. The Site Plan must be approved by all applicable governmental agencies prior to any work commencing.

4. The Contractor shall be responsible for the final set of plans and specifications.

5. The Site Plan must be reviewed and approved by all applicable governmental agencies prior to any work commencing.

6. Site Plan must be reviewed and approved by all applicable governmental agencies prior to any work commencing.

7. All work shall be completed in compliance with all applicable State, Local and Federal laws, regulations and requirements as well as the Architectural Standards, Specifications, and Adhesions in adherence to the Site Plan.

8. Site Plan must be reviewed and approved by all applicable governmental agencies prior to any work commencing.

9. Site Plan must be reviewed and approved by all applicable governmental agencies prior to any work commencing.

10. Site Plan must be reviewed and approved by all applicable governmental agencies prior to any work commencing.

PUBLIC SERVICE CONTACTS:

WATER: Cnty of Wake County
HIGH PRESSURE: Cnty of Wake County
LOW PRESSURE: Cnty of Wake County
DEWATERING: Cnty of Wake County
ELECTRIC: Duke Energy}

PLUMBING: City of Raleigh

GAS: Duke Energy

STORMWATER: Cnty of Wake County

TRASH: Cnty of Wake County

SITE LOCATION MAP

NOT TO SCALE