LOCATION: The site is located at 108 Lord Anson Drive and the PIN is 1713683028.
REQUEST: The applicant is requesting to construct a 6,000 square foot place of worship on a 0.39 acre site. The zoning is Residential-6 (R-6) and complies with UDO Section 2.2.5.

BOA-0057-2019 approved on January 31, 2020. The variance request was approved which granted relief from UDO Section 2.4.6 side lot line setback, 7.2.4.A Transitional Protective Yard and 7.2.4.D encroachment allowance requirements.

A-174-19 approved on January 31, 2020. The Design Adjustment was granted for right of way width and streetscape requirements. Review site plan for details.

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 May 16, 2021 by Sparks Engineering, PLLC.

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:

General

1. Demonstrate compliance with the Raleigh Street Design Manual B-20.01 for spacing of the bike rack.

2. Demonstrate compliance with Raleigh Street Design Manual B-20.01 regarding bicycle rack spacing.

Stormwater

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

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

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. A fee-in-lieu for 1ft of sidewalk along Hawkins Street (150 lf) and 1 ft of sidewalk along Lord Anson Drive (112 lf) is paid to the City of Raleigh (UDO 8.1.10).

2. 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.

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 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.

Stormwater

4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

5. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

6. 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. Private Drainage Easement will be a minimum 10-ft perimeter around the device and to the right of way (UDO 9.2).

7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

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:

Public Utilities

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

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

3. 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. Private Drainage Easement will be a minimum 10-ft perimeter around the device and to the right of way (UDO 9.2).

4. Impervious restrictions for the lot must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. 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 Lord Anson Drive and 3 street trees along Hawkins Street for a total of 8 street trees.

6. A public infrastructure surety for 8 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

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

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: October 11, 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: Alyssa Bailey Taylor
Date: 06/14/2021
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall
NEW MOSQUE: ASR-SR-107-2018

Administrative Site Review Application - UDO

AS SALAAM ISLAMIC CENTER
108 Lord Anson Dr (SR-107-18)
Raleigh, NC 27627

PARID: 1713683028
StormTech MC-1500 under ground storm water detention and infiltration system 13,000 Gallon capacity [See Sheet CD3 1]
Rear Entrance
NORTH WEST SIDE

FFE=321'

Main Entrance
SOUTH EAST SIDE

Elevations

Scale 1 = 1/4

Note:
Elevated HVAC units at rear. Supports by HVAC contractor. Engineer to field verify

46" High opaque screen for HVAC SYSTEM
VIEW FROM NORTH SIDE

VIEW FROM SOUTH SIDE

FFE=321'

Scale 1 = 1/4

Elevations

Note: Elevated HVAC units at rear not shown for clarity.