



Administrative Approval Action

Case File / Name: ASR-SR-107-2018
AS Salaam Islamic Center

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:
REQUEST:**

The site is located at 108 Lord Anson Drive and the PIN is 1713683028.
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.

**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 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).



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☒ **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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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☒ **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.



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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



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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

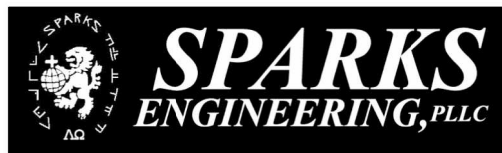
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: *Alycia Bailey Taylor* Date: 06/14/2021
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall



Turning Your Visions Into Realities

sparksengineeringpllc.com Mail@sparksengineeringpllc.com

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | (919) 996-2495 | fax (919) 996-3181
Litchford Satellite Office | 1020 - 110 Litchford Road | Raleigh, NC 27601 | (919) 996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot Type= Civic Building	Production Number Assigned Project Coordinator Assigned Project Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 577020

Development Name: AS SALAAM ISLAMIC CENTER	
Zoning District: R-6	Overlay District (if applicable):
Proposed Use: PLACE OF WORSHIP	Outside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Property Address(es): 108 LORD ANSON DR	Major Street Location:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N. 1713683028	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed-Use <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Retail <input type="checkbox"/> Other (if other, please describe):	

WORK SCOPE
Per City Code Section 12.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
This project is for the construction of a new Mosque (Islamic House of Worship). Occupancy controlled by prayer mats. Posted capacity 39 persons.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATE
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 13 - Alternate Administrative Act.

Company: AS SALAAM ISLAMIC CENTER	Name (s): OLIVER MUHAMMAD
Address: P.O. BOX 37352, RALEIGH, NC 27627	
Phone: 845.380.9362	Email: fondakitt@gmail.com
Fax: NA	
Company: SPARKS ENGINEERING, PLLC	Name (s): RONALD W. SPARKS, PE
Address: 309 GREENFIELD ST., WILMINGTON, NC 28401	
Phone: 910.232.4278	Email: rws@sparksengineeringpllc.com
Fax: NA	

PAGE 1 OF 3

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REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s): R-6	Proposed building use(s): RELIGIOUS
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross: 0
Overlay District:	Proposed Building(s) sq. ft. gross: 6,000
Total Site Acres: Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .39ac	Total sq. ft. gross (existing & proposed):
Off street parking: Required 9	Proposed height of building(s) 18
COA (Certificate of Appropriateness) case #:	# of stories: 1
BOA (Board of Adjustment) case #A-	Ceiling height of 1 st Floor: 9'10"
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface: 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 13,224sqft acres/square feet	If Yes, please provide: Alluvia Soils FEMA Map Panel # Flood Study
Noise River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and freely bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate: Ronald W. Sparks, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed: Ag. Salaam Islamic Center of Raleigh	Date: 10-22-2015
Printed Name: Oliver S. Muhammad	
Signed: _____	Date: _____
Printed Name: _____	

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REVISION 05.13.16

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C1 - Site Plan 1/10
C2 - Site plan 1/20
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CD2- Civil details
CD3.0- Civil details
CD3.1- Civil Storm
CD4- Civil details
B1-Elevations
B2-Elevations

TRANSACTION # 577020
Review Cycle #4 responses
12-29-2019
BOA-0057-2019

ASR-SR-107-2018
REV 3 / 1-2021
REV 4 / 5-16-2021

Owner:
AS SALAAM ISLAMIC CENTER
P.O. BOX 37352
RALEIGH, NC 27627
845.380.9362
fondakitt@gmail.com
Oliver Muhammad - Imam

Sparks Engineering, PLLC
9 Holland Dr.
Castle Hayne NC 28429-5914
mail@sparksengineeringpllc.com
910.232.4278



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

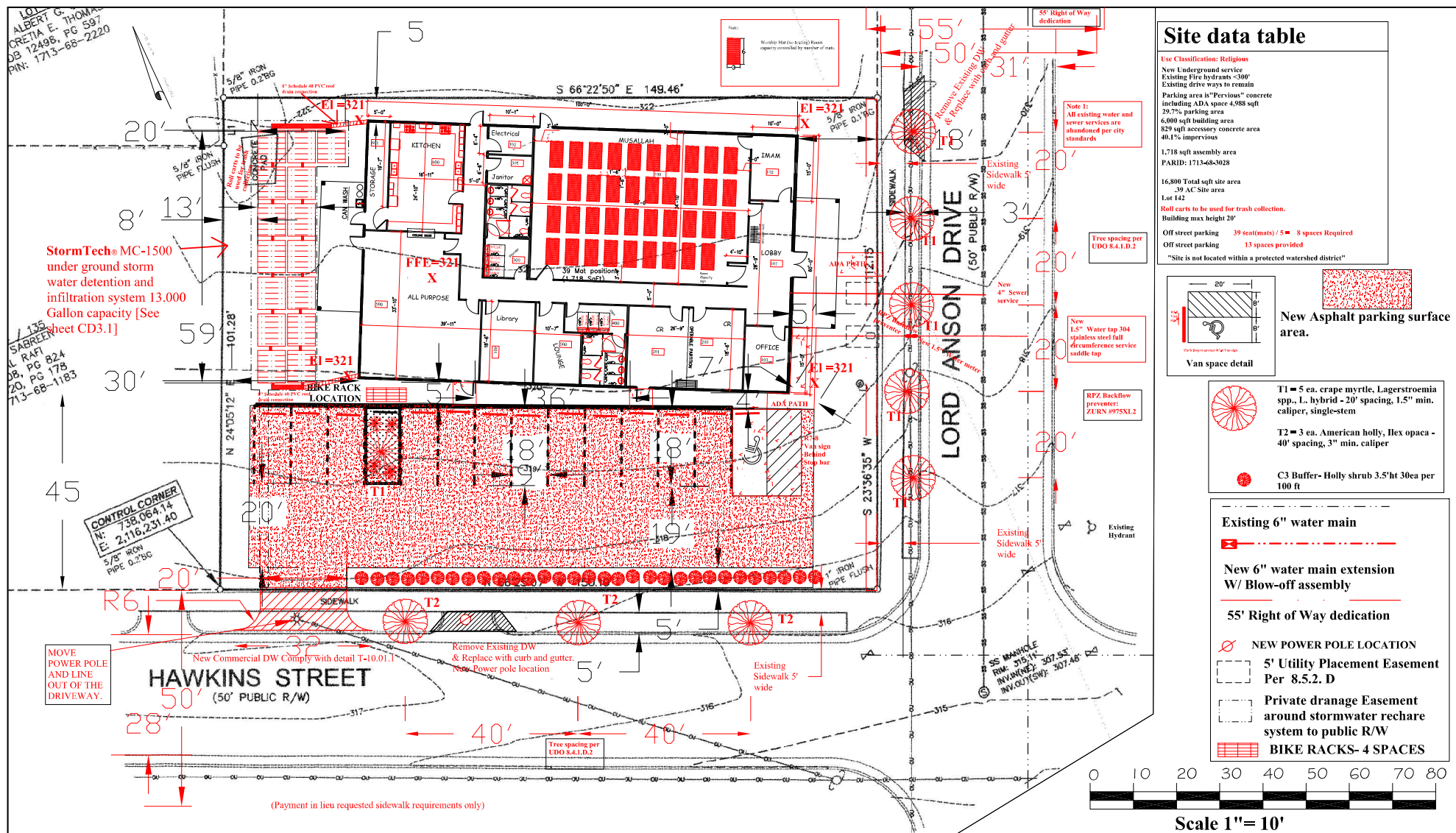
PARID: 1713683028

Daniel L. Stegall

Digitally signed by Daniel L. Stegall
DN: c=US,
E=Daniel.Stegall@raleighnc.gov,
O=City of Raleigh, OU=Planning and Development, CN=Daniel L. Stegall
Reason: I am approving this document
Date: 2021.06.16 10:28:12-04'00'



These drawings are instruments of service and as such remain the property of the Engineer. No copies or reproductions of these drawings are permitted without the consent of the Engineer. Upon completion of the work all the drawings except the contract copies are to be returned to the Engineer. Unauthorized use subject to fine of \$100,000.



TRANSACTION # 577020
Review Cycle #4 responses
12-29-2019
BOA-0057-2019

ASR-SR-107-2018

REV 3 / 1-2021
REV 4 / 5-16-2021

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Revision Block

7-13-2020
12-30-2020
1-11-2021
5-16-2021

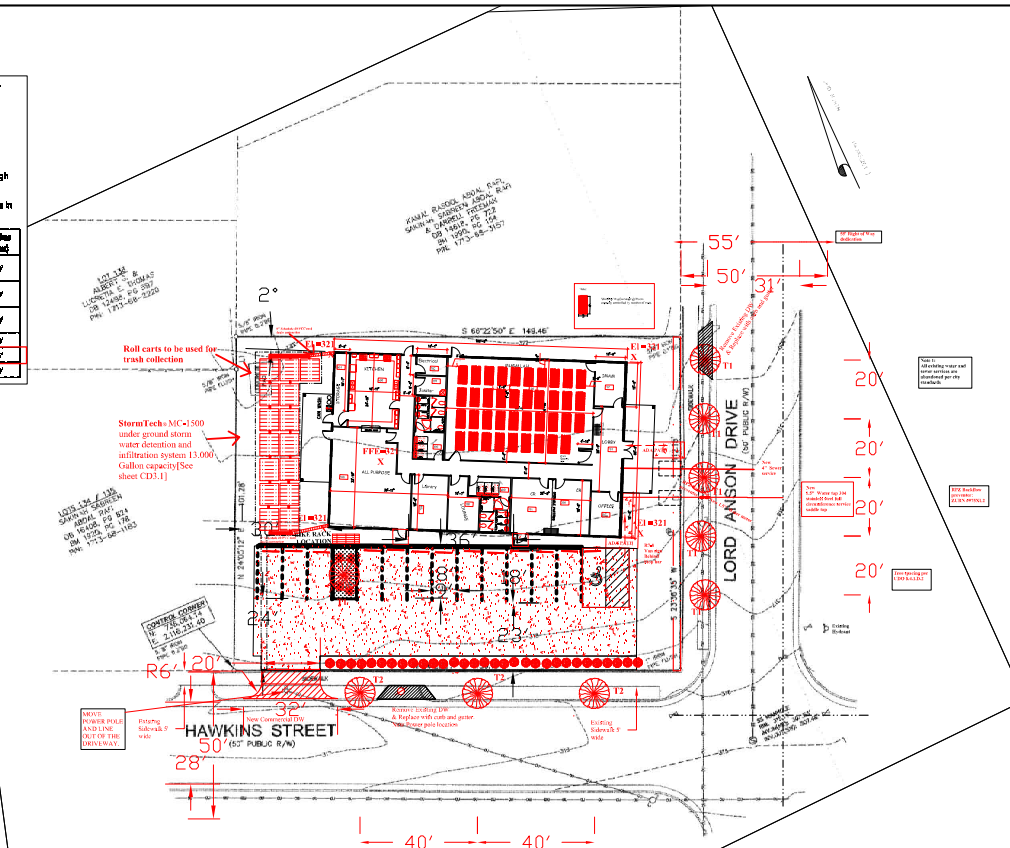
Sheet

C-1

C. Driveways

1. All Driveways
 - a. All driveway design and construction must comply with the Raleigh Street Design Manual, or the Fire Code when conflict exists.
 - b. Driveway dimensions measured at the street right-of-way shall be in accordance with the following table:

	Width (feet)	Width (feet)	Radius (feet)
Residential on a local street, up to 8 off-street parking spaces	10'	18'	10'
Residential 7+ off-street parking spaces (one way)	12'	18'	10'
Residential 7+ off-street parking spaces (two way)	20'	24'	10'
Mixed Use/Commercial (one-way)	22'	18'	10'
Mixed Use/Commercial (two-way)	25'	24'	32'
Industrial/Service	32'	40'	30'



Site data table

Use Classification: Religions

New Underground service
Existing Fire hydrants <300'
Existing drive ways to remain
Parking area is "Pervious" concrete including ADA space 5,544 sqft
29.7% parking area
6,000 sqft building area
829 sqft accessory concrete area
40.1% impervious
1,718 sqft assembly area
PARID: 1713-68-3028

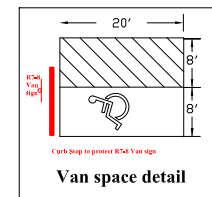
16,800 Total sqft site area
.39 AC Site area
Lot 142

Roll out carts to be used for trash collection.
Building max height 20'

Off street parking 39 seats/mats / 5 = 8 spaces Required
Off street parking 13 spaces provided

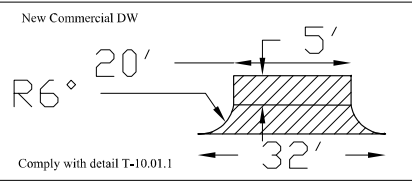
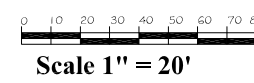
"Site is not located within a protected watershed district"

- NEW POWER POLE LOCATION
- Existing 6" water main
- New 6" water main extension W/ Blow-off assembly
- 55' Right of Way dedication area
- 6" Utility Placement Easement Per 8.5.2.D
- Private drainage Easement around stormwater recharge system to public ROW
- ADA PATH
- BIKE RACKS-4 SPACES
- Spot Elev. X



New Asphalt parking surface area.

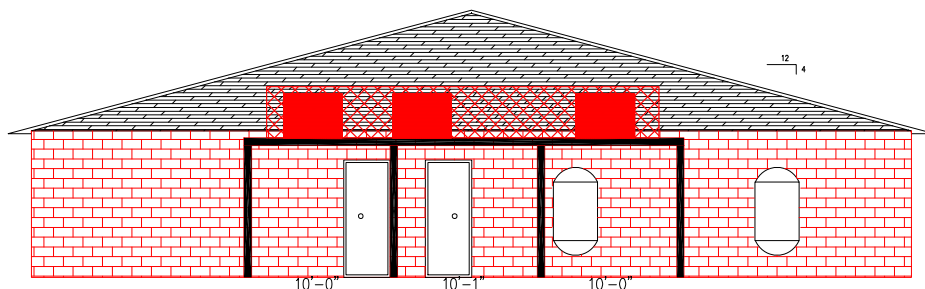
- T1 = 5 ea. crape myrtle, Lagerstroemia spp., L. hybrid - 20' spacing, 1.5" min. caliper, single-stem
- T2 = 3 ea. American holly, Ilex opaca - 40' spacing, 3" min. caliper
- C3 Buffer- Holly shrub 3.5'ht 30ea per 100 ft



(Payment in lieu requested sidewalk requirements only)

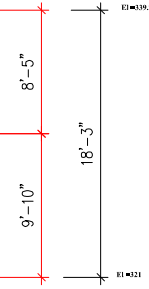
TRANSACTION # 577020 Review Cycle #4 responses 12-29-2019 BOA-0057-2019 ASR-SR-107-2018 REV 3 / 1-2021 REV 4 / 5-16-2021		AS SALAAM ISLAMIC CENTER 108 Lord Anson Dr Raleigh, NC 27627	Sparks Engineering, PLLC 9 Holland Dr. Castle Hayne NC 28429-5914 mail@sparksengineeringpllc.com 910.232.4278	 Turning Your Visions Into Realities Mail@sparksengineeringpllc.com sparksengineeringpllc.com	Revision Block 7-13-2020 12-30-2020 1-11-2021 5-16-2021	Sheet C-2
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Intersection ramps to be installed as PROPOSED



**Rear Entrance
NORTH WEST SIDE**

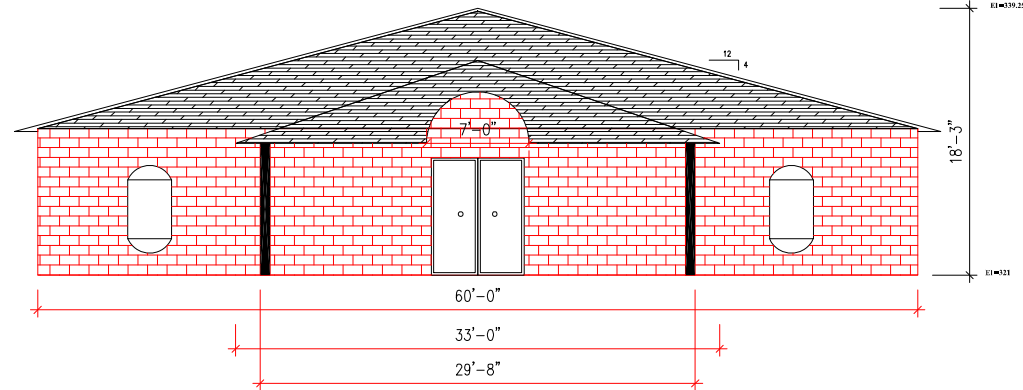
30'-0"



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

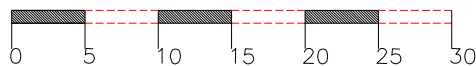
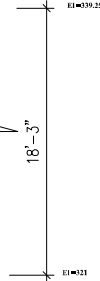
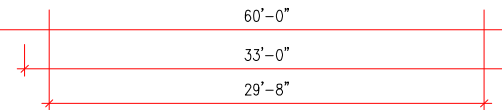
46" High opaque
screen for HVAC
SYSTEM

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ASR-SR-107-2018
REV 3 / 1-2021
REV 4 / 5-16-2021



**Main Entrance
SOUTH EAST SIDE**

FFE=321'



Scale 1 = 1/4"

Elevations



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309 Greenfield ST
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B-1

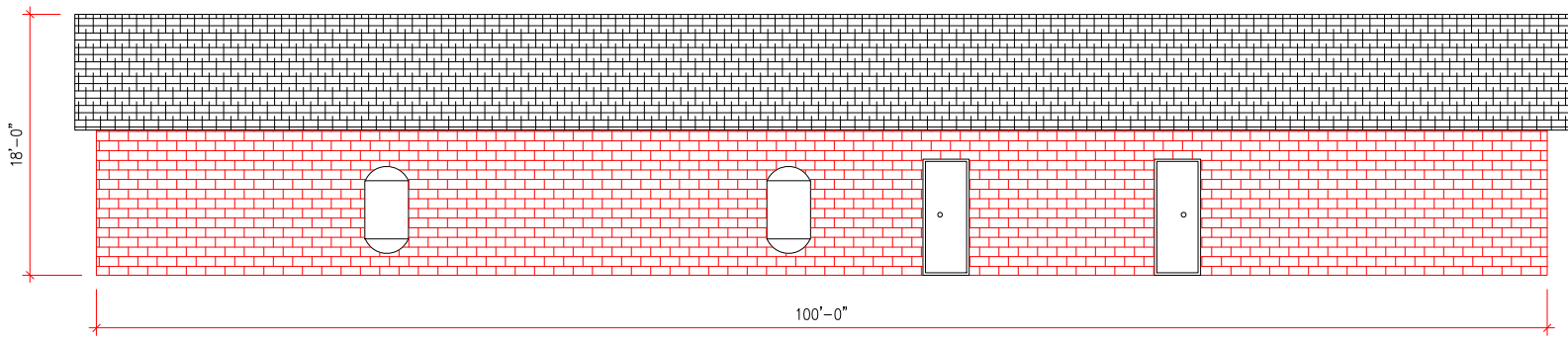
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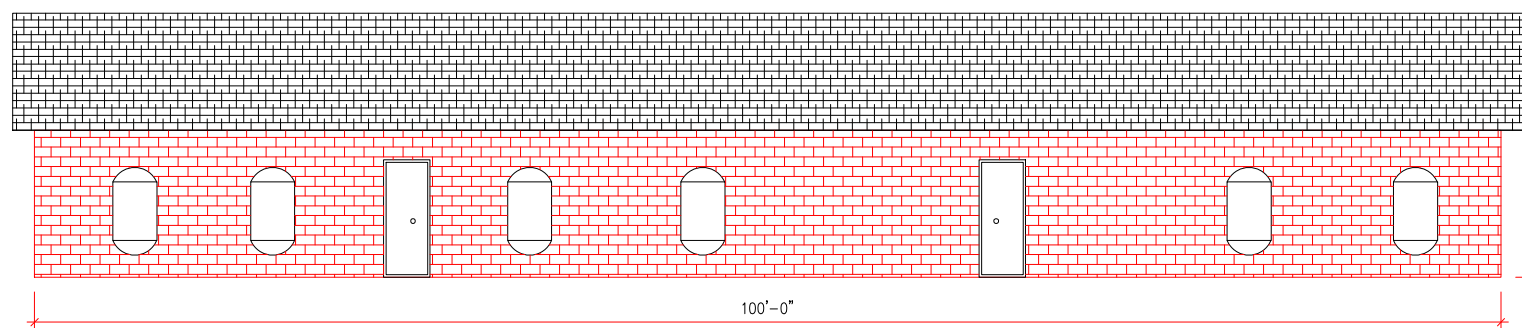
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© July 4, 2018 Ronald W. Sparks, PE
AS SALAAM ISLAMIC CENTER



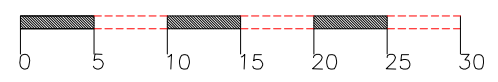
VIEW FROM NORTH SIDE



VIEW FROM SOUTH SIDE

FFE=321'

Note:
Elevated HVAC
units at rear not
shown for clarity



Scale 1 = 1/4

Elevations

B-2

These drawings are the property of Sparks Engineering, PLLC. They are to be used only for the project and site identified on the title block. Any other use without the written consent of Sparks Engineering, PLLC is prohibited. The drawings are to be used in accordance with the specifications and contract documents. Sparks Engineering, PLLC is not responsible for any errors or omissions in these drawings.