Zoning: NX-3-UL
CAC: Central
Drainage Basin: Rocky Branch
Acreage: 0.18
Sq. Ft.: 3,235

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Raleigh Architecture
Phone: (919) 631-2955
LOCATION: This site is located on the west side of South Saunders Street, south of W. South Street, at 716 South Saunders Street.

REQUEST: Development of a 0.18 tract zoned NX-3-UL which includes a change of use from vehicle repair to office use inside of an existing 3,235 square foot building.

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 submitted by The Site Group, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: 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.

URBAN FORESTRY

2. Obtain required tree impact permits from the City of Raleigh.

3. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and/or Tree Save Areas.

5. Provide fire flow analysis.

ENGINEERING

6. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
7. A surety based on 125% of construction costs for City-maintained S. Saunders Street is to be provided for incomplete public improvements.

PUBLIC UTILITIES

8. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions/Recombinations, Right-of-Way, Utility/Stormwater Easement Dedications and/or Tree Save Areas.

STORMWATER

9. These lots are exempt per UDO Section 9.2.2.A.3 - The proposed impervious exceeds 65% limit for zoning. However, there is an overall decrease in impervious.

URBAN FORESTRY

10. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

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

3. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. Next Step: All street lights and street signs required as part of the development approval are installed.

5. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. Next Step: As-built drawings and associated forms for all Stormwater devices and/or any required as built impervious surveys are accepted by the Engineering Services Department

7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.
Administrative Approval Action
AA # 3785 / SR-12-18, Raleigh Architecture Co. Office
Transaction# 545095

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: 4-11-2021
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: (Planning Dir./Designee) ___________________________ Date: 4/11/2018

Staff Coordinator: Michael Walters
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

3" CLR.

12"

24"

6'-6"

MAX. HEIGHT ABOVE GROUND

78" C.I.P SCREEN WALL DETAIL

N.T.S.

24"

1" CLR.

ROUNDED CONCRETE OR PRECAST TOP CAP

PROVIDE 1" PVC WEEP HOLES FOR DRAINAGE EVERY 20 LF FINISHED GRADE

#4 VERTICAL REBAR:

2" CLEAR, TYP. (ABOVE GRADE) 3" CLEAR, TYP. (BELOW GRADES)

24" O.C.

#4 HORIZONTAL REBAR:

2" CLEAR, TYP. (ABOVE GRADE) 3" CLEAR, TYP. (BELOW GRADES)

18" O.C.

CONTINUOUS #4 @ 12" O.C. (BOTH WAYS TOP & BOT.)

BOARD FORMED PATTERN PER ARCHITECT/CLIENT

3" CLR.

12"

24"

3' 5-1/2"

MAX. HEIGHT ABOVE GROUND

41.5" C.I.P SCREEN WALL DETAIL

N.T.S.

24"

1" CLR.

ROUNDED CONCRETE OR PRECAST TOP CAP

PROVIDE 1" PVC WEEP HOLES FOR DRAINAGE EVERY 20 LF FINISHED GRADE

#4 VERTICAL REBAR:

2" CLEAR, TYP. (ABOVE GRADE) 3" CLEAR, TYP. (BELOW GRADES)

24" O.C.

#4 HORIZONTAL REBAR:

2" CLEAR, TYP. (ABOVE GRADE) 3" CLEAR, TYP. (BELOW GRADES)

18" O.C.

CONTINUOUS #4 @ 12" O.C. (BOTH WAYS TOP & BOT.)

BOARD FORMED PATTERN PER ARCHITECT/CLIENT

PROVIDE 1" PVC WEEP HOLES FOR DRAINAGE EVERY 20 LF FINISHED GRADE
ROADS AND STRUCTURES.

THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

1. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
   CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
   THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

REVISIONS DATE: 9/1/13

NO VALLEY CURB SHALL BE USED.

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL
   CONDITIONS.

2. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
   PROJECT.

3. THE TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF
   5'-0" MEASURED ALONG THE CURVATURE OF THE TREE TRUNK.

4. THE TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF
   8'-0" MEASURED ALONG THE CURVATURE OF THE TREE TRUNK.

5. IMPACT PROTECTION DEVICES MUST BE REMOVED AFTER CONSTRUCTION.

6. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL.

7. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE

   PROTECTION AREAS LESS THAN 200' IN PERIMETER, PROVIDE NO LESS THAN ONE SIGN PER
   PROTECTION AREA.

8. APPLY SIGNS IN ENGLISH AND SPANISH, LETTERS TO BE 3" HIGH MINIMUM, CLEARLY LEGIBLE
   AND SPACED AS SHOWN.

9. CUT TALL FESCUE BEHIND THE PLANT MATERIALS TO INSURE GROWTH IN A HORIZONTAL
   DIRECTION.

10. SITTING AND STANDING AREAS MUST BE PROVIDED NEAR THE BALLERY AND NON-SPORTING
    AREAS FOR COMMUNITY USE.

11. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.

12. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.

13. THE TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM RADIUS OF
    5'-0" MEASURED ALONG THE CURVATURE OF THE TREE TRUNK.

14. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL
    CONDITIONS.

15. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
    PROJECT.

16. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
    CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
    THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    REVISIONS DATE: 9/1/13

18. NO VALLEY CURB SHALL BE USED.

19. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.

20. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
    PROJECT.

21. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
    CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
    THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    REVISIONS DATE: 9/1/13

23. NO VALLEY CURB SHALL BE USED.

24. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.

25. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
    PROJECT.

26. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
    CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
    THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    REVISIONS DATE: 9/1/13

28. NO VALLEY CURB SHALL BE USED.

29. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.

30. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
    PROJECT.

31. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
    CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
    THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    REVISIONS DATE: 9/1/13

33. NO VALLEY CURB SHALL BE USED.

34. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.

35. THE TREE PROTECTION FENCING MUST NOT BE VIOLATED FOR THE ENTIRE LIFE OF THE
    PROJECT.

36. TREE PROTECTION FENCING MUST BE INSTALLED AT A MINIMUM CURVATURE OF THE SITE
    CONFORMING TO THE REQUIREMENTS OF NCDOT STANDARD & SPECIFICATIONS FOR
    THE JOINT MATERIAL SHALL CONFORM TO SECTION 2.  1/2" EXPANSION JOINT EVERY 50'.

37. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01
    REVISIONS DATE: 9/1/13

38. NO VALLEY CURB SHALL BE USED.

39. 1/2" EXPANSION JOINTS OR AT ALL RIGID OBJECTS.