LOCATION: The site is located on the south side of Marcom Street and north side of Poole Street right-of-way. It is addressed at 3609 Marcom St, which is inside City limits. Development of a 0.38-acre tract zoned R-10 and located in the Special Residential Parking Overlay District (SRPOD). The plans propose an attached house with 4,309 sq ft of gross floor area.

REQUEST: N/A

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 June 25, 2019 by Capital Civil 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:

☒ 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. On the Site Plan sheet, a dimension will be added to both the east and west sides of the proposed building for the longer length of side wall. A dimension will also be added to the east and west facades of the proposed building for each recession. This is to more clearly demonstrate compliance with UDO 2.2.7.E.

2. On the Elevations, a dimension will be added to both the east and west elevations measuring from the proposed average grade to the top of the wall plane.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

4. A fee-in-lieu for Sidewalk and Infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

5. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on a 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.
Public Utilities

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

Stormwater

7. 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.

8. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street trees along Marcom Street.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (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: August 7, 2022
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.
Administrative Approval Action
Case File / Name: ASR-SR-17-2019
3609 MARCOM STREET

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Staff Coordinator: Ryan Boivin

Date: 08/07/2019
3609 MARCOM STREET
SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SOLID WASTE SERVICES STATEMENT

Stormwater Exception
The site is located in the max rate of discharge (MRD) 2.0 category. The site receives stormwater from an pervious area of 5,000 square feet or less. The site does not require stormwater control. The site is not connected to the public sanitary sewer system. The site is not connected to the public storm sewer system.

PARKING
1 space on site required. 1 space provided. 1 space required. 1 space provided.

SITE DATA

GENERAL INFORMATION

DEVELOPMENT TYPE

SITE PLAN, SR-17-19
TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

3609 MARCOM STREET
SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED Single-family Duplex

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPLEX

SITE PLAN, SR-17-19, TRANSACTION #588050
R-10 ZONED SINGLE FAMILY DUPEX