Zoning: **CX-3-PK**
CAC: **Northwest**
Drainage Basin: **Turkey Creek**
Acreage: **2.51**
Sq. Ft./ lots: **4,416/ 2**

**Planner:** Ryan Boivin  
**Phone:** (919) 996-2681  
**Applicant:** FNC Grove Barton LLC  
**Phone:** (646)807-8060
LOCATION: This site is located on the north side of Grove Barton Road and west side of Hilburn Drive. The site is addressed at 4800 Grove Barton Rd, which is inside City limits.

REQUEST: Subdivision of a 2.51-acre tract zoned CX-3-PK into two lots. Proposed Lot 1 will be 1.47 acres and Lot 2 will be 1.00 acre in size. Lot 2 will be developed by constructing a 4,801 SF general building for Retail Sales use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Variance (A-40-17) approved as requested for relief from aspects of the street frontage buffer yard required by the Parkway frontage (UDO 3.4.3).

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 7/12/2018 by Commercial Site Design, 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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. The Existing Conditions Sheet (C-1 in ASR plans) will not show proposed property lines in Concurrent Site Plans.

2. Sheet C-2, as shown in ASR plans, will be labelled “Proposed Subdivision & Site Plan” in Concurrent Site Plans.

Engineering

3. 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.

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

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

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**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.

| ☒ | City Code Covenant |
| ☒ | Stormwater Maintenance Covenant |
| ☒ | Utility Placement Easement |
| ☐ | Sidewalk Easement |
| ☑ | Slope Easement |
| ☐ | Transit Easement |
| ☐ | Cross Access Easement |
| ☐ | Public Access Easement |
| ☐ | Other: |

**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

*The following items must be approved prior to recording the plat:*

**Engineering**

8. 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.

9. 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 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.

10. A fee-in-lieu for 1’ of sidewalk for 910’ is paid to the City of Raleigh (UDO 8.1.10).
11. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

12. A cross access and shared driveway easement between the two proposed lots in this subdivision shall be recorded at the Wake County Register of Deeds within one day of recordation of the subdivision plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

**Stormwater**

13. 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).

14. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

15. 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).

16. 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).

**Urban Forestry**

17. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.13 acres of tree conservation area.

18. A fee-in-lieu for street trees in the right-of-way along Grove Barton Rd. (11 trees) and Hilburn Drive (7 trees) will be collected prior to Subdivision Plat Approval.

☒ **BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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**


20. Provide fire flow analysis.

21. All conditions of subdivision approval (indicated as conditions to be met prior to plat recordation above) shall be met and the subdivision recorded prior to building permit issuance.

**Stormwater**

22. 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).

23. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

24. 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).

25. 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).

**Urban Forestry**

26. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

27. 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.

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

29. 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.

30. All street lights and street signs required as part of the development approval are installed.

31. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
32. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

33. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

EXPIRATION DATES (ADMINISTRATIVE SITE REVIEW CASE SR-32-18):
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: 7-25-2021
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.

EXPIRATION DATES (SUBDIVISION CASE S-15-18):
If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 7-25-2021
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) __________________________ Date: 7/25/2018

Staff Coordinator: Ryan Boivin
GROVE BARTON RETAIL ADDITION

SITE ADDRESS: 4800 GROVE BARTON ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

CSD PROJECT NUMBER: ORA-1601

PRELIMINARY SUBDIVISION (S-15-18) & ADMINISTRATIVE SITE PLAN (SR-32-18)

CONTACTS

REVISONS

C-1 EXISTING CONDITIONS
C-1A CURRENT RECORDED PLAT
C-2 SITE PLAN
C-2A SOLID WASTE SERVICE TRUCK TURN PLAN
C-3 GRADING PLAN
C-3A BIORETENTION DETAILS
C-4 UTILITY PLAN
C-5 LANDSCAPE PLAN
G-6 TREE CONSERVATION PLAN
A2.5 EXTERIOR ELEVATIONS

COMMERICAL SITE DESIGN

COMMERCIAL SITE DESIGN

SR-32-18, 5-15-18
TRANSACTION # 5059733 & 5556467

SITE INFORMATION

COMMERCIAL SITE DESIGN

COMMERICAL SITE DESIGN

COMMERCIAL SITE DESIGN

COMMERCIAL SITE DESIGN

COMMERCIAL SITE DESIGN
SYMBOL LEGEND

1. NO BRICK CORE HOLES SHALL BE EXPOSED, TYP. CLOSURE (SOLID CORE) BRICK SHALL BE USED WHERE CORE HOLES WOULD OTHERWISE BE EXPOSED TO THE ELEMENTS.
2. EXPOSED STEEL LINTELS AND BREAK METAL TO BE PAINTED MATCH ADJACENT SURFACE UNLESS OTHERWISE NOTED,
3. ALL EXTERIOR GWB CEILINGS TO BE PAINTED TO MATCH 'P' UNLESS OTHERWISE NOTED.
4. PROVIDE SOLID BLOCKING WITHIN WALL CAVITY SEGMENT BEHIND ALL EXTERIOR LIGHTS AND SIGNAGE.
5. FACE OF SLAB SHALL NOT BE EXPOSED AT SLOPED EXTERIOR PAVING CONDITIONS. COORDINATE EXT. PAVING CONDITIONS WITH CIVIL PACKAGE, TYP.
6. EXTERIOR PAVING SHALL NOT HAVE A FINISHED ELEVATION HIGHER THAN THE SILL HEIGHT AT AN ADJACENT STOREFRONT OR HOLLOW METAL DOOR LOCATION.
7. ALL CAULKING IS TO MATCH ADJACENT SURFACES U.O.N.

CALCULATIONS

TOTAL WALL AREA 1,597 SF
TOTAL TRANSPARENCY REQUIRED 1,597 X .33 = 527 SF
PROVIDED 716 SF
TRANSPARENCY AT 3'-8'
REQUIRED 527 x .5 = 264 SF
PROVIDED 322 SF