Zoning: **R-6 CU**  
CAC: **Southeast**  
Drainage Basin: **Neuse**  
Acreage: **10.93**  
Sq. Ft.: **13800**  

Planner: Justin Rametta  
Phone: (919) 996-2665  
Applicant: Jerry Gower  
Construction  
Phone: 919-291-2135
LOCATION: This site is located at the southeastern corner of the intersection of Whitfield Road and Battle Bridge Road. The address is 0 Whitfield road and the PIN number is 1731872621.

REQUEST: Development of a 4.94 acre tract zoned Residential-6 CUD with zoning conditions in case Z-3-10. The applicant is proposing a 1 story, 13,800 square foot daycare with 34 employees and 25 parking spaces. Note the site proposed for development is proposed parcel 1 of subdivision case S-57-17 which has been approved.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A special use permit has been approved by the Board of Adjustment for this project, noted below:

1. March 13, 2017, the Board of Adjustment granted a special use permit for a daycare facility upon meeting requirements in UDO Sections 6.4.1.C. and 10.2.9. Reference case A-24-17.

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 Patrick Barbeau by Timmons Group.

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.

Planning: Please reference S-57-17/526627 for details concerning the subdivision for this site.

Stormwater: This site will meet ROW impervious allocation as per S-57-17

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

General
1. Show the boundary’s and dimensions of the Cemetery in the concurrent review plans

ENGINEERING
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

3. 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.

PUBLIC UTILITIES
4. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
STORMWATER
5. **Next Step:** A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

**Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
6. Comply with all conditions of Z-3-10.

7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Right of Way and/or Easement Dedications, and Tree Save Areas. Subdivision case S-57-17 shall be recorded and all conditions of approval met.

8. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

9. A demolition permit shall be obtained.

10. Provide fire flow analysis.

11. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

ENGINEERING
12. 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.

13. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

14. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

15. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES
16. 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
17. **Next Step:** The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

18. **Next Step:** 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.

19. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY
20. 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:
21. 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.

22. **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.

23. **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.

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

25. **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.

26. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.
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: 5-17-2021
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: 7/17/2018

Staff Coordinator: Daniel L. Stegall
BURLAP FROM TOP NATIVE SOIL. INCORPORATE SLOW-RELEASE GRANULAR EXISTING TREE CHART FERTILIZER

16 REQ'D/ 16 PROV'D

STREET TREES: 379.64 LF STREET (57)

LANDSCAPE CONTRACTOR SHALL SEED AREAS DESIGNATED ON PLAN WITH NURSERYMEN, INC., WASHINGTON, D.C.

THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL

ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION CERTIFICATE OF OCCUPANCY.

SAN SEWER EASEMENT TO SOUTH PROPERTY LINE; 2. FIVE SHADE STRUCTURE = 20.0'. REQUIRES: 1. A 6.5' FENCE FROM SANITARY

TOTAL REQUIRED 96 SHADE TREES

PARKING LANE DISTANCE BETWEEN 96 SHADE TREES = 20.0' (100 LF) / 5 TREES = 20.0'.

 transgender requirements.

CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REM 14 SHADE TREES

14 UNDERSTORY TREES

96 QTY. 18" MIN. HT.

96 QTY. 3" CALIPER & 10' MIN. HT.

14 SHADE TREES

14 REM UNDERSTORY TREES

REMOVAL OF all TREES ALONG MAIN ROAD TO BE MOVED.

REMOVAL OF all TREES ALONG MAIN ROAD TO BE MOVED.

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