LOCATION: This site is located on the northeast corner of the intersection of Louisburg and Fox Roads at 7731 Fox Road.

REQUEST: Development of a 5.49 acre tract zoned OX-5-CU into a 4,665 square foot civic building (Emergency Management facility).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment request of relief from block perimeter requirements of UDO Section 8.3.2 has been submitted for approval (case DA-25-2018).

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 Calyx Engineers.

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.

Stormwater: Exempt from detention based on UDO Sec. 9.2.2.E.2.e adverse impact if matching peak flows. No SWMFs, TN buydown only.

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

ENGINEERING

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

2. 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.

STORMWATER

3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. 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.

URBAN FORESTRY

5. Next Step: Prior to the issuance of a site permit, 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.
6. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-49-99 and Z-51-93.

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Right Of Way and/or Easement Dedications, and Tree Conservation Areas.

3. Provide fire flow analysis.

ENGINEERING

4. 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.

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 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 within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ in sidewalk width across the entire frontage of the parcel is paid to the City of Raleigh.

7. A cross access agreement among the existing lot 1 owned by Wake Technical Community College and lot 2 (also owned by Wake Technical Community College) is in existence as shown on BM2017 PG 2377.

8. 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

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

URBAN FORESTRY

10. A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.
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:

12. 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.

13. 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.

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

15. Next Step: Final inspection of all required Tree Conservation areas and right of way trees by Urban Forestry Staff.

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: 6-6-2021
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: 6/6/2018

Staff Coordinator: Michael Walters
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>New Hope EMS Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>SR-93-17</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>535602</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 25 - 2018</td>
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</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [✓] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [✓] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

STAFF RESPONSE

CONDITIONS:

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: KENNETH W. RECHMEL, PE, MPA

Date: 6/6/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The Underground Damage Prevention Act.

The Contractor is fully responsible for notifying all utility owners and protecting all such existing facilities prior to beginning construction. The Contractor's responsibility is to have all utilities located by an approved Locator as pipelines, electrical lines, conduit, telephone cable, service lines, underground gas lines, stormwater systems, sanitary sewer systems, and all other utility systems.

Any discrepancies between the construction plans and specifications or as shown on these plans are to be brought to the attention of the City of Raleigh Inspections Department, as the Contractor after his discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the Contractor's expense. Any discrepancies in drawings or specifications shall be immediately reported to the City of Raleigh Inspections Department.

Traffic control on public streets shall be in conformance with the Traffic Control Plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors. Contractors shall not commence any excavation until they have obtained a street cut permit from the City of Raleigh Inspections Department. This note shall apply to each and every sheet in this set.

For assistance with permits and special requirements, contact the City of Raleigh Inspections Department at (919) 516-2495 to obtain a street cut permit.

Storm Sewer (RCP) shall be constructed to the following classes:
NOTE: EXISTING INFORMATION PROVIDED BY SURVEYS FROM MCKIM & CREED DATED JULY 18, 2017 AND OCTOBER 26, 2017, ALONG WITH AERIAL INFORMATION FROM WAKE COUNTY IMAPS.

EXISTING CONDITIONS

1. DISTINGUISHED TREE CONSERVATION AREA THROUGHOUT TRACT 180.0

2. 5.486 ACRES (238,963 SF)

3. TENNIS COURTS

4. DISTINGUISHED TREE CONSERVATION AREA THROUGHOUT TRACT 180.

5. BOOK OF MAPS 2007 PAGE 916-917

6. EXISTING VARIABLE WIDTH GREENWAY TREE CONSERVATION AREA

7. BOOK OF MAPS 2007 PAGE 916-917

8. SEE DEMOLITION ENLARGEMENT

9. 1" = 20'

10. DEMOLISH 65 LF OF CURB AND GUTTER (COORDINATE WITH SITE PLAN)

11. CONSTRUCTION ENTRANCE TO BE LOCATED IN THIS VICINITY

COORDINATE WITH DUKE ENERGY FOR RELOCATION OF EXISTING LIGHT POLE

EXCEPT AS SHOWN ON THIS SHEET, ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL EXERCISE EXISTING INFORMATION SHOWN PROVIDED BY SURVEYS FROM MCKIM & WILLIAMS AND CREED DATED JULY 18, 2017 AND OCTOBER 26, 2017, ALONG WITH AERIAL PHOTOGRAPHS.

3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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1. SITE PLAN SUBMITTAL
   NO. 11/08/17
   PROJECT NO:
   DRAWN BY:
   DWG. CHECKED BY:
   SCALE:
   DATE:
   2017017.00
   JAA

2. SITE PLAN RESUBMITTAL
   1/08/18
   REMARKS
   DATE
   SITE PLAN RESUBMITTAL
   2/23/18
   BUILDING PERMIT SUBMITTAL
   4/26/18
   SITE PLAN RESUBMITTAL
   5/16/18

3. C-400
   UTILITY PLAN

4. 2" WATER METER
   BACKFLOW PREVENTER INFO:
   F:
   6" RPDA (WATTS LF957RPDA-GV)
   DOMESTIC:
   2" RPZ (WATTS LF919AQT)
   ALL BACKFLOW DEVICES SHALL BE ON THE
   CITY OF RALEIGH APPROVED ASSEMBLIES LIST.