Zoning: **CX-4-CU**  
CAC: **Northeast**  
Drainage Basin: **Perry Creek**  
Acreage: **4.47**  
Sq. Ft.: **10,000**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **David Blevins**  
Phone: **(919) 847-8300**
Administrative Approval Action
The Learning Experience Daycare at Target Side Drive / SR-104-17
Transaction# 538144, AA# 3768

LOCATION: This site is located at the southwest corner of the intersection of Old Wake Forest Road and Fox Road. The address is 8050 Target Side Drive and the PIN is 1727808635. The site is proposed lot 11 of recently approved subdivision case S-44-17 (Transaction # 520810).

REQUEST: Development of a 1.70 acre tract zone Commercial Mixed Use (CX-4-CU). The applicant is proposing a 9,996 square foot daycare with amenity area and parking. The site zoning conditions may be referenced under Z-5-01.

REFERENCES: Z-5-01, S-44-17 (Transaction # 520810)

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 David H. Blevin of Development Engineering, Inc.

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: The Learning Center will comply with the stormwater impervious surface allocations set forth in the current subdivision conditions for that parcel (S-44-17). At this point in time that subdivision has not been recorded and legal documents have not been approved [both items which must occur prior to permitting for this site]. The stormwater management facility was approved under T#508254.

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.

STORMWATER
2. 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
1. Comply with all conditions of Z-5-01

2. All conditions of approval of Subdivision Case S-44-17 shall be met and a subdivision map shall be recorded prior to issuance of a building permit.

3. Provide fire flow analysis.

ENGINEERING

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

5. 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

6. A final plat must be recorded at the Wake County Register of Deeds office for the subdivision, CORWLE dedication for the water stub (on lot 12) & CORWLE dedication for the water meters

STORMWATER

7. 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.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

8. 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.

9. 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.

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

11. 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.

12. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

13. Next Step: Final inspection of all required 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: 3-7-2021
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) [Signature] Date: 3/7/8

Staff Coordinator: Daniel L. Stegall
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.