LOCATION: This site is located on the west side of Falls of Neuse of Road, south of Sandy Forks Road at 7112 Sandy Forks Road.

REQUEST: Development of a 1.34-acre tract zoned CX-3-PL into a 1,800 square foot addition on a 8.287 SF existing building. The overall gross floor area / total building area will be 10,087 SF.

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 3/21/2019 by FLM Engineering Inc.

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.

☒ 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 ☐ Slope Easement
☐ Stormwater Maintenance Covenant ☐ Transit Easement
☒ Utility Placement Easement ☐ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement

☐ Other:
Administrative Approval Action
SR-104-18 / Wake County ABC Store #1 Building Expansion.
Transaction# 575704 AA#3949

☒ 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

1. 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.

☒ 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:

Engineering

1. 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 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.

2. A public infrastructure surety for street trees in the right-of-way shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

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

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Sandy Forks Road.
The following are required prior to issuance of building occupancy permit:

1. 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.

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

3. 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.

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

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. Final inspection of all right of way street 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: 4-10-2022
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.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) __________________________ Date: 5/9/19

Staff Coordinator: Jermont Purifoy
NOTES
1. DUE TO THE SIZE OF THE PROPERTY (1.34 ACRES), THE SITE IS EXEMPT FROM
THE REQUIREMENTS FOR TREE CONSERVATION AREAS (TCAs) PER CITY OF
RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. THIS SITE IS EXEMPT FROM STORMWATER RUNOFF CONTROLS PER
SECTION 9.2.2.A.3.b OF THE UDO. THE TOTAL IMPERVIOUS SURFACE AREA
IS LESS THAN THE ORIGINAL IMPERVIOUS SURFACE AREA FOR THE
PRIOR DEVELOPMENT. THE ORIGINAL IMPERVIOUS SURFACE AREA OF 1.21
ACRES WAS PERMITTED THROUGH PLAN NUMBER SC-135-1900. IN JUNE OF
2008, THE IMPERVIOUS AREA FOR THE SITE WAS REDUCED THROUGH PLAN
NUMBER SP-69-2008. THE TOTAL PROPOSED IMPERVIOUS SURFACE AREA
FOR THE SITE IS BELOW THE ORIGINAL IMPERVIOUS SURFACE AREA. 7112
SANDY FORKS ROAD IN WAKE COUNTY, NORTH CAROLINA 27615.
3. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED
AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE
CITY OF RALEIGH SOLID WASTE SERVICES MANUAL TO HANDLE TRASH NEEDS
THROUGH USE OF EXISTING SCREENED DUMPSTER AREA ON SITE.

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THROUGH USE OF EXISTING SCREENED DUMPSTER AREA ON SITE.
AVERAGE GRADE CALCULATION

EXISTING ELEVATIONS

PROPOSED ELEVATIONS

HIGHEST
LOWEST
AVERAGE

AVERAGE OF WALL PLANES

451.53

PER SECTION 1.5.7 OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHER IS MOST RESTRICTIVE) ALONG THE FRONT OF THE BUILDING PARALLEL TO THE PRIMARY STREET SETBACK.

WHERE THE PROPERTY SLOPE INCREASES TO THE REAR, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE POINT AT GRADE OF THE FRONT AND REAR WALL PLANE.

THE AVERAGE GRADE CALCULATION FOR THE EXISTING CONDITIONS IS THE SAME AS THE PROPOSED CONDITIONS, THEREFORE THE BUILDING HEIGHT IS TO BE MEASURED FROM THE AVERAGE GRADE OF THE EXISTING OR PROPOSED CONDITIONS.