Zoning: CX-3-CU
CAC: North
Drainage Basin: Big Branch
Acreage: 0.69
Sq. Ft.: 7,340

Planner: Ryan Boivin
Phone: (919) 996-2681
Applicant: Kimberly Development Group
Phone: (919) 271-6884
Administrative Approval Action
SR-105-17 / 5932 Sandy Forks Rd
Transaction # 538998, AA # 3794

LOCATION: This site is located on the east side of Sandy Forks Road, south side of Shawood Road. The site is addressed at 5932 Sandy Forks Rd, which is inside City limits.

REQUEST: Development of a 0.69-acre tract zoned OX-3-CU (Z-9-16) into a 7,340-square foot General Building for medical office use.

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 Blakely Design Group, dated 4/10/18 (see sheet C1.0).

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: This site will utilize underground detention tanks for stormwater quantity compliance and will utilize a sand filter along with a TN offset payment for stormwater quality compliance. This site will treat runoff from the adjacent parcel and therefore the stormwater solution is a shared solution.

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

GENERAL

1. On Concurrent plan elevation sheet(s), demonstrate compliance with transparency standards for the General building type (UDO 3.2.5) by using the required design guidelines (UDO 1.5.9.B). Ensure to provide calculations on the elevation sheet(s) and provide a view key that clearly delineates the sides of the proposed building.

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. 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.

3. 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

1. Comply with all conditions of Z-9-16.

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

3. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of this site plan building for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

4. A demolition permit shall be obtained.

5. Provide fire flow analysis.

ENGINEERING

6. 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.

7. A cross access agreement between lot pin 1706787771 and lot pin 1706786574 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.

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.

STORMWATER

19. 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.
20. Next Step: 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.

21. 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.

22. 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

23. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way for 7 understory trees along Sandy Forks Rd. and 4 shade trees along Shawood Drive

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. 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.

3. 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.

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

5. 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.

6. 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: 5-16-2021
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: 5/16/2018

Staff Coordinator: Ryan Boivin
PRELIMINARY SITE PLANS for
5932 SANDY FORKS
5932 SANDY FORKS ROAD

SITE DATA
TOTAL SF AREA: 26895
ZONE: O-5-D
EXISTING USE: N/A
PROPOSED BUILDING SIZE: 119,447 SF
PROPOSED BUILDING SIZE (MKT): 51,000 SF
PROPOSED BUILDING SIZE (ADJ): 68,447 SF
PARKING PROPOSED: (208 spaces)

INDEX OF SHEETS
EXISTING CONDITIONS EX.0
EASEMENT PLAN EX.1
SITE STAKING PLAN C1.0
GRADING & DRAINAGE PLAN C2.0
SAND FILTER TANK DETAILS C2.1
DETENTION TANK DETAILS C2.2
LANDSCAPE PLAN C3.0
UTILITY PLAN C4.0
CONSTRUCTION DETAILS C6.0
CONSTRUCTION DETAILS C6.1
SITE LIGHTING PLAN SL1.0
BUILDING ELEVATIONS A104
5920 SANDY FORKS PLOT PLAN (PARKING ADDITION) CX.0
RECORDED PLAT

PREPARED BY
BLAKELY DESIGN GROUP
700 EXPOSITION PLACE, SUITE 105
RALEIGH, N. C. 27615
(919) 870-1868 FAX 870-0752