

Administrative Approval Action

Case File / Name: ASR-SR-106-2018 Wake County ABC Store City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the southwest side of Davis Circle. The site is addressed at

6809 Davis Circle and is inside the City limits.

REQUEST: Redevelopment of a 0.92-acre tract zoned CX-3-PL to construct a new General

Building with 8,046 sq ft of gross floor area for Retail Sales.

An administrative alternate, case AAD-8-2019, was approved for an alternate to

UDO Section 3.2.5.F Transparency standards.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0191-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 June 7, 2019 by FLM

Engineering.

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:

☑ <u>SITE PERMITTING REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Engineering

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

☑ 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.

☑ Utility Placement Easement	Required	
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☑ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.



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The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

- 2. 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.
- 3. 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.

Public Utilities

4. The proposed 2'x2' public water line easement to be dedicated to the City of Raleigh shall be shown on a final plat for recording.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

General

- 1. A surety shall be paid for 3 street trees.
- 2. Provide fire flow analysis.
- 3. Comply with all conditions of AAD-8-2019.

Engineering

- 4. 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.
- 5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

- 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 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.
- 7. A public infrastructure surety shall be provided to the City of Raleigh Development Services -Development Engineering (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:

General

1. 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:

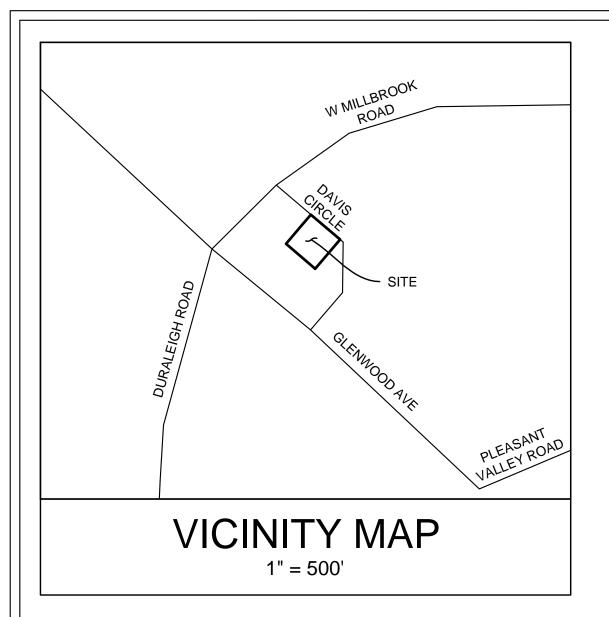
3-Year Expiration Date: August 14, 2022

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: 08/14/2019 Development Services Dir/Designee Staff Coordinator: Ryan Boivin



ADMINISTRATIVE SITE PLANS FOR WAKE COUNTY ABC STORE

6809 DAVIS CIRCLE
RALEIGH, NORTH CAROLINA 27615
PIN: 1717-12-6363
SR-106-18
TRANS. # 576747

NOTES

- DUE TO THE SIZE OF THE PARCEL (0.91 ACRES), THE SITE IS EXEMPT FROM 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 FOR THE PROPOSED PROJECT IS LESS THAN THE EXISTING IMPERVIOUS AREAS. PLEASE SEE IMPERVIOUS AREA BREAKDOWNS IN SITE DATA TABLE ON SHEET C-3.
- SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED
 AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE
 SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH
 NEEDS THROUGH USE OF PROPOSED DUMPSTERS.
- 4. REQUESTED DESIGN ADJUSTMENTS:
- 4.1. CONNECTIVITY (UDO 8.3.6) DUE TO TOPOGRAPHIC AND SITE LAYOUT OF ADJACENT DEVELOPED PROPERTIES AND THE ADJOINING USES ARE INCOMPATIBLE.

TITLE

COVER

SITE PLAN

UTILITY PLAN

LANDSCAPE PLAN

LIGHTING PLAN

EXISTING CONDITIONS

BUILDING ELEVATIONS

GRADING & DRAINAGE PLAN

SHEET

C-2

C-3

C-4

C-5

C-6

C-7

A-2

	REVISION HISTOR	RY	
REV #	DESCRIPTION	DATE	BY
1	CITY OF RALEIGH COMMENTS	2/8/2019	FLM
2	CITY OF RALEIGH COMMENTS	6/7/2019	FLM

ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051

FIRM NC LICENSE NUMBER C-4222

ORIGINAL	PLAN	SIZE:	24"	Χ	36

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

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ACCORDINGLY

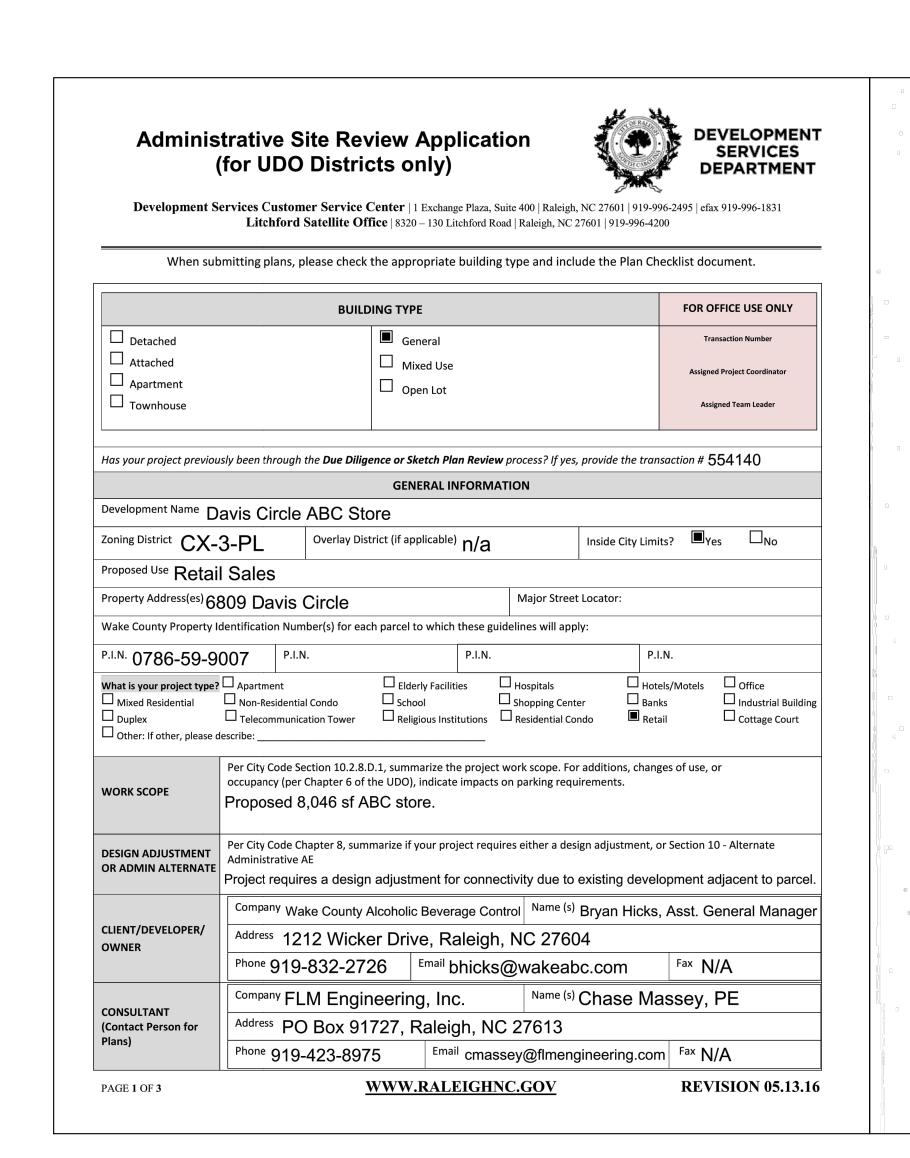
ADMINISTRATIVE SITE PLANS SR-106-18 TRANS. # 576747

WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE:	11-13-2018
SCALE:	AS SHOWN
DESIGNED BY:	ТСМ
APPROVED BY:	FLM
PROJECT NO.:	18030

COVER

C-1SHEET 1 OF 8



Zoning District(s) CX-3-PL		Proposed building use(s) F	Retail
f more than one district, provide the acreage of each:		Existing Building(s) sq. ft.	
Overlay District N/A		Proposed Building(s) sq. fi	
		Total sq. ft. gross (existing	& proposed) 8,046
		Proposed height of building	ng(s) 28.05'
		# of stories 1	
COA (Certificate of Appropriateness) case # N/A		Ceiling height of 1 st Floor	11.5'
BOA (Board of Adjustment) case # A-N/A			
CUD (Conditional Use District) case # Z- N/A	ater Information		
		Flood Hazard Area	s No
		If Yes, please provide:	
Proposed Impervious Surface 29,701 sf acres/square feet Neuse River Buffer	No	Alluvial Soils FEMA Map Panel #	Flood Study
FOR RESIDEN	TIAL DEVELOPN	MENTS.	and the second s
Total # Of Apartment, Condominium or Residential Units	5. Bedroor	n Units: 1br 2br	3br 4br or more
Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill De	velopment 2.2.7	
Total Number of Hotel Units		oace (only) or Amenity	
5. Total Number of notes onto		management of the control of the con	
	Paragon ng paran		Ves No
4. Overall Total # Of Dwelling Units (1-6 Above)	A THE RESERVE		□ _{Yes} □ No
SIGNATURE BLOCK (A	pplicable to all	developments)	tors, administrators, successors
In filing this plan as the property owner(s), I/we do hereby agree and and assigns jointly and severally to construct all improvements and approved by the City. Chase Massey receive and respond to administrative comments, to resubmit plans application. I/we have read, acknowledge and affirm that this project is conformuse. Signed Printed Name Signed Printed Name	pplicable to all d firmly bind ours make all dedications on my behalf and hing to all applications.	developments) elves, my/our heirs, execuons as shown on this proportion to serve as my agent of the developments applicable of the developments applicable. Date AL MANAGER	tors, administrators, successors sed development plan as egarding this application, to ublic meeting regarding this
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ENGINEER OF RECORD:

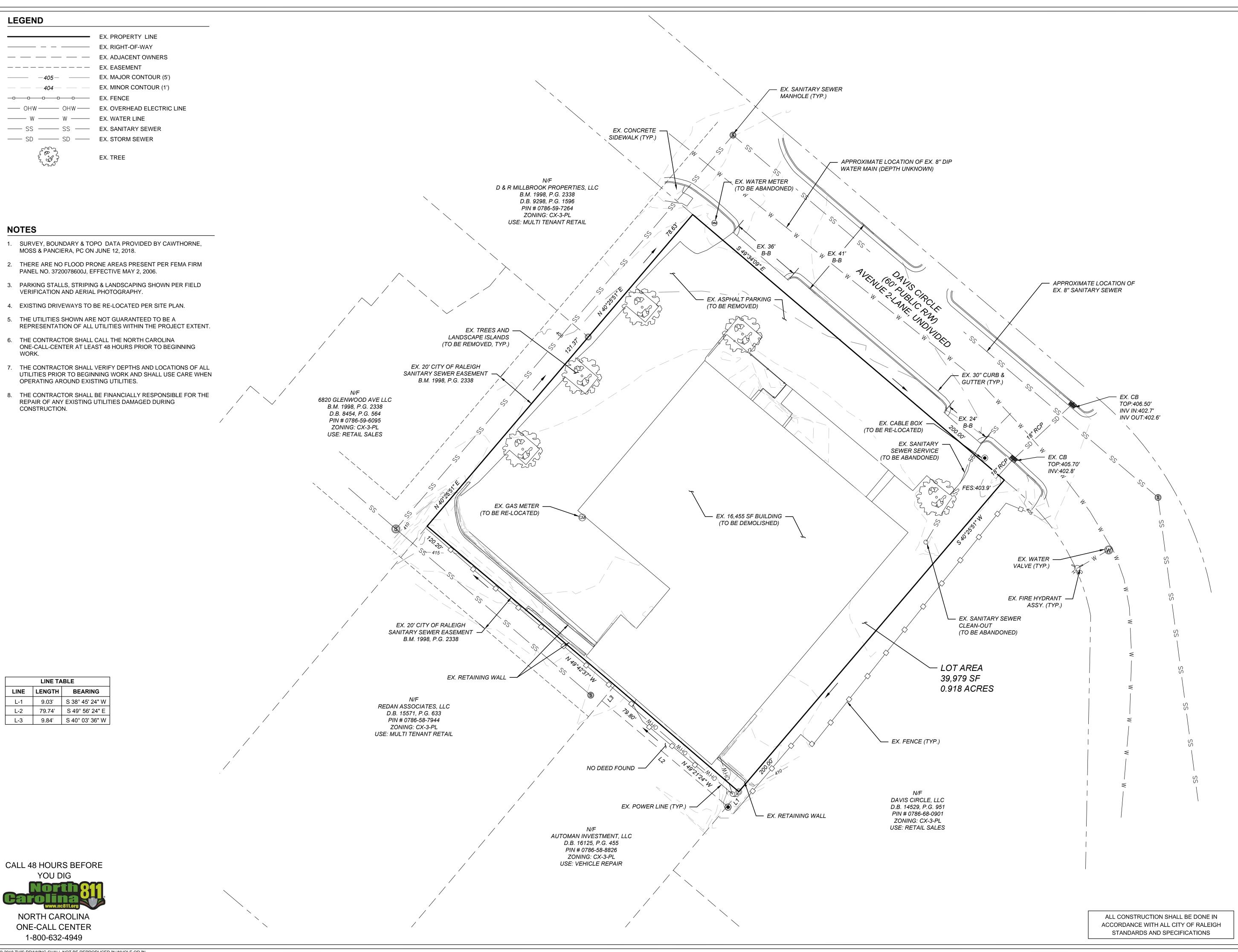
FLM ENGINEERING, INC CONTACT: CHASE MASSEY, PE PO BOX 91727 RALEIGH, NC 27675 919.423.8975 CMASSEY@FLMENGINEERING.COM

OWNER:

WAKE COUNTY BOARD OF ALCOHOLIC CONTROL CONTACT: BRYAN HICKS 1212 WICKER DRIVE RALEIGH, NC 27604 919.832.2726 BHICKS@WAKEABC.COM

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS







POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

1121101011111010111			
REV #	DESCRIPTION	DATE	BY
1	CITY OF RALEIGH COMMENTS	2/8/2019	FLM
2	CITY OF RALEIGH COMMENTS	6/7/2019	FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

20 10 0 20

SCALE: 1 INCH = 20 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

1"

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE

ADMINISTRATIVE SITE PLANS SR-106-18 TRANS. # 576747

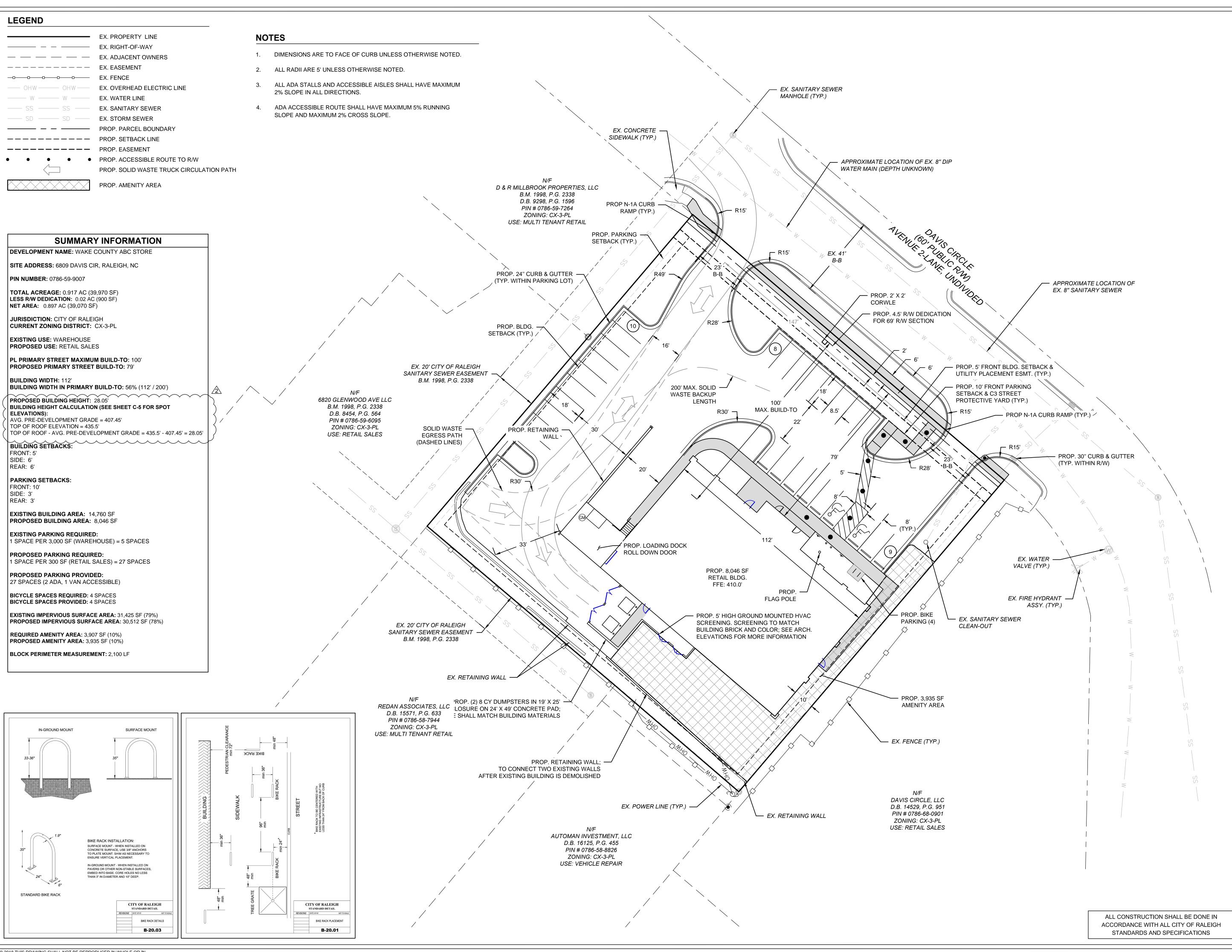
ACCORDINGLY

WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE:	11-13-2018
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	18030

EXISTING CONDITIONS

C-2SHEET 2 OF 8



ENGINEERING

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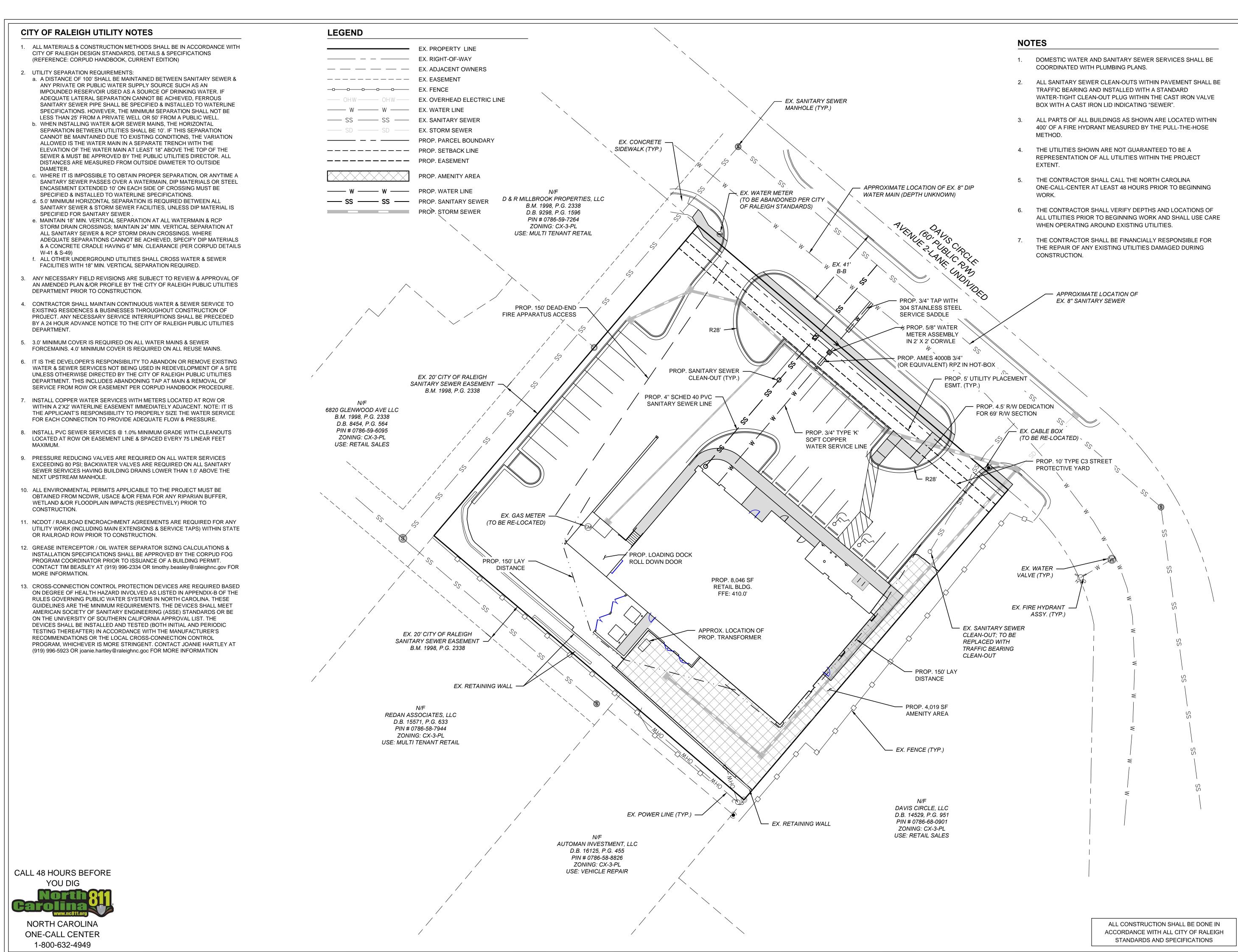
ADMINISTRATIVE SITE PLANS SR-106-18 TRANS. # 576747

WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE:	11-13-2018
SCALE:	AS SHOWN
DESIGNED BY:	ТСМ
APPROVED BY:	FLM
PROJECT NO.:	18030

SITE PLAN

C-3SHEET 3 OF 8



ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

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ADMINISTRATIVE SITE PLANS SR-106-18 TRANS. # 576747

WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE: 11-13-2018

SCALE: AS SHOWN

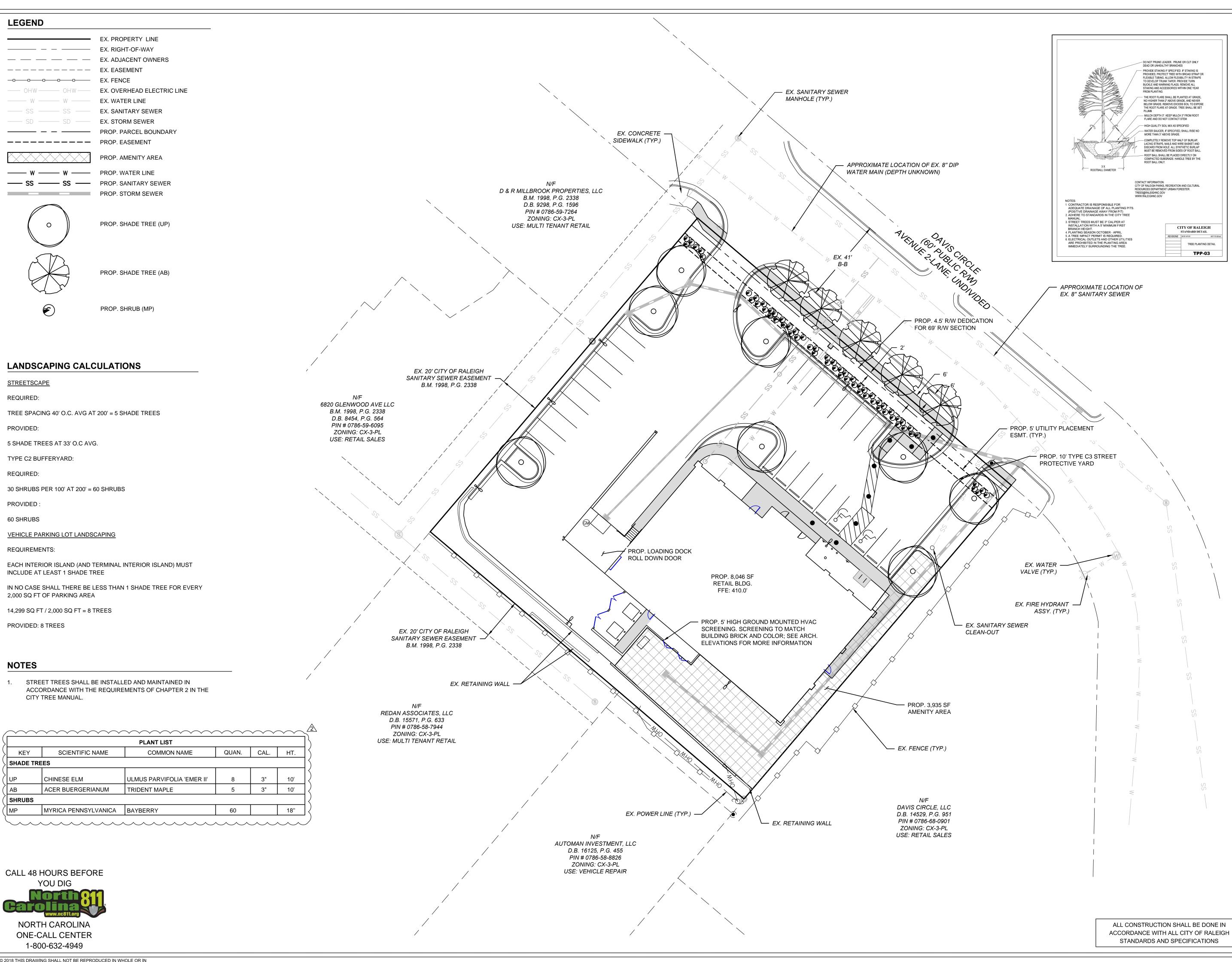
DESIGNED BY: TCM

APPROVED BY: FLM

PROJECT NO.: 18030

UTILITY PLAN

C-4SHEET 4 OF 8



ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

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1				

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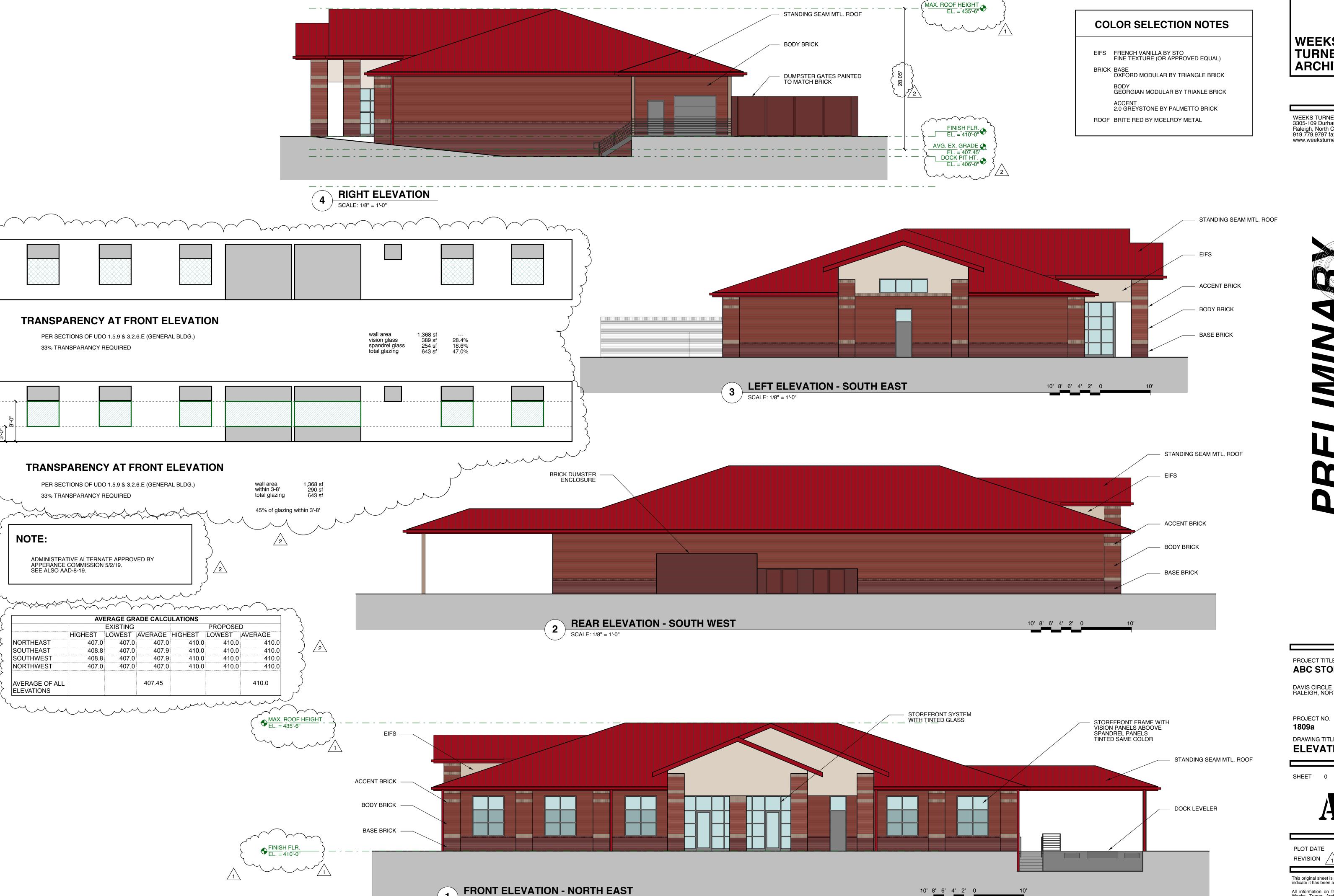
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WAKE COUNTY ABC STORE 6809 DAVIS CIRCLE RALEIGH, NC 27613

DATE:	11-13-2018
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DESIGNED BY:	TCM
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PROJECT NO.:	18030

LANDSCAPE PLAN

SHEET 6 OF 8



SCALE: 1/8" = 1'-0"

WEEKS **TURNER** ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.797 fax: 919.779.0826 www.weeksturner.com

PROJECT TITLE **ABC STORE**

DAVIS CIRCLE RALEIGH, NORTH CAROLINA

DRAWING TITLE **ELEVATIONS**

REVISION $1 \ 2/6/19 \ 2 \ 5/6/19$

This original sheet is 24" x 36"; other dimensions indicate it has been altered.

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