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:

☐ SITE PERMITTING REVIEW - 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

☐ 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.
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.

☑ BUILDING PERMITS - 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.
Administrative
Approval Action
Case File / Name: ASR-SR-106-2018
Wake County ABC Store

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: ___________________________ Date: 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
1. DUE TO THE SIZE OF THE PARCEL (0.91 ACRES), THE SITE IS EXEMPT FROM THE TREE CONSERVATION AREAS (TCAs) UNDER THE CITY OF RALEIGH, NORTH CAROLINA, DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. DUE TO THE SIZE OF THE PARCEL (0.91 ACRES), THE SITE IS EXEMPT FROM THE STORMWATER RUNOFF CONTROLS UNDER THE UDO SECTIONS 9.2.2.A.3.b. THE TOTAL IMPERVIOUS SURFACE AREA OF THE PROPOSED DEVELOPMENT IS LESS THAN THE CITY OF RALEIGH, NORTH CAROLINA, DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
3. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER SHALL PERFORM AND COMPLETE THE REQUIRED SOLID WASTE INSPECTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. A PRIVATE TRASH SERVICE PROVIDER WILL HANDLE TRASH REMOVAL AS PER THE LOCAL CODE.
4. REQUESTED DESIGN ADJUSTMENTS:
   4.1. PERMITTING: DUE TO TOPOGRAPHIC AND SITE LAYOUT CONSIDERATIONS, THE DEVELOPER MAY REQUEST ADDITIONAL PERMITTING FOR THE PROPOSED PROJECT.

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 ROAD
RALEIGH, NC 27604
919.832.2726
BHICKS@WAKEABC.COM

ALL CONSTRUCTION SHALL OCCUR IN COMPLIANCE WITH ALL LOCAL ORDINANCE STANDARDS AND SPECIFICATIONS.
EXISTING CONDITIONS

CALL 48 HOURS BEFORE YOU DIG

NORTH CAROLINA ONE-CALL CENTER
1-800-623-4649

SCALE: 1 INCH = 20 FEET

NOTES
1. SURVEY, BOUNDARY & TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON JUNE 12, 2018.
2. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720078600J, EFFECTIVE MAY 2, 2006.
3. PARKING STALLS, STRIPING & LANDSCAPING SHOWN PER FIELD VERIFICATION AND AERIAL PHOTOGRAPHY.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.

SCALE: 1 INCH = 20 FEET

PROJECT:
6820 GLENWOOD AVE LLC
B.M. 1998, P.G. 2338
D.B. 8454, P.G. 564
PIN # 0786-59-6095
ZONING: CX-3-PL
USE: RETAIL SALES

N/F
REDAN ASSOCIATES, LLC
D.B. 15571, P.G. 633
PIN # 0786-58-7944
ZONING: CX-3-PL
USE: MULTI TENANT RETAIL

N/F
DAVIS CIRCLE, LLC
D.B. 14529, P.G. 951
PIN # 0786-68-0901
ZONING: CX-3-PL
USE: RETAIL SALES

N/F
AUTOMAN INVESTMENT, LLC
D.B. 16125, P.G. 455
PIN # 0786-58-8826
ZONING: CX-3-PL
USE: VEHICLE REPAIR

N/F
6820 GLENWOOD AVE LLC
B.M. 1998, P.G. 2338
D.B. 8454, P.G. 564
PIN # 0786-59-6095
ZONING: CX-3-PL
USE: RETAIL SALES

N/F
DAVIS CIRCLE
AVENUE 2-LANE, UNDIVIDED

NOTES
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B.M. 1998, P.G. 2338
D.B. 8454, P.G. 564
PIN # 0786-59-6095
ZONING: CX-3-PL
USE: RETAIL SALES

N/F
DAVIS CIRCLE
AVENUE 2-LANE, UNDIVIDED
LANDSCAPE PLAN

CALL 48 HOURS BEFORE YOU DIG
NORTH CAROLINA ONE-CALL CENTER 1-800-632-4949

NOTES
1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 IN THE CITY TREE MANUAL.

PLANT LIST

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<th>COMMON NAME</th>
<th>SCIENTIFIC NAME</th>
<th>QUANT</th>
<th>CAL.</th>
<th>HT.</th>
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<td>Myrica pensylvanica</td>
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LANDSCAPING CALCULATIONS

1. STREET TREES REQUIRED TO BE INSTALLED AND MAINTAINED.

2. 5 SHADE TREES AT 200' = 60 SHRUBS

3. 30 SHRUBS PER 100' = 60 SHRUBS

4. 1 SHADE TREE FOR EVERY 2,000 SQ FT OF PARKING AREA

5. 8 TREES

14,299 SQ FT / 2,000 SQ FT = 8 TREES

6. PROVIDED: 8 TREES