

Administrative Approval Action

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

SR-104-18 / Wake County ABC Store #1 Building Expansion. Transaction# 575704 AA#3949

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:

completion of the	proje	ect, the following steps are requ	ired:		
development that	inclu	TE REVIEW NOT REQUIRED Andes land disturbance of 12,000 stormwater devices, etc. will red	squa	re feet or greater, public or pr	
private infrastruct	ure, s	FE REVIEW - For land disturbate shared stormwater devices, etc. pproval document.			•
approved, execut associated easen	ed, a nents	ITS - Email to <u>legaldocumentre</u> nd recorded prior to or in conjugate shown. Copies of recorded ling to avoid withholding of furth	nction I docu	with the recorded plat on whi ments must be returned to th	ch the
		City Code Covenant		Slope Easement	
		Stormwater Maintenance		Transit Easement	

	City Code Covenant	Slope Easement
	Stormwater Maintenance	Transit Easement
	Covenant	
\boxtimes	Utility Placement Easement	Cross Access Easement
	Sidewalk Easement	Public Access Easement
		Other:



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⊠ <u>RECORDED MAP(S)</u> - 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.



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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 reapproval 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:

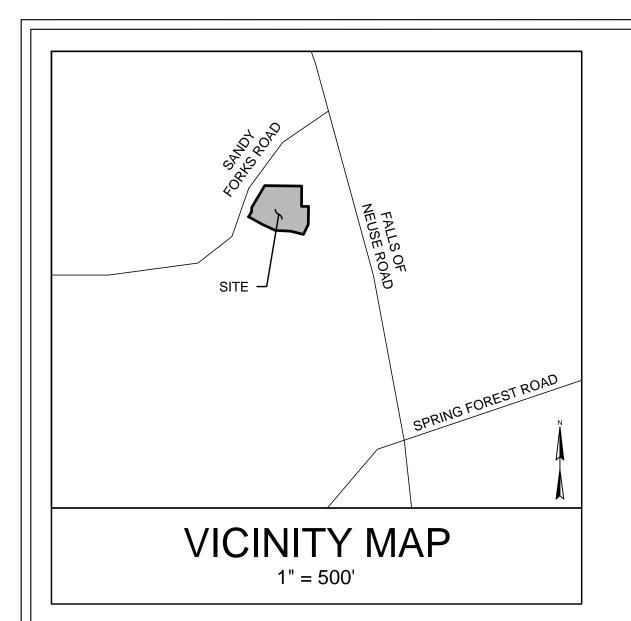
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

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I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Staff Coordinator: Jermont Purifoy



ADMINISTRATIVE SITE PLANS FOR WAKE COUNTY ABC STORE #1 BUILDING EXPANSION

7112 SANDY FORKS ROAD RALEIGH, NORTH CAROLINA 27615 PIN: 1717-12-6363 SR-104-18 TRANS. # 575704

SUMMARY INFORMATION DEVELOPMENT NAME: ABC STORE #1 BUILDING EXPANSION STREET ADDRESS: 7112 SANDY FORKS ROAD **PIN NUMBER:** 1717-12-6363 TOTAL AREA: 1.34 AC **ZONING DISTRICT:** CX-3-PL **EXISTING USE:** RETAIL **EXISTING BUILDING AREA:** 8,287 SF AREA OF PROPOSED ADDITION: 1.800 SF **OVERALL TOTAL BUILDING AREA:** 10,087 SF PARKING REQUIREMENTS: RETAIL: 1 SPACE PER 300 SF EXISTING BUILDING REQUIREMENT: 8,287 SF RETAIL AREA = 28 REQ. SPACES PROPOSED ADDITION REQUIREMENT: 1,800 SF RETAIL AREA = 6 REQ. SPACES TOTAL REQUIRED PARKING SPACES: 34 SPACES TOTAL EXISTING PARKING SPACES: 37 SPACES* (4 ADA) *EXISTING PARKING SPACES MEET PARKING SPACE REQUIREMENTS BICYCLE SPACES REQUIRED: 8 SPACES BICYCLE SPACES PROVIDED: 8 SPACES (4 EXISTING, 4 PROPOSED) REQUIRED AMENITY AREA: 5,832 SF (10%) PROPOSED AMENITY AREA: 5,938 SF (10.2%) **BLOCK PERIMETER MEASUREMENT: 2,010 LF** WAKE COUNTY BOARD OF ALCOHOLIC CONTROL 1212 WICKER DRIVE RALEIGH, NC 27604 919.832.2726 BHICKS@WAKEABC.COM FLM ENGINEERING, INC. PO BOX 91727 RALEIGH, NC 27675 919.423.8975

ALL 48 HOURS BEFORE	
YOU DIG	
North 911	
Carolina	
www.nc811.org	
NORTH CAROLINA	
ONE-CALL CENTER	
1-800-632-4949	

Adminis	trative Site Rev	∕iew Applicat	ion 🖠	DEVELO			- A	
(for UDO Distric	cts only)	7	DEPART		DEVELOPMENT TYPE &	SITE DATA TABL	E (Applicable to all developments)
				JAK.	1 st	Zoning Information		Building Information
Development Se				601 919-996-2495 efax 919-996-1	1831	Zoning District(s) CX-3-PL		Proposed building use(s) Retail (addition is for storage area
	Litenford Satellite Of	fice 8320 – 130 Litchford Ro	oad Raleigh, NC 27601	919-996-4200	1) - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 8,287
When sub	mitting plans, please check	the appropriate building	type and include th	e Plan Checklist document.		Overlay District N/A	a second	Proposed Building(s) sq. ft, gross 1,800
						Total Site Acres Inside City Limits Yes No	:	Total sq. ft. gross (existing & proposed) 10,087
	BUILD	DING TYPE		FOR OFFICE USE	ONLY	Off street parking: Required 34 Provided	37	Proposed height of building(s): 16'-7"
						COA (Certificate of Appropriateness) case # N/A	MARKET STATE OF THE STATE OF TH	# of stories 1
Detached				Transaction Numb	ber	BOA (Board of Adjustment) case # A- N/A	El Principles	Ceiling height of 1st Floor 10'
☐ Attached		Mixed Use		Assigned Project Coord	dinator	CUD (Conditional Use District) case # Z- N/A		
Apartment Townhouse		Open Lot					Stormwater Info	rmation
□ Townhouse				Assigned Team Lea	ader _	Existing Impervious Surface 34.682 acres/squ	Evidence Programme Progr	
						Proposed Impervious Surface 36,572 acres/squ		Flood Hazard Area Yes No
as your project previou	sly been through the Due Dilig e	ence or Sketch Plan Review	v process? If yes, provid	de the transaction # 526995	្តី ០'c រូវី ស វ	Neuse River Buffer ☐ Yes ☐ No Wetlands ☐		If Yes, please provide: Alluvial Soils Flood Study
		GENERAL INFORMA	ATION		\$ * o	wetlands C	Yes No	FEMA Map Panel #
evelopment Name	BC Store #1 Buildir	ng Expansion			2.1	FOR	RESIDENTIAL DE	VELOPMENTS
		trict (if applicable) n/a	Imeial	e City Limits?	No [::] 1	1. Total # Of Apartment, Condominium or Residential Units	5.	Bedroom Units: 1br 2br 3br 4br or more
oning District CX-		,		·	INO L	2. Total # Of Congregate Care Or Life Care Dwelling Units	6.	Infill Development 2.2.7
roposed Use Retail	l Sales (Proposed	addition is for s	storage areas	s only)		3. Total Number of Hotel Units	The second of the second of	Open Space (only) or Amenity
roperty Address(es) 7 1	112 Sandy Forks R	Road	Major Street Locato	or:	u -	4. Overall Total # Of Dwelling Units (1-6 Above)		
/ake County Property Id	dentification Number(s) for eac	ch parcel to which these gu	idelines will apply:		, ,			Is your project a cottage court? Yes No
1717-12-63	363 P.I.N.	P.I.N.		P.I.N.		THE PARTY OF THE P		to all developments) nd ourselves, my/our heirs, executors, administrators, successors
hat is your project type? Mixed Residential Duplex Other: If other, please d	Non-Residential Condo Telecommunication Tower		☐ Hospitals ☐ Shopping Center ☐ Residential Condo	Hotels/Motels Office Banks Indust Retail Cottag	trial Building	and assigns jointly and severally to construct all improvement approved by the City. I hereby designate Chase Massey receive and respond to administrative comments, to resubmapplication.	nts and make all de	edications as shown on this proposed development plan as
ORK SCOPE	Per City Code Section 10.2.8.1 occupancy (per Chapter 6 of the Proposed 1,800 sf bits	the UDO), indicate impacts			: #8 	I/we have read, acknowledge and affirm that this project is couse. Signed	conforming to all ap	oplication requirements applicable with the proposed development. Date F6 7 2019
ESIGN ADJUSTMENT R ADMIN ALTERNATE	ADMIN ALTERNATE Administrative AE							
	Company Wake County /	Alcoholic Beverage Cor	ntrol Name (s) Ike	Wheeler, General Ma	anager	Signed		Date
LIENT/DEVELOPER/ WNER	Address 1212 Wicke			,		Printed Name		
VVINER	Phone 919-832-272		@wakeabc.cc	om Fax N/A	70 - 70 - 70 -			
	Company FLM Engir			ase Massey, PE				
ONSULTANT Contact Person for	Address PO Box 91				(1 =		= - 'q, _ '. ii	
lans)	Phone 919-423-897		sey@flmenginee	ring.com Fax N/A		$\begin{array}{cccccccccccccccccccccccccccccccccccc$		
AGE 1 OF 3		WWW.RALEIGHN		REVISION	05.13.16	PAGE 2 OF 3 in the second seco	V.RALEIGH	NC.GOV REVISION 05.13.16
					,		0 > 0	E e e e e e e e e e e e e e e e e e e e



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

REVISION HISTORY DATE C.O.R. COMMENTS C.O.R. COMMENTS | 3/21/2019 | FLM

ORIGINAL PLAN SIZE: 24" X 36"

SHEET	IIILE	
C-1	COVER	
C-2	EXISTING CONDITIONS	
C-3	SITE PLAN	
C-4	GRADING & DRAINAGE PLAN	
C-5	LANDSCAPE PLAN	
C-6	EXISTING LIGHTING PLAN	
A-3	BUILDING ELEVATIONS	

1. DUE TO THE SIZE OF THE PARCEL (1.34 ACRES), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED

DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.

NOTES

DO NOT USE FOR CONSTRUCTION

ADMINISTRATIVE SITE PLANS

WAKE COUNTY ABC STORE #1

BUILDING EXPANSION

7112 SANDY FORKS ROAD

RALEIGH, NC 27615

PRELIMINARY

PLANS

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

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH

ENGINEER OF RECORD:

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

OWNER:

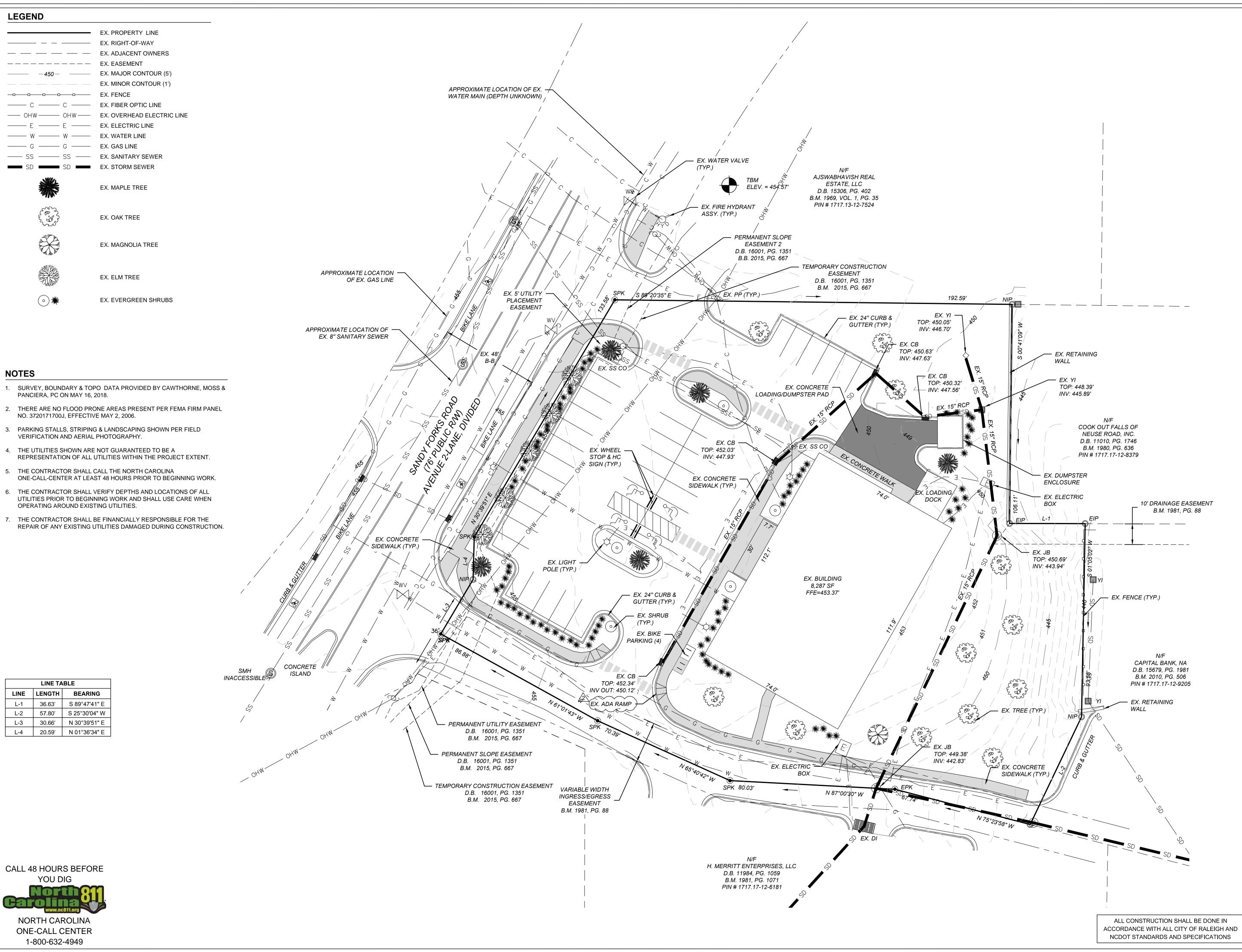
WAKE COUNTY BOARD OF ALCOHOLIC CONTROL **CONTACT: BRYAN HICKS** 1212 WICKER DRIVE RALEIGH, NC 27604 919.832.2726 BHICKS@WAKEABC.COM

DATE:	11-02-2018		
SCALE:	AS SHOWN		
DESIGNED BY:	TCM		
APPROVED BY:	FLM		
PROJECT NO.:	18029		

COVER

SHEET 1 OF 7

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





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

REVISION HISTORY					
REV #	DESCRIPTION	DATE	BY		
1	C.O.R. COMMENTS	2/8/2019	FLM		
2	C.O.R. COMMENTS	3/21/2019	FLM		
		1			

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 10 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

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

ACCORDINGLY

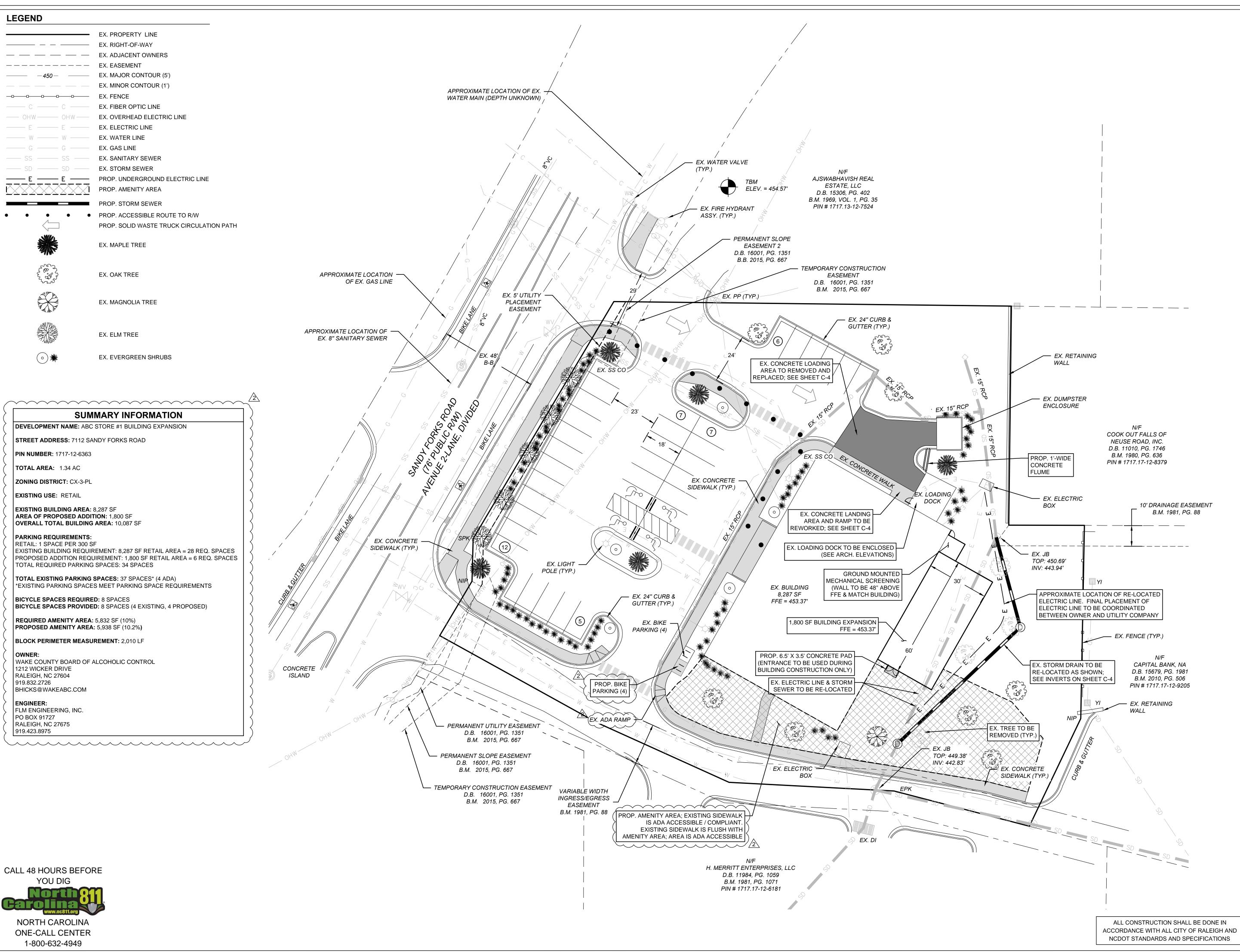
ADMINISTRATIVE SITE PLANS

WAKE COUNTY ABC STORE #1
BUILDING EXPANSION
7112 SANDY FORKS ROAD
RALEIGH, NC 27615

DATE:	11-02-2018
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	18029

EXISTING CONDITIONS

C-2SHEET 2 OF 7



ENGINEERING

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

	REVISION HISTORY					
REV #	DESCRIPTION	DATE	BY			
1	C.O.R. COMMENTS	2/8/2019	FLM			
2	C.O.R. COMMENTS	3/21/2019	FLM			

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY
PLANS
DO NOT USE FOR CONSTRUCTION

20 10 0 20 SCALE: 1 INCH = 10 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

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

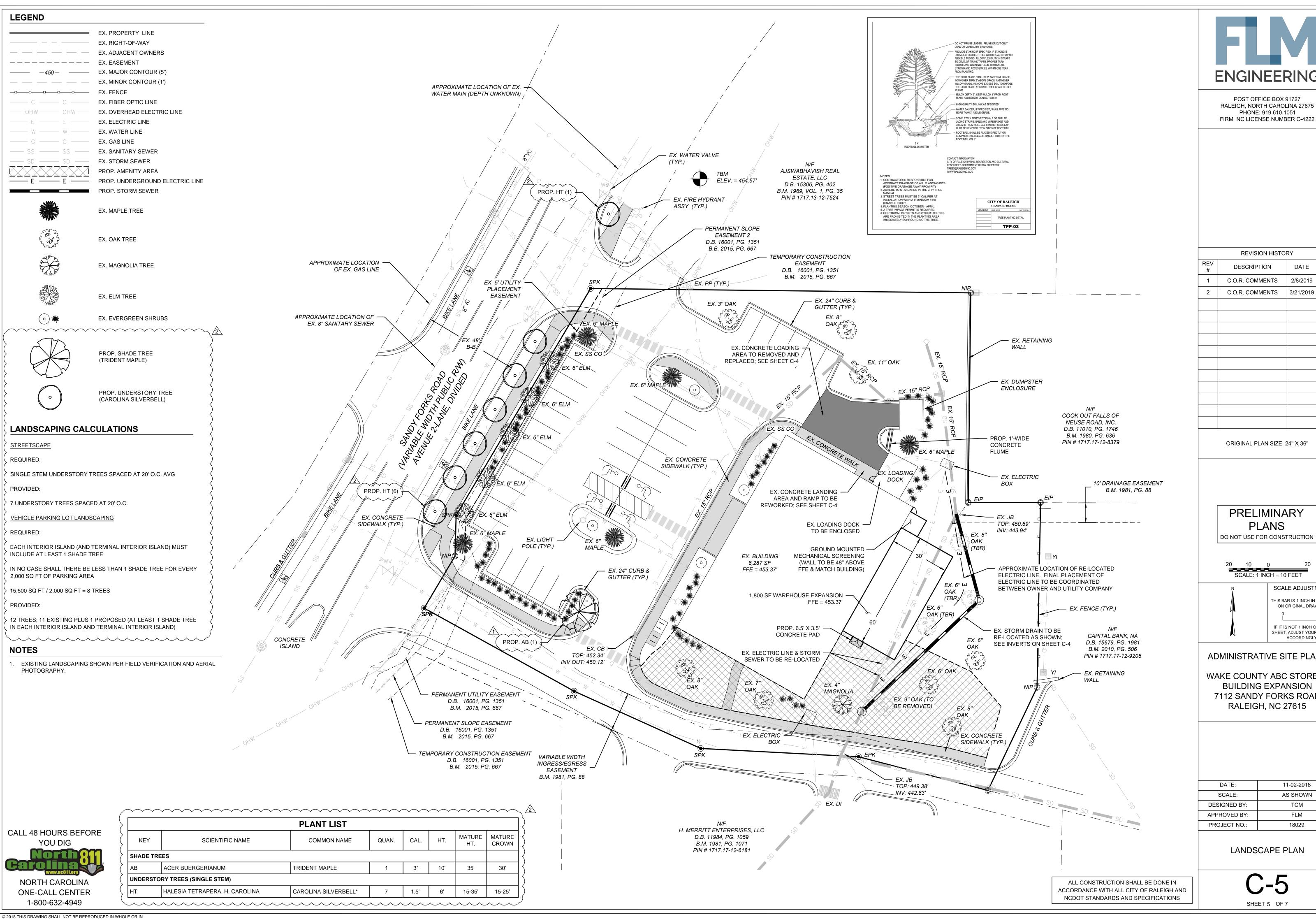
ADMINISTRATIVE SITE PLANS

WAKE COUNTY ABC STORE #1
BUILDING EXPANSION
7112 SANDY FORKS ROAD
RALEIGH, NC 27615

DATE:	11-02-2018
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	18029

SITE PLAN

C-3SHEET 3 OF 7



PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

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

REVISION HISTORY

DATE BY DESCRIPTION 2/8/2019 FLM C.O.R. COMMENTS C.O.R. COMMENTS | 3/21/2019 | FLM

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION

SCALE: 1 INCH = 10 FEET

SCALE ADJUSTMENT THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

ADMINISTRATIVE SITE PLANS

WAKE COUNTY ABC STORE #1 **BUILDING EXPANSION** 7112 SANDY FORKS ROAD RALEIGH, NC 27615

11-02-2018 AS SHOWN TCM FLM 18029

LANDSCAPE PLAN

SHEET 5 OF 7

