LOCATION: This site is located on the south side of Old Wake Forest Road and situated at the southwest corner of Fox Road and Old Wake Forest Road. The existing site consists of two parcels, the addresses and pin numbers are as follows: 8050 Target Side Drive/1727808635 and 8051 Target Side Drive/1727806705.

REQUEST: Subdivide a 4.47 acre tract zoned CX-4-CU to create Lot 11 and Lot 12. In addition to the subdivision the applicant is requesting to increase the size of existing adjacent Lot 10 from 1.16 acres to 1.30 acres on the same site thru recombination. Proposed Lot 11 is 1.70 acres and Lot 12 is 2.54 acres after right of way dedication.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to the presence of existing buildings and private streets that prohibit additional public street access. A “Public Access Easement” between existing parcels exists to encourage inter connectivity between the parcels to promote connectivity is recorded on DB11587, PG1736. The described Public Access Easement encompasses the two private streets bordering the property and connect to Old Wake Forest road and Fox road respectively.

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 Andy Padiak of McAdams Company.

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.

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

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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

3. Lots 11 and 12 will be a part of the shared stormwater solution including lots 4, 6, 7, 10. Additionally lot 12 will have a sand filter to treat lot 12 for water quality before flowing into the existing wet pond located on lot 11.
4. **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.

5. **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

6. **Next Step:** That a nitrogen offset payment must be made to a qualifying mitigation bank.

**URBAN FORESTRY**

7. Obtain required stub and tree impact permits from the City of Raleigh.

**PRIOR TO AUTHORIZATION TO RECORD LOTS:**

**GENERAL**

1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City.

2. Compliance of all zoning conditions under Z-5-01.

**ENGINEERING**

3. 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.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 4.5’ of additional pavement along the property frontage of Old Wake Forest Rd and 1’ of public sidewalk for 850’ is paid to the City of Raleigh.

5. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**STORMWATER**

6. **Next Step:** A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

7. **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.
8. **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.

9. **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**

10. **Next Step:** A fee-in-lieu will be paid for the street trees for 85’ of frontage along Fox Rd.

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**EXPIRATION DATES:** If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 1-19-2021
Record entire subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) [Signature]

**Date:** 1/19/2018

**Staff Coordinator:** Daniel L. Stegall
POYNER PLACE

PRELIMINARY SUBDIVISION PLAN
8050 TARGET SIDE DRIVE
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH CASE #S-44-17
TRANSACTION #520810
PROJECT NUMBER: SPEC-17053
DATE: DECEMBER 19, 2017

OWNER:
GANDHI AT POYNER PLACE, LLC
9201 LEESVILLE ROAD, SUITE 201
RALEIGH, NORTH CAROLINA 27613
C/O DILIP GANDHI
PHONE NUMBER: 919-810-5122

SHEET INDEX
C-1 EXISTING CONDITIONS
C-2 OVERALL SUBDIVISION PLAN
C-3 SUBLISION AND LANDSCAPE PLAN
C-4 ELECTRICAL, GAS, AND STORM DRAINAGE PLAN
D-1 SITE DETAILS
D-2 SITE AND LANDSCAPE DETAILS
SW-1 STORMWATER MANAGEMENT FACILITY DETAILS
SW-2 LOT IMPERVIOUS ALLOCATION

NOTES:
1. THE RALEIGH STREET DEPARTMENT HAS THE RIGHT TO REQUIRE THE SUBDIVISION TO HAVE A BINDING AGREEMENT WITH THE CITY OF RALEIGH PRIOR TO SUBDIVISION CONSTRUCTION COMMENCING.
2. IN ORDER TO COMPLY WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFYMcADAMSAT LEAST 10 BUSINESS DAYS PRIOR TO SUBDIVISION CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
3. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811" REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ATTENTION CONTRACTORS
The Construction Contractor responsible for the installation of water, sewer, gas, electrical, and storm drainage systems shall notify the Raleigh Public Works Department at 919-733-3800, and the Public Utilities Department at 919-733-5240, at least 10 business days prior to beginning any of their work.

Failure to notify the City Departments in advance of beginning construction will result in the issuance of a monetary fine, and failure to have the necessary permits or other special requisites not allowed to be worked on the property.

Failure to call for inspection, exhibit a Government Permit, show 811 Placing in the public, or any other violation of the City of Raleigh Standards will result in a False and Possible Conviction from which will be in the City of Raleigh.

NOTICE TO CONTRACTORS:
The City of Raleigh is not bound or responsible for the accuracy of information obtained from a third party.

VICINITY MAP
1"=1,000'