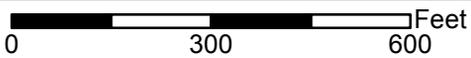
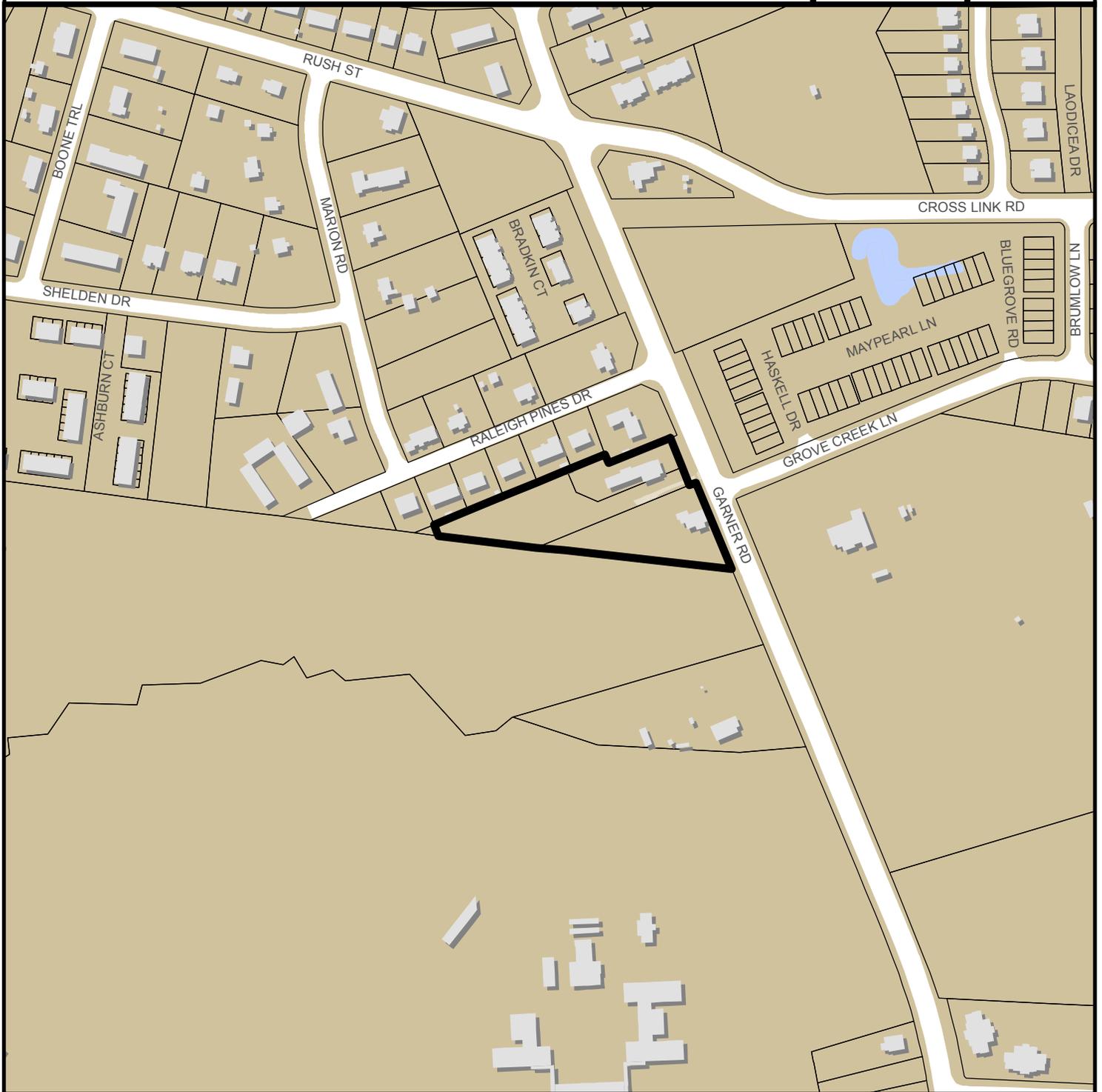


# FAMILY DOLLAR SR-12-2017



Zoning: **CX-3**  
CAC: **Central**  
Drainage Basin: **Wildcat**  
Acreage: **1.99**  
Sq. Ft.: **8,320**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Rauhut Capital LLC**  
Phone: **919-783-7003**





# Administrative Action

## Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SR-12-17 / Family Dollar #715478

**General Location:** This site is located on the west side of Garner Road, south of the intersection of Garner road and Raleigh Pines Drive and is inside of the city limits.

**CAC:** Central

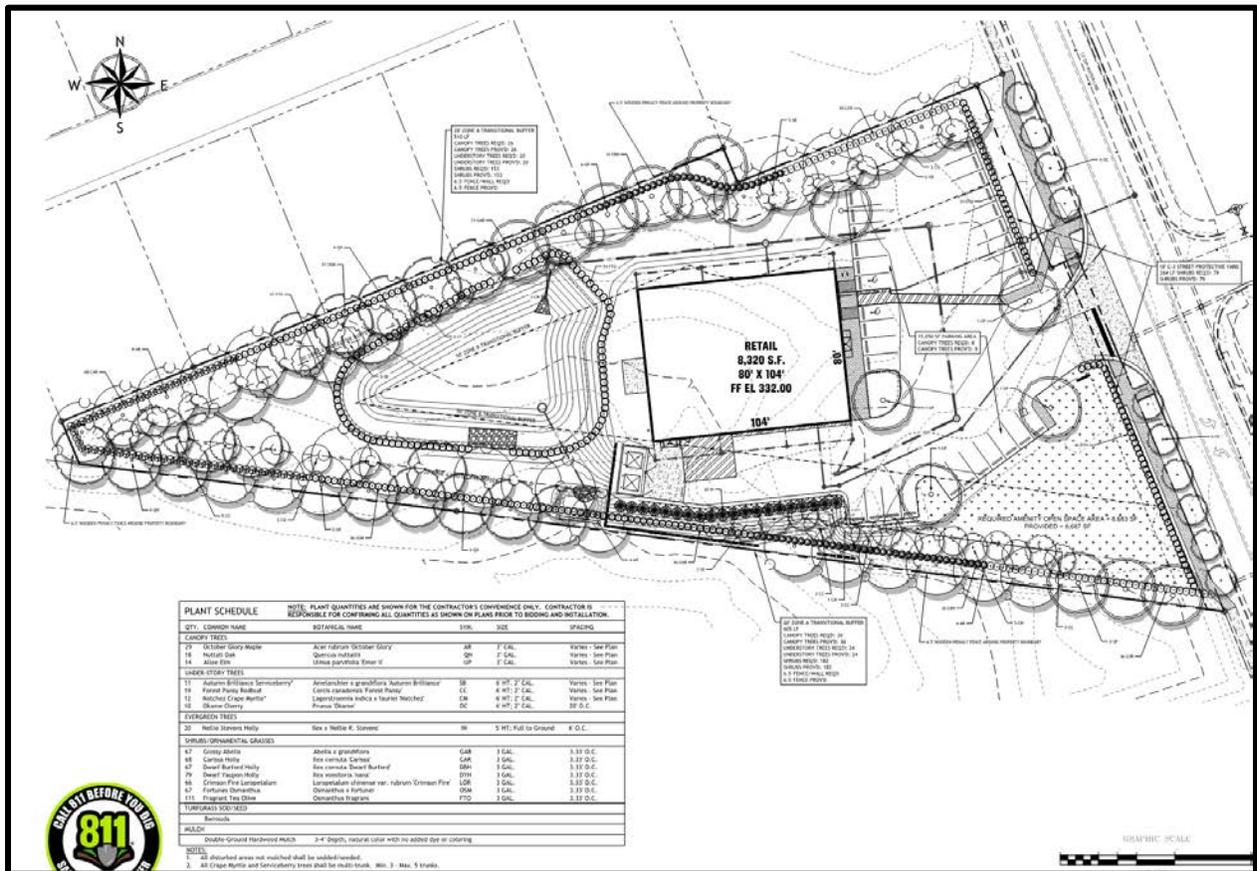
**Request:** Development of a 1.99 acre site currently comprised of three tracts zoned CX-3 into a 8,320 square foot, 23' 4" tall one story (general type) building for retail use.

**Cross-Reference:** TR# 502121

**Design Adjustment:** Due to existing infrastructure, a design adjustment was approved waiving the block perimeter requirement. (UDO Section 8.3)

**Administrative Alternate:** N/A





SR-12-17 Preliminary Site Plan

## Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name Family Dollar 715478	Date completed Application received 4/12/17
	Case Number SR-12-17	Transaction Number 502121

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <b>SUPPORTS</b> the Design Adjustment based upon the findings in these applicable code: <input checked="" type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a> <input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a> <input type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a> <input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a> <input type="checkbox"/> Other			
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering	Gadell Hall <i>[Signature]</i>	<input checked="" type="checkbox"/> Transportation	<i>[Signature]</i>	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		
<input type="checkbox"/> Public Utilities				
Findings: Staff is in favor of the design adjustment for relief of the block perimeter requirements of UDO Section 8.3 due to the existing infrastructure and features which inhibit an additional public street connection.				

**Development Services Director or Designee Action:** Approve  Approval with Conditions  Deny

[Signature]      **KEVIN W. PITCHER, PE**      **4/17/2017**  
 Authorized Signature      **DEVELOPMENT REVIEW MANAGER**      Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS</b>	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	CX-3	<a href="#">3.1</a>
<b>Overlay District:</b>	NA	<a href="#">5.1</a>
<b>Parking:</b>	<p><b>Vehicle</b> Required – 1 space/300 sf = 28 spaces Proposed – 30 spaces</p> <p><b>Bicycle</b> Required – 4 (minimum) short term spaces Proposed – 4 racks</p>	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Avenue 2 - Lane Divided. Requires 6' sidewalks, 6' planting strip and street trees. (UDO 8.4.5)	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial Street Type	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Primary Street = 5' Side Street = 5' Side lot line = 0 or 6' Rear = 0 or 6'	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	Type 2 (Medium) 20' Neighborhood Transitional yards along both the northern and the southern borders (3.5.3 B)	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	Type C-3 yard between vehicle surface area and adjacent street right of way (UDO 7.1.7 B4, 7.2.4)	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This site will comply with stormwater quality by using a TN offset fee buy down only. Stormwater quantity will be met by using a dry detention pond (with no TN reduction)	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	Due to existing infrastructure, a design adjustment was approved waiving the block perimeter requirement. (8.3)	
<b>Other:</b>	NA	

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;**

2. That a demolition permit be issued;
3. That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That 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;

**Prior to issuance of building permits:**

6. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract;
7. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the City;
8. That 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. That ½ of a 76' required right of way with a 5' utility easement outside of the right of way along Garner Road is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
10. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Garner Road is paid to the Development Services Department;

11. That a right-of-way obstruction permit is obtained from Right-of-way Services for any construction activity within the right-of-way;
12. That a Tree Impact Permit to plant new street trees on the public right-of-way must be obtained from the City of Raleigh, and that new street trees planted in the public right-of-way shall be planted and maintained in accordance with the provisions of the City Tree Manual;
13. That all proposed outdoor lighting will meet the standards of Section 7.4 of the Unified Development Ordinance;
14. That all mechanical equipment must be located and shown on the plan and meet the screening standards of section 7.2.5 of the Unified Development Ordinance;

**Prior to issuance of building occupancy permit:**

15. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

Kenneth Bowers (EB)

Date: 7/14/17

**Staff Coordinator:**

Michael Walters

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.**

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**FINDINGS:**

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 06/09/17, submitted by Jason Henderson, Bluewater Civil Design.

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**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:** 7-14-2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

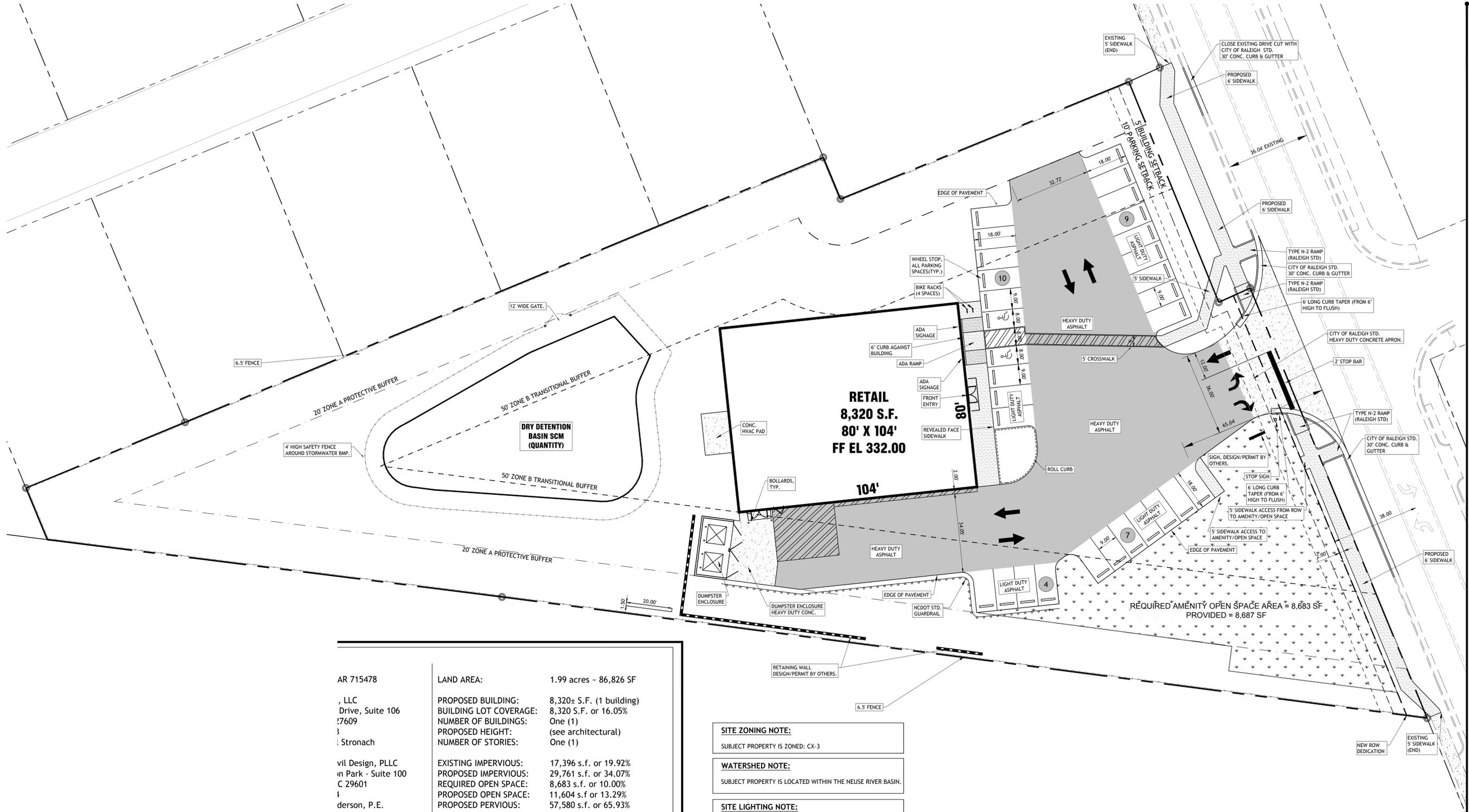
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.





AR 715478	LAND AREA:	1.99 acres - 86,826 SF
, LLC Drive, Suite 106 7609 Stronach	PROPOSED BUILDING:	8,320± S.F. (1 building)
	BUILDING LOT COVERAGE:	8,320 S.F. or 16.05%
	NUMBER OF BUILDINGS:	One (1)
	PROPOSED HEIGHT:	(see architectural)
vil Design, PLLC n Park - Suite 100 C 29601 erson, P.E. Road 7610 1702938914,	EXISTING IMPERVIOUS:	17,396 s.f. or 19.92%
	PROPOSED IMPERVIOUS:	29,761 s.f. or 34.07%
	REQUIRED OPEN SPACE:	8,683 s.f. or 10.00%
	PROPOSED OPEN SPACE:	11,604 s.f. or 13.29%
	PROPOSED PERVIOUS:	57,580 s.f. or 65.93%
	REQUIRED AMENITY AREA:	8,683 s.f.
	PROVIDED AMENITY AREA:	8,687 s.f.
	DISTURBED AREA ON SITE:	1.90 acres
PARKING REQUIRED:	1 SPACE/300 SF	
	PARKING REQUIRED MIN.:	28 SPACES
	PROPOSED PARKING:	30 SPACES
BICYCLE RACKS REQ'D:	4 MIN.	
	BICYCLE RACKS PROV'D:	4 RACKS
PARKING STALL SIZE:	9' x 18'	
ADA PARKING REQ'D:	2 SPACES	
ADA PARKING PROV'D:	2 SPACES	

**SITE ZONING NOTE:**  
SUBJECT PROPERTY IS ZONED: CX-3

**WATERSHED NOTE:**  
SUBJECT PROPERTY IS LOCATED WITHIN THE NEUSE RIVER BASIN.

**SITE LIGHTING NOTE:**  
REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

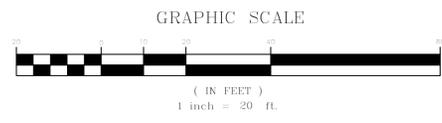
**ADA RAMP NOTE:**  
TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL ADA RAMP.

**SITE PLAN INFORMATION**  
**ARCHITECTURAL NOTE:**  
CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALKS ADJACENT TO BUILDING, COLUMN LOCATIONS, DOOR/ENTRY LOCATIONS, BOLLARDS, COMPACTORS, ELECTRICAL/MECHANICAL EQUIPMENT, TRUCK WELL, ROOF DRAIN DOWNSPOUTS, AND ALL UTILITY CONNECTIONS.

**BUILDING FOOTING NOTE:**  
IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

**SITE LIGHTING NOTE:**  
SEE SITE LIGHTING PLAN FOR ALL POLE LOCATIONS, FIXTURE AND PHOTOMETRIC INFORMATION. POLE LOCATIONS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY.

**SITE LANDSCAPING NOTE:**  
SEE LANDSCAPE PLANS FOR ALL PERMANENT VEGETATION REQUIREMENTS/INFORMATION. I.E. SOD, TREES, SHRUBS, MULCHING, ETC.



Project Number: 2016-100  
DWG Name: 2016-100 D1.dwg  
Drawing Scale: as noted  
Date of Project: 8-16-2016  
Engineer of Record:  
Jason Henderson, P.E.  
South Carolina P.E. 22466  
Georgia P.E. 02571  
North Carolina P.E. 03136  
Alabama P.E. 12554  
Louisiana P.E. 38895  
Virginia P.E. 640203318

**blue WATER**  
civil design, llc  
bluewater civil design, llc  
19 Washington Park Suite 100 • Greenville, SC 29601  
www.bluewatercivil.com • info@bluewatercivil.com

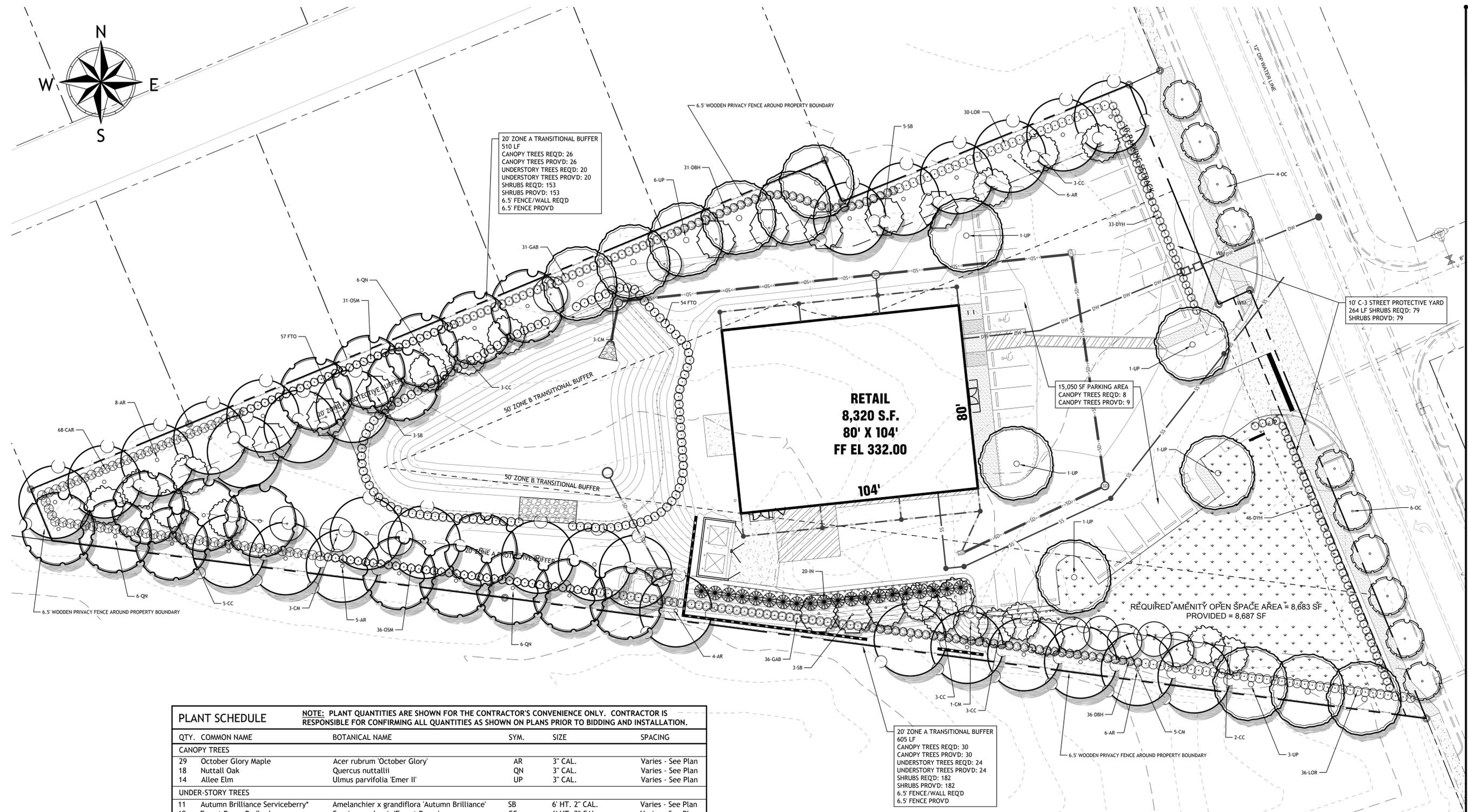
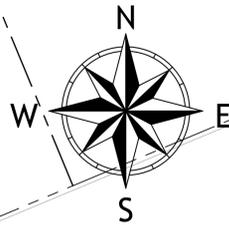
Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

**FAMILY DOLLAR**  
**STORE # 715478**  
3110 Garner Rd.  
City of Raleigh, NC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	1-6-2017	ISSUED FOR SITE PLAN REVIEW
B	3-31-2017	REVISED PER CITY OF RALEIGH
C	5-16-2017	REVISED PER CITY OF RALEIGH
D	6-9-2017	REVISED PER COR COMMENTS
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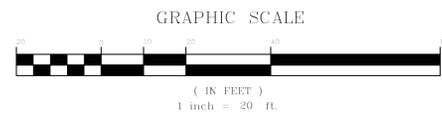
SITE PLAN  
**C101**





PLANT SCHEDULE		NOTE: PLANT QUANTITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL QUANTITIES AS SHOWN ON PLANS PRIOR TO BIDDING AND INSTALLATION.			
QTY.	COMMON NAME	BOTANICAL NAME	SYM.	SIZE	SPACING
<b>CANOPY TREES</b>					
29	October Glory Maple	Acer rubrum 'October Glory'	AR	3" CAL.	Varies - See Plan
18	Nuttall Oak	Quercus nuttallii	QN	3" CAL.	Varies - See Plan
14	Allee Elm	Ulmus parvifolia 'Emer II'	UP	3" CAL.	Varies - See Plan
<b>UNDER-STORY TREES</b>					
11	Autumn Brilliance Serviceberry*	Amelanchier x grandiflora 'Autumn Brilliance'	SB	6' HT; 2" CAL.	Varies - See Plan
19	Forest Pansy Redbud	Cercis canadensis Forest Pansy	CC	6' HT; 2" CAL.	Varies - See Plan
12	Natchez Crape Myrtle*	Lagerstroemia indica x fauriei 'Natchez'	CM	6' HT; 2" CAL.	Varies - See Plan
10	Okame Cherry	Prunus 'Okame'	OC	6' HT; 2" CAL.	20' O.C.
<b>EVERGREEN TREES</b>					
20	Nellie Stevens Holly	Ilex x 'Nellie R. Stevens'	IN	5' HT; Full to Ground	6' O.C.
<b>SHRUBS/ORNAMENTAL GRASSES</b>					
67	Glossy Abelia	Abelia x grandiflora	GAB	3 GAL.	3.33' O.C.
68	Carissa Holly	Ilex cornuta 'Carissa'	CAR	3 GAL.	3.33' O.C.
67	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	DBH	3 GAL.	3.33' O.C.
79	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	DYH	3 GAL.	3.33' O.C.
66	Crimson Fire Loropetalum	Loropetalum chinense var. rubrum 'Crimson Fire'	LOR	3 GAL.	3.33' O.C.
67	Fortunes Osmanthus	Osmanthus x fortunei	OSM	3 GAL.	3.33' O.C.
111	Fragrant Tea Olive	Osmanthus fragrans	FTO	3 GAL.	3.33' O.C.
<b>TURFGRASS SOD/SEED</b>					
Bermuda					
<b>MULCH</b>					
Double-Ground Hardwood Mulch		3-4" Depth, natural color with no added dye or coloring			

- NOTES:
- All disturbed areas not mulched shall be sodded/seeded.
  - All Crape Myrtle and Serviceberry trees shall be multi-trunk. Min. 3 - Max. 5 trunks.
  - All Okame Cherry (located within ROW) are to be single stem 0.75.



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	1-6-2017	ISSUED FOR SITE PLAN REVIEW
B	3-31-2017	REVISED PER CITY OF RALEIGH
C	5-16-2017	REVISED PER CITY OF RALEIGH
D	6-9-2017	REVISED PER COR COMMENTS
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