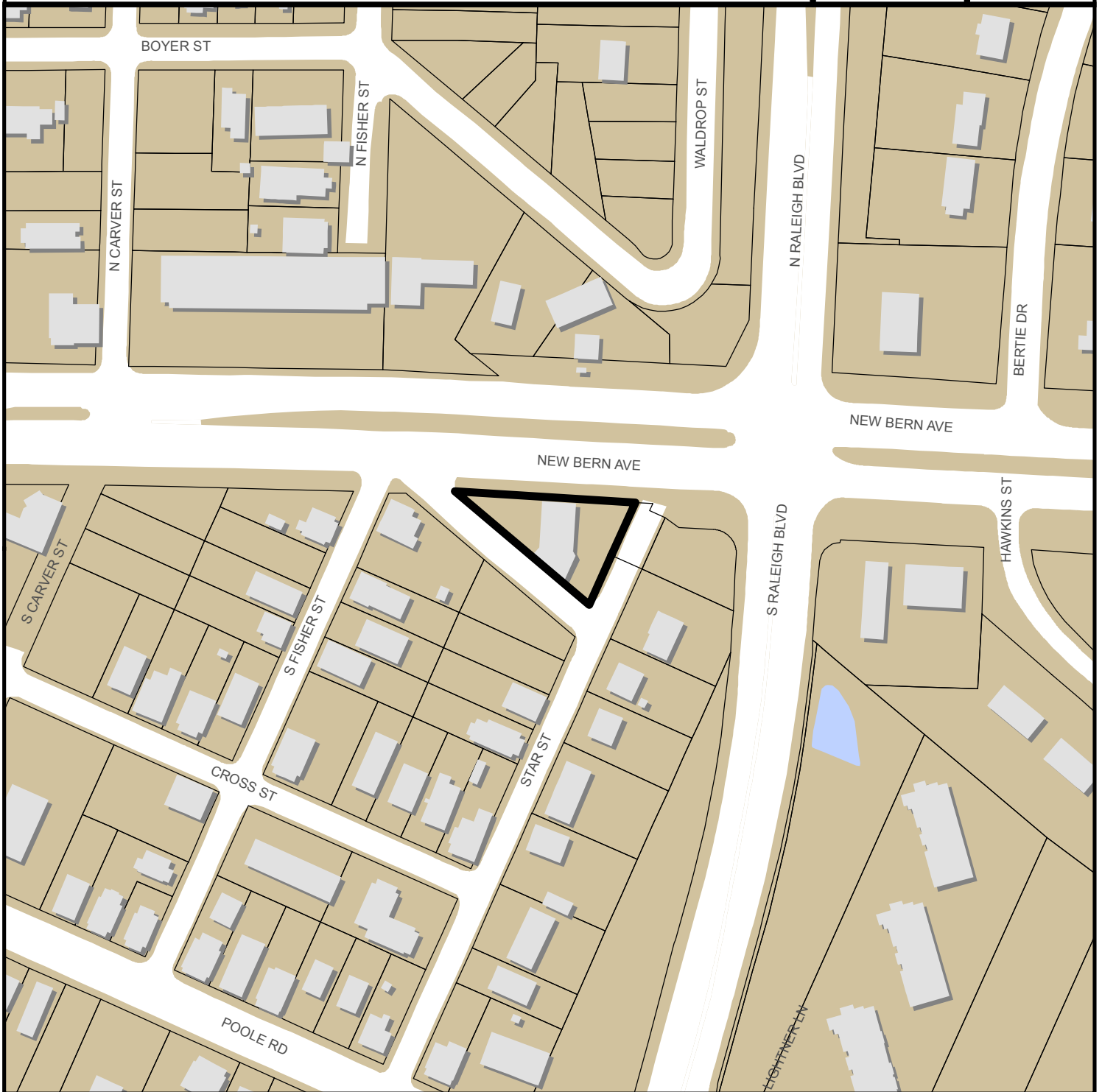


MIRA MART CONVENIENCE CENTER SR-31-2016



0 220 440 Feet

Zoning: **NX-3**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.24**
Lots sq. ft.: **760**

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

Applicant: **AJJJS LLC**
Phone: **919-616-6562**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.


BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <div style="font-size: 1.5em; font-family: cursive;">472324</div> Assigned Project Coordinator Assigned Team Leader <div style="font-size: 1.2em; font-family: cursive;">Walters</div>
Has your project previously been through the Due Diligence process? If yes, provide the transaction # <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 1.5em; font-family: cursive;">441178</div> <div style="text-align: center;">GENERAL INFORMATION</div> <div style="font-size: 1.5em; font-family: cursive;">SR-31-16</div> </div>		
Development Name Mira Mart Convenience Center		
Zoning District NB		
Proposed Use Commercial – Gas Station and Convenience Store		
Property Address(es) 1700 New Bern Avenue, Raleigh, NC		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 1713-48-4911	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;"> <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Single Family <input type="checkbox"/> Cottage Court </div> <div style="width: 33%;"> <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Other: If other, please describe: _____ </div> <div style="width: 33%;"> <input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Townhouse <input checked="" type="checkbox"/> Retail </div> <div style="width: 33%;"> <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Industrial Building </div> <div style="width: 33%;"> <input type="checkbox"/> Office <input type="checkbox"/> Banks </div> </div>		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. Construct new 1400 SF convenience store on the site of an already demolished building. Existing gas pump islands to remain.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE The proposed renovation of the existing facility is in harmony with zoning and 2030. The current use of the property is retail and this plan does not propose a change to the current use.	
CLIENT/DEVELOPER/ OWNER	<div style="display: flex; justify-content: space-between;"> <div>Company AJJS LLC</div> <div>Name (s) Michael Aoun</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Address 5912 N. Beaver Lane, Raleigh, NC 27604</div> <div></div> </div> <div style="display: flex; justify-content: space-between;"> <div>Phone 919-616-6562</div> <div>Email usmike61@aol.com</div> <div>Fax</div> </div>	
CONSULTANT (Contact Person for Plans)	<div style="display: flex; justify-content: space-between;"> <div>Company Aiken & Yelle, Associates, PA</div> <div>Name (s) Harold A Yelle II, PE, PLS</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Address 3755 Benson Drive, Raleigh, NC 27609</div> <div></div> </div>	

Phone 919-877-9992	Email ayes@raleigh.ywcbc.com	Fax
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DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) NB	Proposed building use(s) Retail
If more than one district, provide the acreage of each: NA	Existing Building(s) sq. ft. gross 640
Overlay District NA	Proposed Building(s) sq. ft. gross 760
Total Site Acres: 0.24 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 1400
Off-street parking: Required 7 Provided 7	Proposed height of building(s) 18' Stories one
CDA (Certificate of Appropriateness) case # NA	FAR (floor area ratio percentage) 13.4
BDA (Board of Adjustment) case # A- NA	Building Lot Coverage percentage (site plans only) 13.4
CUD (Conditional Use District) case # Z- NA	Height of 1 st Floor 18'

Stormwater Information	
Existing Impervious Surface 0.22 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.21 acres	If Yes, please provide:
Nearest River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2,2,7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)	
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate Harold A Yelle II, PE, PLS to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed  Date 12-15-16</p> <p>Signed _____ Date _____</p>	

Phone 919-877-9992	Email ayes@raleigh.ywcbc.com	Fax
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Proposed Impervious Surface 0.21 acres	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

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0.2

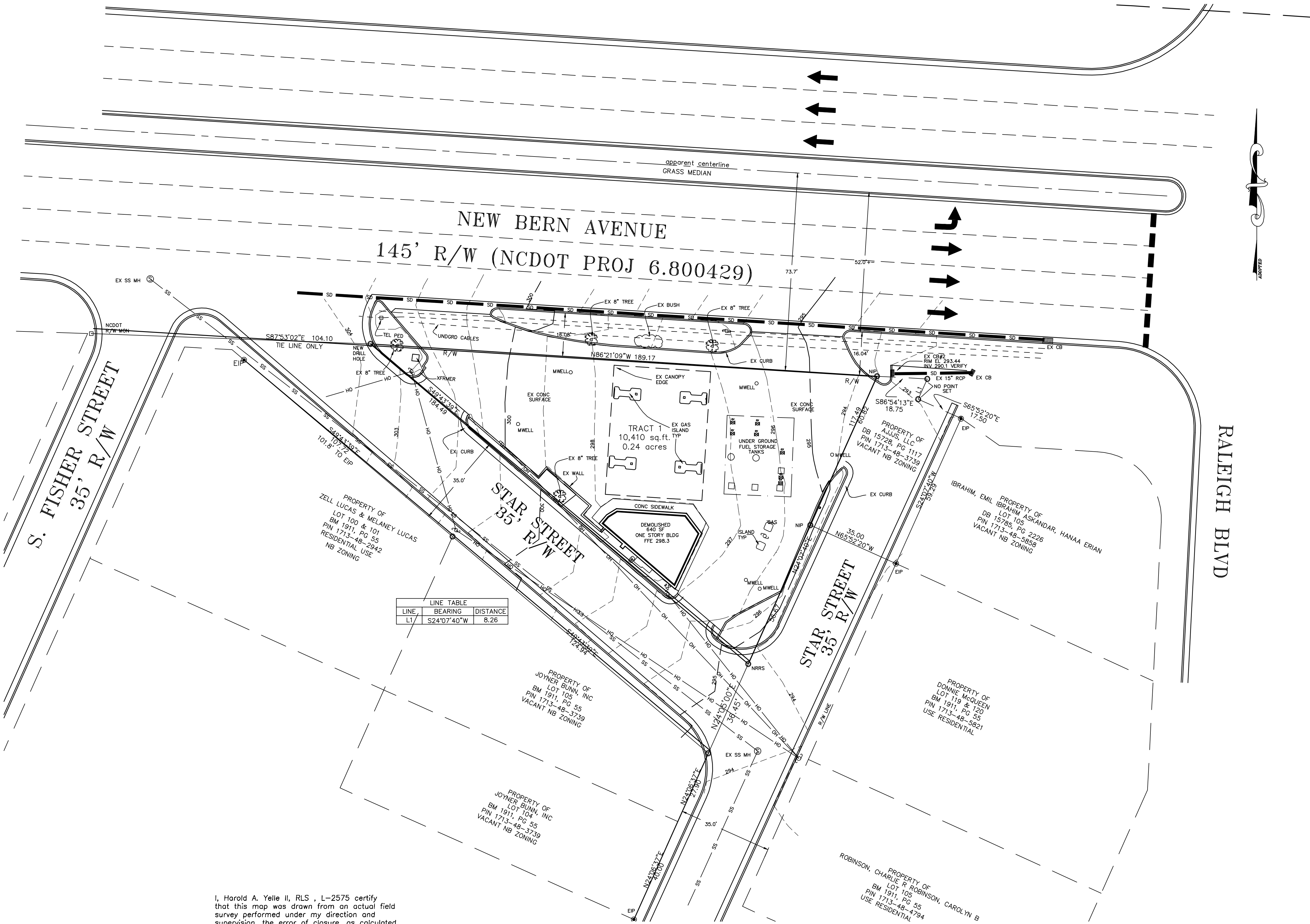
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TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Site Review</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>				10/5/16
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓	✓	
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	

- LEGEND:
- ECM EXISTING R/W MONUMENT
 - NIP NEW IRON PIPE
 - EP IRON PIPE FOUND
 - CP COMPUTED POINT
 - POWER POLE
 - OVERHEAD ELECTRIC
 - CHAIN LINK FENCE
 - WOODEN FENCE
 - WATER VALVE
 - FIRE HYDRANT
 - 8" VITRIFIED CLAY PIPE
 - SANITARY MANHOLE
 - GAS METER
 - 12" REINFORCED CONCRETE PIPE
 - 1114 STREET ADDRESS

REFERENCES

BM 1911, PG 55	DB 4145, PG 922
BM 1979, PG 188	DB 13320, PG 1283
BM 1941, PG 110	DB 883, PG 435
BM 1946, PG 108	DB 2792, PG 846
BM 1947, PG 97	DB 15728, PG 1117
BM 1949, PG 54	
BM 1997, PG 1491	



STATUS OF SURVEY

___A. This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;

___B. This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;

XC. This survey is one of the following:
1. This survey is of an existing parcel or parcels of land and does not create a new street or change an existing street;

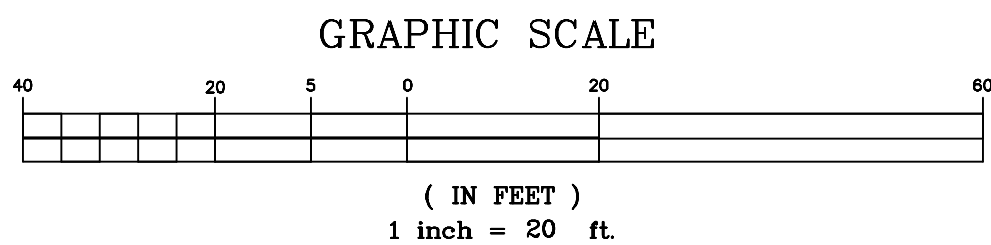
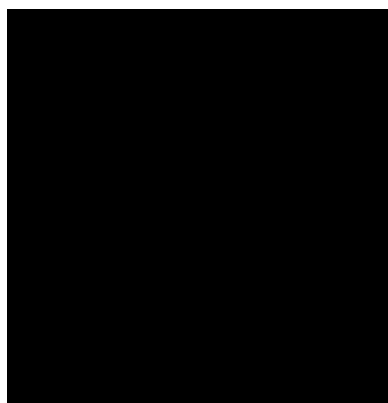
2. This survey is of an existing building or other structure, or natural feature, such as a watercourse; or

___3. This survey is a control survey.

___D. This survey is another category, such as the recombination of existing parcels, a court ordered survey, or other exception to the definition of subdivision;

___E. From the information available to the surveyor, it is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (A) through (D) above.

I, Harold A. Yelle II, RLS, L-2575 certify that this map was drawn from an actual field survey performed under my direction and supervision. The error of closure, as calculated by latitudes and departures is one part in 10,000+. The Misclosure is distributed by the Crandall Method, and the area, if shown, is calculated by electronic computer using DPD methods. This map is prepared in accordance with G.S. 47-30, as amended. Witness my hand and seal this 2nd day of April, 2015.



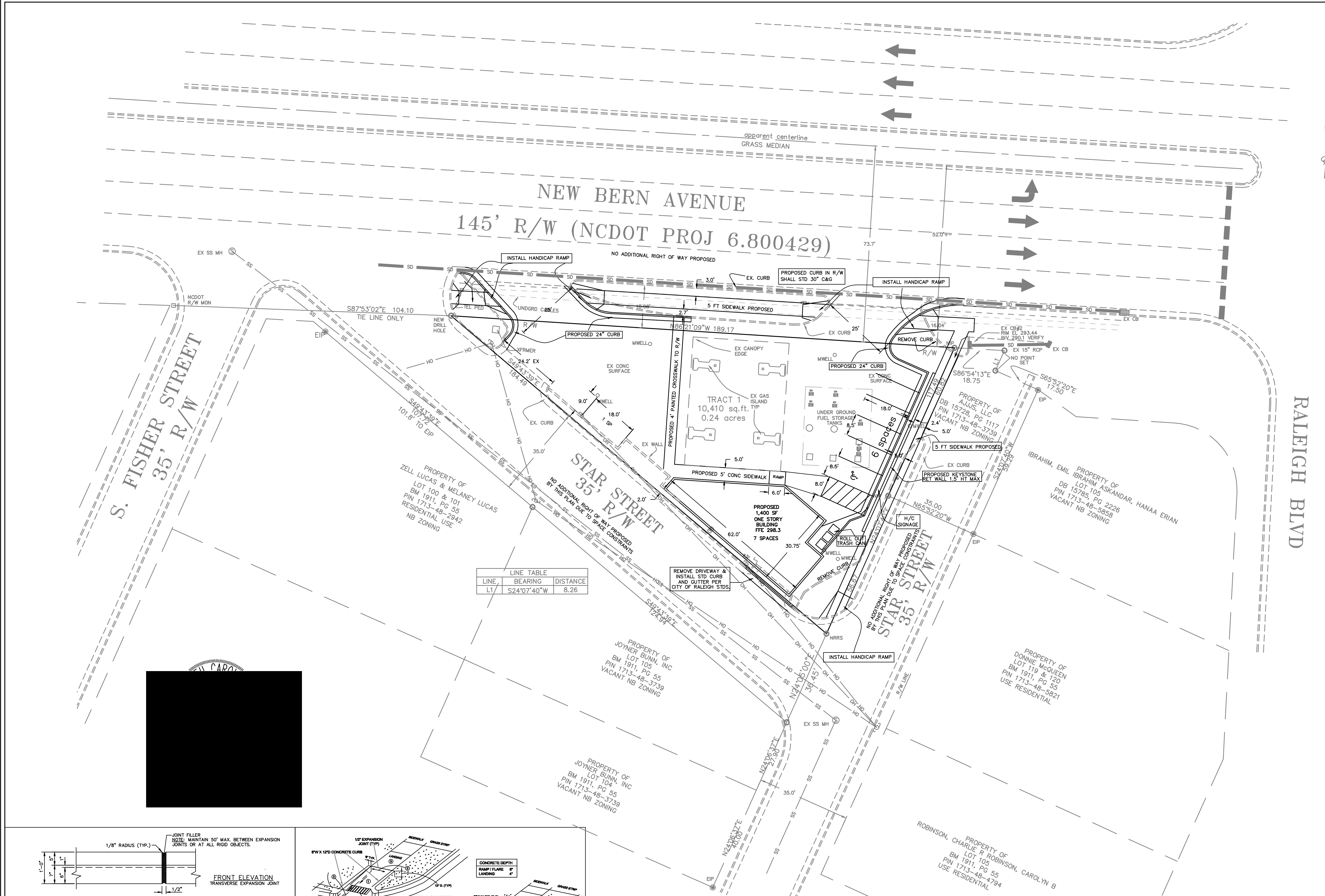
SHEET 1 OF

MIRA MART CONVENIENCE CENTER
1700 NEW BERN AVENUE
CITY OF RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS
SURVEY

DRAWN BY: ARP
CHECKED BY: HAY
SCALE: 1" = 10'
DATE: 4/11/15
REVISIONS:

Aiken & Yelle Associates, PA
Professional Engineers & Land Surveyors
AYES
3765 Benson Drive
Raleigh, North Carolina 27609
919-877-9992 Fax 919-877-9979
CORPORATE LICENSE NO. C-1024



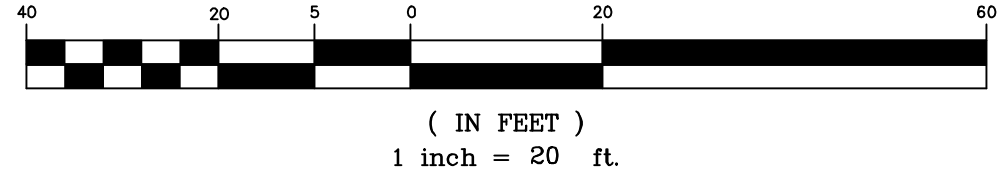
SITE DATA TABLE:

EXISTING USE:	CONVENIENCE STORE
OWNER OF RECORD:	ALJUS LLC 5912 N BEAVER LN RALEIGH, NC 27604
DEVELOPER:	ALJUS LLC 5912 N BEAVER LN RALEIGH, NC 27604
WAKE COUNTY P.I.N.:	1713-48-4911
DEED REFERENCE:	BK 15994, PG 2210
BOOK OF MAPS:	BK 2015, PG 155
ZONING:	NB
ADDRESS:	1700 NEW BERN AVE RAL, NC
TRACT AREA:	10,410 sq.ft. / 0.24 ac.
ROW DEDICATION:	0.00 AC
WETLAND AREA:	0.0 ACRES
NEUSE RIVER RIPARIAN BUFFER AREA:	0.0 ACRES
REQUIRED BUILDING SETBACKS:	
FRONT:	30'
REAR YARD:	0'
FRONT REAR AGGREGATE YARD:	30'
SIDE YARD:	0'
SIDE YARD AGGREGATE:	0'
EXISTING BUILDING DATA:	
BUILDING:	648 SF
PROPOSED USE:	RETAIL
PROPOSED BUILDING DATA:	
BUILDING AREA (FOOTPRINT):	1,400 S.F.
BUILDING HEIGHT:	1 STORY (20')
PARKING SPACES REQUIRED AND PROPOSED:	
PARKING SPACES REQUIRED = 1 PER 200 SF OF RETAIL SPACE	
PREVIOUS BUILDING = 640 SF / 200 = 4 SPACES REQUIRED	
PROPOSED BUILDING = 1400 SF / 200 = 7 SPACES REQUIRED	
PARKING SPACES PROVIDED:	15 SPACES
(8 PUMPS, 6 REG & 1 HNDPC)	
IMPERVIOUS AREA:	
IMPERVIOUS AREA:	
EXISTING:	9,599 SF (0.22 ACRE)
PROPOSED DECREASE:	518 SF (0.012 ACRE)
PROPOSED TOTAL:	9,081 SF (0.208 ACRE)
TOTAL SITE AREA:	10,410 SF (0.24 ACRE)
PROPOSED % IMPERVIOUS AREA (9,081/10,410)	87.1%

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF RALEIGH AND NCDOT STANDARD DETAILS AND SPECIFICATIONS.
2. ALL CURB AND GUTTER SHOWN ON SITE IS STANDARD 24" CURB AND GUTTER. ALL GUTTER SHOWN WITHIN RIGHT-OF-WAY SHALL BE STANDARD 30" CURB AND GUTTER.
3. A COMPLETE COORDINATE LISTING AND AUTOCAD RELEASE 14 DRAWING FILE ARE AVAILABLE UPON REQUEST FROM THIS FIRM.
4. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. CONTACT ULCOO AT 1-800-632-4949 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
5. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
6. ALL PAVEMENT ON SITE SHALL BE IN ACCORDANCE WITH SECTION DETAILS ON SHEET XX.
7. THE SLOPE OF HANDICAP PARKING SPACES SHALL NOT EXCEED 1/4" PER FOOT. THE LATERAL SLOPE OF SIDEWALK SHALL NOT EXCEED 2%.
8. UNLESS OTHERWISE NOTED ALL PROPOSED SPOT ELEVATIONS ARE TOP OF ASPHALT OR FINISHED SURFACE.
9. SEED ALL AREAS DISTURBED BY CONSTRUCTION, AND NOT INDICATED TO BE PAVED OR PLANTED, UPON COMPLETION OF GRADING ACTIVITIES. USE REBEL 3 FESCUE IN ACCORDANCE WITH SEEDING SCHEDULE ON DETAIL SHEETS.
10. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND FEATURES.
11. SEE PLUMBING PLANS FOR LOCATION OF VAULTS, BACKFLOW PROTECTION ON FIRELINES AND PIPE SPECIFICATIONS OF FIRELINES.
12. THE TOPOGRAPHY SHOWN WAS FIELD LOCATED BY THIS FIRM.
13. ALL SANITARY SEWER SLOPES AND PIPE LENGTHS ARE COMPUTED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
14. CONSTRUCT ALL SANITARY SEWER MANHOLES FLUSH TO FINAL PAVEMENT GRADE OR AS SHOWN IN NON-PAVED AREAS.
15. SEWER LATERALS TO BE PLACED AT A MINIMUM SLOPE OF 1% ON 4" LINES AND 0.5% ON 6" LINES. CLEANOUTS SHALL BE PLACED AT 50' INTERVALS AND AT BEND POINTS. ALL CLEANOUTS IN PAVED AREAS SHALL BE APPROVED LOAD BEARING TYPE.
16. WATER MAINS SHALL HAVE A MINIMUM 4' OF COVER.
17. CONSTRUCT ALL FIRE HYDRANTS WITH BASE FLANGE SIX INCHES ABOVE FINAL GRADE.
18. CONTRACTOR SHALL CLEAR AND GRUB ENTIRE R/W WITHIN 100' OF ALL INTERSECTIONS.
19. THE CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE TO ALL STORM STRUCTURES.
20. DEVELOPER IS RESPONSIBLE FOR THE INSPECTION OF THE CONSTRUCTION OF ALL PRIVATE STREETS. COPIES OF CERTIFIED INSPECTION REPORTS MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590, RALEIGH, NC 27602 OR FAXED TO (919) 831-6339.
21. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.
22. DRIVEWAY ENTRANCE SHALL BE STANDARD ASPHALT TO THE RIGHT OF WAY AND INSTALLED TO NCDOT STANDARDS. THE PAVEMENT SCHEDULE HAS BEEN REVIEWED AND APPROVED BY NCDOT.
23. THIS SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 3720079500J DATED MAY 2, 2006 AND IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN.
24. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST 20 FEET FROM POINT OF TANGENCY

GRAPHIC SCALE



1. 30" CURB & GUTTER

2. 30" VALLEY TYPE GUTTER

3. 30" CURB & GUTTER

4. 30" VALLEY TYPE GUTTER

5. 30" CURB & GUTTER

6. 30" VALLEY TYPE GUTTER

7. 30" CURB & GUTTER

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129. 30" CURB & GUTTER

130. 30" VALLEY TYPE GUTTER

131. 30" CURB & GUTTER

132. 30" VALLEY TYPE GUTTER

133. 30" CURB & GUTTER

134. 30" VALLEY TYPE GUTTER

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236. 30" VALLEY TYPE GUTTER

237. 30" CURB & GUTTER

238. 30" VALLEY TYPE GUTTER

239. 30" CURB & GUTTER

240. 30" VALLEY TYPE GUTTER

241. 30" CURB & GUTTER

242. 30" VALLEY TYPE GUTTER

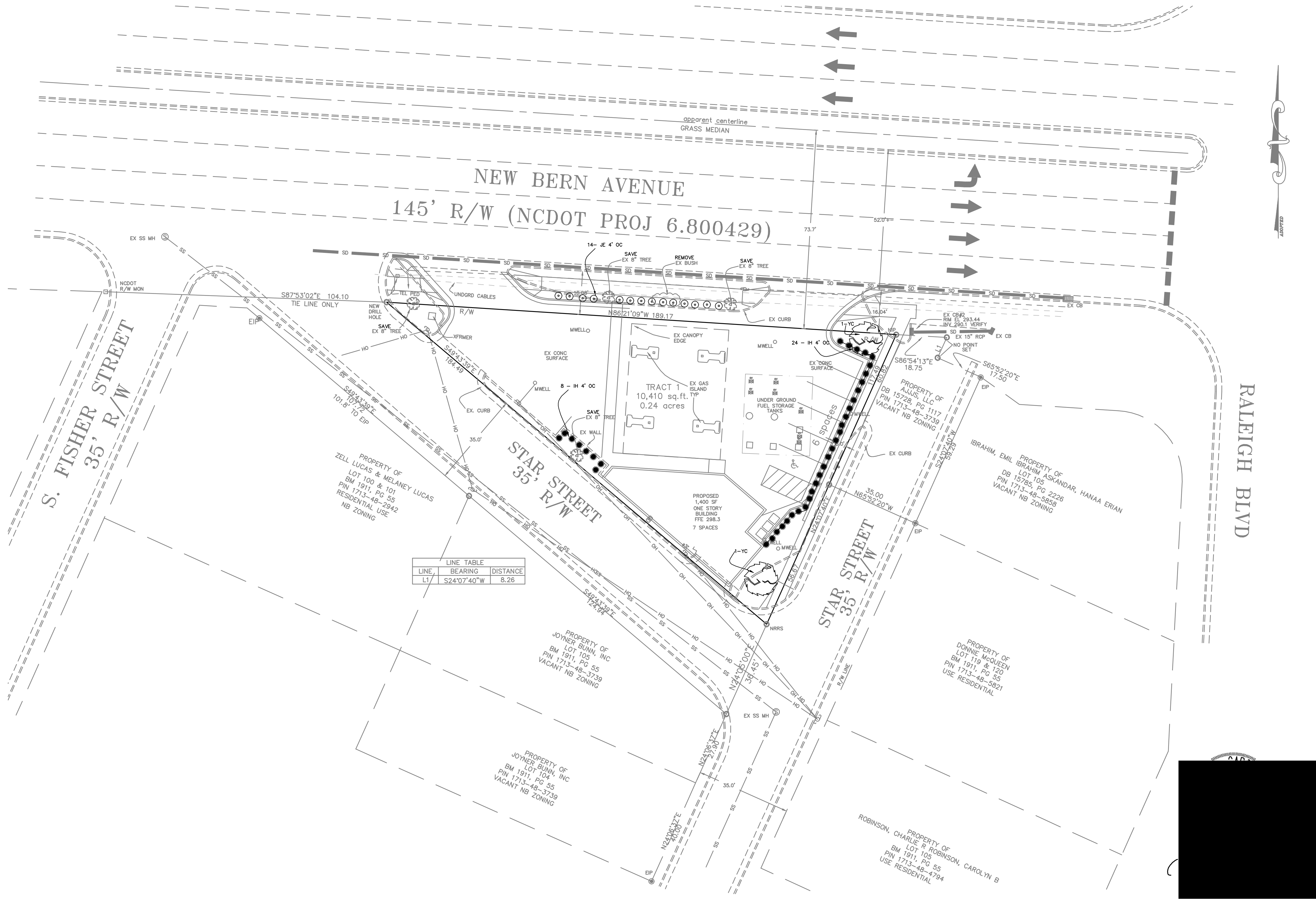
243. 30" CURB & GUTTER

244. 30" VALLEY TYPE GUTTER

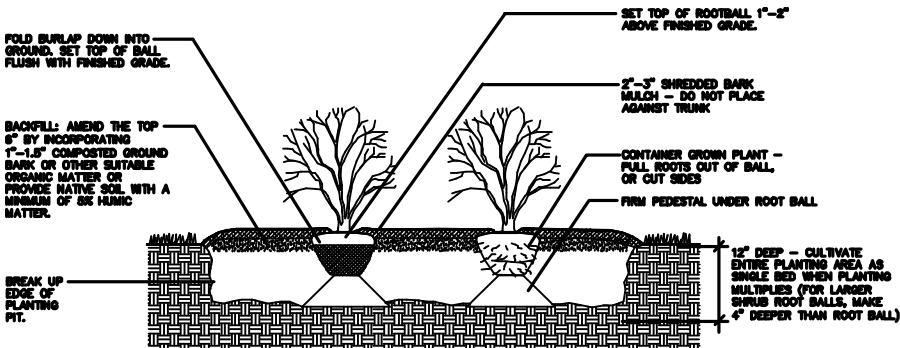
245. 30" CURB & GUTTER

246. 30" VALLEY TYPE GUTTER

247

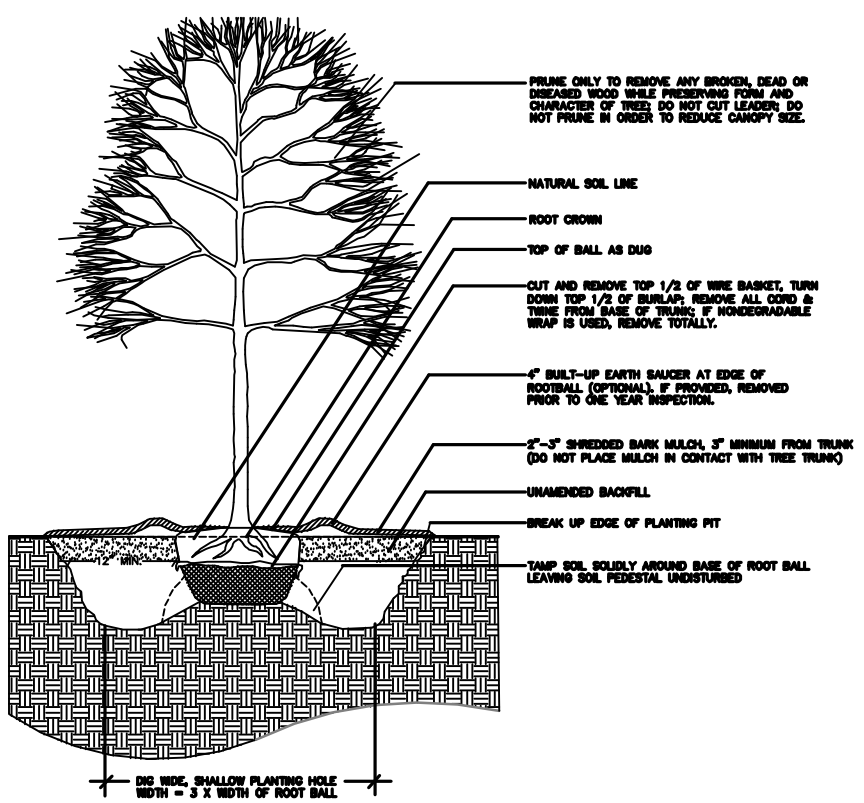


SHRUB PLANTING DETAIL



- NOTES:
1. ALL SHRUBS SHALL BE PLANTED TO THE SPECIFICATIONS SET FORTH IN THE MOST RECENT AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
 2. SOIL ANALYSIS SHALL BE OBTAINED PRIOR TO PLANTING. SOIL SHALL BE AMENDED AS RECOMMENDED.
 3. SHEET PREPARATION OF SOIL IS HIGHLY PREFERRED TO INDIVIDUALLY DOG HOLE.

TREE PLANTING DETAIL

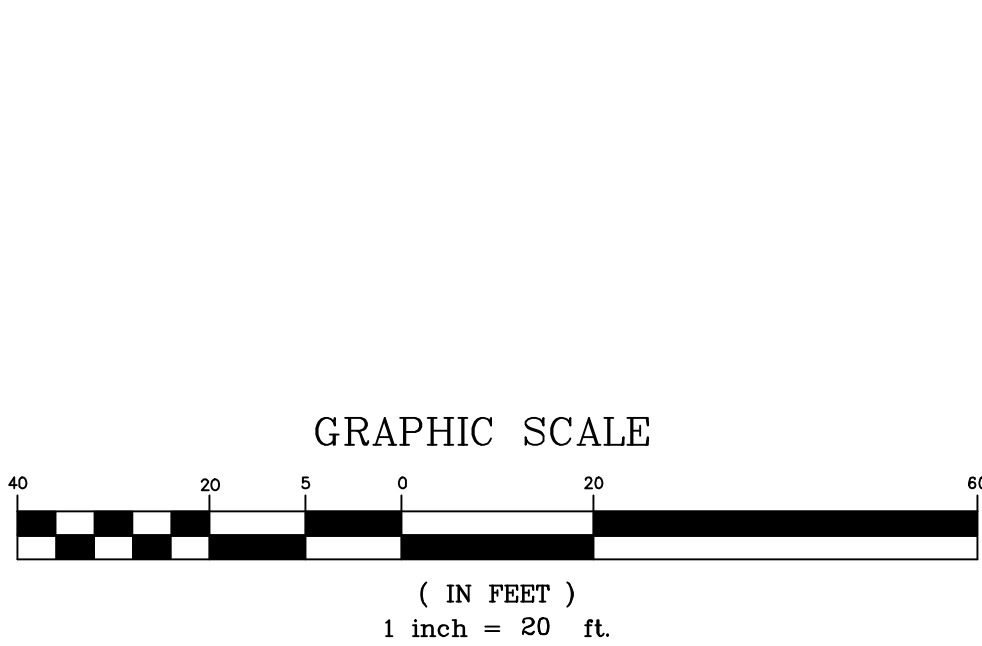


- NOTES:
1. COORDINATOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
 2. DO NOT REAP TRUNK OF TREE.
 3. THE SELECTION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
 4. ALL TREES SHALL BE PLANTED TO THE SPECIFICATIONS SET FORTH IN THE MOST RECENT AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
 5. TREES WITH ROOT PLANE COVERED BY MORE THAN 1\"/>
 6. A ROOT COLLAR EXISTING FOR ALL TREES PLANTED SHALL BE DONE BY THE TOWN INSPECTOR TO VERIFY THAT TREES ARE NOT PLANTED TO THE SPECIFICATIONS SET FORTH IN THE MOST RECENT AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.) PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).

LANDSCAPE NOTES:

1. COORDINATE ALL WORK WITH SITE, GRADING, AND UTILITIES PLANS.
2. VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
3. SEED ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO BE PAVED OR PLANTED. USE REBEL 2 FESCUE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. INSTALL ALL LANDSCAPE MATERIAL UPON COMPLETION OF GRADING ACTIVITIES.
5. MULCH ALL AREAS, THAT ARE NOT SEEDED, WITH PINE STRAW TO A DEPTH OF 3\"/>
6. SEE THIS SHEET FOR LANDSCAPE DETAILS.
7. THE SELECTION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE TOWN OF CARY STANDARD APPEARANCE SPECIFICATIONS MANUAL, WHICHEVER IS STRICTER.
8. ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (CO).
9. WHERE EXISTING OR PROPOSED VEGETATION FAILS TO FUNCTION ADEQUATELY AS REQUIRED, THE TOWN OF CARY SITE INSPECTOR RESERVES THE RIGHT TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN ON THE LANDSCAPE PLAN BASED ON ACTUAL FIELD CONDITIONS.
10. THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5 FOOT BUMPER OVERHANG FROM THE BACK OF CURB.
11. ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS.
12. THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
14. NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY, WITHIN 10' OF A LIGHT POLE OR WITHIN 5' OF A SIDEWALK.
15. ALL ABOVE GROUND UTILITY EQUIPMENT AND FACILITIES ASSOCIATED WITH ON-SITE ELECTRIC, CABLE, TELEPHONE, GAS OR OTHER SIMILAR UTILITY SHALL BE LOCATED IN THE SIDE OF REAR YARD AREA OF THE SITE AND SCREENED, TO THE EXTENT POSSIBLE, WITH EVERGREEN PLANTINGS. PLANTINGS SHALL ALLOW FOR A MINIMUM OF A 5' CLEARANCE AROUND THE STRUCTURE TO ALLOW FOR ACCESS. ADDITIONALLY, ANY SIDE OF THE STRUCTURE HAVING A DOOR OR LOCK, THE PLANTINGS SHALL ALLOW FOR A 10' CLEARANCE. THE AMOUNT OF CLEARANCE SHALL ACCOUNT FOR THE SIZE OF THE PLANT MATERIAL AT MATURITY.
16. ALL VEHICULAR USE AREAS (DRIVES & PARKING AREAS) SCREENING TO BE MAINTAINED AS A CONTINUOUS EVERGREEN HEDGE AT A MINIMUM HEIGHT OF TREE (3) FEET.

GRAPHIC SCALE



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Professional Engineers & Land Surveyors
3755 Benson Drive
Raleigh, North Carolina 27609
919-877-9992
919-877-9979
ALY@AYES-PA.COM
CORPORATE LICENSE NO. C-1024



DRAWN BY: HAY
CHECKED BY: HAY
SCALE: 1" = 20'
DATE: 01-03-16
REVISIONS:

SITE LANDSCAPE PLAN

MIRA MART CONVENIENCE CENTER
1700 NEW BERN AVENUE
CITY OF RALEIGH, NORTH CAROLINA

NEW CONSTRUCTION FOR

MIRA MART #3

1700 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA

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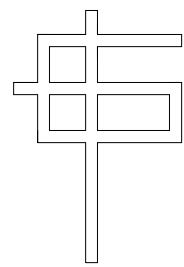
GENERAL NOTES:

1. REVIEW ALL DRAWINGS PRIOR TO STARTING OF ANY WORK. ALL SUBS TO COOR. WITH G.C. PRIOR TO ANY DEMO AND START OF CONSTRUCT.
2. BASE DATA PROVIDED BY SUNDERLAND ENG.

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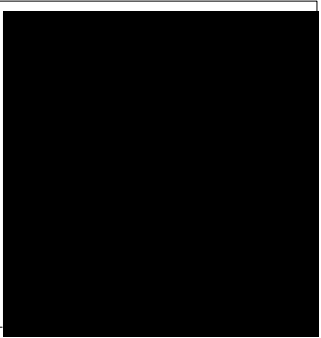
4/24/15 SUNDERLAND REV

Sunderland Engineering, PLLC
3328 Guess Road, #28
Durham, NC 27705-2139



G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27606
919-851-0052

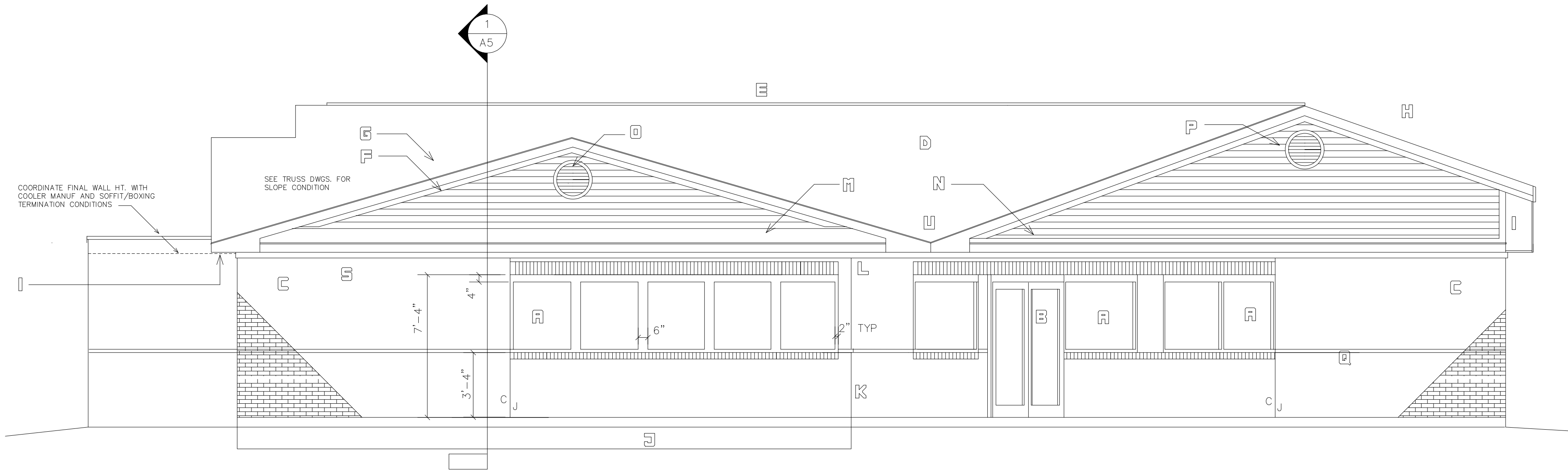
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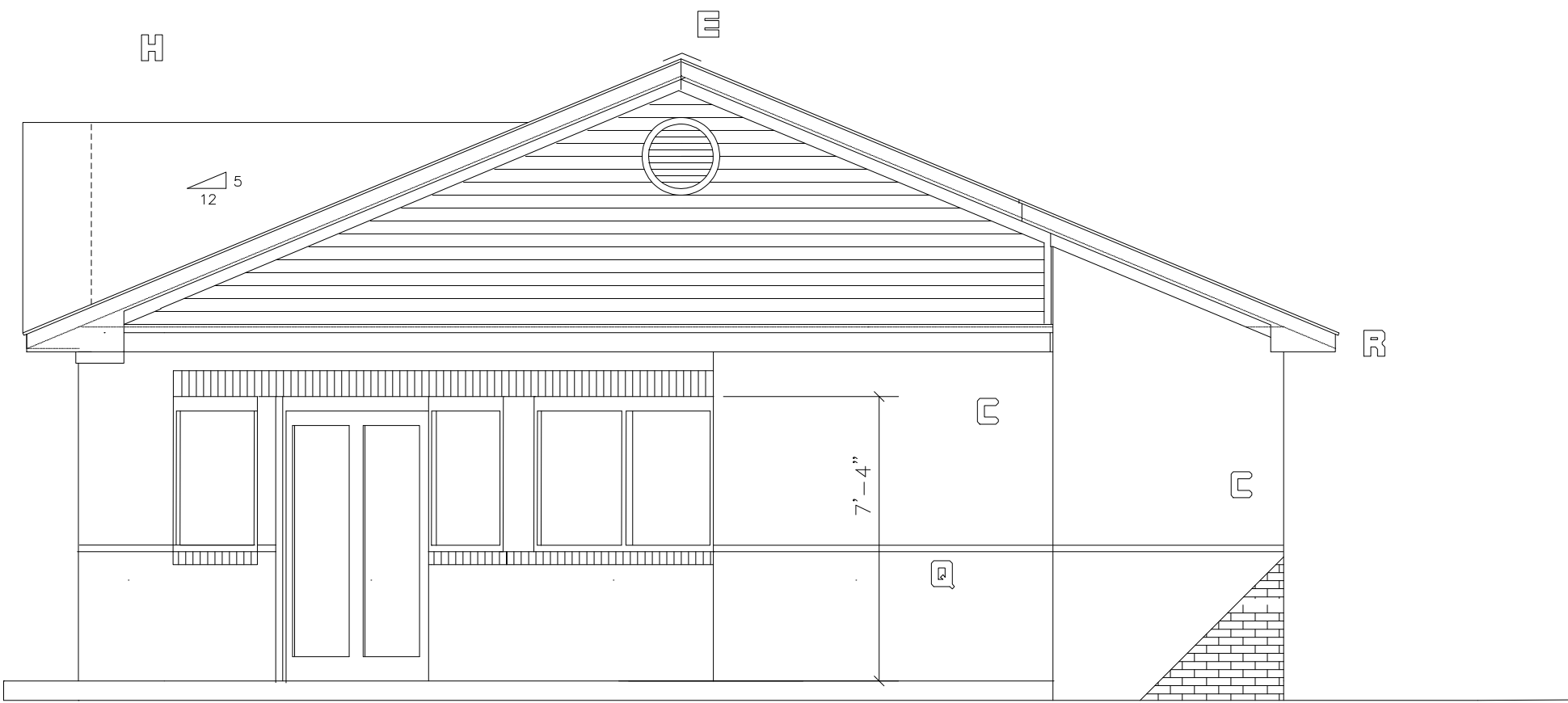
SEALS:

EXTERIOR
ELEVATIONS

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-2
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
SUNDMM	SUNDMM	4/14/15
CAD FILE NAME:	PROJECT #	DATE:



1 FRONT ELEVATION
A-2 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A-2 1/4" = 1'-0"

- A** KAWNEER OR EQ. TRIFAB 451 THERMAL BREAK STOREFRONT. 1" TINTED INSULATED GLASS TEMPER ALL GLAZING. ALUM COLOR MED BRNZ. OR PER OWNER SELECTION
- B** ENTRY DOOR SYSTEM BY STOREFRONT MANUF. THRESH AND HARDWARE ACCESS. PER ANSI 117
- C** BRICK VENEER (BRICK SELECTION BY OWNER) COLORED MORTAR, RAKE JTS. SS ADJ. BRICK TIES PER NCBC.
- D** FIBERGLASS SHINGLES AS SELECTED BY OWNER OVER 30# FELT. SHEATHING 5/8" T&G CDX OR APPROVED EQUAL. SCREW SYSTEM TO TRUSSES PER NCBC SPACING REQ. INSTALL ALUM DRIP EDGE BRNZ.
- E** CONT. RIDGE VENT
- F** HARDI GABLE SIDING, ONE PRIME AND TWO FINISH COATS OF SHERWIN WILLIAMS EXTERIOR PT SYSTEM. PAINT SYSTEM TYPICAL FOR ALL EXTERIOR SIDING AND TRIM. BACK PRIME ALL SURFACES. SEAL ALL JOINTS WITH TREMCO OR EQUAL COMMERCIAL GRADE CAULK, TWO PART, MATCHING COLOR
- G** HARDI FACIA, MITER ALL JTS. SEAL ALL JOINTS. SEE TYP. PAINT 6" MIN.
- H** HARDI TRIM, MITER ALL JTS. SEAL ALL JOINTS. SEE TYP. PAINT 4" MIN.
- I** HARDI PERF SOFFIT (NON FUNCTIONAL ON RATED EXTERIOR WALL) SEE SECTION.
- J** ACCESSBILE CONC. WALK. SEE SITE PLAN PACKAGE FOR ALL ACCESS. LOCATIONS/PARKING ETC.
- K** BRICK ROLOC
- L** BRICK SOLDIER (SEE STRUCTURAL FOR ALL LINTELS)
- M** SHINGLED SLOPE FLASH FROM SIDING TO SHINGLE AND COUNTER FLASH INCLUDING ENDS.
- N** TREATED CAP AT BRICK TERM. (ANCHOR TO BRICK AND BACK TO FRAMING). SLOPE FOR POSITIVE DRAINAGE AND COVER WITH ALUM BRNZ. FLASHING WITH LOCK CLEAT @ BRICK. FLASH BEHIND SIDING.
- O** OPERABLE 2'-0 DIA. LOUVER WITH BIRD/INSECT SCREEN. FLASH/SEAL PVC
- P** FAUX 2'-0 DIA. LOUVER. ALL LOVERS OPERABLE AND FAUX TO MATCH. PVC
- Q** INSET BRICK LINE 1/4". LINE AS CLOSE TO WINDOW SILL AS POSSIBLE CONTINUOUS EXTENTS OF BRICK VENEER
- R** BOXING, HARDI TRIM.
- S** IN ALL EXTERIOR TRIM/BOXING LOCATIONS INSTALL POSITIVE FIRE BLOCKING PER NCBC FULL LENGTH OF BUILDING, SPACING AS CALLED PER MIN./MAX. CODE LOCATIONS. USE USG GYP SHEATHING
- T** TREATED SLOPE BLOCKING WITH ALUM. COVER/FLASHINGS FROM BLDG TO COOLER. COOR WITH COOLER PROVIDER. PROVIDE RIGID THERMAL BLOCK AT ANY VOIDS TO EXTERIOR
- U** VERIFY THIS VALLEY CONDITION WITH TRUSS MANUF AND ON SITE G.C. OVERFRAME/STICK FRAME @ VALLEY IF NEEDED BUT MAINTAIN CONSISTANT PROFILE AND DRAINAGE.

NEW CONSTRUCTION FOR

MIRA MART #3

1700 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA

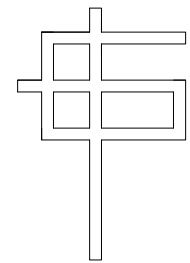
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GENERAL NOTES:

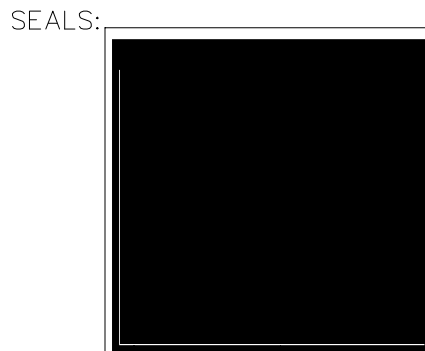
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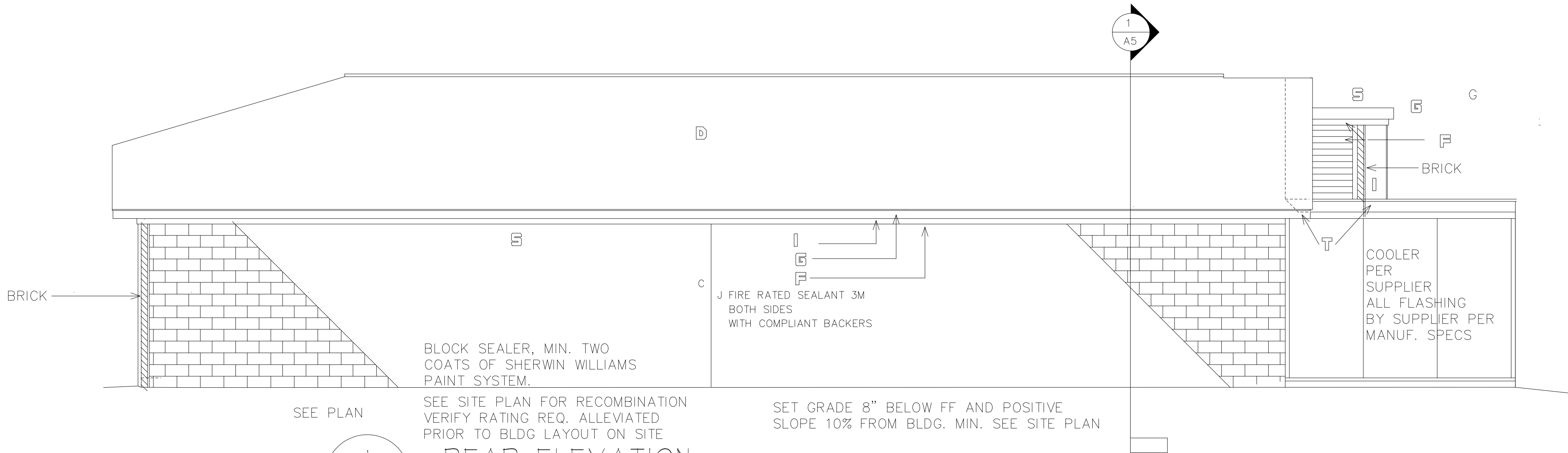


SEALS:

EXTERIOR ELEVATIONS

INT. CONTR.

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A-3
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
SUNDMM	SUNDMM	4/14/15
CAD FILE NAME:	PROJECT #	DATE:

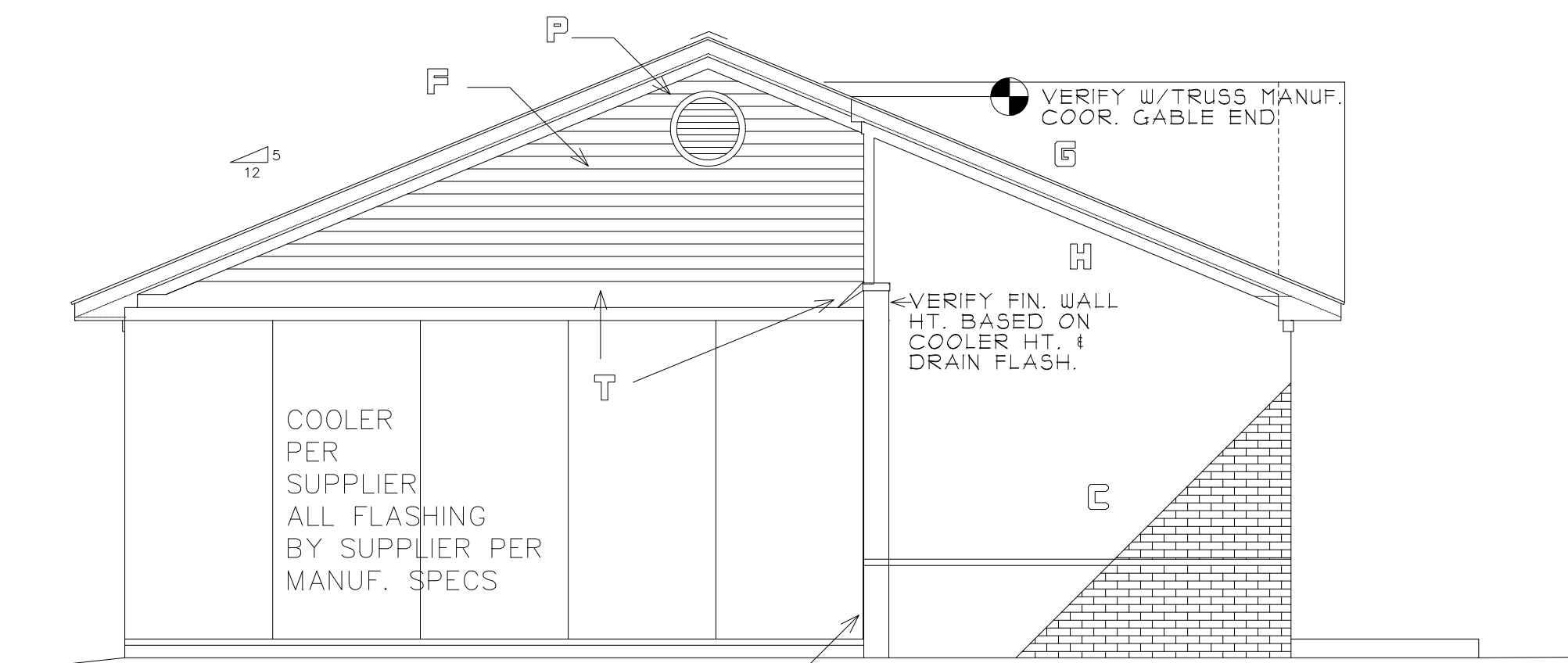


1
A-3

REAR ELEVATION

1/4" = 1'-0"

SEE A2 FOR TYP. NOTES



BACKER ROD & SEALANT

SEE PLAN FOR NOTE REF. RATING & PROPERTY LINE.
VERIFY WITH FINAL SITE PLAN

2
A-3

LEFT SIDE ELEVATION

1/4" = 1'-0"