

# EAGLES AT POYNER PLACE SR-31-2017



Zoning: **CX-4-CU**  
CAC: **Northeast**  
Drainage Basin: **Perry Creek**  
Acreage: **1.2**  
Sq. Ft.: **4,864**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

Applicant: **Andy Padiak**  
Phone: **(919) 361-5000**





## Administrative Action Administrative Site Review

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

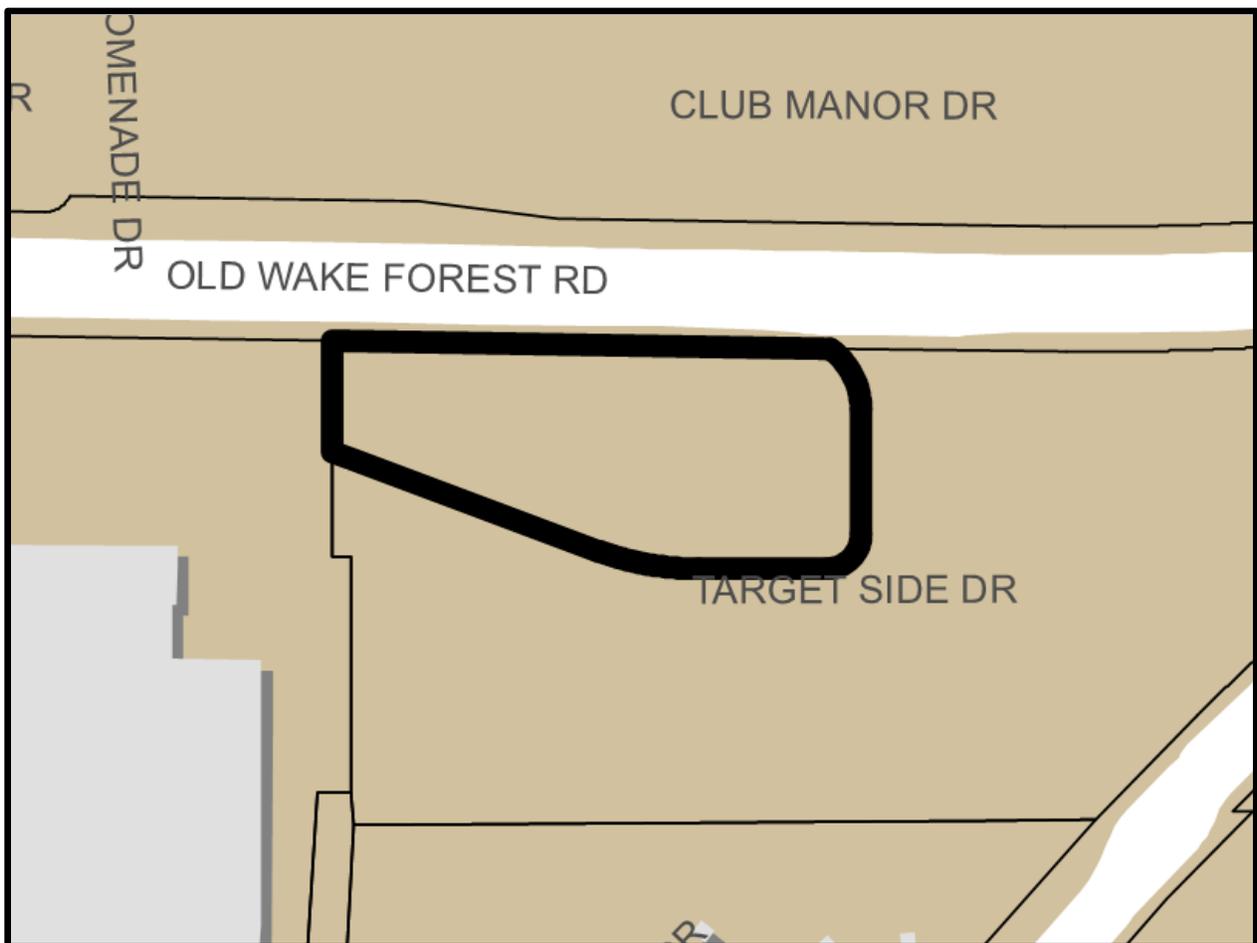
**Case File / Name:** SR-31-17 / Eagles at Poyner Place

**General Location:** This site is located south of Old Wake Forest Road and west of the intersection of Cut Rock Way and Old Wake Forest Road. This site is located inside the city limits.

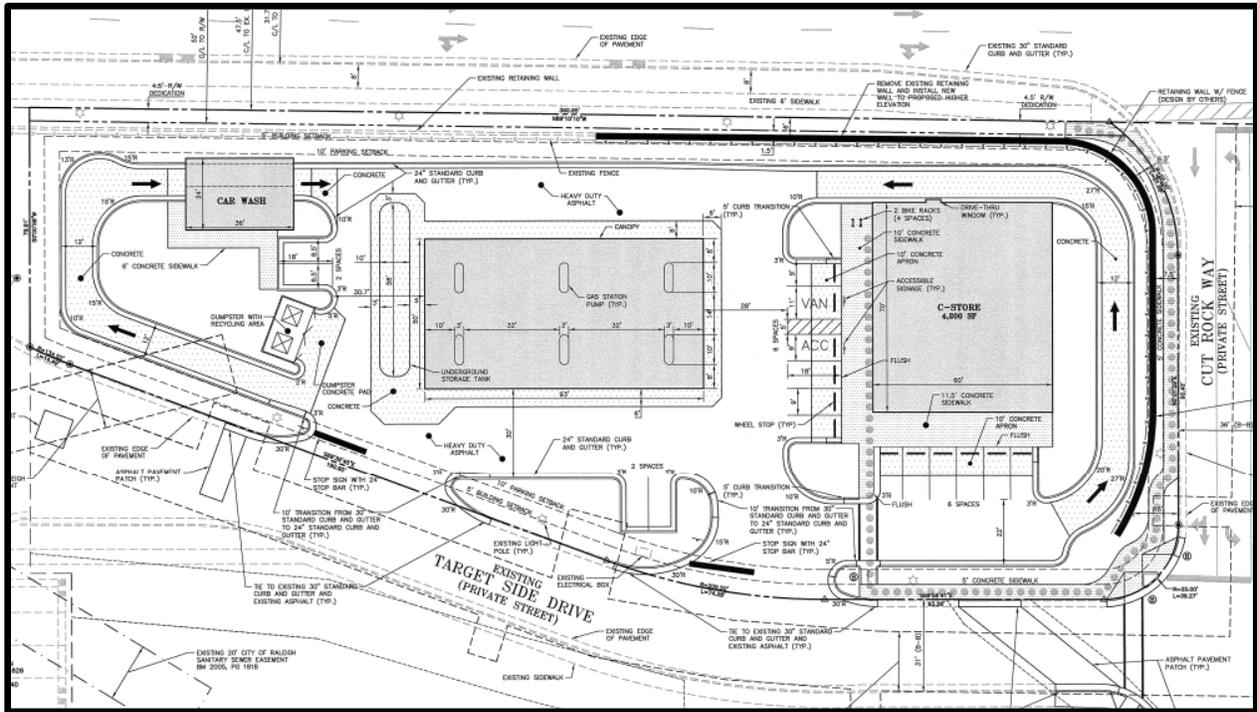
**CAC:** Northeast

**Request:** Construction of a 4,200 square convenience store, gas canopy and car wash located on 1 parcel totaling 1.2 acres. The property is zoned Commercial Mixed Use, 4 stories (CX-4-CU),

**Cross-Reference:** SR-31-17, Transaction# 508254, Z-5-01



SR-31-17 Location Map



SR-31-17 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	Commercial Mixed Use-4-CU (Commercial Mixed Use-4-Conditions, case Z-05-01)	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	4,200 sq ft of retail space requires 14 spaces; 16 spaces provided 4 short term bicycle spaces required and provided	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Old Wake Forest Road is classified as a Avenue 4-Lane, Divided Street. This street section consists of a 104' right of way with a 76' back to back street with street trees and 6' sidewalks on both sides. Half of the 104' right-of-way will be required to be dedicated.	<a href="#">8.4</a>
<b>Streetscape:</b>	Old Wake Forest Road has a City of Raleigh Maintained right of way. Street trees are provided for the road frontage. A fee-in-lieu of will be required for 1' of sidewalk along the entire frontage of Old Wake Forest Road to meet the 6' sidewalk requirement per the Unified Development Ordinance.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Minimum Building Setbacks: 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>	Neighborhood transitions are not required in at this site.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	Transitional protective yards are not required in at this site.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This site will utilize a previously constructed wetland for quality and quantity control as a part of the shared solution. The site joins other sites in stormwater compliance and the impervious surface area allocation is made in Transaction 508679 concurrent review. There are no flood hazards or Neuse Riparian Buffer areas located on site. The parcel is not located within a water supply protected watershed area.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than 2 acres in size and therefore exempt from Article 9.1, Tree Conservation. This site is not providing tree conservation.	<a href="#">9.1</a>

<p><b>Variances, Design Adjustments, Administrative Alternates:</b></p>	<p>N/A</p>	
<p><b>Other:</b></p>	<p>0.15 acres of the site has been designated as amenity area.</p>	

**OFFICIAL ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:**

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

1. That prior to issuance of a grading permit, 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 prior to Site Permitting, a stormwater control plan with a stormwater operations & maintenance manual & budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
3. That prior to Site Permitting, a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That construction plans for the shared stormwater devices be submitted and approved by the City;
5. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City of Raleigh;

**Prior to issuance of building permits:**

6. 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;
7. That 4.5' of right-of-way along Old Wake Forest Road be dedicated to the City of Raleigh and a copy of the recorded map be provided to the City prior to building permit issuance;

8. That the proposed public waterline easement shown on the preliminary plan be shown on all maps for recording and a copy be provided to the City prior to building permit issuance;
9. 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;
10. That in accordance with UDO 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City of Raleigh Public Works Department;
11. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along Old Wake Forest Road is paid to the City of Raleigh prior to building permits;
12. That all conditions of Z-5-2001 are complied with;

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

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

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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (P) Date: 8/15/17

Staff Coordinator: Daniel L. Stegall

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 July 14, 2017, submitted by Andy Padiak of McAdams Co.

**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:** 8-15-2020

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.

# EAGLES AT POYNER PLACE

ADMINISTRATIVE SITE REVIEW FOR:  
EAGLES AT POYNER PLACE  
RALEIGH, NORTH CAROLINA  
PROJECT NUMBER: SPEC-16964  
TRANSACTION #: 508254

## ADMINISTRATIVE SITE REVIEW 8051 TARGET SIDE DRIVE RALEIGH, NORTH CAROLINA TRANSACTION #508254 SR-31-17 PROJECT NUMBER: SPEC-16964

DATE: MARCH 10, 2017  
REVISED: APRIL 28, 2017  
REVISED: JUNE 23, 2017  
REVISED: JULY 14, 2017

**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 (fax 919-996-1831)  
Litchford Satellite Office (1020 - 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

Development Name: **Eagles at Poyner Place**

Zoning District: **CX-4-CU** Overlay District (if applicable): **N/A** Inside City Limits?  Yes  No

Proposed Use: **Retail**

Property Address: **8051 Target Side Drive** Major Street Location: **Wake Forest Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.L.N. **1727806705** P.L.N. P.L.N. P.L.N.

What is your project type?  Apartment  Eminent Facilities  Hospitals  Hotels/Motels  Office  Mixed Residential  Townhomes  Retail  Shopping Center  Warehouse  Industrial Building  Supermarket  Telecommunication Tower  Religious Institutions  Residential Care  Cottage Court

Other: if other, please describe:

WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Construction of a retail building on a vacant outparcel pad. Parking requirements are being met by add new parking spaces on-site.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act. A design adjustment is required to allow the existing Wake Forest Road street section to remain 17' sidewalk, street trees outside of sidewalk.

CLIENT/DEVELOPER/OWNER: Company: **Gandhi At Poyner Place, LLC** Name (I): **Dilip Gandhi**  
Address: **9201 Leesville Road, Suite 201**  
Phone: **252-977-9111** Email: **bob@bunbrantley.com** Fax:

CONSULTANT (Contact Person for Plans): Company: **McAdams Co.** Name (I): **Andy Padiak**  
Address: **2905 Meridian Parkway Durham, NC 27713**  
Phone: **919-475-5514** Email: **padiak@mcadamsco.com** Fax:

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**DEVELOPMENT TYPE & SITE DATA TABLE** (Applicable to all developments)

Existing Information	Proposed Building
Existing Zoning: <b>CX-4-CU</b>	Proposed Building: <b>RETAIL</b>
Existing Building Area: <b>0</b> sq. ft.	Proposed Building Area: <b>4,200</b> SF
Existing Building Height: <b>0</b> ft.	Proposed Building Height: <b>11-20' -0"</b>
Existing Total Area: <b>0</b> ac.	Proposed Total Area: <b>1.20</b> ac
Existing Off-street Parking: <b>0</b> spaces	Proposed Off-street Parking: <b>4</b> spaces
Existing Stormwater Management: <b>0</b> cfs	Proposed Stormwater Management: <b>1</b> cfs
Existing Flood Hazard: <b>0</b> ft.	Proposed Flood Hazard: <b>0</b> ft.
Existing Flood Study: <b>N/A</b>	Proposed Flood Study: <b>N/A</b>

**FOR RESIDENTIAL DEVELOPMENTS:**

1. Total # of Apartments, Condominiums or Residential Units: **0**

2. Total # of Congregate Care or Life Care Dwelling Units: **0**

3. Total Number of Hotel Units: **0**

4. Overall Total # of Dwelling Units (1-4 Above): **0**

5. Bedroom Units: **0** 2br **0** 3br **0** 4br or more **0**

6. Infill Development: **2.27** **0**

7. Open Space (yards) or Amenity: **0**

8. Is your project a cottage court?  Yes  No

**SIGNATURE BLOCK** (Applicable to all developments)

I, the undersigned, **Andy Padiak, PE**, being duly sworn, certify that I am a duly licensed Professional Engineer in the State of North Carolina and I am the duly authorized representative of the applicant for the above described project. I hereby declare that the information provided in this application is true and correct to the best of my knowledge and belief, and I am not aware of any information that would cause this application to be false or misleading. I have read and understand the provisions of the City of Raleigh Code of Ordinances, and I agree to comply with all applicable provisions of the Code of Ordinances. I have read and understand the provisions of the City of Raleigh Code of Ordinances, and I agree to comply with all applicable provisions of the Code of Ordinances. I have read and understand the provisions of the City of Raleigh Code of Ordinances, and I agree to comply with all applicable provisions of the Code of Ordinances.

Signature: **Andy Padiak** Date: **03/10/2017**

Printed Name: **Dilip Gandhi**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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- C-1 EXISTING CONDITIONS
- C-2 OVERALL SITE PLAN
- C-3 SITE PLAN
- C-4 GRADING AND STORM DRAINAGE PLAN
- C-5 UTILITY PLAN
- LS-1 LANDSCAPE PLAN
- LI-1 LIGHTING PLAN
- D-1 SITE DETAILS
- D-2 SITE DETAILS
- SW-1 STORMWATER MANAGEMENT FACILITY DETAILS
- A9.1 BUILDING FLOOR PLAN
- A9.2 WEST AND NORTH ELEVATIONS
- A9.3 EAST AND SOUTH ELEVATIONS
- A9.4 CAR WASH PLANS
- A9.5 CAR WASH ELEVATIONS
- A9.6 PERSPECTIVE 1
- A9.7 PERSPECTIVE 2
- A9.8 PERSPECTIVE 3
- A9.9 SECTION

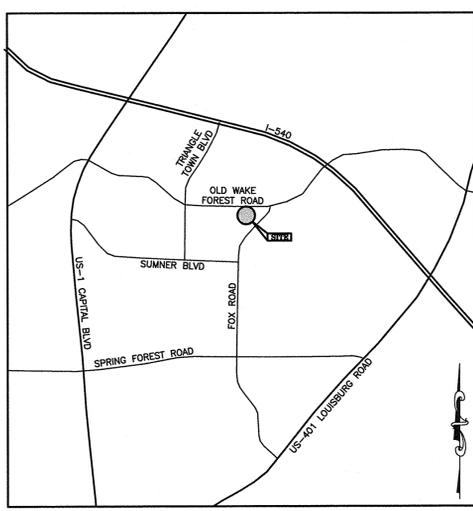
OWNER:

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

- NOTES:**
1. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE INTERSECTION OF THE RIGHT-OF-WAY LINES, WHICHEVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENDOUR ON THE MINIMUM CORNER CLEARANCE.
  2. WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERNING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
  3. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
- SOLID WASTE INSPECTION STATEMENT**
1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
  2. SOLID WASTE COLLECTION INCLUDING RECYCLING TO BE HANDLED WITH NEW DUMPSTERS ON-SITE.

SEE CUD CASE # 2-5-01 FOR ALL ASSOCIATED CONDITIONS AND EXHIBITS

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



**VICINITY MAP**  
1"=1,000'



**Know what's below.  
Call before you dig.**

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. 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 extension of water, sewer, and/or reuse as approved in these plans, is responsible for contacting the Public Works Department at (919) 831-6810, and the Public Utilities Department at (919) 857-4540 at least twenty four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

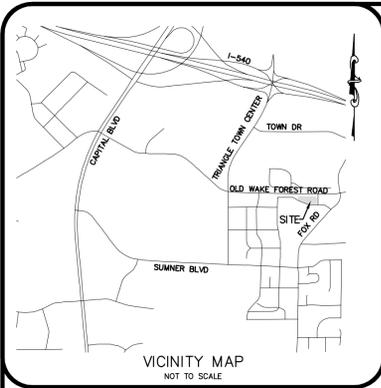


**MCADAMS**

**THE JOHN R. McADAMS COMPANY, INC.**

2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 = McAdamsCo.com  
Contact: Andy Padiak  
Padiak@mcadamsco.com

X:\Projects\SPEC-16964\Construction Drawings\Current Drawings\SPEC16964-CSD1.dwg, 7/21/2017 3:13:08 PM, Bill, Job



I, RONALD T. FREDERICK, CERTIFY THAT THIS SURVEY WAS TIED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM; AND THAT THE FOLLOWING INFORMATION WAS USED TO PERFORM THE TIE:

CLASS OF SURVEY: AA  
 POSITIONAL ACCURACY: 0.06'  
 TYPE OF GPS FIELD PROCEDURE: OPUS-S  
 DATES OF SURVEY: OCTOBER 15, 2016  
 DATUM/EPOCH: NAD83(2011) 2010.00  
 PUBLISHED CONTROL: CORS STATIONS "RALEIGH DOT", "DURHAM COOP", AND "JORDAN LAKE"  
 GEOID: 12B  
 PROJECT COMBINED GRID FACTOR: 0.99992123  
 UNITS: U.S. SURVEY FEET

RONALD T. FREDERICK, P.L.S. L-4720

I, RONALD T. FREDERICK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE (AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:112,946; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS

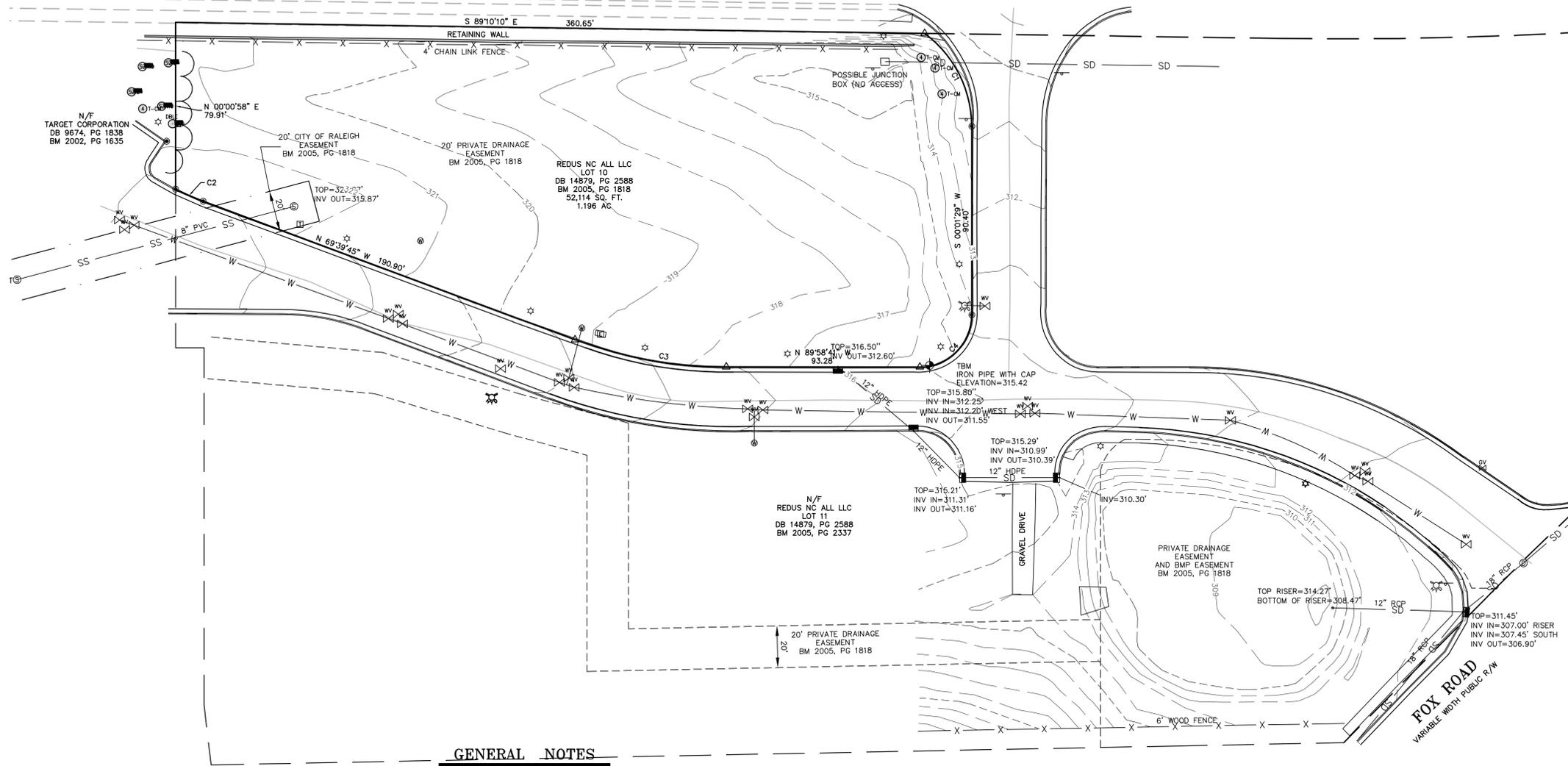
DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

RONALD T. FREDERICK PLS L-4720

**PRELIMINARY PLAT  
 NOT FOR RECORDATION  
 CONVEYANCES OR SALES**

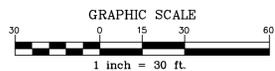
**LEGEND**

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- ▲ BORE HOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC BOX
- ☆ LIGHT POLE
- ⊙ POWER POLE
- ⊙ CURB INLET
- ⊙ STORM DRAINAGE MANHOLE
- ⊙ YARD INLET
- ⊙ FIRE CONNECTION
- ⊙ FIBER OPTIC MARKER
- ⊙ GREASE PIT
- ⊙ HANDICAP
- ⊙ MONITORING WELL
- ⊙ SIGN
- ⊙ WATER MANHOLE
- ⊙ FIBER OPTIC VAULT
- ⊙ SPRINKLER HEAD
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- X-X- FENCE LINE



**GENERAL NOTES**

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TOPOGRAPHIC SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON GPS.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: CX-4-CU
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720172700J DATED MAY 2, 2006.
7. REFERENCES: BM 2005, PG 1816-1818 OF THE WAKE COUNTY REGISTRY. PIN: 1727806705
8. UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
10. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
11. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88



N.C. GRID (NAD 83)(2011)

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**THE JOHN R. MCADAMS COMPANY, INC.**  
 2905 Meridian Parkway  
 Durham, North Carolina 27713  
 Phone: 919-487-0288  
 Fax: 919-487-0289  
 Email: info@mcadamsco.com  
 (800) 733-5646

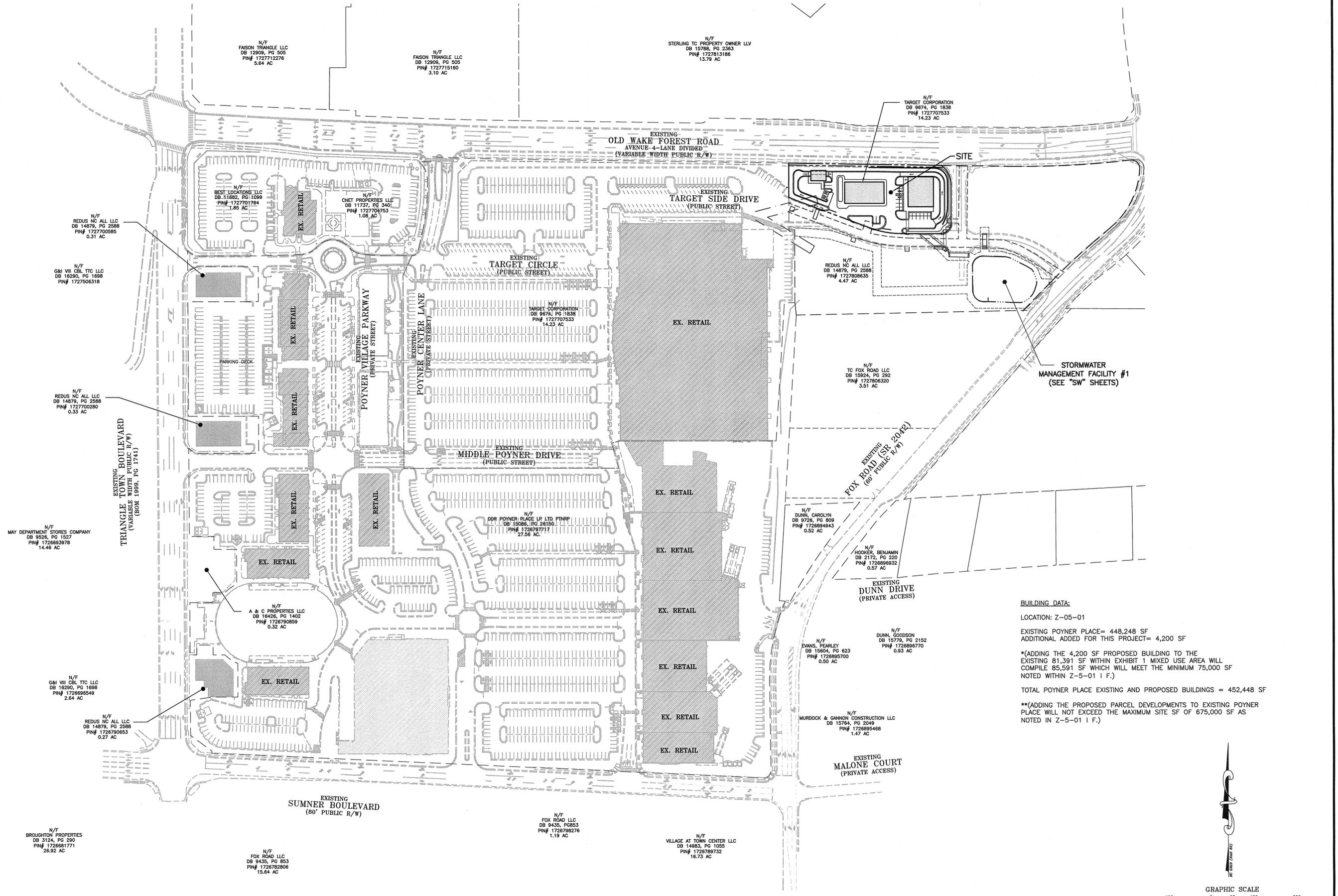
REVISIONS:


OWNER:  
**EAGLES ENTERPRISE, LLC**  
 9201 LEBESVILLE ROAD, SUITE 201  
 RALEIGH, NORTH CAROLINA 27613

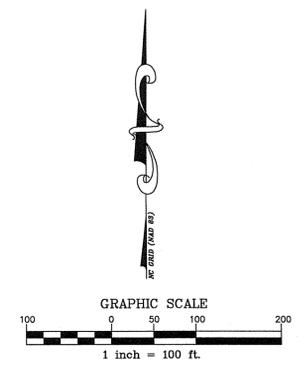
**EAGLES AT POYNER PLACE  
 ADMINISTRATIVE SITE PLAN**  
 RALEIGH, NORTH CAROLINA  
 EXISTING CONDITIONS

PROJECT NO:	SPEC-16964
FILENAME:	SPEC16964-C1
CHECKED BY:	RTF
DRAWN BY:	RTF
SCALE:	1"=30'
DATE:	03-10-17
SHEET NO.	C-1

X:\Projects\SPEC-16964\Land\Construction Drawings\Current Drawings\SPEC16964-041.dwg, 7/21/2017 3:12:59 PM, Job, Job



**BUILDING DATA:**  
LOCATION: Z-05-01  
EXISTING POYNIER PLACE = 448,248 SF  
ADDITIONAL ADDED FOR THIS PROJECT = 4,200 SF  
\*(ADDING THE 4,200 SF PROPOSED BUILDING TO THE EXISTING 81,391 SF WITHIN EXHIBIT 1 MIXED USE AREA WILL COMPILER 85,591 SF WHICH WILL MEET THE MINIMUM 75,000 SF NOTED WITHIN Z-5-01 I F.)  
TOTAL POYNIER PLACE EXISTING AND PROPOSED BUILDINGS = 452,448 SF  
\*\*(ADDING THE PROPOSED PARCEL DEVELOPMENTS TO EXISTING POYNIER PLACE WILL NOT EXCEED THE MAXIMUM SITE SF OF 675,000 SF AS NOTED IN Z-5-01 I F.)



THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
License No.: C-0293  
(800) 733-5646 • McAdamsCo.com



REVISIONS:

1	2017-04-28	RESPONSE TO CITY COMMENTS
2	2017-08-23	RESPONSE TO CITY COMMENTS
3	2017-07-14	RESPONSE TO CITY COMMENTS

OWNER:  
GANDHI AT POYNIER PLACE, LLC  
9201 LEEVILLE ROAD, SUITE 201  
RALEIGH, NORTH CAROLINA 27613

# EAGLES AT POYNIER PLACE

## ADMINISTRATIVE SITE PLAN

RALEIGH, NORTH CAROLINA

OVERALL SITE PLAN

PROJECT NO.:	SPEC-16964
FILENAME:	SPEC16964-OAS1
CHECKED BY:	ARP
DRAWN BY:	JB
SCALE:	1"=100'
DATE:	03-10-17
SHEET NO.:	C-2



EXISTING  
**OLD WAKE FOREST ROAD**  
 AVENUE 4-LANE DIVIDED  
 (VARIABLE WIDTH PUBLIC R/W)

**SITE LEGEND**

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CONCRETE

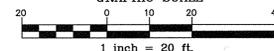
**SITE PLAN NOTES**

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL DIMENSIONS SHOWN ON SITE PLAN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
4. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
5. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
6. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION OR TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
7. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
8. CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR TO CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NORTH CAROLINA ONE CALL". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
9. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
10. ACCESSIBLE PARKING SHALL MEET THE REQUIREMENTS OF 2012 NC513C SECTION 1106.

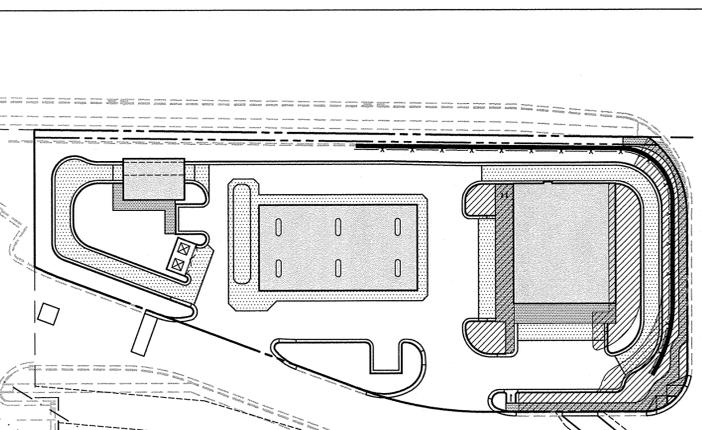
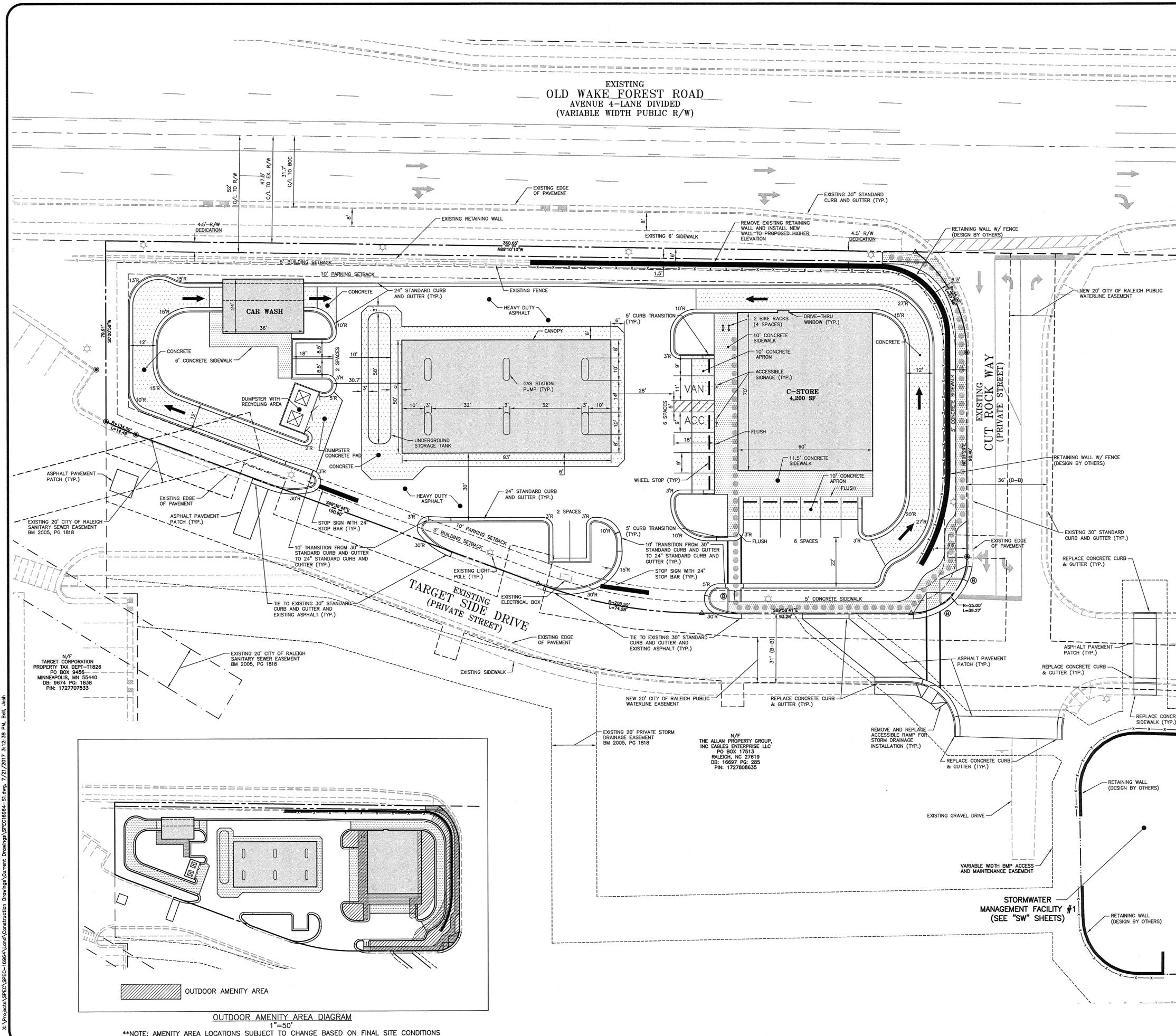
**SITE DATA**

OWNER	EAGLES ENTERPRISE LLC 9201 LEESSVILLE ROAD, SUITE 201 RALEIGH, NC 27613
PARCEL	PIN: 1727-80-6705 PARCEL ID: 338137 PIN: 1727-80-8635 PARCEL ID: 338138
EXISTING ZONING	CX-4-CU
EXISTING USE	VACANT
PROPOSED USE	RETAIL
RIVER BASIN	NEUSE
EXISTING PARCEL AREA	GROSS: 1.20 AC
PROPOSED PARCEL AREA	GROSS: 1.20 AC
BUILDING AREA	PROPOSED 4,200 SF
SETBACK/YARD REQUIREMENTS	STREET YARD: PAGE RD: NONE YARDS: NONE
PARKING	REQUIRED RETAIL: 1 SP/300 SF x 4,200 SF = 14 SPACES PROPOSED 16 SPACES
HC PARKING	REQUIRED 1 SPACES PROPOSED 2 SPACES
HC VAN PARKING	REQUIRED 1/6 HC SPACES = 1 SPACES PROPOSED 1 SPACES
BICYCLE PARKING	REQUIRED RETAIL: 1 SP/5,000 SF x 4,200 SF = 1 SPACE (MINIMUM 4 SPACES) PROPOSED 4 SPACES
IMPERVIOUS SURFACE	EXISTING 0.00 AC PROPOSED 0.87 AC
TREE SAVE	REQUIRED NO TREE SAVE IS REQUIRED LESS THAN 2 AC LOT
OUTDOOR AMENITY AREA	REQUIRED 52,114 SF x 10% = 5,211 SF PROPOSED 6,549 SF
DISTURBED AREA	2.31 AC

**GRAPHIC SCALE**



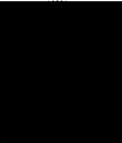
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**OUTDOOR AMENITY AREA DIAGRAM**  
 1"=50'

\*\*NOTE: AMENITY AREA LOCATIONS SUBJECT TO CHANGE BASED ON FINAL SITE CONDITIONS

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 2906 Meridian Parkway  
 Durham, North Carolina 27713  
 License No.: C-0283  
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REVISIONS:	DATE	DESCRIPTION
1	2017-04-28	RESPONSE TO CITY COMMENTS
2	2017-08-23	RESPONSE TO CITY COMMENTS
3	2017-07-14	RESPONSE TO CITY COMMENTS

OWNER:  
 GANDHI AT POYNER PLACE, LLC  
 9201 LEESSVILLE ROAD, SUITE 201  
 RALEIGH, NORTH CAROLINA  
 27613

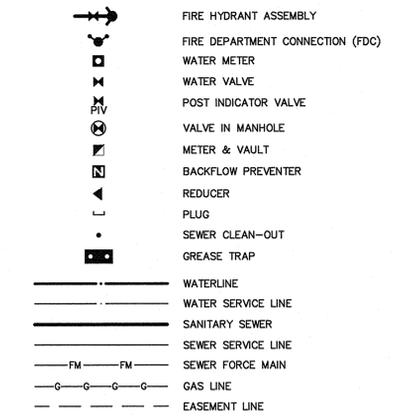
**EAGLES AT POYNER PLACE**  
 ADMINISTRATIVE SITE PLAN  
 RALEIGH, NORTH CAROLINA

PROJECT NO.	SPEC-16964
FILENAME	SPEC16964-S1
CHECKED BY:	ARP
DRAWN BY:	JB
SCALE:	1"=20'
DATE:	03-10-17
SHEET NO.	C-3

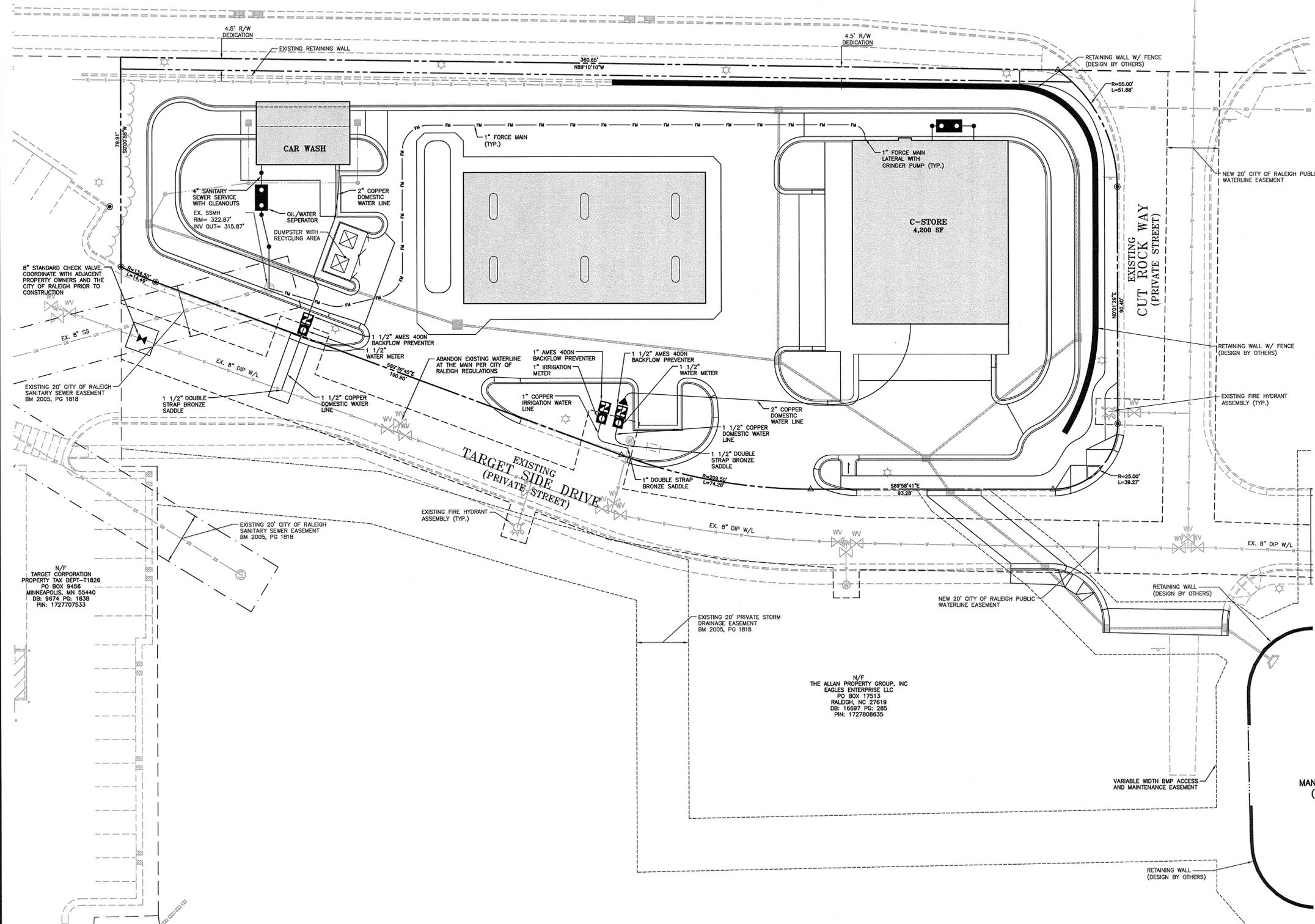


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UTILITY LEGEND



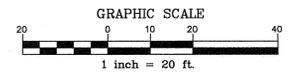
EXISTING  
OLD WAKE FOREST ROAD  
AVENUE 4-LANE DIVIDED  
(VARIABLE WIDTH PUBLIC R/W)



CITY OF RALEIGH PUBLIC UTILITIES  
STANDARD UTILITY NOTES (AS APPLICABLE)

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
  - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
  - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
  - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
  - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
  - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 3/4" COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
- INSTALL 4" PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM. WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

STORMWATER  
MANAGEMENT FACILITY #1  
(SEE "SW" SHEETS)

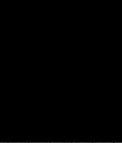


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N/F  
TARGET CORPORATION  
PROPERTY TAX DEPT-11826  
PO BOX 9456  
MINNEAPOLIS, MN 55440  
DB: 9674 PG: 1838  
PIN: 1727707533

N/F  
THE ALLAN PROPERTY GROUP, INC  
EAGLES ENTERPRISE LLC  
PO BOX 17513  
RALEIGH, NC 27619  
DB: 16897 PG: 265  
PIN: 1727608635

THE JOHN R. MCADAMS  
COMPANY, INC.  
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Durham, North Carolina 27713  
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REVISIONS:  
 2017-04-28 RESPONSE TO CITY COMMENTS  
 2017-08-23 RESPONSE TO CITY COMMENTS  
 2017-07-14 RESPONSE TO CITY COMMENTS

OWNER:  
 GANDHI AT POYNER PLACE, LLC  
 9201 LEEVILLE ROAD, SUITE 201  
 RALEIGH, NORTH CAROLINA  
 27613

EAGLES AT POYNER PLACE  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA

PROJECT NO: SPEC-16964  
 FILENAME: SPEC16964-U1  
 CHECKED BY: ARP  
 DRAWN BY: JB  
 SCALE: 1"=20'  
 DATE: 03-10-17  
 SHEET NO. C-5



UTILITY PLAN

**GENERAL LANDSCAPING NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DURHAM AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLUGS, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
18. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
19. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
20. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
21. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3

- INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIFLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED, UNLESS IMMEDIATELY INSTALLED. SET EXTERIOR PLANTS AND TREES IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

**PLANT SCHEDULE**

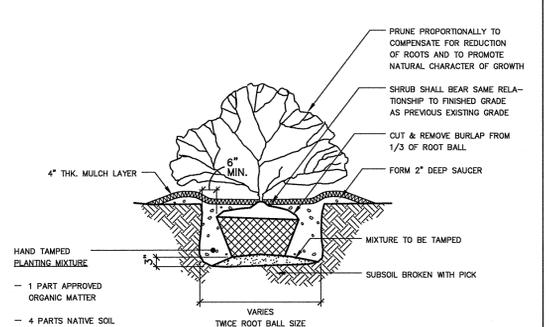
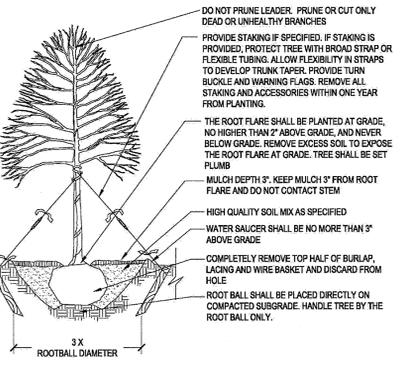
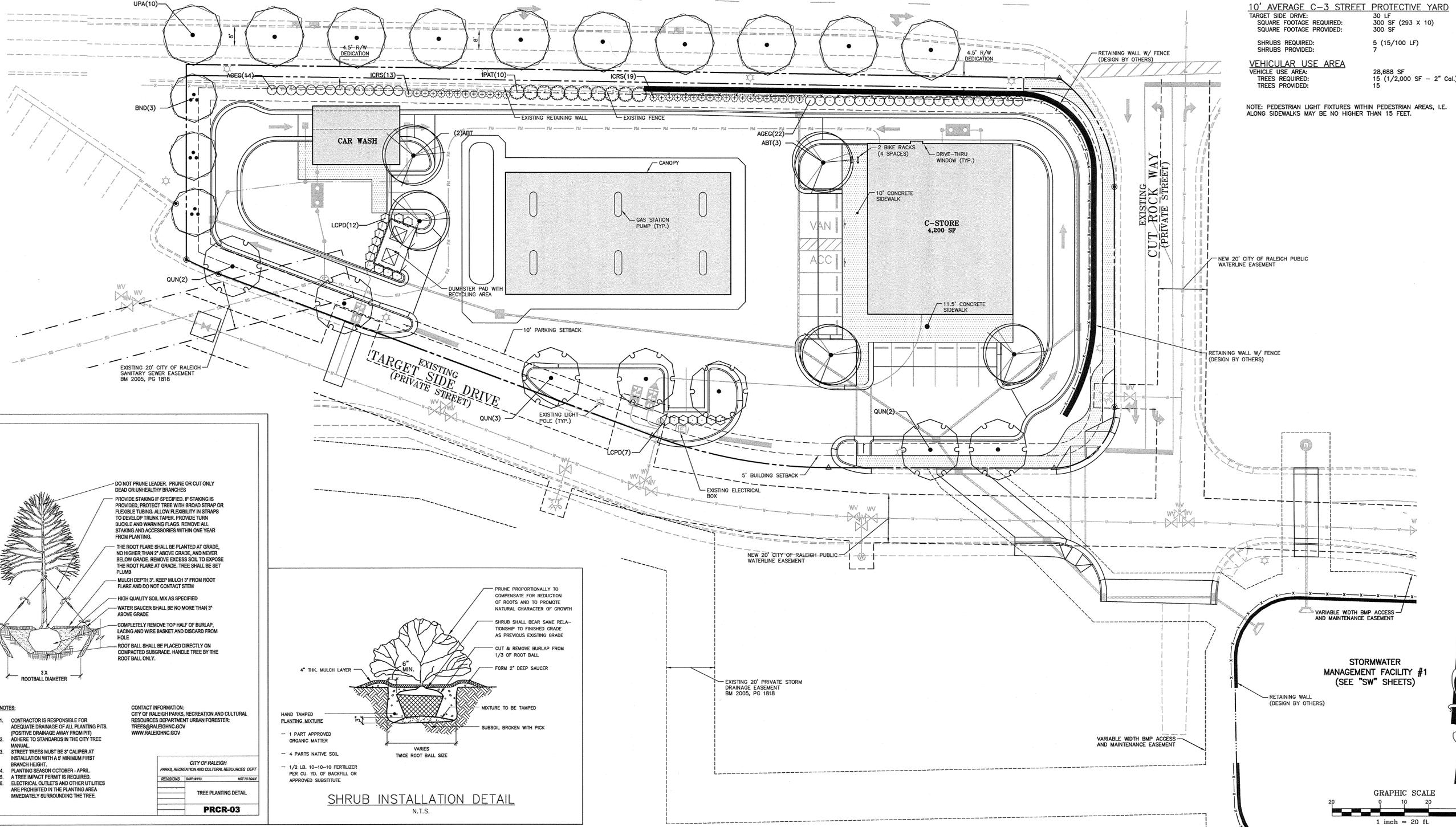
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT
	ABT	5	Southern Sugar Maple	Acer barbatum	3"	
	BND	3	Duraheat River Birch	Betula nigra 'Duraheat'	3"	10'
	QUN	7	Nuttall Oak	Quercus nuttallii	3"	
	UPA	10	Princeton Lacebark Elm	Ulmus parvifolia 'Princeton'	3"	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	AGEG	36	Glossy Abelia	Abelia x grandiflora	36"	
	ICRS	32	Steeds Japanese Holly	Ilex crenata 'Steeds'	18"	
	IPAT	10	Anise Tree	Illicium parviflorum	18"	
	LCPD	15	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	

**EXISTING OLD WAKE FOREST ROAD AVENUE 4-LANE DIVIDED (VARIABLE WIDTH PUBLIC R/W)**

**LANDSCAPE CALCULATIONS**

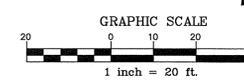
STREET TREES	
TARGET SIDE DRIVE:	280 LF
TREES REQUIRED:	7 (1/40 LF)
TREES PROVIDED:	7
10' AVERAGE C-3 STREET PROTECTIVE YARD	
TARGET SIDE DRIVE:	30 LF
SQUARE FOOTAGE REQUIRED:	300 SF (293 X 10)
SQUARE FOOTAGE PROVIDED:	300 SF
SHRUBS REQUIRED:	5 (15/100 LF)
SHRUBS PROVIDED:	7
VEHICULAR USE AREA	
VEHICLE USE AREA:	28,688 SF
TREES REQUIRED:	15 (1/2,000 SF - 2" Cal.)
TREES PROVIDED:	15

NOTE: PEDESTRIAN LIGHT FIXTURES WITHIN PEDESTRIAN AREAS, I.E. ALONG SIDEWALKS MAY BE NO HIGHER THAN 15 FEET.



**SHRUB INSTALLATION DETAIL**

- NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A MINIMUM FIRST BRANCH HEIGHT.
  4. PLANTING SEASON OCTOBER - APRIL.
  5. A TREE IMPACT PERMIT IS REQUIRED.
  6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- CONTACT INFORMATION:**  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTRY  
TREES@RALEIGH.GOV  
WWW.RALEIGH.GOV
- CITY OF RALEIGH**  
PARKS, RECREATION AND CULTURAL RESOURCES DEPT
- | REVISIONS | DATE | BY | NOT FOR SCALE |
|-----------|------|----|---------------|
|           |      |    |               |
- TREE PLANTING DETAIL**  
**PRCR-03**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	2017-07-28	RESPONSE TO CITY COMMENTS
2	2017-08-28	RESPONSE TO CITY COMMENTS
3	2017-07-14	RESPONSE TO CITY COMMENTS

**OWNER:**  
GANDHI AT POYNER PLACE, LLC  
9201 LEESVILLE ROAD, SUITE 201  
RALEIGH, NORTH CAROLINA  
27613

**EAGLES AT POYNER PLACE**  
**ADMINISTRATIVE SITE PLAN**  
RALEIGH, NORTH CAROLINA  
**LANDSCAPE PLAN**

PROJECT NO: SPEC-16964  
FILENAME: SPEC16964-LST1  
CHECKED BY: ARP  
DRAWN BY: JB  
SCALE: 1"=20'  
DATE: 03-10-17  
SHEET NO: **LS-1**



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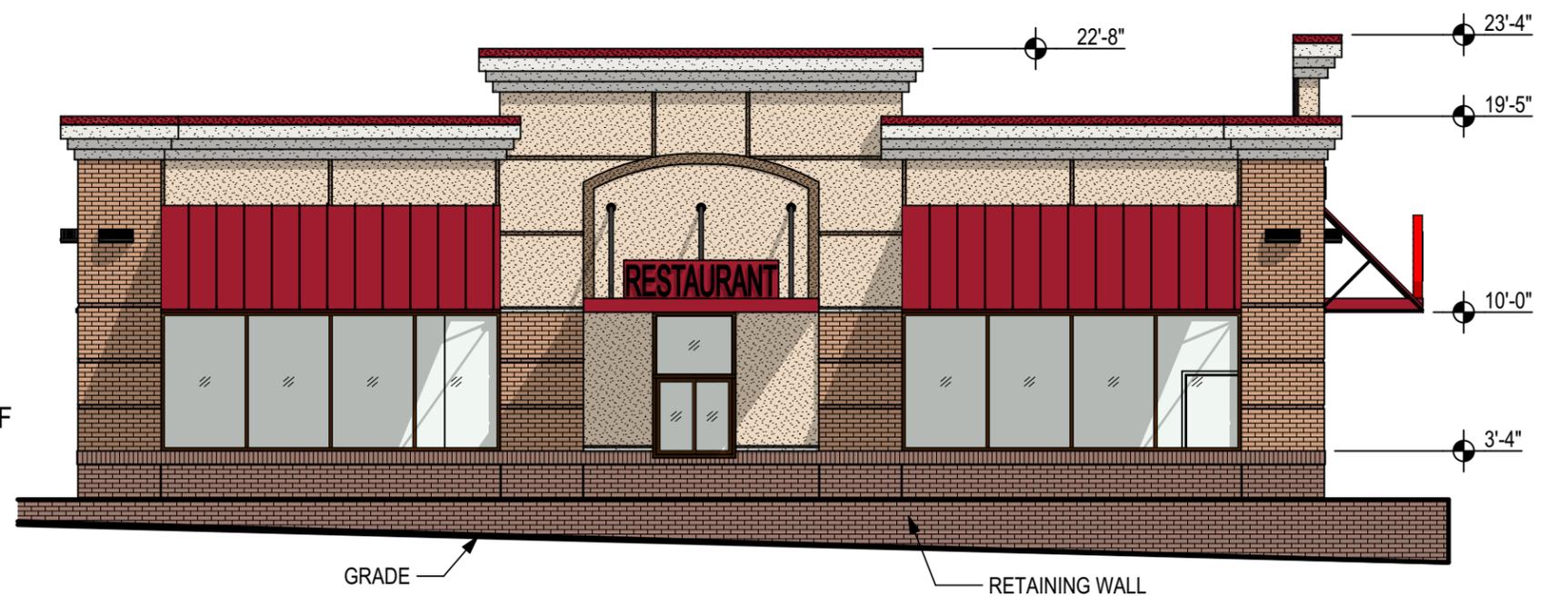


1  
A9.2  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

SG = SPANDREL GLASS

TRANSPARENCY OLD WAKE FOREST ROAD

DISTRICT = CX = 33% REQUIRED TRANSPARENCY  
 0' -12' AFF TOTAL AREA = 720 SQ FT  
 720 SQ FT x 33% = 237.6 SQ FT OF GLASS  
 237.6 SQ FT x 50% = 118.8 SQ FT OF GLASS BETWEEN 3' & 8' AFF  
 244 SQ FT OF GLASS PROVIDED  
 170 SQ FT OF GLASS BETWEEN 3' & 8'



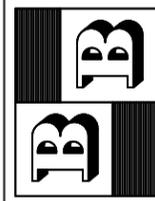
2  
A9.2  
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

NOTE: SIGNS SHOWN ON THESE PLANS ARE FOR ILLUSTRATION ONLY  
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NOTE: FENCE NOT SHOWN FOR CLARITY

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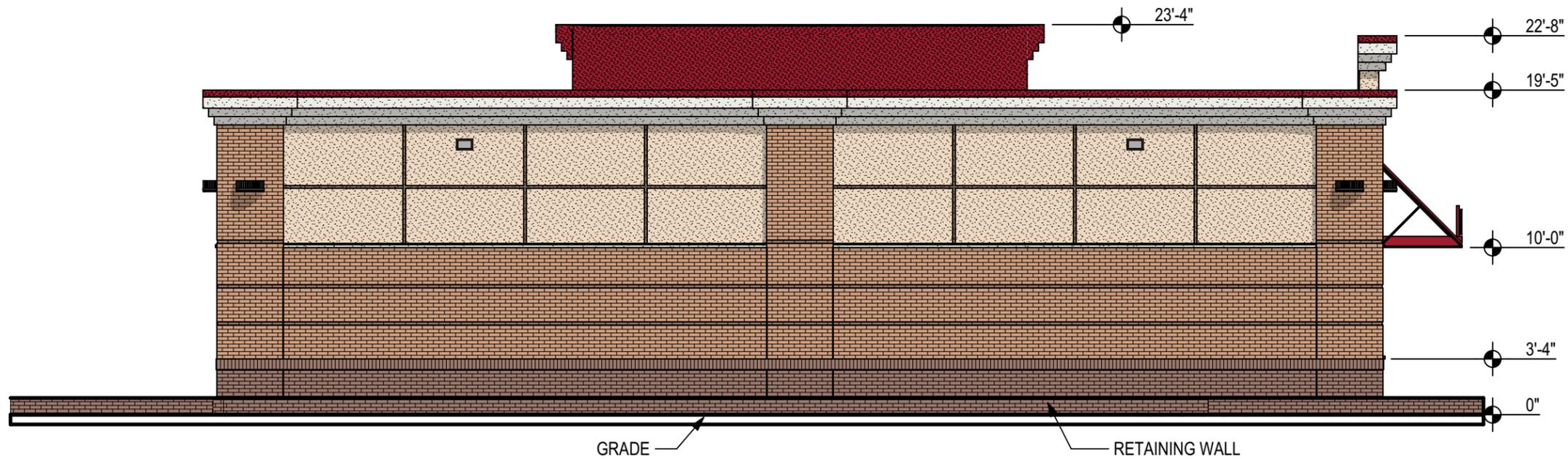
**EAGLES #11**  
**POYNER PLACE**  
 805 TARGET SIDE DRIVE  
 RALEIGH, NORTH CAROLINA 27616  
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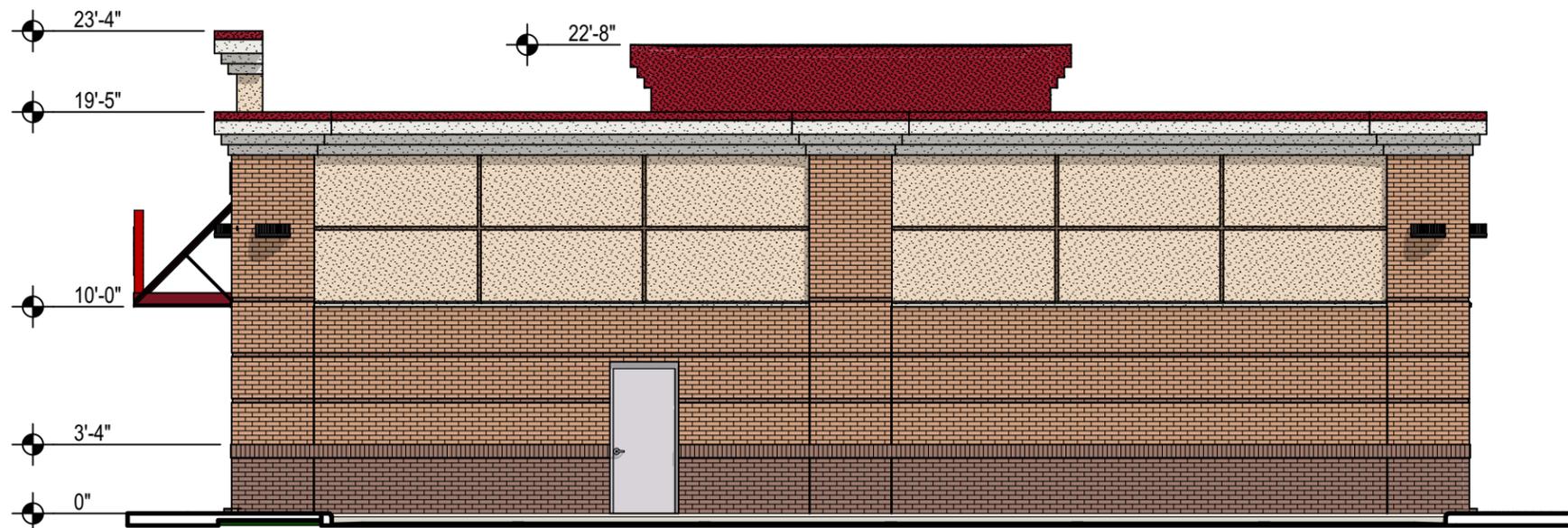
DRAWN BY: MCRD	
DATE: 18JULY2017	
CAD FILE: MCRD 17-11	
PROJECT	SHEET NO.
<b>863</b>	<b>A9.2</b>
<b>ELEVATIONS</b>	

Tuesday, July 18, 2017



1 EAST ELEVATION  
A9.3 SCALE: 1/8" = 1'-0"

FACING CUT ROCK WAY (PRIVATE STREET)



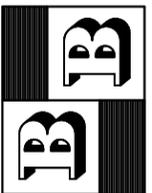
2 SOUTH ELEVATION  
A9.3 SCALE: 1/8" = 1'-0"

FACING TARGET SIDE DRIVE (PRIVATE STREET)

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EAGLES #11  
POYNER PLACE  
805 TARGET SIDE DRIVE  
RALEIGH, NORTH CAROLINA 27616  
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PROJECT SHEET NO.

863 A9.3

ELEVATIONS

**TRANSPARENCY OLD WAKE FOREST ROAD**

DISTRICT = CX = 33% REQUIRED TRANSPARENCY

0' -12' AFF TOTAL AREA = 432 SQ FT

432 SQ FT x 33% = 142.6 SQ FT OF GLASS

142.6 SQ FT x 50% = 71.3 SQ FT OF GLASS BETWEEN 3' & 8' AFF

148 SQ FT OF GLASS PROVIDED

100 SQ FT OF GLASS BETWEEN 3' & 8'



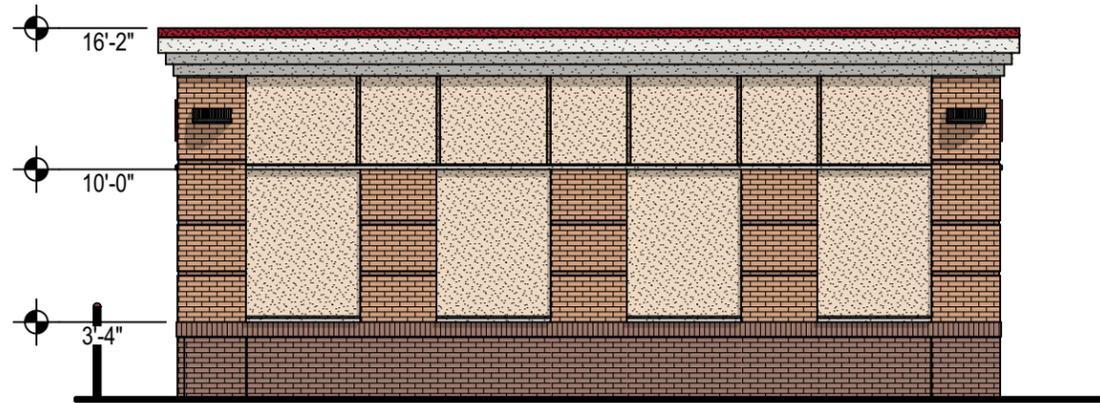
**1 NORTH ELEVATION @ CAR WASH**  
 SCALE: 1/8" = 1'-0"  
 FACING OLD WAKE FOREST ROAD



**3 WEST ELEVATION @ CAR WASH**  
 SCALE: 1/8" = 1'-0"  
 FACING PARKING LOT



**2 EAST ELEVATION @ CAR WASH**  
 SCALE: 1/8" = 1'-0"  
 FACING CUT ROCK WAY (PRIVATE STREET)



**4 SOUTH ELEVATION @ CAR WASH**  
 SCALE: 1/8" = 1'-0"  
 FACING TARGET SIDE DRIVE (PRIVATE STREET)

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**EAGLES #11**  
**POYNER PLACE**  
 805 TARGET SIDE DRIVE  
 RALEIGH, NORTH CAROLINA 27616  
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CAD FILE: MCRD 17-11	
PROJECT	SHEET NO.
<b>863</b>	<b>A9.5</b>
<b>CAR WASH ELEVATIONS</b>	