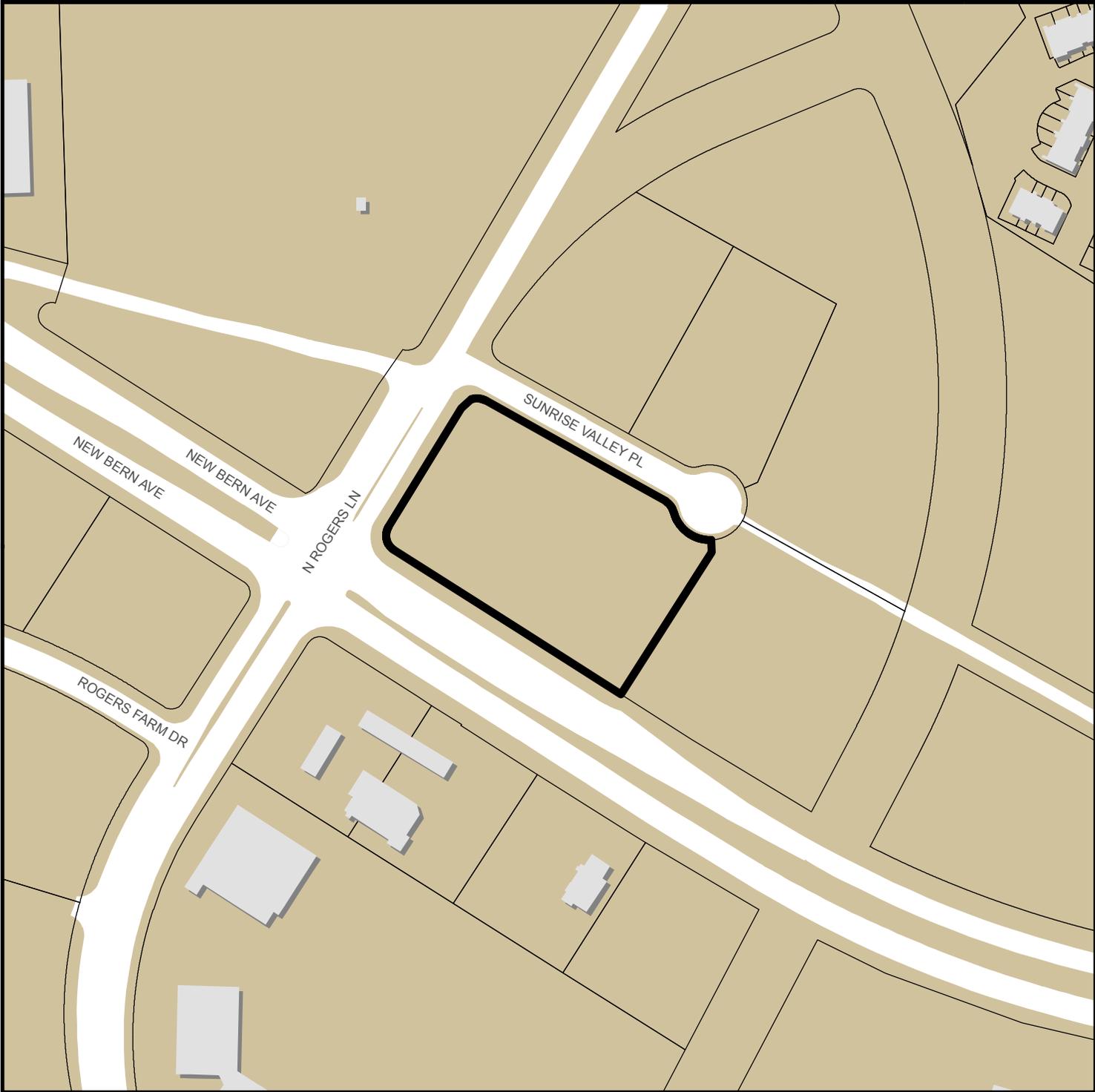
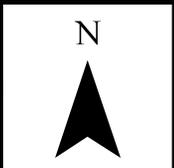


ALDI SUNRISE VALLEY PLACE SR-34-2017



Zoning: **PB**
CAC: **Northeast**

Drainage Basin: **Neuse**
Acreage: **2.56**
Sq. Ft.: **18,864**

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

Applicant: **ALDI (NC) LLC**
Phone: **(919) 876-9485**





Administrative Action Administrative Site Review

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

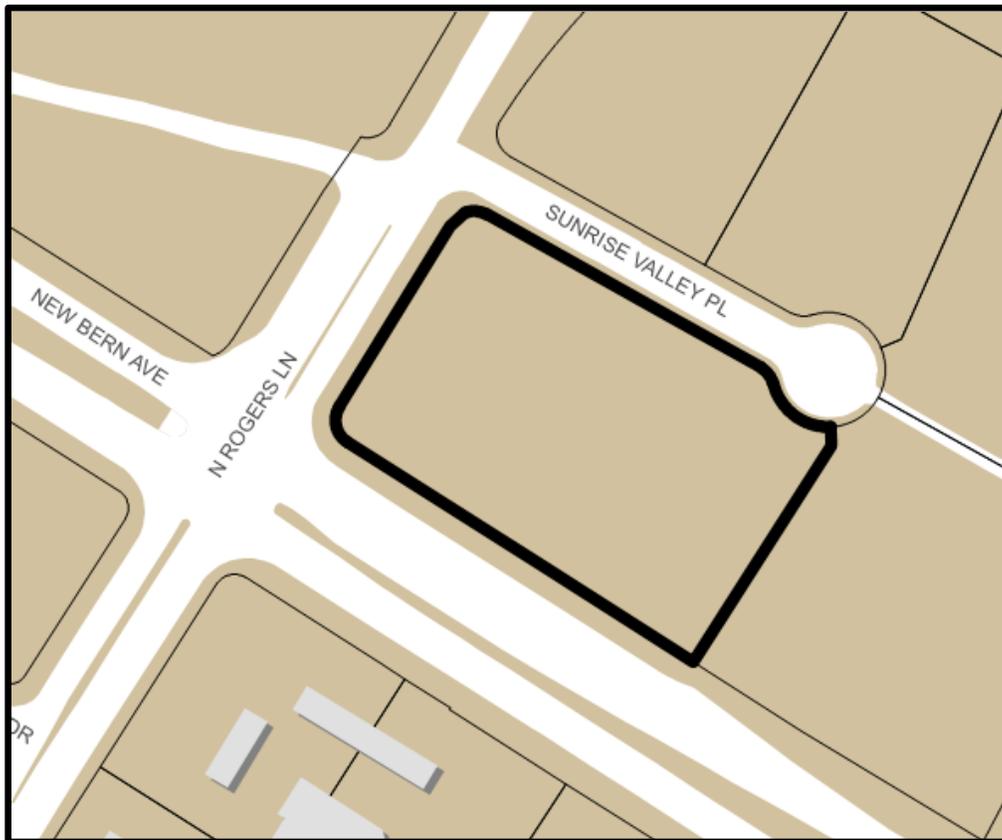
Case File / Name: SR-34-17 / Aldi Inc. Store#:18 Sunrise Valley Place

General Location: This site is located south of Sunrise Valley Place and northeast of the intersection of Rogers Lane and New Bern Avenue. Address: 2900 Sunrise Valley Place. Pin: 1734441281

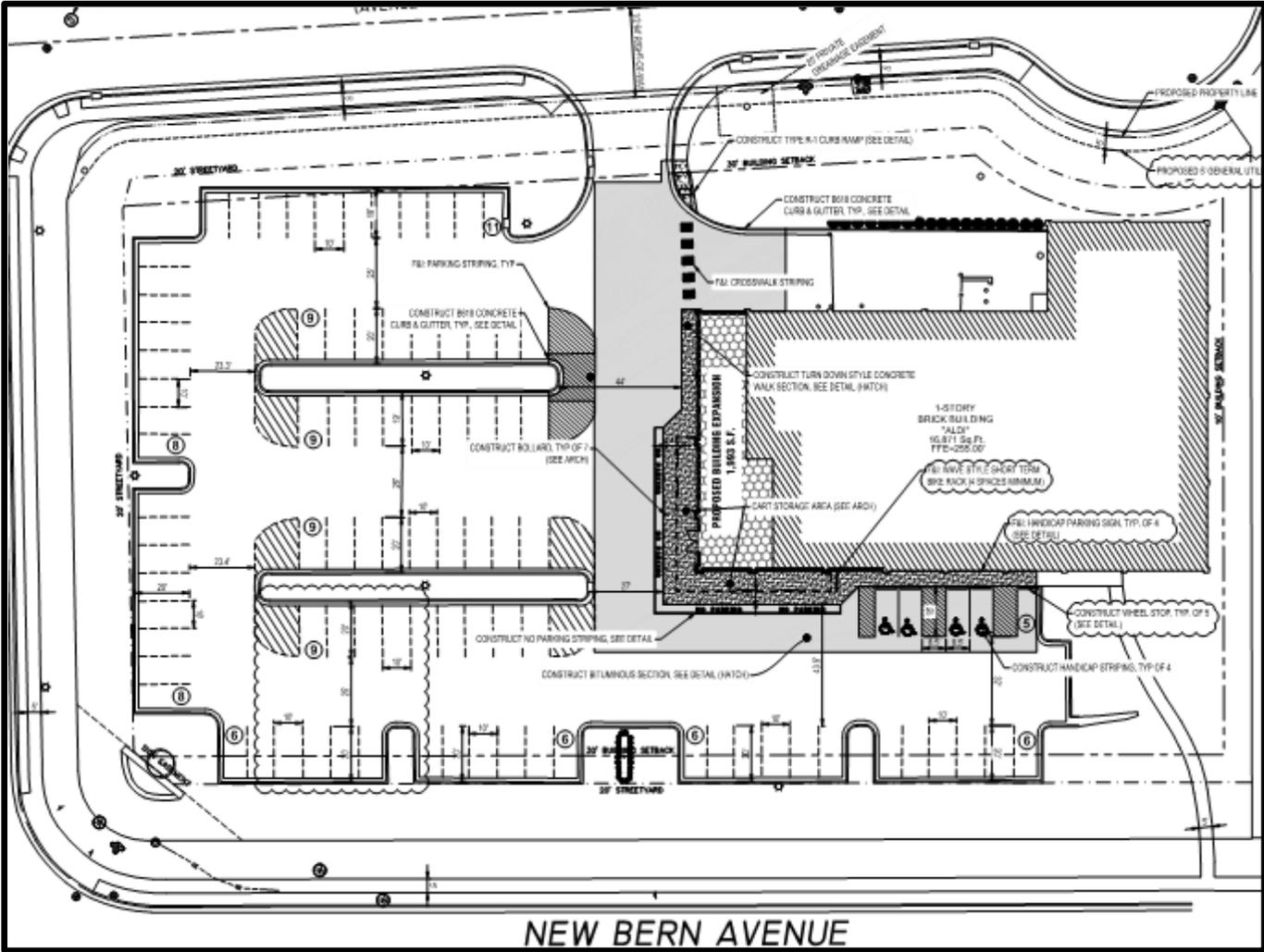
CAC: Northeast

Request: The development on this 2.56 acre parcel is an existing 16,871 square feet Aldi Grocery Store which includes an expansion of 1,993 square feet at the front of the store with Planned Development zoning.

Cross-Reference: Z-45-1996, MP-1-96, Transaction # 508515



SR-34-17 Location Map



NEW BERN AVENUE
SR-34-17 Preliminary Site Plan Design

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.

PROJECT	Project Name ALDI Store #18	Date completed Application received 5/5/2017
	Case Number SR-34-2017	Transaction Number 508515

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets																					
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other																				
	<table border="1"> <thead> <tr> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> <th>DEPARTMENT</th> <th>REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td><i>Kathryn Beard</i></td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input checked="" type="checkbox"/> PRCR</td> <td><i>Mary Ann Neenan</i></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	<i>Kathryn Beard</i>	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	<i>Mary Ann Neenan</i>	<input type="checkbox"/> Public Utilities		
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<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	<i>Mary Ann Neenan</i>																				
<input type="checkbox"/> Public Utilities																							
Findings: These design adjustments are associated with this development plan and Staff is in support for each. <ol style="list-style-type: none"> Relief for the 434' existing dead end street length which exceeds the 400' maximum dead end street length allowed. Sunrise Valley Place is an existing cul-de-sac which was constructed in 2010 as part of the closure of Old US Highway 64 in the Rogers Farm North development. The block perimeter for the Rogers Farm master plan site was not in place at the time of this plan development and due to the store location with streets existing on three sides, relief from the requirement is being provided. The required street trees for North Rogers Lane, an Avenue 2-lane divided facility, are to be located between the back of curb and the sidewalk. However, trees were planted behind the sidewalk on private property within the previously approved site plan and will remain in place. A fee-in-lieu for 2 trees will be required to complete the requirement on North Rogers Lane. 																							

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


 Authorized Signature **KENNETH W. PITCHING, PE**
 ENGINEERING MANAGER

8/4/2017
 Date

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

CONDITIONS	
-------------------	--

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).

SR-34-17 Preliminary Site Plan Design Adjustment Approval

ORDINANCE (1996) 951 ZC 395
Effective: September 3, 1996

Z-45-96 US 64 East, north and south sides, extending to the Neuse River, being Map 1734.10 36 9641. Approximately 310 acres rezoned to Planned Development Conditional Use Overlay District, and Special Highway Overlay Districts 3 and 4 (see map in file).

Conditions: 1/19/96

1. No development shall take place on the property described in Section D of this application except in general accordance with the Master Plan, and amendments thereto, and accompanying conditions approved by City Council.

Code Conformance:		Code Section(s)
Zoning District:	Planned Development	2.1 , 3.1
Overlay District:	There is no overlay district on this site.	5.1
Parking:	94 spaces required based on 1 per 200 square feet in accordance with standards of the master plan for this Planned Development District (MP-1-96). 96 spaces are provided.	7.1.2
Street Type(s):	<u>Sunrise Valley Place</u> : Avenue, 2 Lane undivided <u>New Bern Avenue</u> : NCDOT maintained, Ave 6 Lane divided <u>North Rogers Lane</u> : Avenue 2 Lane divided	8.4
Streetscape:	<u>Sidewalk and tree lawn required</u> : North Rogers Lane and Sunrise Valley Place. 5; sidewalks exist on each street. A fee-in-lieu of construction for 1' of sidewalk will be required along the entirety of the property's street frontage. A fee in lieu will be paid prior to building permit approval for 2 street trees along North Rogers Lane and 6 trees along Sunrise Valley Place. <u>C2 Street Protective Yard</u> is required for the site frontage along New Bern Avenue which is NCDOT maintained.	8.5
Setbacks/Frontage:	Site shows compliance with building setbacks required in MP-1-96 for the Planned Development.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	Neighborhood Transitions are not required for this building expansion.	3.5
Transitional Protective Yards:	Neighborhood Transitions are not required for this building expansion.	7.2.4

Stormwater:	This development is subject to the stormwater management regulations of Article 9.2. No proposed change in impervious surface area. No storm water issues in quality nor quantity.	9.2
Tree Conservation:	This site is greater than 2 acres in size and therefore subject to Article 9.1, Tree Conservation. No existing trees quality as tree conservation area on this site.	9.1
Variiances, Design Adjustments, Administrative Alternates:	Three Design Adjustments were approved by the Public Works Director Designee for this site: <ul style="list-style-type: none"> a. Relief from the 434' existing dead end street length which exceeds the 400' maximum dead end street length allowed for Sunrise Valley Place. b. Relief from block perimeter requirements c. Alternative street tree planting on private property. 	
Other:	N/A	

OFFICIAL ACTION: Approval with conditions

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 issuance of building permits:

2. That a general utility placement easement and ½ of the required right of way along North Rogers Lane and Sunrise Valley Place is dedicated to the city of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
3. That a fee in lieu for 1' of sidewalk width for the entire width of the site shall be paid to the City of Raleigh prior to the issuance of a building permit;
4. That a fee-in-lieu for 2 street trees along North Rogers Lane and 6 trees along the site frontage on Sunrise Valley Place shall be paid to the City of Raleigh prior to the issuance of a building permit;
5. That a tree impact permit is obtained from the City of Raleigh;
6. 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 New Bern Avenue is paid to Development Services Department, Development Engineering Division;
7. That all conditions of Z-45-1996 and MP-1-1996 are complied with.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bonner (P.D.) Date: 8/14/17

Staff Coordinator: Daniel L. Stegall

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

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 10, 2017, submitted by Ryan Anderson of ISG.

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: 8-14-2020

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.



SITE SUMMARY

ADDRESS:
2900 SUNRISE VALLEY PLACE
RALEIGH, NC 27610

ZONE: R4-PDD (PLANNED DEVELOPMENT DISTRICT)

SITE AREA = 2.56 AC
EXISTING BUILDING AREA = 16,871 SF
BUILDING ADDITION AREA = 1,993 SF
TOTAL BUILDING AREA = 18,864 SF

PARKING REQUIREMENTS	STALLS REQUIRED	STALLS PROVIDED
1 SPACE PER 300 SF GROSS FLOOR AREA (18,864 SF)	63	92
HANDICAPPED ACCESSIBLE	3	4
SETBACK REQUIREMENTS	PARKING	BUILDING
FRONT YARD	20'	30'
REAR YARD	-	10'

SR-34-17
CITY OF RALEIGH TRANSACTION #: 508515

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "NORTH CAROLINA 811" FOR UTILITY LOCATIONS, A MINIMUM OF 3 FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION.

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF RALEIGH REQUIREMENTS.

PROJECT DATUM

NORTH ORIENTATION IS BASED ON PB 2010 PG 1196.

TOPOGRAPHIC SURVEY

THIS PROJECTS TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED BY GPA.

FLOOD NOTE

THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE, AND IS DESIGNATED AS ZONE X AS SHOWN FROM FEMA FLOOD MAP. PANEL NO. 3720173400 J, EFFECTIVE DATE MAY 2, 2006.

LEGEND

EXISTING

---	SECTION LINE
- - - -	QUARTER SECTION LINE
=====	RIGHT OF WAY LINE
- - - - -	PROPERTY / LOTLINE
- - - - -	EASEMENT LINE
Δ --- Δ	ACCESS CONTROL
--- W ---	WATER EDGE
WET	WETLAND BOUNDARY
WETLAND	WETLAND / MARSH
x---x---x	FENCE LINE
<<---<<	CULVERT
<<---	STORM SEWER
<---	SANITARY SEWER
< ---	SANITARY SEWER FORCEMAIN
--- I ---	WATER
--- UT ---	UNDERGROUND TELEPHONE
--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC
--- UTV ---	UNDERGROUND TV
--- G ---	GAS
--- FBO ---	UNDERGROUND FIBER OPTIC
990	CONTOUR (MAJOR)
989	CONTOUR (MINOR)
○	DECIDUOUS TREE
○	CONIFEROUS TREE
---	TREE LINE
○	MANHOLE/STRUCTURE
□	CATCH BASIN
○	HYDRANT
⊗	VALVE
⊗	CURB STOP
⊗	POWER POLE
□	UTILITY PEDESTAL / CABINET

PROPOSED

---	LOT LINE
- - - -	RIGHT OF WAY
- - - - -	EASEMENT
<<---	CULVERT
<<---	STORM SEWER
<---	STORM SEWER (PIPE WIDTH)
<---	SANITARY SEWER
<---	SANITARY SEWER (PIPE WIDTH)
--- I ---	WATER
--- OE ---	OVERHEAD ELECTRIC
--- UE ---	UNDERGROUND ELECTRIC
--- UTV ---	UNDERGROUND TV
--- G ---	GAS
1015	CONTOUR
●	MANHOLE
■	CATCH BASIN
○	HYDRANT
⊗	VALVE

Sheet List Table

C0.10	SITE DATA
C1.11	EXISTING SITE PLAN
C1.12	REMOVAL PLAN
C2.11	SITE PLAN
C2.12	SITE UTILITY PLAN
C2.13	SIGHT TRIANGLE REFERENCE
C3.11	SITE GRADING PLAN
C4.11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C4.12	STORMWATER POLLUTIONS PREVENTION PLAN NOTES
C5.11	SITE DETAILS
C5.12	SITE DETAILS
L1.11	EXISTING LANDSCAPING PLAN

CITY OF
RALEIGH, NC

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 | 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 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 Assigned Project Coordinator Assigned Team Leader	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 501094

GENERAL INFORMATION

Development Name	Rogers Farm		
Zoning District	PD	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use	Existing ALDI Grocery Store to remain with expansion		
Property Address(es)	2900 Sunrise Valley Place		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	Major Street Locator: New Bern Avenue		
P.L.N. 1734441281	P.L.N.	P.L.N.	P.L.N.

<input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: if other, please describe:	<input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Telecommunication Tower	<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions	<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo	<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail	<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court
---	--	---	--	--	---

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. 1,993 sf building expansion with associated parking lot and utility modifications

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 Not Applicable

CLIENT/DEVELOPER/OWNER Company ALDI NC LLC Name (s) Greg Kline - Director of Real Estate Address 1985 Old Union Church Road, Salisbury, NC 28146 Phone 336.403.8107 Email greg.kline@aldi.us Fax 704.637.8022
--

CONSULTANT (Contact Person for Plans) Company ISG Name (s) Ryan Anderson Address International Plaza, Suite 550 7900 International Drive Minneapolis, MN 55425 Phone 952.426.0699 Email ryan.anderson@is-grp.com Fax 507.331.1501
--

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) PD		Proposed building use(s) ALDI Grocery Store	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross 16,871	
Overlay District Not Applicable		Proposed Building(s) sq. ft. gross 1,993	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 2.56	Total sq. ft. gross (existing & proposed) 18,864	
Off street parking: Required 60	Provided 92	Proposed height of building(s) 24'-8"	
COA (Certificate of Appropriateness) case # Not Applicable		# of stories 1	
BOA (Board of Adjustment) case # A- Not Applicable		Ceiling height of 1 st Floor 19'	
CUD (Conditional Use District) case # Z- Not Applicable			
Stormwater Information			
Existing Impervious Surface	1.72 acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Zone X)
Proposed Impervious Surface	1.72 acres/square feet	If Yes, please provide:	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study 05/02/06
	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #	3720173400 J

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 cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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.

I hereby designate Ryan Anderson - ISG 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.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date March 17, 2017

Printed Name Greg Kline, Director of Real Estate - ALDI NC LLC

Signed _____ Date _____

Printed Name _____

Issued: _____ Date: _____

A	SITE PLAN REVIEW	3/17/17
B		
C		
D		
E		

Revisions: _____ Date: _____

1	ADDENDA 1	4/18/17
2	ADDENDA 5	7/10/17
3		
4		
5		
6		
7		
8		
9		

B.M. ELEVATION=256.42

60D nail set in grass 103.5' south-west of south-east Aldi building corner and 11.25' north of concrete sidewalk.

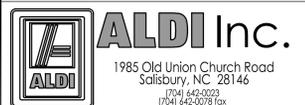
B.M. ELEVATION=244.30

60D nail set in grass 24' east from fire hydrant and 58' from north-east corner of Aldi building.



MINNEAPOLIS /
ST. PAUL OFFICE

7900 INTERNATIONAL DRIVE
INTERNATIONAL PLAZA, SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.246.0699



ALDI Inc. Store #: 18
RALEIGH, NC

2900 SUNRISE VALLEY PLACE
RALEIGH, NC 27610

Project Name & Location:

SITE DATA

Drawing Name:

Date: 3/17/17

Type: V1.07

Drawn By: ART

Designed By: ART

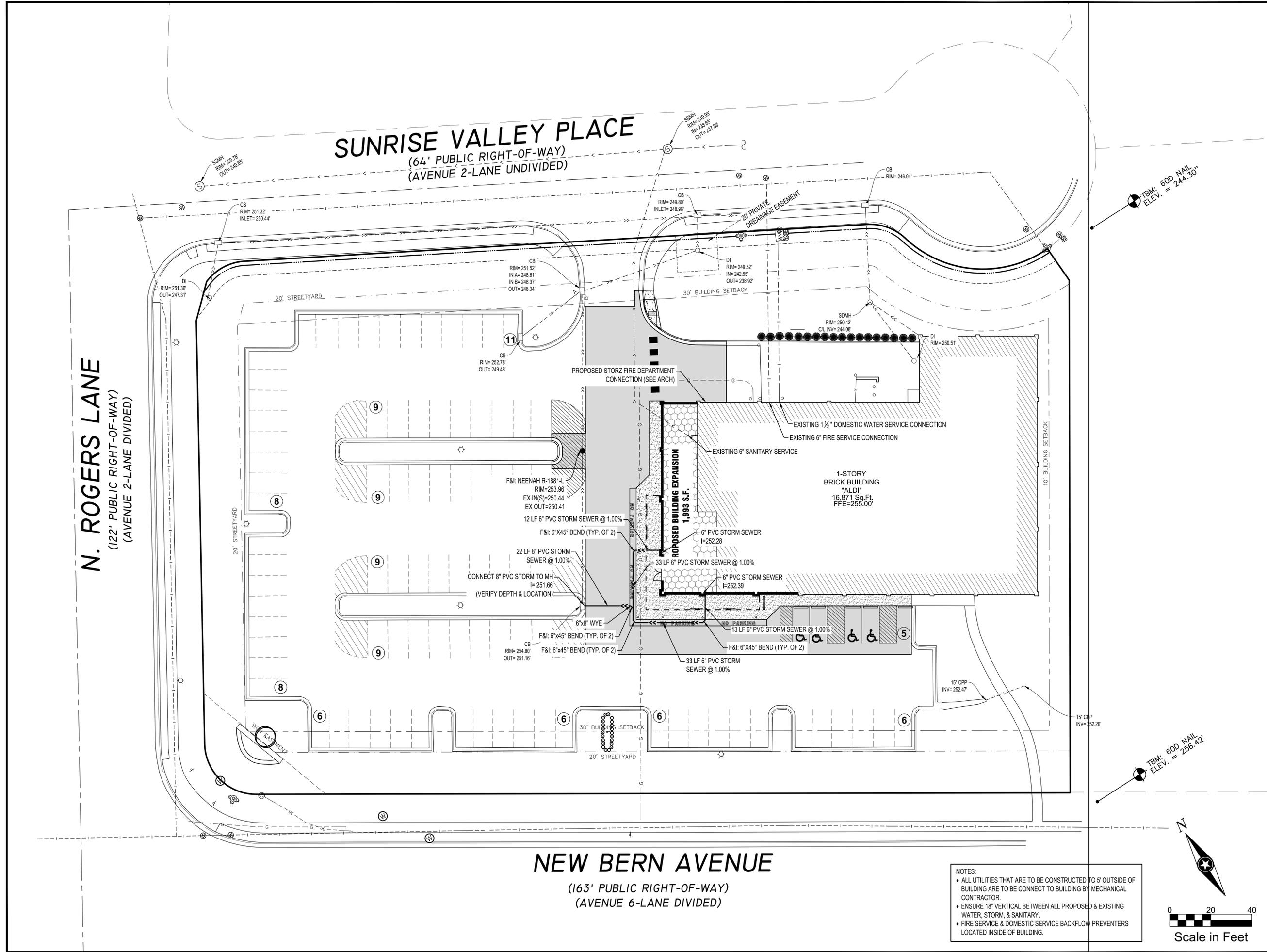
Reviewed By: ATB

Project No.

16-19197

C0.10

Drawing No.



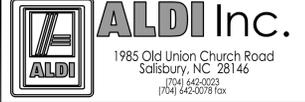
Issued:	Date:
A SITE PLAN REVIEW	3/17/17
B	
C	
D	
E	
Revisions:	Date:
1 ADDENDA 1	4/18/17
2	
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7	
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9	

B.M. ELEVATION=256.42
 60D nail set in grass 103.5' south-west of south-east Aldi building corner and 11.25' north of concrete sidewalk.

B.M. ELEVATION=244.30
 60D nail set in grass 24' east from fire hydrant and 58' from north-east corner of Aldi building.



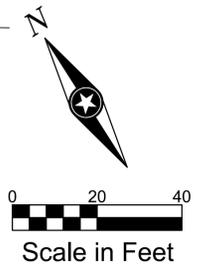
MINNEAPOLIS / ST. PAUL OFFICE
 7900 INTERNATIONAL DRIVE
 INTERNATIONAL PLAZA, SUITE 550
 MINNEAPOLIS, MN 55425
 PHONE: 952.246.0699



ALDI Inc. Store#: 18
 RALEIGH, NC
 2900 SUNRISE VALLEY PLACE
 RALEIGH, NC 27610
 Project Name & Location:

SITE UTILITY PLAN	
Drawing Name:	
Date:	3/17/17
Type:	V1.07
Drawn By:	ART
Designed By:	ART
Reviewed By:	ATB
Project No.	16-19197
	C2.12
Drawing No.	

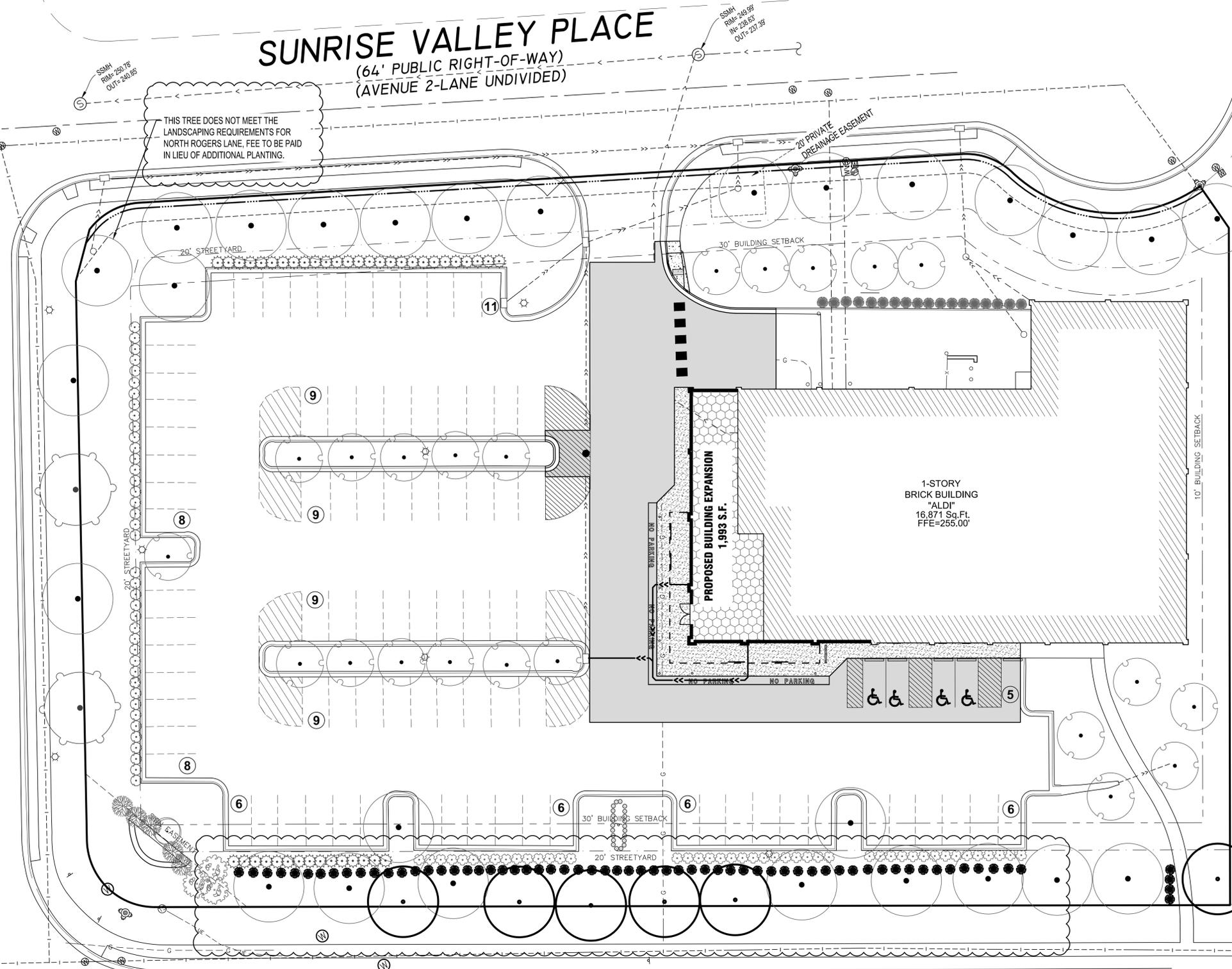
- NOTES:
- ALL UTILITIES THAT ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING ARE TO BE CONNECT TO BUILDING BY MECHANICAL CONTRACTOR.
 - ENSURE 18" VERTICAL BETWEEN ALL PROPOSED & EXISTING WATER, STORM, & SANITARY.
 - FIRE SERVICE & DOMESTIC SERVICE BACKFLOW PREVENTERS LOCATED INSIDE OF BUILDING.



N. ROGERS LANE
(122' PUBLIC RIGHT-OF-WAY)
(AVENUE 2-LANE DIVIDED)

SUNRISE VALLEY PLACE
(64' PUBLIC RIGHT-OF-WAY)
(AVENUE 2-LANE UNDIVIDED)

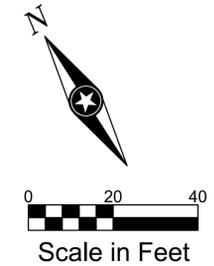
NEW BERN AVENUE
(163' PUBLIC RIGHT-OF-WAY)
(AVENUE 6-LANE DIVIDED)



PROPOSED LANDSCAPING			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY
●	WAX MYRTLE	MYRICA CERIFERA	64
○	MYRIMAR ZELKOVA	ZELKOVA SERRATA	6

EXISTING LANDSCAPING			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY
○	CONVEXA JAPANESE HOLLY	LIEX CRENATA 'CONVEXA'	22
●	WAX MYRTLE	MYRICA CERIFERA	18
⊙	OTTO LUYKEN CHERRYLAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	70
⊙	MARDI GRAS ABELIA	ABELIA GRANDIFLORA 'MARDI GRAS'	40
⊙	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE VAR. 'PURPLE DIAMOND'	57
⊙	CRAPE MYRTLE	LAGERSTROEMIA	6
○	MAGNOLIA	MAGNOLIA	1
⊙	RIVER BIRCH	BETULA NIGRA	3
○	CHINESE PISTACHE	PISTACHE CHINENSIS	23
○	MYRIMAR ZELKOVA	ZELKOVA SERRATA	27
○	WILLOW OAK	QUERCUS PHELLOS	2

LANDSCAPING REQUIREMENTS	
•	ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
•	ALL DISTURBED LAWN AREAS, INCLUDING STREET AND HIGHWAY RIGHT OF WAYS TO BE FESCUE SOD.
•	1 TREE REQUIRED PER 2,000 SF OF VEHICULAR SURFACE AREA (26 REQUIRED, 25 PROVIDED)
•	1 SHRUB REQUIRED PER 500 SF OF VEHICULAR SURFACE AREA (102 REQUIRED, 167 PROVIDED)
•	MYRIMAR ZELKOVA TREES TO BE 3 - 3 1/2" CALIBRE AND 15' IN HEIGHT AT PLANTING.



Issued:		Date:
A	SITE PLAN REVIEW	3/17/17
B		
C		
D		
E		

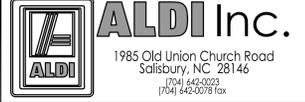
Revisions:		Date:
1	ADDENDA 1	4/18/17
2	ADDENDA 5	7/10/17
3		
4		
5		
6		
7		
8		
9		

B.M. ELEVATION=256.42
60D nail set in grass 103.5' south-west of south-east Aldi building corner and 11.25' north of concrete sidewalk.

B.M. ELEVATION=244.30
60D nail set in grass 24' east from fire hydrant and 58' from north-east corner of Aldi building.



MINNEAPOLIS / ST. PAUL OFFICE
7900 INTERNATIONAL DRIVE
INTERNATIONAL PLAZA, SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.246.0699



ALDI Inc. Store #: 18
RALEIGH, NC

2900 SUNRISE VALLEY PLACE
RALEIGH, NC 27610
Project Name & Location:

EXISTING LANDSCAPING PLAN	
Drawing Name:	
Date: 3/17/17	Project No. 16-19197
Type: V1.07	
Drawn By: ART	
Designed By: ART	L1.11
Reviewed By: ATB	Drawing No.