



Administrative Approval Action

SR-89-18 Springfield Retail
Transaction # 569620, AA # 3959

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Spring Forest Road, west side of Falls of Commons Drive, and north side of Springfield Commons Drive. The site is addressed at 832 Springfield Commons Dr, which is inside City corporate limits.

REQUEST: Development of a 0.604-acre tract zoned CX-3-PL-CU (Z-43-90) into a General Building with 4,800 square feet of gross floor area for Retail Sales use. This tract is a result of the approved preliminary subdivision case S-32-18.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: A design adjustment that is associated with the site was supported with subdivision case S-32-18

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/1/2019 by *Piedmont Land Design, LLP*.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

General

1. Provide a technical line of sight diagram, to scale, which clearly conveys compliance with Condition #12 of Z-43-90. This must be provided in an elevation drawing(s).

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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Stormwater

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. Easements for the stormwater device shall be included. The easements shall include the device and extend to the edge of the right-of-way.
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| | | | |
|-------------------------------------|---------------------------------|-------------------------------------|------------------------|
| <input type="checkbox"/> | City Code Covenant | <input checked="" type="checkbox"/> | Slope Easement |
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant | <input type="checkbox"/> | Transit Easement |
| <input checked="" type="checkbox"/> | Utility Placement Easement | <input type="checkbox"/> | Cross Access Easement |
| <input type="checkbox"/> | Sidewalk Easement | <input type="checkbox"/> | Public Access Easement |
| | | <input type="checkbox"/> | Other: |

RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

8. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
9. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development



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Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

10. A slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld
11. A fee-in-lieu for widening of Spring Forest Road and 1' in sidewalk width across the frontages is paid to the City of Raleigh (UDO 8.1.10).
12. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
14. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
15. 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 (UDO 9.2).
16. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

17. Comply with all conditions of Z-43-90.
18. Provide fire flow analysis.



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Engineering

19. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
20. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

21. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
22. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
23. 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 (UDO 9.2).
24. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
7. Final inspection of all right of way street trees by Urban Forestry Staff.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 5-22-2022

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.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

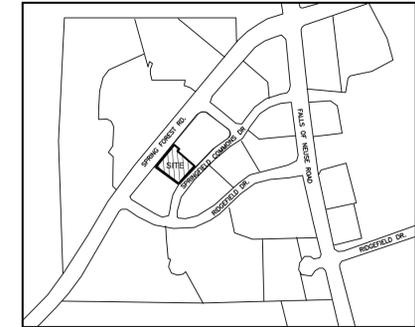
Date: 5/22/19

Staff Coordinator: Ryan Boivin

ADMINISTRATIVE SITE REVIEW PLANS FOR:

SPRINGFIELD RETAIL

832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA
TRANSACTION NO. 569620 SR-89-18



VICINITY MAP
SCALE: 1" = 500'



CITY OF RALEIGH SITE PLAN INFORMATION

THIS PLAN REQUIRES APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL: YES _____ NO _____ X _____

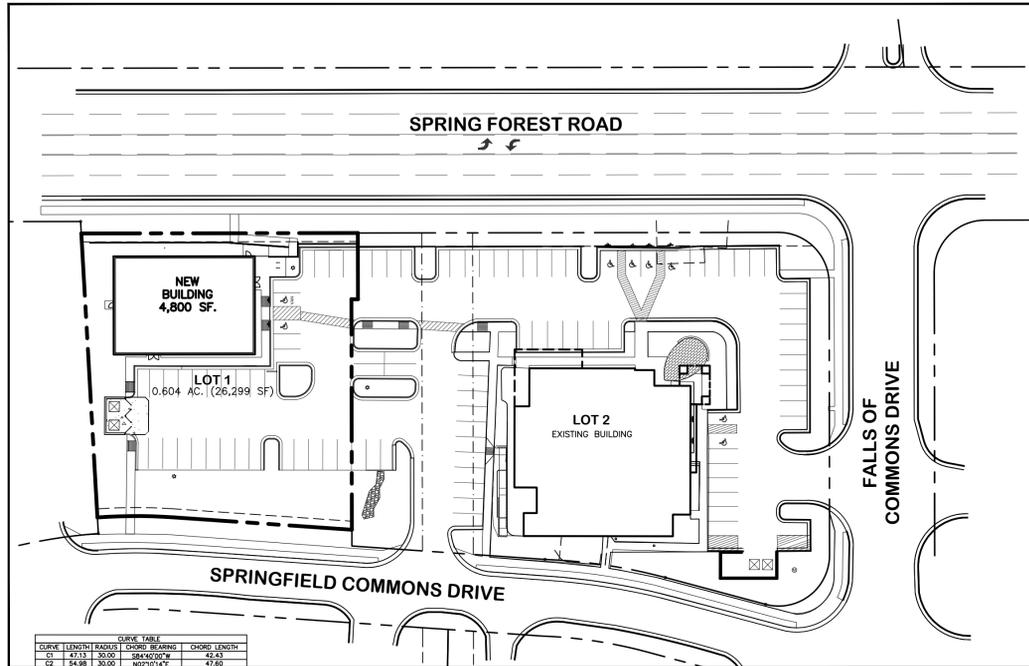
- DEVELOPMENT NAME: SPRINGFIELD RETAIL
- STREET ADDRESS: 832 SPRINGFIELD COMMONS DRIVE RALEIGH, NORTH CAROLINA (NEW ADDRESS TO BE ASSIGNED PER PREL. SUBDIVISION TRANS# 563617)
- WAKE COUNTY P.I.N.: 1717-10-7461 (NEW PIN TO BE ASSIGNED PER PREL. SUBDIVISION TRANS# 563617)
- TOTAL NUMBER OF LOTS: 1
- TOTAL AREA: 0.604 AC.
- ZONING: CX-3-PL-CU
- PROPOSED BUILDING SIZE: 4,800 SF.
- DISTURBED AREA: 12,571 SF
- INSIDE CITY LIMITS: YES
- INSIDE FLOOD HAZARD BOUNDARY: NO
- INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA: NO
- DEDICATED STREET RIGHT OF WAY: NONE
- PROPOSED FLOOR AREA RATIO: 4,800 SF./26,299 SF. (0.604 AC) = 0.182
- OWNER/DEVELOPER: STANCHION ASSET PARTNERS, LLC c/o ALEX KELLY 2620 SELWYN AVENUE SUITE 500 CHARLOTTE, NC 28209 (704) 917-3675 (PHONE) alex@stanchionop.com (E-MAIL)
- CONTACT PERSON: PIEDMONT LAND DESIGN, LLP c/o DAVID LASLEY 8522-204 SIX FORKS ROAD RALEIGH, NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) david@pedmontlanddesign.com (E-MAIL)

PARKING CALCULATIONS

- VEHICLE PARKING SUMMARY: LOT 1
- BASIS OF DETERMINATION: 1/300 SF RETAIL (4,800 SF) = 16 SPACES
- REQUIRED PARKING SPACES: 16 SPACES MINIMUM/24 SPACES MAXIMUM
- PROVIDED PARKING SPACES: 33 SPACES (206%) (EXCESS PARKING ABOVE 150% SHALL BE ATTENUATED BY ADDITIONAL STORMWATER MEASURES PER UDO SECTION 7.1.2.D.1)
- BICYCLE PARKING SUMMARY:
- BASIS OF DETERMINATION: 1/5,000 SF RETAIL SHORT-TERM(4 MINIMUM) 4,800 SF. x 1/5,000 = 0.96 SPACES
- REQUIRED PARKING SPACES: 4 SHORT TERM
- BICYCLE PARKING PROVIDED: 2 RACKS/4 SPACES SHORT TERM

SOLID WASTE SERVICES STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE DEVELOPER PLANS TO USE PRIVATE HAULER TO HANDLE TRASH NEEDS.



DRAWING INDEX

- PA.1 COVER SHEET
- PA.2 EXISTING CONDITIONS AND DEMOLITION PLAN
- PA.3 STAKING PLAN
- PA.4 GRADING PLAN
- PA.5 UTILITY PLAN
- PA.6 LANDSCAPE PLAN
- PA.7 SOLID WASTE & FIRE APPARATUS PLANS
- PA.8 SITE DETAILS
- A1 EAST AND NORTH ELEVATIONS
- A2 WEST AND SOUTH ELEVATIONS
- A3 VIEW FROM PARCEL 1
- A4 VIEW FROM PARCEL 2
- 18-0311A SITE LIGHTING PLAN

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- SURVEY AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM AN AS-BUILT SURVEY BY JOHN A. EDWARDS AND COMPANY.
- THE SUBJECT PROPERTIES ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATIONS "X" BY FEMA PANELS 3720171700J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- ASSOCIATED SUBDIVISION CASE: S-32-18

ZONING COMPLIANCE NOTES:

- NO ADDITIONAL IMPERVIOUS SURFACES ARE PROPOSED WITH THIS DEVELOPMENT.
- EXISTING SPRINGFIELD COMMONS DRIVE FULFILLS THIS REQUIREMENT.
- FLOOR AREA RATIO FOR THIS SITE IS 0.182.
- LOT IS PROPOSED TO BE SUBDIVIDED UNDER S-32-18.
- NO EATING ESTABLISHMENT IS PROPOSED WITH THIS DEVELOPMENT.
- PROJECT AREA IS NOT WITHIN AREA DESCRIBED BY CONDITION.
- LOT DOES NOT CONTAIN MORE THAN THREE (3) ESTABLISHMENTS.
- NONE OF THE PROHIBITED USES ARE PROPOSED WITH THIS DEVELOPMENT.
- STREETYARD IS PROVIDED ALONG SPRINGFIELD COMMONS DR.
- SIDEWALKS EXIST ALONG BOTH SIDES OF SPRINGFIELD COMMONS DR.
- PROPOSED BUILDING HEIGHT IS 22'-6.25" AND SINGLE STORY.
- BUILDING HAS A BRICK EXTERIOR AND PITCHED ROOF.
- LOCATION OF TRANSIT STOP IS NOT WITHIN THIS PROJECT AREA.

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 | tdx 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-2300

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

BUILDING TYPE

Detached Attached Apartment Townhouse

General Mixed Use Open Lot

FOR OFFICE USE ONLY

Attached Mixed Use Open Lot

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

GENERAL INFORMATION

Development Name: Springfield Retail

Zoning District: CX-3-PL-CU Overlay District (if applicable) _____ Inside City Limits? Yes No

Proposed Use: Retail

Property Address(es): 832 Springfield Commons* (*to be determined) Major Street Location: Spring Forest Road

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

P.I.N. 1717-10-7461 P.I.N. _____ P.I.N. _____ P.I.N. _____

What is your project type? Apartment Elderly Facilities Hospital Hotels/Motels Office Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building Duplex Telecommunication Tower Religious Institutions Residential Condo Retail 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 new 4,800 sf building.

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

CLIENT/DEVELOPER/OWNER

Company: 832 Springfield Partners LLC Name (s): Alex Kelly MANAGING MEMBER

Address: 2820 Selwyn Avenue, Suite 500, Charlotte, NC 28209

Phone: 704-817-3675 Email _____ Fax _____

CONSULTANT (Contact Person for Plans)

Company: Piedmont Land Design, LLP Name (s): Chris Pope

Address: 8522 Six Forks Road, Suite 204, Raleigh, NC 27615

Phone: 919-845-7600 Email: chris@pedmontlanddesign.com Fax: 919-845-7703

WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information

Zoning District(s): CX-3-PL-CU Building Information

Proposed building use(s): Retail

If more than one district, provide the acreage of each: Existing building(s) sq. ft. gross: 0

Overlay District: Proposed building(s) sq. ft. gross: 4,800

Total Site Area: Inside City Limits Yes No 0.604 ac. Total sq. ft. gross (existing & proposed): 4,800

Off street parking: Required: 16 Provided: 33 Proposed height of building(s): 22'-6 1/4"

COA (Certificate of Appropriateness) case # _____ # of stories: 1

BDA (Board of Adjustment) case # A- _____ Ceiling height of 1st floor: 10'-0"

CUO (Conditional Use District) case # 2: 43-90

Stormwater Information

Existing Impervious Surface: 0.48 acres/square feet 20,918 Flood Hazard Area Yes No

Proposed Impervious Surface: 0.47 acres/square feet 20,653 If Yes, please provide: Alluvial Soils FEMA Map Parcel # _____ Flood Study _____

Neuse River Buffer Yes No Wetlands Yes No

FOR RESIDENTIAL DEVELOPMENTS N/A

1. Total # of Apartment, Condominium or Residential Units: N/A 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? Yes 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: Chris Pope, Piedmont Land Design, LLP, 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: *Chris Pope* (MANAGING MEMBER) Date: 7/11/2018

Printed Name: Alexander G. Kelly

Signed: _____ Date: _____

Printed Name: _____

ORDINANCE NO. (1990) 694 ZC 283 Effective: 2-5-01

Z-43-90 Falls of Neuse Road, west side, between Ridgefield Drive and Spring Forest Road, being Parcel 30, Tax Map 352, and a portion of Parcel 3, Tax Map 380, rezoned to Shopping Center Conditional Use District, according to map on file in the Planning Department.

Conditions

- Upon development, the rate of stormwater runoff will comply with Certified Recommendation 7107 of the Raleigh Planning Commission.
- No certificate of occupancy shall be issued until there shall be constructed a street or drive which shall extend from Falls of the Neuse Road to Ridgefield Drive.
- The maximum floor area ratio for the property shall not exceed two-tenths (.20).
- No building permit (other than for repair and replacement of existing improvements) shall be issued until the property shall be subdivided into no fewer than six (6), nor more than nine (9) lots (the "Lots"). At least two (2) of the Lots shall abut Falls of the Neuse Road. All of the Lots shall have vehicular access to the street or drive constructed pursuant to the foregoing paragraph (2).
- No more than two (2) eating establishments, each providing table service, shall be located upon the property. No eating establishment which serves food at a drive-through window shall be located upon the property.
- At least three (3) of the Lots will be used for uses permitted in the Office and Institution-1 District. Except as hereafter provided, all lots that are adjacent to or contiguous to Ridgefield Drive, including the lot on the corner of Falls of the Neuse Road and Ridgefield Drive, will be used for uses permitted in the Office and Institution-1 District. The portion of the property adjacent to or contiguous to Ridgefield Drive, which lies between the intersection of Spring Forest Road and Ridgefield Drive and the intersection of the street or drive constructed pursuant to the foregoing condition number (2) and Ridgefield Drive, may be used for uses authorized in the Shopping Center District (other than those uses prohibited in condition number (3) hereafter). The distance between the property iron marking the boundary of the property at the intersection of Spring Forest Road and Ridgefield Drive and the centerline of the street or drive constructed pursuant to the foregoing condition number (2) at the point at which it intersects Ridgefield Drive shall not exceed 375 feet.
- Excluding the lots used for Office and Institution-1 permitted uses, the remaining lots may each contain no more than three (3) establishments.

ORDINANCE NO. (1990) 694 ZC 283 Effective: 2-5-01

- The following uses will be prohibited on any of the Lots: automotive service and repair facilities; convenience stores; auto parts stores commercial parking deck operated as an independent business; individual mini-warehouses; multifamily dwelling units of any kind; video sales/rental facilities; supermarkets; or stores with a pharmacy.
- Portions of the property adjacent to or contiguous to the street or drive constructed pursuant to the foregoing condition number (2) shall be landscaped in accordance with the requirements of the Raleigh City Code applicable to public streets.
- Sidewalks shall be constructed along all roads and along both sides of the street or drive constructed pursuant to the foregoing condition number (2).
- Any building constructed upon the property shall not exceed two (2) occupied stories or thirty-five (35) feet in height, excluding mechanical equipment and elevator penthouses.
- Any building constructed upon the property primarily shall have a brick exterior and shall have (or when viewed from the ground level of adjoining properties shall appear to have) a pitched roof.
- Upon the request of the City of Raleigh, the owner will construct a bus turn-out lane on Falls of the Neuse Road at a location on the eastern boundary of the property mutually agreeable to the city and the property owner. The owner shall also construct a standard shelter and/or benches for bus passengers upon the request of the city of Raleigh. Upon the development of the property, the owner will provide racks or other facilities for the parking of bicycles.



PLD
PIEDMONT LAND DESIGN, LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

SPRINGFIELD RETAIL
832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 12 SEPT 2018

- REVISIONS:
- 5 DEC 2018 REVISED PER CITY COMMENTS
 - 24 JAN 2019 REVISED PER CITY COMMENTS
 - 1 APR 2019 REVISED PER CITY REVIEW

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: SCSAP2

COVER SHEET

DWG. NO. PA.1

F:\Projects\SCSAP2\Drawings\Site\SCSAP_2\SCSAP_2.dwg - COVER ASR Apr 05, 11:19 - 8:10am

EXISTING TREE LEGEND

| ABBREVIATION | TREE TYPE |
|--------------|------------------|
| HW | UNKNOWN HARDWOOD |
| MAP | MAPLE |
| DW | DOGWOOD |
| O | OAK |
| CH | CHERRY |
| BH | BIRCH |

TREE SIZES LISTED IN INCHES AFTER ABBREVIATION, A "D" AFTER THE ABBREVIATION DENOTES DOUBLE TRUNK, A "T" AFTER THE ABBREVIATION DENOTE TRIPLE TRUNK & A "Q" AFTER THE ABBREVIATION DENOTE A QUADRUPLE TRUNK

EXISTING CONDITIONS/DEMOLITION NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVING OR RELOCATING ALL UTILITIES IN CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO DISTURBANCE.
5. CONTRACTOR SHALL DISPOSE OF ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE REGULATIONS.



PEDMONT LAND DESIGN, LLP
 8522-204 SIX FORKS ROAD
 RALEIGH, NORTH CAROLINA 27615
 919.845.7600 PHONE
 919.845.7703 FAX
 FIRM LICENSE #F-0843

PRELIMINARY
 NOT FOR CONSTRUCTION

SPRINGFIELD RETAIL
832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 12 SEPT 2018

REVISIONS:

- △ 5 DEC 2018
REVISED PER CITY COMMENTS
- △ 24 JAN 2019
REVISED PER CITY COMMENTS
- △ 1 APR 2019
REVISED PER CITY COMMENTS

DRAWN BY: CRP
 CHECKED BY: JDL

PROJECT: SCSAP2

EXISTING CONDITIONS AND DEMOLITION PLAN

DWG. NO. PA.2

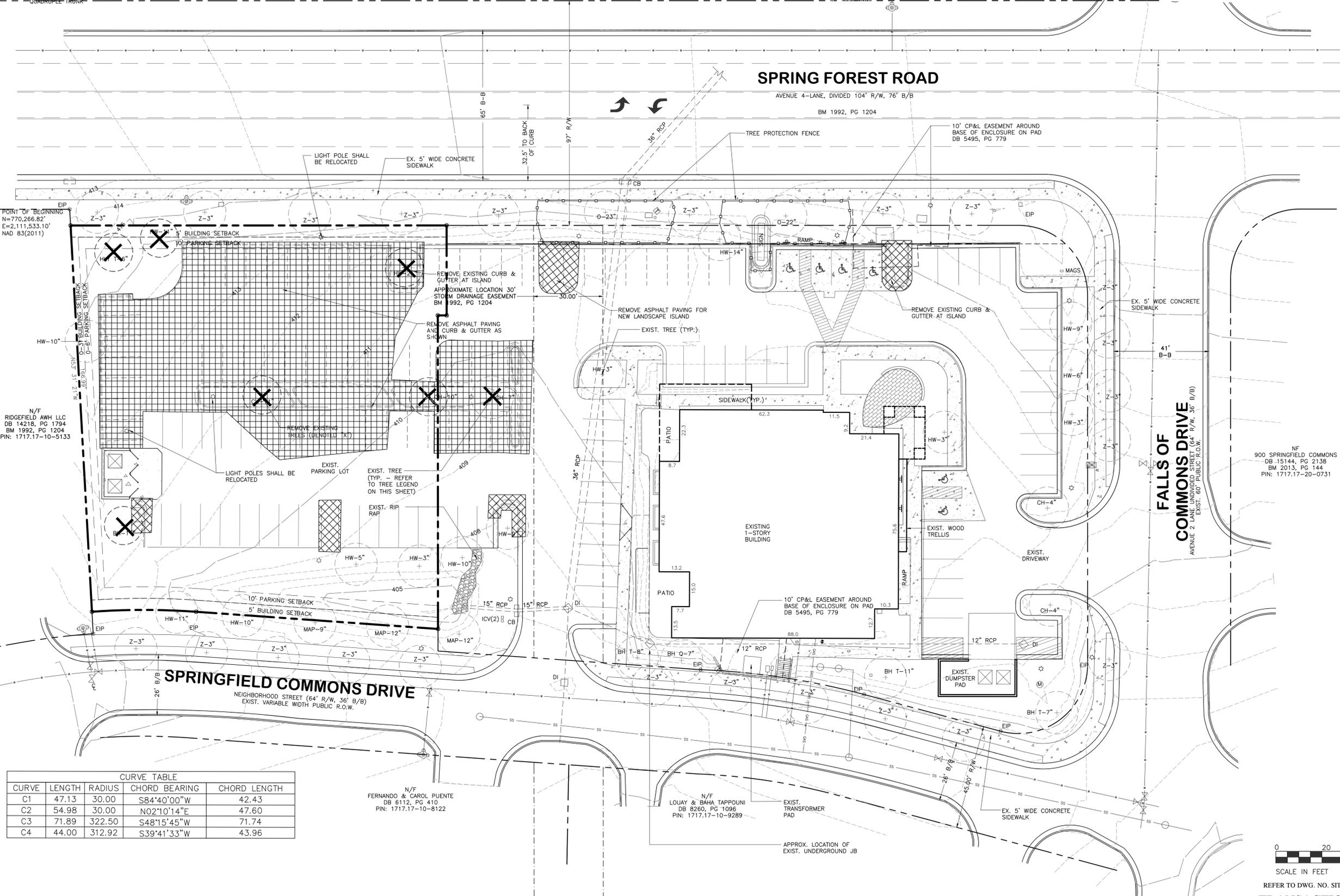
N/F
 CN INVESTORS
 DB 6527, PG 142
 PIN: 1717.17-10-4538

SPRING FOREST ROAD

AVENUE 4-LANE, DIVIDED 104' R/W, 76' B/B
 BM 1992, PG 1204

FALLS OF COMMONS DRIVE

N/F
 900 SPRINGFIELD COMMONS
 DB 15144, PG 2138
 BM 2013, PG 144
 PIN: 1717.17-20-0731



| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|--------------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 47.13 | 30.00 | S84°40'00"W | 42.43 |
| C2 | 54.98 | 30.00 | N02°10'14"E | 47.60 |
| C3 | 71.89 | 322.50 | S48°15'45"W | 71.74 |
| C4 | 44.00 | 312.92 | S39°41'33"W | 43.96 |

N/F
 FERNANDO & CAROL PUENTE
 DB 6112, PG 410
 PIN: 1717.17-10-8122

N/F
 LOJAY & BAHIA TAPPOLINI
 DB 8260, PG 1096
 PIN: 1717.17-10-9289



NORTH



REFER TO DWG. NO. SITE 1 FOR GENERAL NOTES

TRANSACTION NO. 569620

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION IS TAKEN FROM A SURVEY BY JOHN A. EDWARDS & CO.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
- NO OBSTRUCTIONS BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR IN PART WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP# 3720078600J EFFECTIVE DATE: MAY 2, 2006
- SIGN PERMITTING IS A SEPARATE APPROVAL PROCESS AND HAS NOT BEEN REVIEWED OR APPROVED AS A PART OF THIS SITE PLAN. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO THE INSTALLATION OF SIGNAGE.
- HVAC AND MECHANICAL UNITS SHALL BE MOUNTED ON THE ROOF OF THE BUILDING.
- PARKING SPACES SHALL BE 9' WIDTH UNLESS NOTED OTHERWISE.

FRONTAGE BUILD-TO CALCULATIONS

| | |
|----------------------------|--|
| SPRING FOREST ROAD: | 50% REQUIRED 163.05' PROPERTY FRONTAGE 163.05' X 50% = 81.53' REQUIRED 83.33' PROVIDED (51.11%) |
| SPRINGFIELD COMMONS DRIVE: | 50% REQUIRED 150.34' PROPERTY FRONTAGE 150.34' X 50% = 75.17' REQUIRED 83.33' PROVIDED (55.42%) |

PID
PIDMONTLANDDESIGN LLP
 8522-204 SIX FORKS ROAD
 RALEIGH, NORTH CAROLINA 27615
 919.845.7600 PHONE
 919.845.7703 FAX
 FIRM LICENSE #F-0843

PRELIMINARY
 NOT FOR CONSTRUCTION

SPRINGFIELD RETAIL
832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 12 SEPT 2018

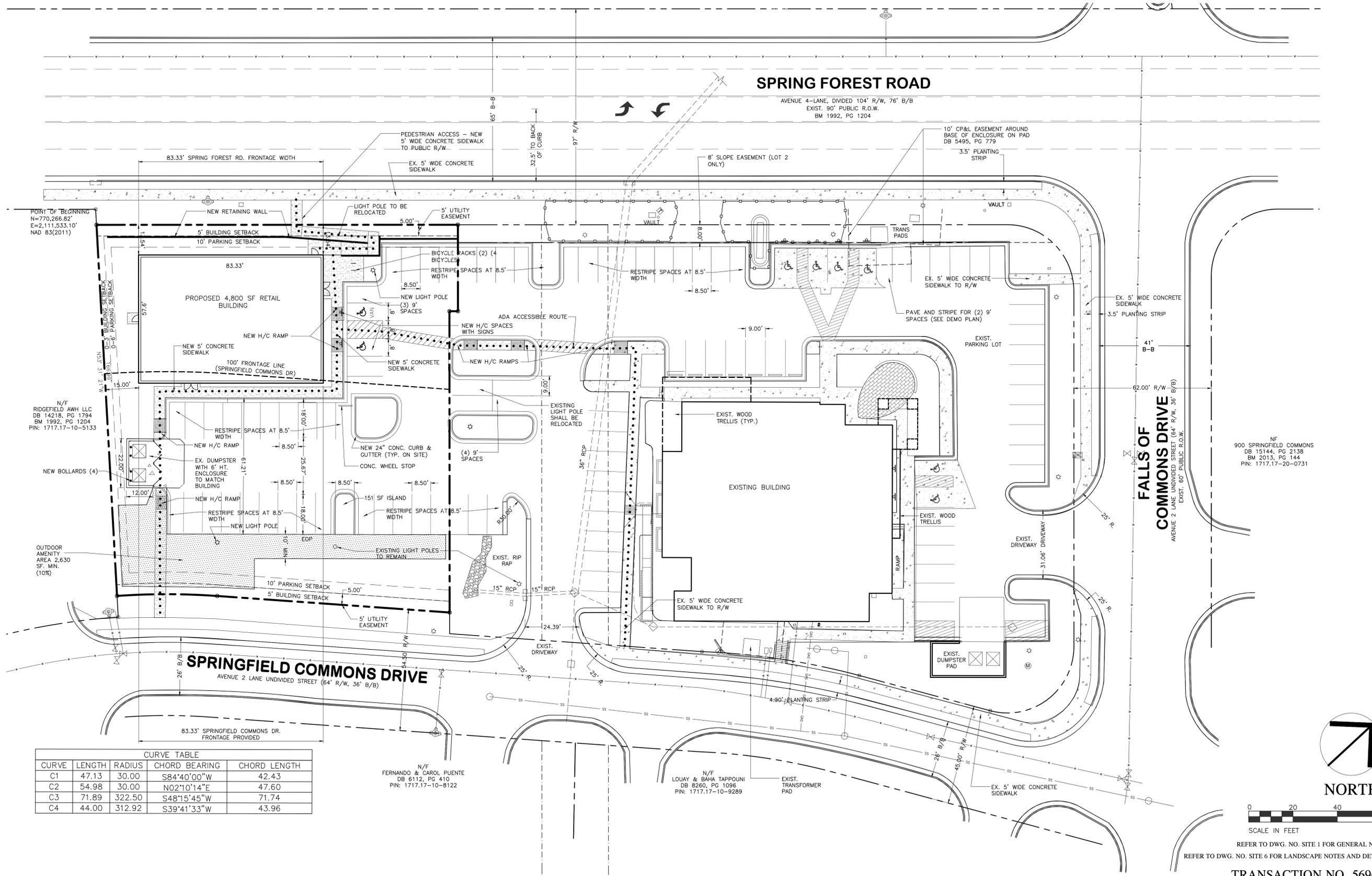
- REVISIONS:**
- 5 DEC 2018 REVISD PER CITY COMMENTS
 - 24 JAN 2019 REVISD PER CITY COMMENTS
 - 1 APR 2019 REVISD PER CITY COMMENTS

DRAWN BY: CRP
 CHECKED BY: JDL
 PROJECT: SCSAP2

STAKING PLAN

DWG. NO. **PA.3**

N/F
 CN INVESTORS
 DB 6527, PG 142
 PIN: 1717.17-10-4538



CURVE TABLE

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|--------|--------|---------------|--------------|
| C1 | 47.13 | 30.00 | S84°40'00"W | 42.43 |
| C2 | 54.98 | 30.00 | N02°10'14"E | 47.60 |
| C3 | 71.89 | 322.50 | S48°15'45"W | 71.74 |
| C4 | 44.00 | 312.92 | S39°41'33"W | 43.96 |

N/F
 FERNANDO & CAROL PUENTE
 DB 6112, PG 410
 PIN: 1717.17-10-8122

N/F
 LOUAY & BAHY TAPPOUNI
 DB 8260, PG 1096
 PIN: 1717.17-10-9289



SCALE IN FEET
 REFER TO DWG. NO. SITE 1 FOR GENERAL NOTES
 REFER TO DWG. NO. SITE 6 FOR LANDSCAPE NOTES AND DETAILS

TRANSACTION NO. 569620

F:\Projects\SCSAP2 Drawings\Site\SCSAP2_ASRbase.dwg - STAKING Apr 03, '19 - 9:59am

PRELIMINARY
 NOT FOR CONSTRUCTION

SPRINGFIELD RETAIL

832 SPRINGFIELD COMMONS DRIVE
 RALEIGH, NORTH CAROLINA

ISSUED: 12 SEPT 2018

REVISIONS:

- ▲ 5 DEC 2018
 REVISED PER CITY COMMENTS
- ▲ 24 JAN 2019
 REVISED PER CITY COMMENTS
- ▲ 1 APR 2019
 REVISED PER CITY COMMENTS

DRAWN BY: CRP
 CHECKED BY: JDL

PROJECT: SCSAP2

UTILITY
 PLAN

DWG. NO. PA.5

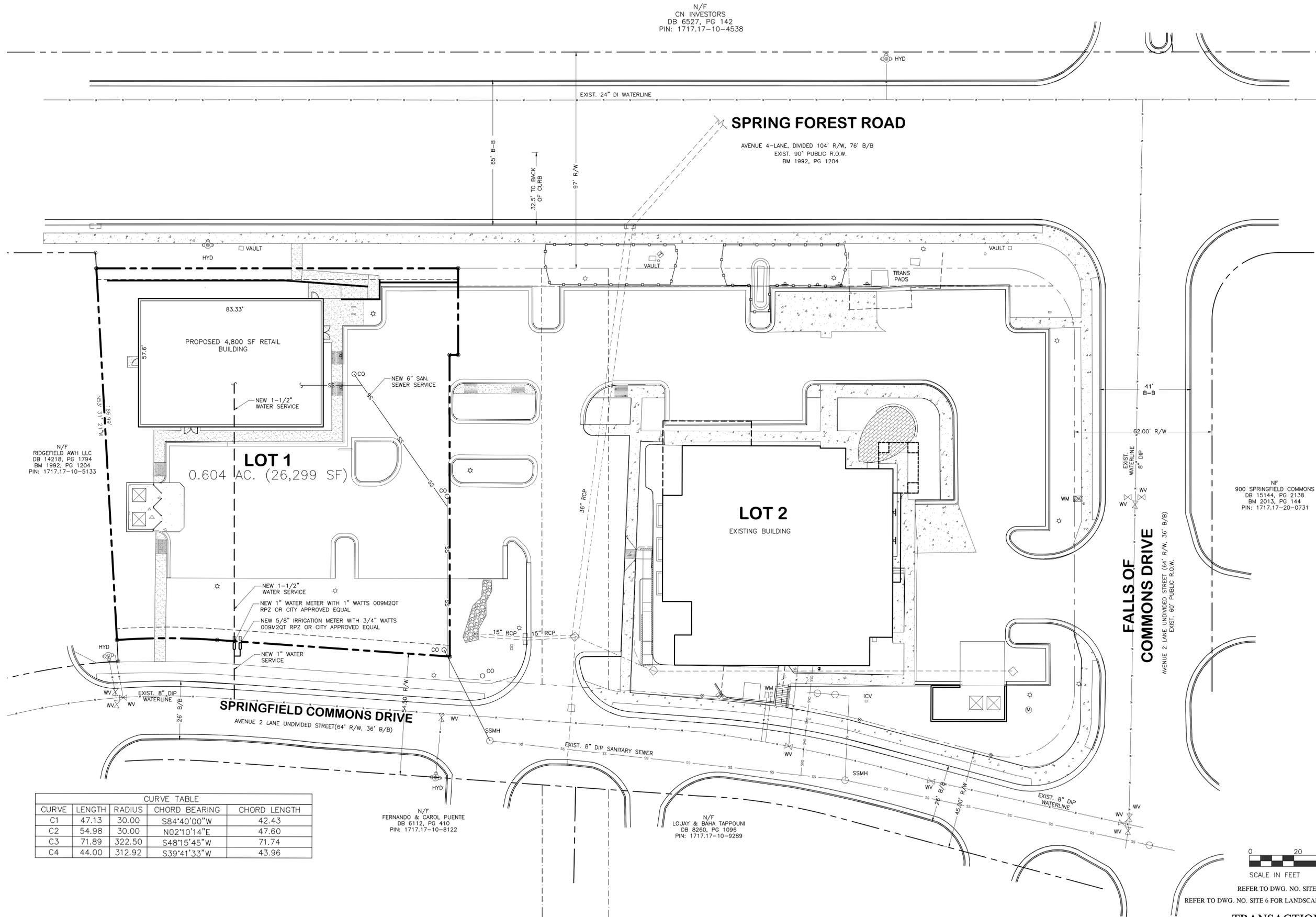
N/F
 CN INVESTORS
 DB 6527, PG 142
 PIN: 1717.17-10-4538

N/F
 RIDGEFIELD ANH LLC
 DB 14218, PG 1794
 BM 1992, PG 1204
 PIN: 1717.17-10-5133

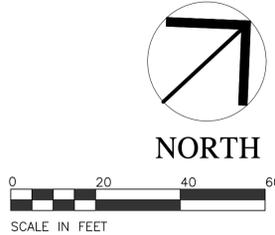
N/F
 FERNANDO & CAROL PUENTE
 DB 6112, PG 410
 PIN: 1717.17-10-8122

N/F
 LOUAY & BAHÄ TAPPOUNI
 DB 8260, PG 1096
 PIN: 1717.17-10-9289

NF
 900 SPRINGFIELD COMMONS
 DB 15144, PG 2138
 BM 2013, PG 144
 PIN: 1717.17-20-0731



| CURVE TABLE | | | | |
|-------------|--------|--------|---------------|--------------|
| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
| C1 | 47.13 | 30.00 | S84°40'00"W | 42.43 |
| C2 | 54.98 | 30.00 | N02°10'14"E | 47.60 |
| C3 | 71.89 | 322.50 | S48°15'45"W | 71.74 |
| C4 | 44.00 | 312.92 | S39°41'33"W | 43.96 |



REFER TO DWG. NO. SITE 1 FOR GENERAL NOTES
 REFER TO DWG. NO. SITE 6 FOR LANDSCAPE NOTES AND DETAILS

TRANSACTION NO. 569620

LANDSCAPE NOTES

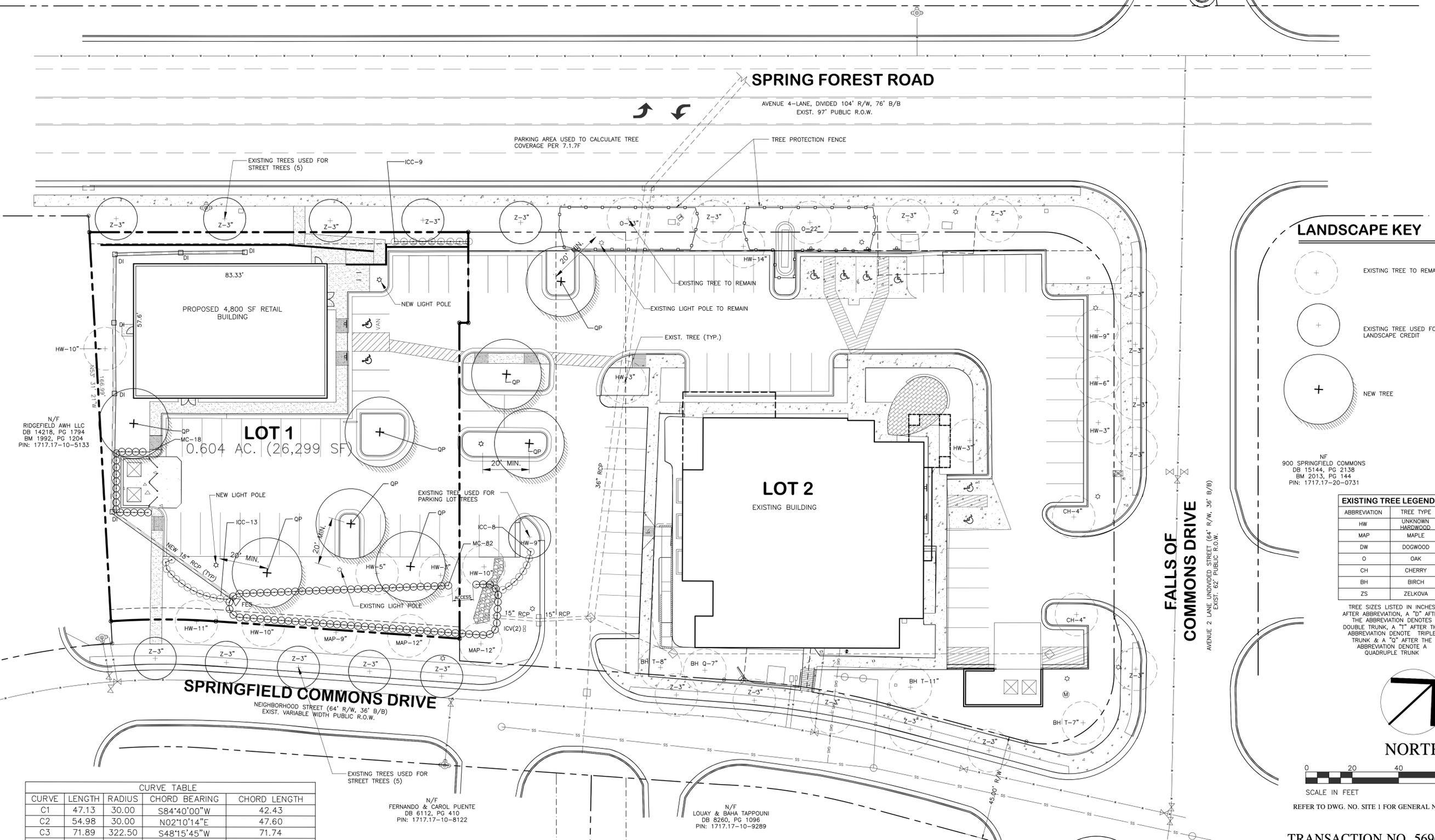
- CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SCARIFIED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
- ALL NEW TREES AND SHRUBS ARE TO BE COMPLETELY COVERED WITH HARDWOOD SHREDDED MULCH TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
- FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE PLANT MATERIAL INSTALLED ON FOR PRIVATE PROPERTY FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

| KEY | PLANT LIST | | QUAN. | CAL. | HT. | ROOT | REMARKS |
|---------------|-------------------------|------------------------|-------|------|-----|------|---------|
| | BOTANICAL NAME | COMMON NAME | | | | | |
| TREES | | | | | | | |
| QP | Quercus phellos | Willow Oak | 8 | 3" | 10' | B&B | |
| SHRUBS | | | | | | | |
| CC | Ilex crenata 'compacta' | Compact Japanese Holly | 30 | | 18" | | |
| MC | Myrica cerifera | Wax Myrtle | 100 | | 18" | | |

LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE/40 LF
 SPRING FOREST ROAD: 166.67 LF/40 LF = 4 TREES REQUIRED/EXISTING
 SPRINGFIELD COMMONS DR.: 150.34 LF/40 LF = 4 TREES REQUIRED/EXISTING
 PARKING AREA TREES (7.1.7F): 15,387 SF/2000 SF = 8 TREES REQUIRED/PROVIDED AND/OR EXISTING

N/F
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SPRINGFIELD RETAIL
832 SPRINGFIELD COMMONS DRIVE
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DRAWN BY: CRP
 CHECKED BY: JDL

PROJECT: SCSAP2

LANDSCAPE PLAN

DWG. NO. PA.6

TRANSACTION NO. 569620

REFER TO DWG. NO. SITE 1 FOR GENERAL NOTES



AVERAGE GRADE:
 AVERAGE EXISTING GRADE AT BUILDING = 413.20'
 AVERAGE PROPOSED GRADE AT BUILDING = 412.41'
 - LESSER OF EXISTING VERSUS PROPOSED IS USED
 AVERAGE GRADE = 412.41'

FFE = 412.60'



INTEC Group, Inc.
 214 W. TREMONT AVE.
 SUITE 301
 CHARLOTTE, NC 23803
 P: 704.372.9710
 www.intecgroup.net

PITCHED METAL ROOF FACADE
 FAUX WOOD (ALUMINUM)
 HPL PANEL
 WHITE BRICK

- PITCHED METAL ROOF FACADE - PITCH = 11 1/2 TO 12
 - PROVIDES SCREENING OF ROOF MOUNTED EQUIPMENT
 PER UDO 7.2.5.D.2

NORTH ELEVATION
 FACADE AREA 0'-12' = 980.45 S.F.
 GLASS AREA = 365 S.F.
 GLASS PERCENTAGE PROVIDED = 37%
 GLASS PERCENTAGE REQUIRED = 33%
 PERCENTAGE 3' TO 8' = 19% EXCEEDS 16.5% REQUIRED

SPRINGFIELD PHASE II
 PRELIMINARY ELEVATIONS
 04.03.19



EAST ELEVATION - SKETCH C

NORTH ELEVATION - SKETCH B

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

SITE KEY
 Spring Forest Road



STANCHION ASSET PARTNERS
 Commercial Real Estate Development & Acquisitions

Falls of Commons Drive

A1

AVERAGE GRADE:
 AVERAGE EXISTING GRADE AT BUILDING = 413.20'
 AVERAGE PROPOSED GRADE AT BUILDING = 412.41'
 - LESSER OF EXISTING VERSUS PROPOSED IS USED
 AVERAGE GRADE = 412.41'

FFE = 412.60'



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SPRINGFIELD PHASE II
 PRELIMINARY ELEVATIONS
 04.03.19

- PITCHED METAL ROOF FACADE - PITCH = 11 1/2 TO 12
 - PROVIDES SCREENING OF ROOF MOUNTED EQUIPMENT
 PER UDO 7.2.5.D.2

SOUTH ELEVATION
 FACADE AREA 0'-12' = 980.45 S.F.
 GLASS AREA = 408 S.F.
 GLASS PERCENTAGE PROVIDED = 41.6%
 GLASS PERCENTAGE REQUIRED = 33%
 PERCENTAGE 3' TO 8' = 22% EXCEEDS 16.5% REQUIRED

MESH PLANT SCREEN



WEST ELEVATION - SKETCH D

SOUTH ELEVATION - SKETCH A

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

SITE KEY

Spring Forest Road



Falls of Commons Drive

STANCHION ASSET PARTNERS
 Commercial Real Estate Development & Acquisitions



INTEC Group, Inc.
 214 W. TREMONT AVE.
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 P: 704.372.9710
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SPRINGFIELD PHASE II
 PRELIMINARY ELEVATIONS
 04.03.19

VIEW FROM ADJACENT PARCEL 1



VIEW FROM ADJACENT PARCEL 2