



Administrative Approval Action

**S-32-18 / 832 Springfield Subdivision
Transaction # 563617, AA # 3932**

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 limits.

REQUEST: Subdivision of a 1.99-acre tract zoned CX-3-PL-CU (Z-43-90) into 2 lots for commercial use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design adjustments have been submitted to the cross access standards of UDO Article 8.3 and for reduced right-of-way dedication on lot 2. The applicable section of the UDO is Article 8.5.

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 12/27/2018 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.

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 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:



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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

1. 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.
2. 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 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.
3. A fee-in-lieu for widening of Spring Forest Road and Springfield Commons Drive along the subdivision frontage is paid to the City of Raleigh (UDO 8.1.10). In addition, fee in lieu for 1' of sidewalk width along the Spring Forest Road, Falls of Commons and Springfield Commons Drives will be required.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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:

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 new street trees along Spring Forest Road, 10 street



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trees along Springfield Commons Drive and 5 street trees along Falls of Commons Drive for a total of 23 street trees.

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 impervious survey surface drawings.
7. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 3-5-2022
Record the entire subdivision.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 3/5/19

Staff Coordinator: Ryan Boivin

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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	832 Springfield Subdivision	
	Development Case Number	S-32-2018	
	Transaction Number	563617	
	Design Adjustment Number	DA - 87 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>		<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
DEPARTMENTS			
<input type="checkbox"/> <u>Dev. Services Planner</u>		<input type="checkbox"/> <u>City Planning</u>	
<input checked="" type="checkbox"/> <u>Development Engineering</u> <i>[Signature]</i> 12-21-18		<input type="checkbox"/> <u>Transportation</u>	
<input type="checkbox"/> <u>Engineering Services</u>		<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>	
<input type="checkbox"/> <u>Public Utilities</u>			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

[Signature] DANIEL G. KUSLA, PE 3/5/19
ENGINEERING REVIEW MANAGER Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

The proposed design adjustment to waive the requirements of cross access is supported by staff. The site layout of developed properties. The adjacent site at 901 Ridgefield Drive is approximately 4' lower at common property line with the proposed Springfield Commons lot 2. The width of the lot, building placement, sight distance concerns and effective radius from a driveway connection inhibit a cross access connection.

No additional driveways are proposed with the redevelopment. Access from the proposed subdivision is onto Springfield Commons Drive. The subdivision complies with both driveway spacing standards and driveway separation from the intersection of the closest intersection.

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

The proposed design adjustment is to waive ROW dedication along the Springfield Commons frontage of proposed lot 1. Staff is in support of the proposed design adjustment due to the constraints of the existing building and associated structures such as pedestrian access. The building on proposed lot 1 is not being removed with the proposed subdivision and associated administrative site review.

Redevelopment of lot 1 going forward would require the associated ROW dedication.

Design Adjustment Application




DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 In the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 832 Springfield Subdivision		
	Case Number S-32-18		
	Transaction Number 563617		
OWNER	Name 832 Springfield Partners, LLC c/o Alex Kelly		
	Address 2820 Selwyn Ave. Ste. 500		City Charlotte
	State NC	Zip Code 28209	Phone 704-817-3675
CONTACT	Name Chris Pope		Firm Piedmont Land Design, LLP
	Address 8522 - 204 Six Forks Road		City Raleigh
	State NC	Zip Code 27615	Phone 919-845-7600
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings	
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings	
	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Per coordination with City Staff, this request is for a waiver of cross-access requirement on subject parcel.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

 Owner/Owner's Representative Signature 10/1/2018
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.
 Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Subject property and adjacent property are already developed. The overall Springfield Commons development was designed to utilize Springfield Commons drive as an internal access route for the development. Pedestrian and bicycle cross access is provided on both Spring Forest Rd. and Springfield Commons Dr.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
With Springfield Commons drive serving as an internal circulation route cross-access intent is met. Pedestrian and bicycle cross-access is provided on both Spring Forest Rd. and Springfield Commons Dr.
- C. The requested design adjustment does not increase congestion or compromise Safety;
Subject site and adjacent site are developed and are of different uses. Cross-access along Springfield Commons Rd. provides a safe route for vehicular connectivity.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The subject lot as well as the adjacent lot currently have direct street access. These access points are not proposed to be removed.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- 3. Both sites are currently developed with different uses. On-site cross access would result in the loss of necessary parking on each site.**

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Mecklenburg

I, Alexandra H. Espinoza, a Notary Public do hereby certify that Alexander G. Kelly personally appeared before me this day and acknowledged the due execution ~~of~~ the forgoing instrument.

This the 1st day of October, 2018.

(SEAL)

Alexandra H Espinoza Notary Public Mecklenburg County, NC My Commission Expires December 28, 2021
--

Notary Public Alexandra H. Espinoza

My Commission Expires: 12/28/2021

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name 832 Springfield Subdivision	
	Case Number S-32-18	
	Transaction Number 563617	
OWNER	Name 832 Springfield Partners, LLC c/o Alex Kelly	
	Address 2820 Selwyn Ave. Ste. 500	City Charlotte
	State NC	Zip Code 28209
CONTACT	Name Chris Pope	Firm Piedmont Land Design, LLP
	Address 8522 - 204 Six Forks Road	City Raleigh
	State NC	Zip Code 27615
REQUEST	Phone 704-817-3675	
	Phone 919-845-7600	
	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings
<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
Provide details about the request; (please attach a memorandum if additional space is needed):		
Per coordination with City Staff, this request is for a waiver of right-of-way dedication for the Lot 2 frontage along Springfield Commons Dr.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input type="checkbox"/> Included

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Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

Existing right-of-way accommodates the necessary street section for this location. An additional r/w dedication would conflict with existing improvements on site including the building, electrical transformer and solid waste enclosure. Future need for additional r/w dedication is unlikely as Springfield Commons Dr. serves the existing facilities adequately. Should the site be re-developed, additional r/w can be obtained at that time.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The existing Springfield Commons Dr. serves as a parallel connection to the adjacent development and satisfies the cross-access and inter-connectivity intent in the Comprehensive Plan.

- C. The requested design adjustment does not increase congestion or compromise safety;

Public improvements exist for this portion of the site and the design adjustment proposed does not impact the congestion or safe usage of these facilities.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

No additional maintenance is necessitated by this request.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

Plans are prepared and certified by Piedmont Land Design, a licensed professional engineering firm.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Mecklenburg

I, Alexandra H. Espinoza, a Notary Public do hereby certify that Alexander Gardner Kelly personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 3rd day of October, 2018

(SEAL)

Alexandra H Espinoza Notary Public Mecklenburg County, NC My Commission Expires December 28, 2021
--

Notary Public Alexandra H. Espinoza

My Commission Expires: Dec. 28, 2021

CITY OF RALEIGH SITE PLAN INFORMATION

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

- DEVELOPMENT NAME: 832 SPRINGFIELD SUBDIVISION
- STREET ADDRESS: 832 SPRINGFIELD COMMONS DRIVE RALEIGH, NORTH CAROLINA (NEW ADDRESS TO BE ASSIGNED TO NEW LOT 1)
- WAKE COUNTY P.I.N.: 1717-10-7461 (NEW PINS TO BE ASSIGNED)
- TOTAL NUMBER OF LOTS: 2
- TOTAL AREA: 1.99 AC. (86,748 SF)
- TOTAL AREA IN DEDICATED R/W: 0.114 AC. (4,985 SF)
- AVERAGE LOT SIZE: 0.933 AC.
- MINIMUM LOT SIZE: 0.604 AC.
- ZONING: CX-3-PL-CU
- PARKING REQUIRED: 1 SPACE/150 SF OR 1/5 SEATS (RESTAURANT USE) 8,669 SF = 58 SPACES OR 155 SEATS = 31 SPACES
- PARKING PROVIDED: 55 SPACES (LOT 1) (3 REMOVED AT NEW ACA RAMP) 28 SPACES (LOT 2) 124 SPACES TOTAL
- INSIDE CITY LIMITS: YES
- INSIDE FLOOD HAZARD BOUNDARY: NO
- INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA: NO
- FLOOR AREA RATIO FOR NEW LOT 2: 8,669 SF./55,473 SF. (1.27 AC.) = 0.156
- OWNER/DEVELOPER: STANCHION ASSET PARTNERS, LLC c/o ALEX KELLY 2820 SELWYN AVENUE SUITE 500 CHARLOTTE, NC 28209 (704) 817-3675 (PHONE) alex@stanchionap.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)

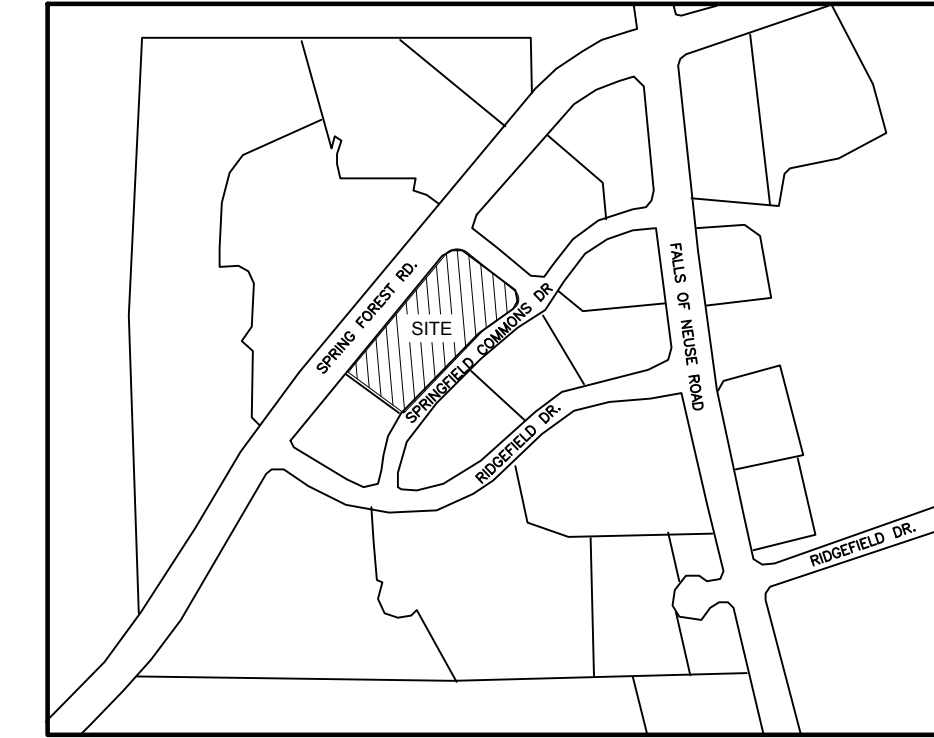
PRELIMINARY SUBDIVISION PLANS FOR:

832 SPRINGFIELD SUBDIVISION

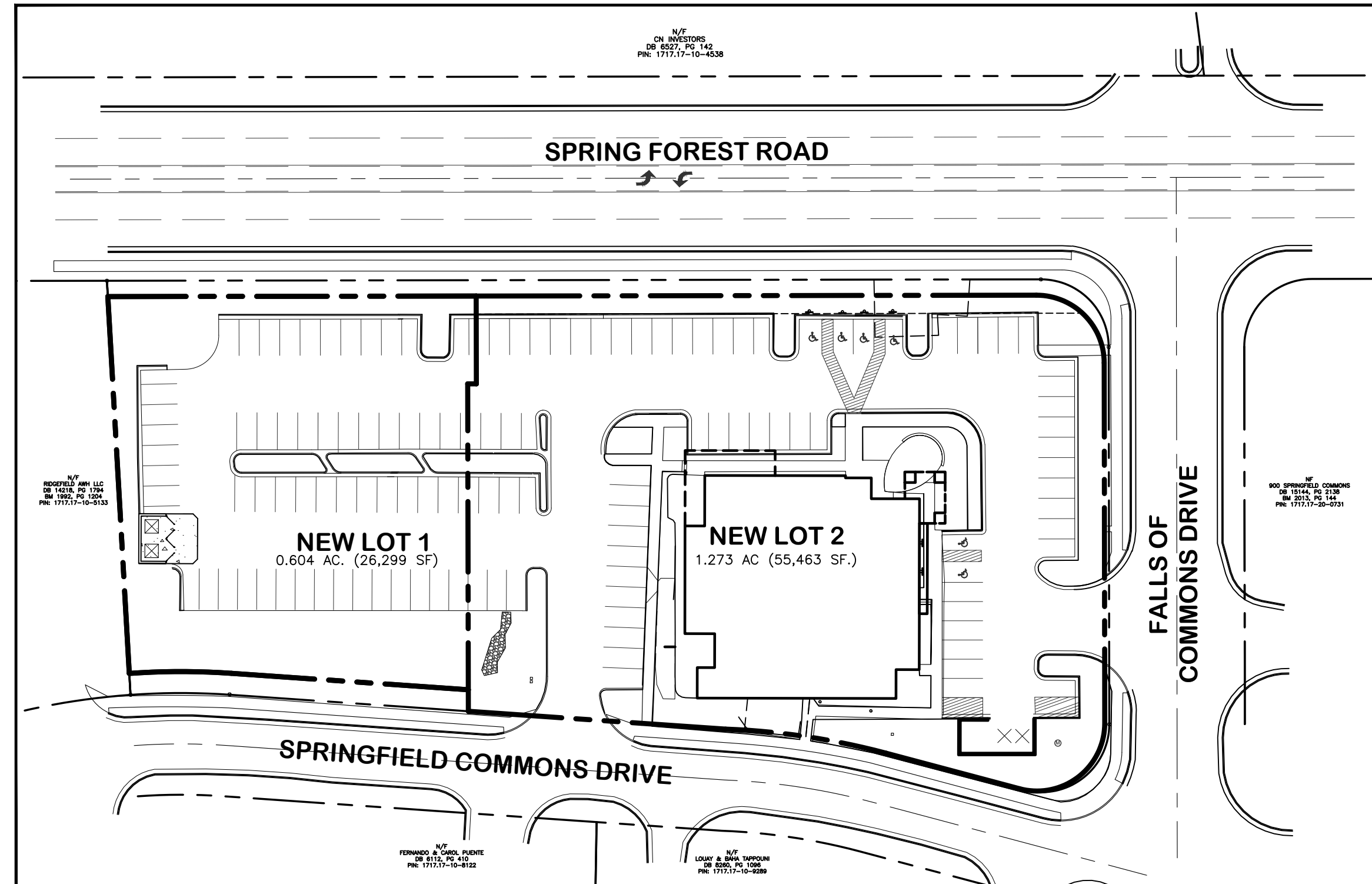
CASE #: S-32-18

832 SPRINGFIELD COMMONS DRIVE RALEIGH, NORTH CAROLINA

TRANSACTION NO. 563617



VICINITY MAP
SCALE: 1" = 500'



DRAWING INDEX

- SITE 1 COVER SHEET
 - SITE 2 EXISTING CONDITIONS PLAN
 - SITE 3 PRELIMINARY SUBDIVISION PLAN
 - SITE 4 LANDSCAPE PLAN
- RECORDED MAP (BM 1992/PG 1204)

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 DESIGNATION'S "X" BY FEMA PANELS 3720171700J WITH AN EFFECTIVE DATE OF MAY 2, 2006. SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.
- NO NEW IMPERVIOUS SURFACE IS PROPOSED WITH THIS SUBDIVISION THEREFORE A STORMWATER CONTROL PLAN IS NOT REQUIRED.



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

832 SPRINGFIELD SUBDIVISION
832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

ISSUED: 19 JULY 2018

REVISIONS:

- 14 AUG 2018 REVISED PER CITY COMMENTS
- 22 SEPT 2018 REVISED PER CITY COMMENTS
- 5 DEC 2018 REVISED PER CITY COMMENTS
- 27 DEC 18 REVISED PER CITY COMMENTS

DRAWN BY: CRP
CHECKED BY: JDL

PROJECT: SCSAP2

COVER SHEET

DWG. NO. SD 1

Preliminary Subdivision Plan Application



Development Services Customer Service Center | 1 Exchange Place, Suite 401 | Raleigh, NC 27601 | 919-996-3495 | alex@919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction ID:		
GENERAL INFORMATION		
Development Name: 832 Springfield Subdivision		
Proposed Use: Retail		
Property Address(es): 832 Springfield Commons Drive		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 1717-10-7461	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
OWNER/DEVELOPER INFORMATION		
Company Name: Stanchion Asset Partners	Owner/Developer Name: Alex Kelly	
Address: 2820 Selwyn Avenue, Suite 500, Charlotte, NC 27209		
Phone: 704-817-3675	Email:	Fax:
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Piedmont Land Design, LLP	Contact Name: Chris Pope	
Address: 8522 Six Forks Road, Suite 204, Raleigh, NC 27615		
Phone: 919-845-7600	Email: chris@pedmontlanddesign.com	Fax: 919-845-7703

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)			
ZONING INFORMATION			
Zoning District(s): CX-3-PL-CU			
If more than one district, provide the acreage of each: N/A			
Overlay District?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Inside City Limits?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
CUD (Conditional Use District) Case #	Z-2-43-90		
COA (Certificate of Appropriateness) Case #	N/A		
BOA (Board of Adjustment) Case #	A- N/A		
STORMWATER INFORMATION			
Existing Impervious Surface	60,205 ac	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	60,017 ac	Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:			
Alluvial Soils	N/A	Flood Study	FEMA Map Panel #
NUMBER OF LOTS AND DENSITY			
Total # of Townhouse Lots:	Detached: N/A	Attached:	N/A
Total # of Single Family Lots:	N/A		
Total # of All Lots:	2		
Overall Units/Acre Densities Per Zoning Districts:	N/A		
Total # of Open Space and/or Common Area Lots:	0		
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 subdivision plan as approved by the City.			
I hereby designate 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, acknowledged, and affirm that this project is conforming to all application requirements applicable with the proposed development plan.			
Signature:	ALEX KELLY	Date:	7/11/2018
Signature:	MEMBER	Date:	

ORDINANCE NO. (1990) 694 ZC 283
Effective: 2-5-91

Z43.80 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 (8) hereafter). The distance between the property line 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: 2-5-91

8) 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 pharmacist.

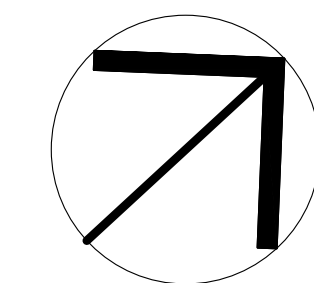
9) Portions of the property adjacent to or contiguous to the street or drive constructed pursuant to the foregoing condition number (2) shall be landscaped in accordance with the requirements of the Raleigh City Code applicable to public streets.

10) Sidewalks shall be constructed along all roads and along both sides of the street or drive constructed pursuant to the foregoing condition number (2).

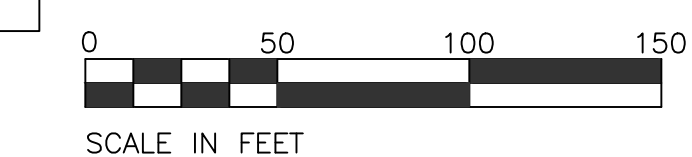
11) Any building constructed upon the property shall not exceed two (2) occupied stories or thirty-five (35) feet in height, excluding mechanical equipment and elevator penthouses.

12) 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.

13) 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.



NORTH



SCALE IN FEET

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

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

PID
HELMUT AND 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

832 SPRINGFIELD SUBDIVISION
832 SPRINGFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

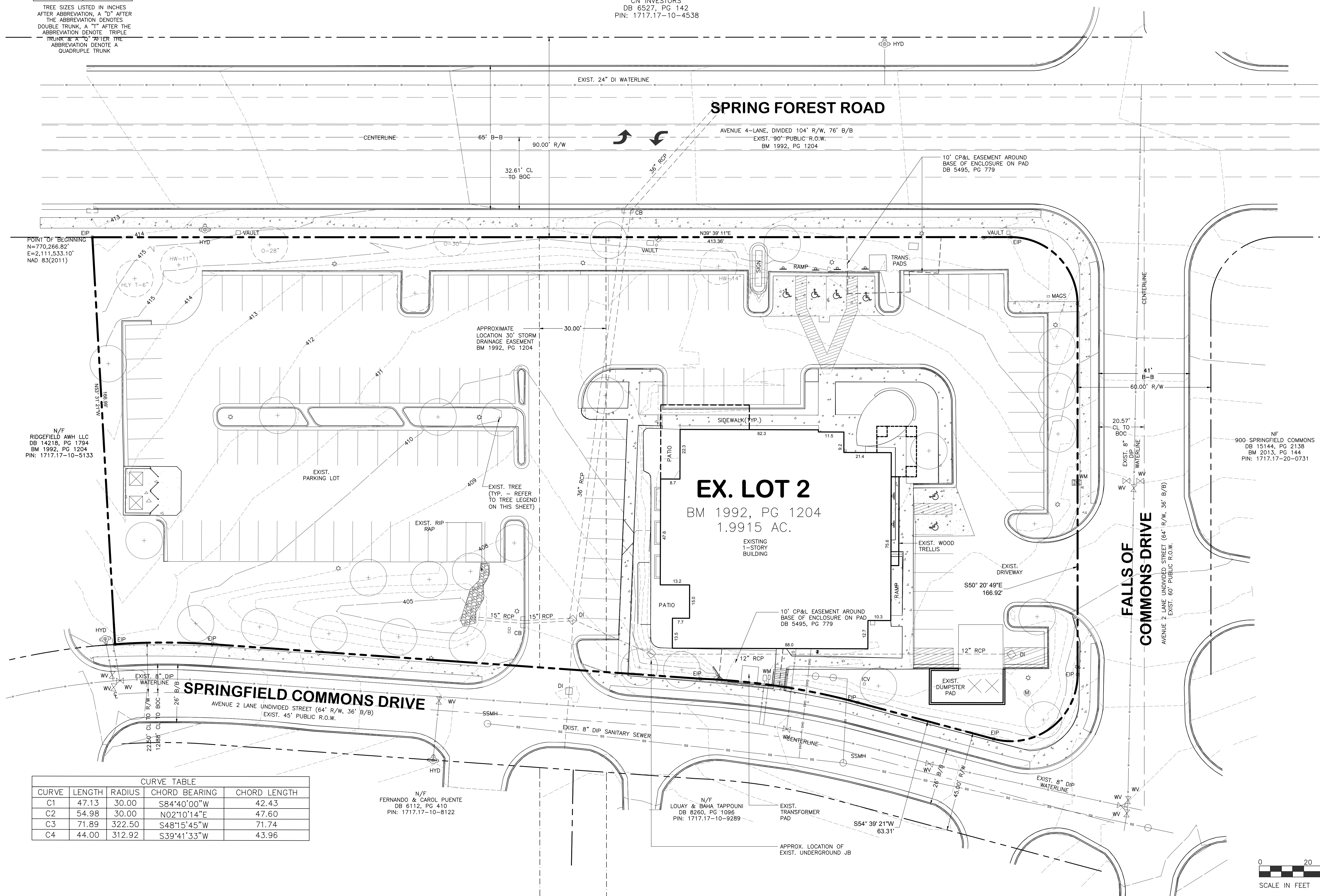
ISSUED: 19 JULY 2018

REVISIONS:
 ▲ 14 AUG 2018
 REVISED PER CITY COMMENTS
 ▲ 22 SEPT 2018
 REVISED PER CITY COMMENTS
 ▲ 5 DEC 2018
 REVISED PER CITY COMMENTS

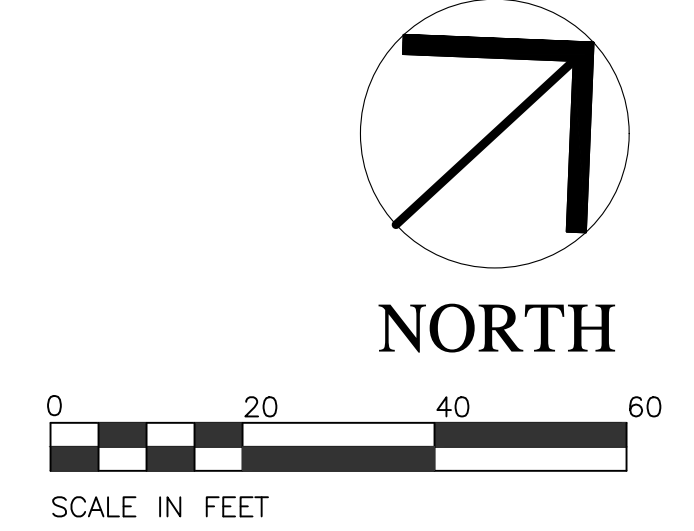
DRAWN BY: CRP
 CHECKED BY: JDL
 PROJECT: SCSAP2

EXISTING
 CONDITIONS
 PLAN

DWG. NO. SD 2



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



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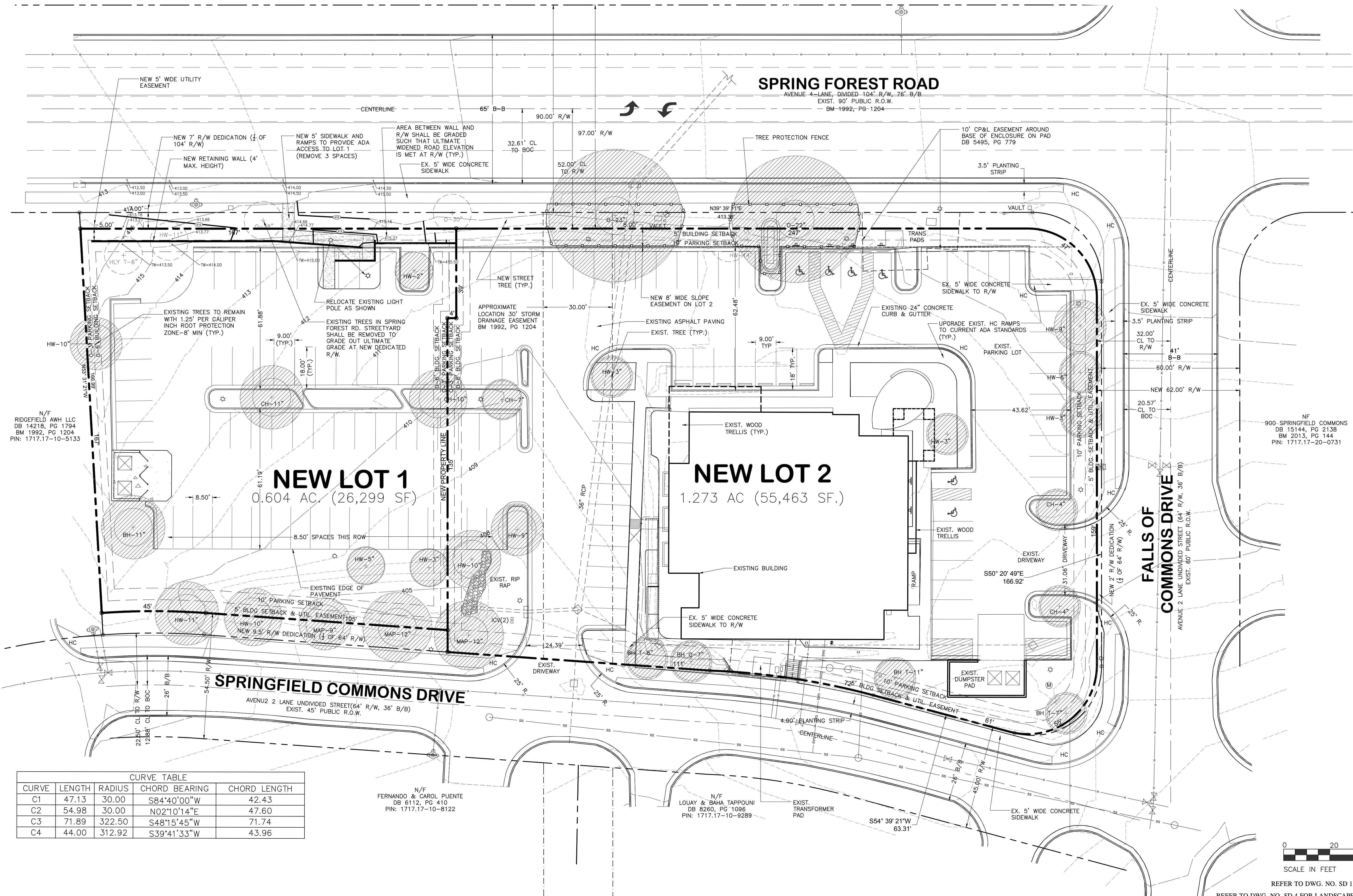
REFER TO DWG. NO. SD 1 FOR GENERAL NOTES
 TRANSACTION NO. 563617

▲	14 AUG 2018	REVISED PER CITY COMMENTS
▲	22 SEPT 2018	REVISED PER CITY COMMENTS
▲	5 DEC 2018	REVISED PER CITY COMMENTS
▲	27 DEC 18	REVISED PER CITY COMMENTS

NOTES:

1. A FEE-IN-LIEU FOR 1' OF SIDEWALK SHALL BE PAID FOR ALL THREE STREET FRONTAGES.
2. CROSS-ACCESS AGREEMENTS SHALL BE PROVIDED FOR BOTH LOTS.
3. PARKING AND BUILDING SETBACKS SHOWN ARE BASED ON UDO SECTION 3.2.5 FOR CX ZONING.
4. EXISTING ADA RAMPS SHALL BE REBUILT TO CURRENT STANDARDS.
5. A NET REDUCTION IN IMPERVIOUS SURFACE OF 188 SF. IS PRODUCED BY THIS SUBDIVISION PLAN.

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



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

NEW LOT 1
0.604 AC. (26,299 SF)

NEW LOT 2
1.273 AC (55,463 SF.)

SPRINGFIELD COMMONS DRIVE
AVENUE 2 LANE UNDIVIDED STREET (64' R/W, 36' B/B)
EXIST. 45' PUBLIC R.O.W.

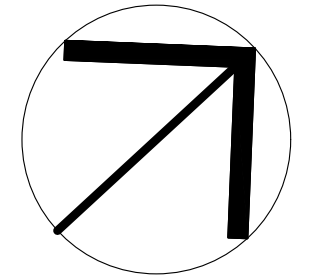
SPRING FOREST ROAD
AVENUE 4-LANE, DIVIDED 104' R/W, 76' B/B
EXIST. 90' PUBLIC R.O.W.
BM 1992, PG 1204

FALLS OF COMMONS DRIVE
AVENUE 2 LANE UNDIVIDED STREET (64' R/W, 36' B/B)
EXIST. 40' PUBLIC R.O.W.

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.13	30.00	S84°40'00"W	42.43
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N/F
FERNANDO & CAROL PUENTE
DB 6112, PG 410
PIN: 1717.17-10-8122

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



NORTH



REFER TO DWG. NO. SD 1 FOR GENERAL NOTES
REFER TO DWG. NO. SD 4 FOR LANDSCAPE NOTES AND DETAILS

TRANSACTION NO. 563617

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.

LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE/40 LF REQUIRED
 SPRING FOREST ROAD: 434.54 LF/40 = 10 TREES REQUIRED/PROVIDED
 FALLS OF COMMONS DR.: 210.44 LF/40 = 5 TREES REQUIRED/PROVIDED
 SPRINGFIELD COMMONS DR.: 424.42 LF/40 = 10 TREES REQUIRED/PROVIDED
 N/F
 CN INVESTORS
 DB 6527, PG 142
 PIN: 1717.17-10-4538

KEY	PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	23	3"	10'	B&B	
SHRUBS							



PEDMONT LAND DESIGN, LLP
 8522-204 SIX FORKS ROAD
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PRELIMINARY
 NOT FOR CONSTRUCTION

832 SPRINGFIELD SUBDIVISION
832 SPRINGFIELD COMMONS DRIVE
 RALEIGH, NORTH CAROLINA

ISSUED: 19 JULY 2018

REVISIONS:

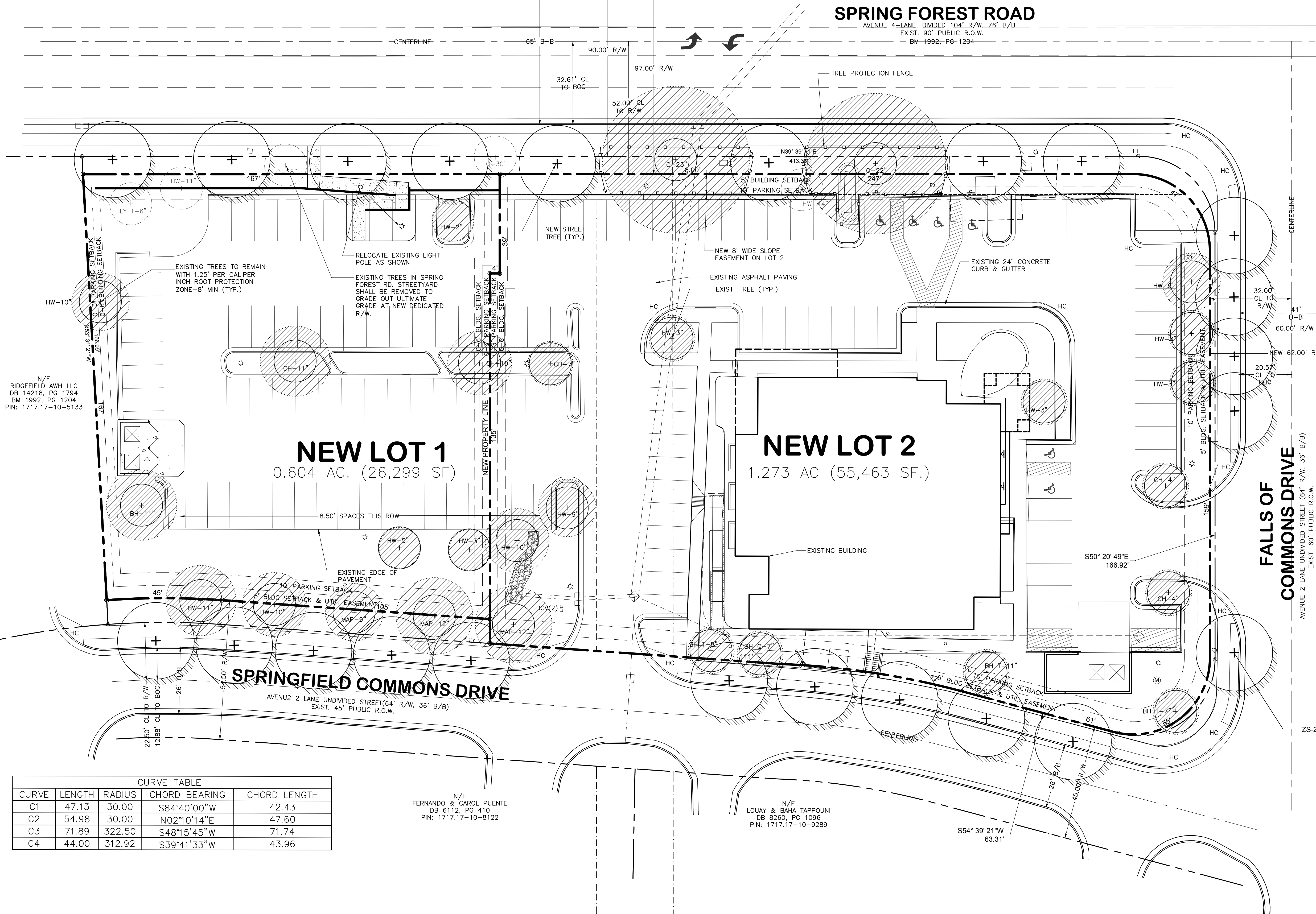
- 14 AUG 2018 REVISED PER CITY COMMENTS
- 22 SEPT 2018 REVISED PER CITY COMMENTS
- 30 OCT 2018 REVISED PER CITY COMMENTS

DRAWN BY: CRP
 CHECKED BY: JDL

PROJECT: SCSAP2

PRELIMINARY
LANDSCAPE
PLAN

TRANSACTION NO. 562617
 DWG NO. SD 4



SPRING FOREST ROAD

AVENUE 4-LANE, DIVIDED 104' R/W, 76' B/B
 EXIST. 90' PUBLIC R.O.W.
 - BM 1992, PG 1264

NEW LOT 1

0.604 AC. (26,299 SF)

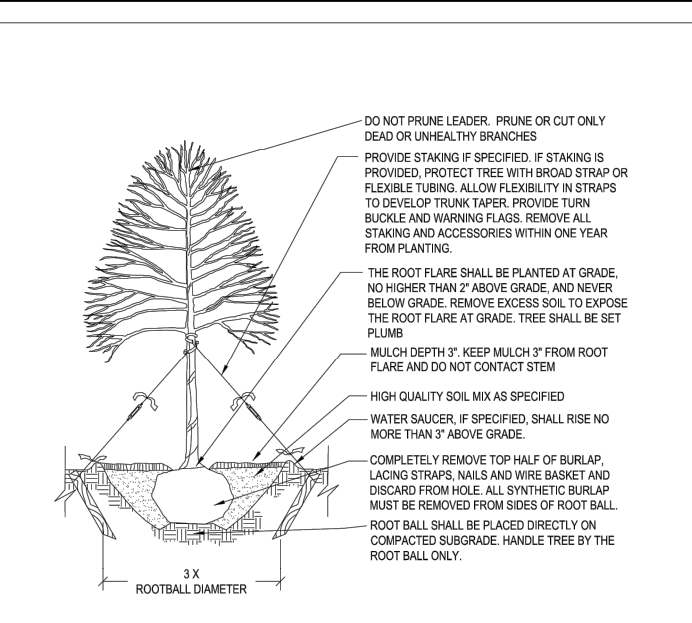
NEW LOT 2

1.273 AC (55,463 SF.)

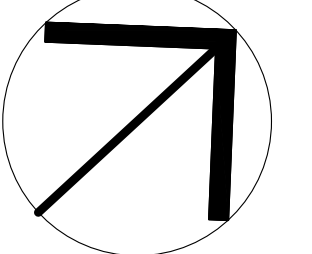
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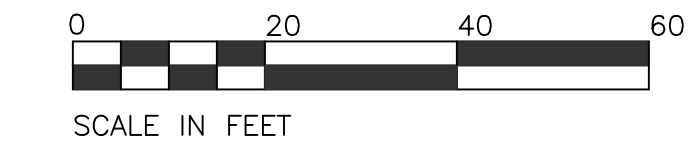
N/F
 900 SPRINGFIELD COMMONS
 DB 15144, PG 2138
 BM 2013, PG 144
 PIN: 1717.17-20-0731



NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR ACCURATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PITS)
 2. ALL TREES TO BE PLANTED IN THE CITY MANHOLE
 3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 2" MINIMUM FIRST BRANCH HEIGHT
 4. PLANTING SHOULD OCCUR BETWEEN APRIL 1 AND SEPTEMBER 31ST
 5. A TREE IMPACT PERMIT IS REQUIRED
 6. ELECTRICAL, CABLE AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.



NORTH



SCALE IN FEET
 REFER TO DWG. NO. SD 1 FOR GENERAL NOTES

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