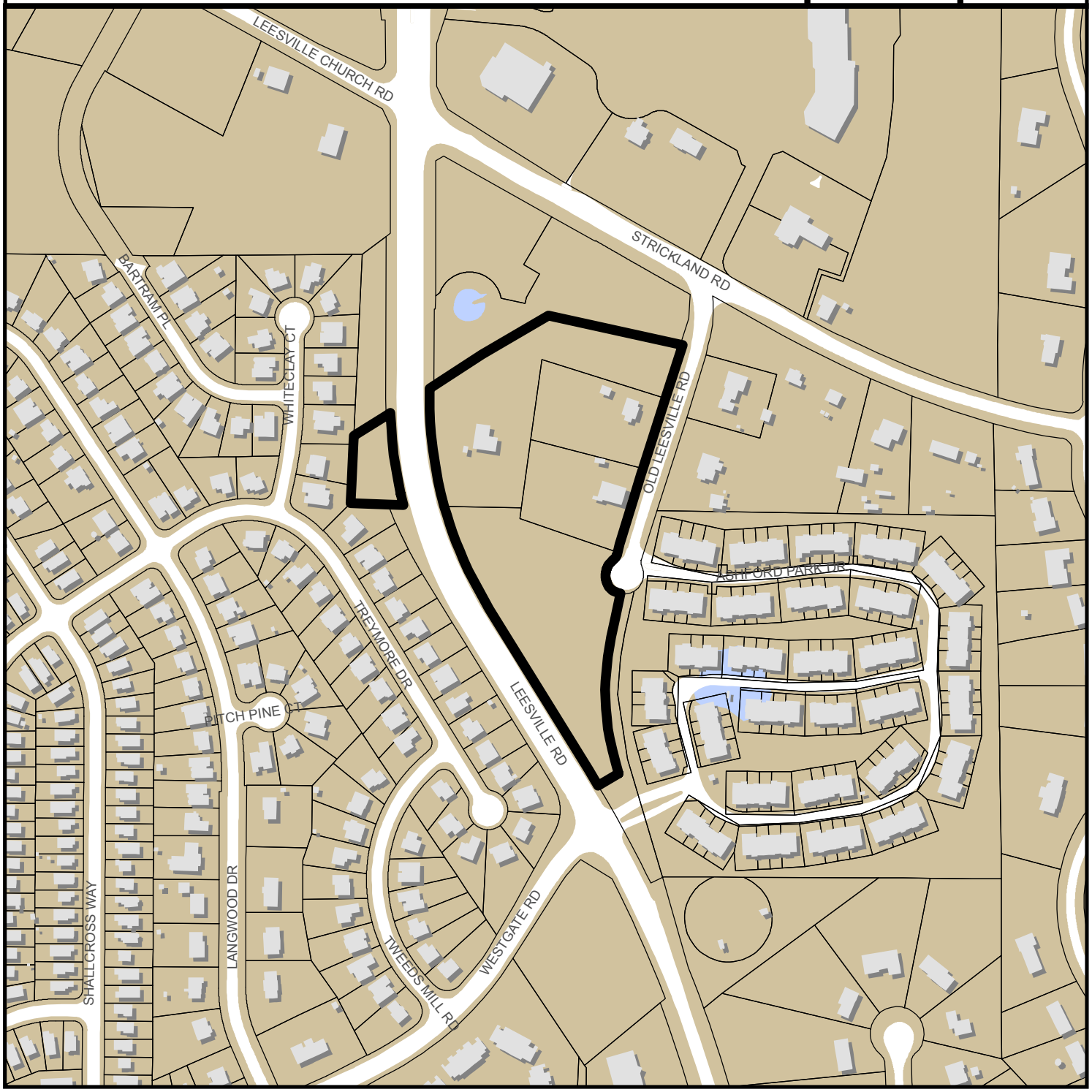
LEESVILLE ROAD MARKET PLACE
SR-81-2016



0 300 600 Feet

Zoning: **NX-3-CU**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **7.78**
Sq. Ft.: **63,000**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Michael Kaney**
Phone: **(919) 845-3950**

Administrative Site Review Application (for UDO Districts only)

DEVELOPMENT SERVICES DEPARTMENT

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

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

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	■ General ☐ Mixed Use ☐ Open Lot SR-81-16	Transaction Number 490116 Assigned Project Coordinator Assigned Team Leader Renetta

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

GENERAL INFORMATION

Development Name: Leesville Road Market Place

Zoning District: NX-3-CU | Overlay District (if applicable): | Inside City Limits? ■ Yes ☐ No

Proposed Use: Retail

Property Address(es): 9501 Leesville Road | Major Street Locator: Leesville/Strickland

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

P.I.N. 0788047444 | P.I.N. 0788045738 | P.I.N. 0788048627 | P.I.N. 0788048872

What is your project type?
☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ 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.

The site is a retail development with required surface parking lot and underground stormwater management device.

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

N/A

CLIENT/DEVELOPER/ OWNER

Company: Halpern Development Company | Name (s): Michael Kaney
Address: 5200 Roswell Road NE, Atlanta, GA 30342
Phone: 919-917-7298 | Email: michaelk@mikeamgmtsolns.com | Fax:

CONSULTANT (Contact Person for Plans)

Company: McAdams | Name (s): Andrew Padiak
Address: 2905 Meridian Parkway, Durham NC 27713
Phone: 919-475-5514 | Email: padiak@mcadamsco.com | Fax:

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) NX-3-CU	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 63,000
Total Site Acres Inside City Limits ■ Yes ☐ No 7.78 acres	Total sq. ft. gross (existing & proposed) 63,000
Off street parking: Required 210 Provided 263	Proposed height of building(s) 40'
COA (Certificate of Appropriateness) case #	# of stories 2
BOA (Board of Adjustment) case # A-	Ceiling height of 1st Floor 16'
CUD (Conditional Use District) case # Z- 6-16	
Stormwater Information	
Existing Impervious Surface 0.23 ac acres/square feet	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface 5.02 ac acres/square feet	**If Yes, please provide:**
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 0	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units 0	6. Infill Development 2.2.7
3. Total Number of Hotel Units 0	7. Open Space (only) or Amenity 10%
4. Overall Total # Of Dwelling Units (1-6 Above) 0	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 Andrew Padiak, PE 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.

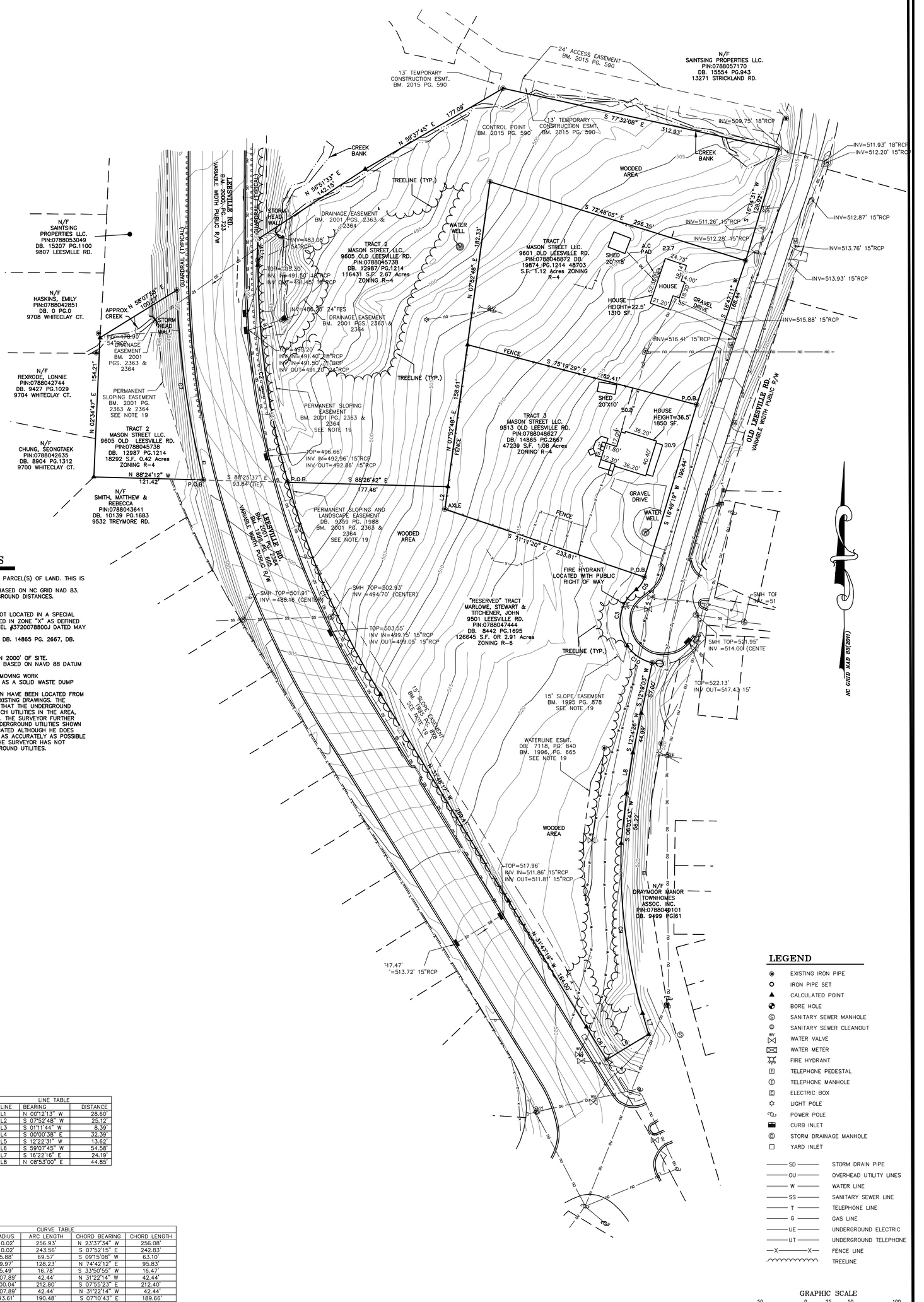
Signed _____ Date October 4, 2016

Printed Name William D. Brown, Jr.

Signed _____ Date _____

Printed Name _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	**YES**	**N/A**	**YES**	**NO**	**N/A**
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	X		✓		
2. **Administrative Site Review Application** completed and signed by the property owner(s)	X		✓		
3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet	X		✓		
4. I have referenced the **Administrative Site Review Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	X		✓		
c) Proposed Site Plan	X		✓		
d) Proposed Grading Plan	X		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	X	☐	✓		
f) Proposed Utility Plan, including Fire	X	☐	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	X	☐	✓		
h) Proposed Landscape Plan	X	☐	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	X	☐	✓		
j) Transportation Plan	☐	X			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	X		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	X		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	X		✓		
11. Wake County School Form, if dwelling units are proposed	☐	X			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	X	☐	✓		



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN EXISTING CONDITIONS SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: R-4 & R-6
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720078800J DATED MAY 02 2006.
7. REFERENCES: DB. 12987 PG. 1214, DB. 14865 PG. 2667, DB. 8442 PG. 1695 OF THE WAKE COUNTY REGISTRY.
8. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
9. ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 DATUM ESTABLISHED BY GPS SESSIONS
10. NO EVIDENCE OF CURRENT EARTH MOVING WORK
11. NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP
12. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°12'13" W	28.60'
L2	S 07°52'48" W	25.19'
L3	S 01°11'44" W	8.39'
L4	S 00°00'38" E	32.39'
L5	S 12°22'31" W	13.60'
L6	S 59°07'45" W	54.58'
L7	S 16°22'16" E	24.19'
L8	N 08°53'00" E	44.85'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	910.02'	256.93'	N 23°37'34" W	256.08'
C2	910.02'	243.56'	S 07°52'15" E	242.83'
C3	45.88'	69.57'	S 09°15'08" W	63.10'
C4	49.97'	128.23'	N 74°42'12" E	95.83'
C5	25.49'	16.78'	S 33°50'55" W	16.47'
C6	2907.89'	42.44'	N 31°22'14" W	42.44'
C7	1000.04'	212.80'	S 07°55'23" E	212.40'
C8	2907.89'	42.44'	N 31°22'14" W	42.44'
C9	593.61'	190.48'	S 07°10'43" E	189.66'
C10	45.88'	34.57'	S 55°46'41" E	33.75'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREELINE

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS

SHEET NO. C-2
DATE 08-30-2016
SCALE 1"=50'
DRAWN BY ABT
CHECKED BY RTF
FILENAME HDP16000-EC2
PROJECT NO. HPD-16000

LEESVILLE ROAD MARKET PLACE
CONSTRAINTS PLAN
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS PLAN

OWNER:
HALPERN ENTERPRISES
5269 BUFORD HIGHWAY
ATLANTA, GEORGIA

REVISIONS:
1 -

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

SITE LEGEND

- SIGNAGE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ASPHALT PAVEMENT
- PAINT STRIPING
- FENCE
- ACCESSIBLE ROUTE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- OUTDOOR AMENITY AREA

EXISTING STRICKLAND RD. (SR 1838) (60' PUBLIC R/W)

EXISTING OLD LEESVILLE RD. NEIGHBORHOOD LOCAL (VARIABLE WIDTH PUBLIC R/W)

EXISTING LEESVILLE RD. (SR 1839) AVENUE 4-LANE DIVIDED (VARIABLE WIDTH PUBLIC R/W)

DILLARD, EDNA
PIN: 0788141859
DB. 10139 PG.1683
9532 TREYMORE RD.
RALEIGH, NC 27617
ZONING R-6

DILLARD, EDNA
PIN: 0788143748
DB. 10139 PG.1683
9532 TREYMORE RD.
RALEIGH, NC 27617
ZONING R-6

CARLIN, PAUL & AZUCENA
PIN: 0788141523
DB. 11641 PG. 1552
13350 ASHFORD PARK DR
RALEIGH, NC 27613
MAIL: 6603 JILL CT
MCLEAN, VA 22101
ZONING R-6

PENNINGTON, CAROLYN
PIN: 0788140583
DB. 11540 PG. 1450
13352 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

WEIGER, RONALD & CINDACE
PIN: 0788140554
DB. 13383 PG. 2233
13354 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

BANKS, GLADYS EM
PIN: 0788140525
DB. 011875 PG.00243
13356 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

TURSCHMANN, DAVID
PIN: 0788140490
DB. 15523 PG. 781
13351 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

DILORENZO, VINCENT & FRANCES
PIN: 0788140451
DB. 16415 PG. 2341
13353 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

HIGGINS, THOMAS
PIN: 0788140421
DB. 15291 PG. 1283
13355 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

GRIFFIN, MARY CLARK
PIN: 0788049491
DB. NF PG. NF
13357 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

DRAYMOOR MANOR TOWNHOMES ASSOC. INC. PIN:0788049101
DB. 9499 PG.61
MAIL:3739 NATIONAL DR. STE 1 RALEIGH NC 27612
ZONING R-6 & CUD Odd-1

SAINTSING PROPERTIES LLC.
PIN:0788056251
DB. 15554 PG.943
9701 LEESVILLE RD.
MAIL: 9608 OLD LEESVILLE RD.
RALEIGH NC 27613
ZONING CUD SC

FUTURE DEVELOPMENT BY OTHERS

EXISTING WALGREENS

GROCERY
49,810 SF

SHOPS
TOTAL: 13,190 GROSS SF
UPPER: 6,595 SF
LOWER: 6,595 SF

TIE NEW PAVEMENT TO EXISTING PAVEMENT

EXISTING CENTERLINE

10' SCREEN WALL AND RETAINING WALL (DESIGN BY OTHERS)

6' CONCRETE SIDEWALK

PROPOSED R/W .25' - 3' DEDICATION

5' GENERAL UTILITY PLACEMENT EASEMENT

24' ACCESS EASEMENT (BM 2004, PG. 590)

13' TEMPORARY CONSTRUCTION EASEMENT (BM 2004 PG. 590)

CURB AND GUTTER TIE-IN TO BE COORDINATED WITH CONSTRUCTION ON ADJACENT PROJECT (BY OTHERS)

10' PEDESTRIAN PASSAGE EASEMENT

RETAINING WALL (DESIGN BY OTHERS)

20' PEDESTRIAN PASSAGE EASEMENT

OUTDOOR AMENITY AREA

WHEELSTOP (TYP.)

6' RAMP W/ DETECTABLE WARNING SURFACE

RETAINING WALL (LOWER LEVEL) (DESIGN BY OTHERS)

ELEVATOR EQUIPMENT ROOM (LOWER LEVEL)

ELEVATOR

UPPER LEVEL BALCONY

STAIRS

6' CONC. SIDEWALK (TYP.)

24" WHITE STOP BAR (TYP.)

FLUSH

EXISTING FENCE (TYP.)

EXISTING TREE CONSERVATION AREA

STOP SIGN W/ 24" WHITE STOP BAR (TYP.)

SLOPE EASEMENT (BM 2001, PG. 2364)

30" STANDARD CURB AND GUTTER (TYP.)

CURB AND GUTTER TIE-IN TO BE COORDINATED WITH CONSTRUCTION ON ADJACENT PROJECT (BY OTHERS)

TIE NEW PAVEMENT TO EXISTING PAVEMENT

EXISTING PROPERTY LINE

TRANSITION FROM SCREEN WALL TO RETAINING WALL (DESIGN BY OTHERS)

TREE PROTECTION FENCE (TYP.)

TREE CONSERVATION AREA

RETAINING WALL (DESIGN BY OTHERS)

PROPOSED TRUCK DELIVERY AREA

COMPACTOR (TYP.)

DUMPSTER (TYP.)

GENERATOR (TYP.)

TRANSFORMER (TYP.)

15' SLOPE EASEMENT (BM 1995, PG. 878)

STOP SIGN W/ 24" WHITE STOP BAR (TYP.)

5' GENERAL UTILITY PLACEMENT EASEMENT

PROPOSED R/W 7' - 18' DEDICATION

6' CONCRETE SIDEWALK

LLOYD, MARTIN
PIN: 0788047010
DB. 7992 PG. 61
9404 TREYMORE DR.
RALEIGH, NC 27617
MAIL: 205 LAKE NORMAN DR.
CARY, NC 27519
ZONING R-6

MCWATTERS, DAVID
PIN:0788046074
DB. 15934 PG.399
9408 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

SEAMAN, JEFFREY & MICHELLE
PIN:0788046140
DB. 13898 PG. 1160
RALEIGH, NC 27617
ZONING R-6

MITCHELL, JAMES & JOYCE
PIN: 0788046115
DB. 15934 PG. 399
9500 TREYMORE DR.
RALEIGH, NC 27617
MAIL: 1101 HYDE ST
RALEIGH, NC 27609
ZONING R-6

ROBBINS, RANDALL & MEREDITH
PIN: 0788045271
DB. 15961 PG. 1464
9504 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

ADAMS, SUSAN K
PIN:0788045247
DB. 16032 PG.1172
9508 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

RITTER, GRETAL & NOEL
PIN:0788045301
DB. 13047 PG.1192
9512 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

AUSTIN, DEBRA ANN
PIN:0788044387
DB. 8072 PG.1065
9516 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

TOMA, MICHELLE MARIE
PIN:0788044443
DB. 15654 PG.725
9520 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

TUCKER, CEDRIC & SYBIL
PIN:0788044418
DB. 15785 PG.1991
9524 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

IBARRA, JOEL
PIN:0788043585
DB. 7676 PG.418
9528 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

SMITH, MATTHEW & REBECCA
PIN:0788043641
DB. 10139 PG.1683
9532 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

SLOPE EASEMENT BM. 2001 PG. 2364

PUBLIC DRAINAGE EASEMENT BM. 2001 PG. 2364

TREE CONSERVATION AREA

LEESVILLE BAPTIST CHURCH
PIN: 0788050471
DB. 7450 PG. 603
13305 LEESVILLE RD.
RALEIGH NC 27617
ZONING R-4

ROMAN, ANDREW & LISA
PIN:0788052115
DB. 016150 PG.1683
9816 WHITECLAY CT.
RALEIGH, NC 27617
ZONING R-4

WHITNEY, RAYMOND
PIN:0788052171
DB. 16094 PG.1936
9812 WHITECLAY CT
RALEIGH, NC 27617
MAIL: 9820 E THOMPSON PEAK PKWY UNIT 722
SCOTTSDALE AZ, 85255
ZONING R-4

DORROH, MARTHA E.
PIN:0788052051
DB. 16194 PG.1776
9808 WHITECLAY CT
RALEIGH, NC 27617
ZONING R-6

SPACE, RICHARD K. JR.
PIN:0788042955
DB. 10778 PG.1772
9804 WHITECLAY CT
RALEIGH, NC 27617
ZONING R-6

KRAUSE, KIM
PIN:0788042858
DB. 12553 PG.0272
9800 WHITECLAY CT
RALEIGH NC 27617
ZONING R-6

KLOTZ, SIDNEY
TRUSTEE ELMORE, RICHARD D.
PIN:0788042851
DB. 16410 PG.02573
9708 WHITECLAY CT
RALEIGH NC 27617
ZONING R-6

REXRODE, LONNIE
PIN:0788042744
DB. 9427 PG.1029
9704 WHITECLAY CT.
RALEIGH, NC 27617
ZONING R-6

CHUNG, SEONGTAEK
PIN:0788042635
DB. 8904 PG.1312
9700 WHITECLAY CT.
RALEIGH, NC 27617
ZONING R-6

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\HPD\HPD-16000\Land\Administrative Site Review\Current Drawings\HPD16000 - S1.dwg, 10/5/2016 9:26:09 AM, Worley, Kaitlyn

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

McADAMS

REVISIONS:

OWNER:
HALPERN ENTERPRISES
5200 ROSWELL ROAD NE
ATLANTA, GA 30342

LEESVILLE ROAD MARKET PLACE
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

SITE PLAN

PROJECT NO.	HPD-16000
FILENAME:	HPD16000-S1
CHECKED BY:	ARP
DRAWN BY:	KTW
SCALE:	1"=40'
DATE:	10-05-2016
SHEET NO.	C-4

McADAMS

UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA

EXISTING STRICKLAND RD. (SR 1838) (60' PUBLIC R/W)

EXISTING LEESVILLE RD. (SR 1839) AVENUE 4-LANE DIVIDED (VARIABLE WIDTH PUBLIC R/W)

EXISTING OLD LEESVILLE RD. NEIGHBORHOOD LOCAL (VARIABLE WIDTH PUBLIC R/W)

DILLARD, EDNA
PIN: 0788143748
DB. 10139 PG.1683
9532 TREYMORE RD.
RALEIGH, NC 27617
ZONING R-6

DILLARD, EDNA
PIN: 0788141859
DB. 10139 PG.1683
9532 TREYMORE RD.
RALEIGH, NC 27617
ZONING R-6

CARLIN, PAUL & AZUCENA
PIN: 0788141523
DB. 11641 PG. 1552
13350 ASHFORD PARK DR
RALEIGH, NC 27613
MAIL: 8603 JILL CT
MCLEAN, VA 22101
ZONING R-6

PENNINGTON, CAROLYN
PIN: 0788140583
DB. 11540 PG. 1450
13352 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

WEIGER, RONALD & CANDACE
PIN: 0788140554
DB. 13383 PG. 2233
13354 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

BANKS, GLADYS EM
PIN: 0788140525
DB. 011875 PG.00243
13356 ASHFORD PARK DR
RALEIGH, NC 27613
ZONING R-6

TURSCHMANN, DAVID
PIN: 0788140490
DB. 15523 PG. 781
13351 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

DILORENZO, VINCENT & FRANCES
PIN: 0788140451
DB. 16415 PG. 2341
13353 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

HIGGINS, THOMAS
PIN: 0788140421
DB. 15291 PG. 1283
13355 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

GRIFFIN, MARY CLARK
PIN: 0788049491
DB. NF PG. NF
13357 ASHFORD PARK DR
RALEIGH, NC 27617
ZONING R-6

DRAYMOOR MANOR TOWNHOMES ASSOC. INC., PIN:0788049101
DB. 9499 PG.61
MAIL:3739 NATIONAL DR. STE 1RALEIGH NC. 27612
ZONING R-6 & CUD O&I-1

SAINTSING PROPERTIES, LLC,
PIN:0788056251
DB. 15554 PG.943
9701 LEESVILLE RD.
MAIL: 9608 OLD LEESVILLE RD.
RALEIGH NC 27613.
ZONING CUD SC

GROCERY
49,810 SF

SHOPS
TOTAL: 13,190 GROSS SF
UPPER: 6,595 SF
LOWER: 6,595 SF

LLOYD, MARTIN
PIN: 0788047010
DB. 7992 PG. 61
9404 TREYMORE DR.
RALEIGH, NC 27617
MAIL: 205 LAKE NORMAN DR.
CARY, NC 27519
ZONING R-6

MCWATTERS, DAVID
PIN:0788046074
DB. 15934 PG.399
9408 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

SEAMAN, JEFFREY & MICHELLE
PIN:0788046140
DB. 13898 PG. 1160
9412 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

MITCHELL, JAMES & JOYCE
PIN: 0788046115
DB. 15934 PG. 399
9500 TREYMORE DR.
RALEIGH, NC 27617
MAIL: 1101 HYDE ST
RALEIGH, NC 27609
ZONING R-6

ROBBINS, RANDALL & MEREDITH
PIN: 0788045271
DB. 15961 PG. 1464
9504 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

ADAMS, SUSAN K
PIN:0788045247
DB. 16032 PG.1172
9508 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

RITTER, GRETAL & NOEL
PIN:0788045301
DB. 13047 PG.1192
9512 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

AUSTIN, DEBRA ANN
PIN:0788044387
DB. 8072 PG.1065
9516 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

TOMA, MICHELLE MARIE
PIN:0788044443
DB. 15654 PG.725
9520 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

TUCKER, CEDRIC & SYBIL
PIN:0788044418
DB. 15785 PG.1991
9524 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

IBARRA, JOEL
PIN:0788043585
DB. 7676 PG.418
9528 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

SMITH, MATTHEW & REBECCA
PIN:0788043641
DB. 10139 PG.1683
9532 TREYMORE DR.
RALEIGH, NC 27617
ZONING R-6

24' ACCESS EASEMENT (BM 2004, PG. 590)
10' SCREEN WALL AND RETAINING WALL (DESIGN BY OTHERS)
FUTURE DEVELOPMENT BY OTHERS
CURB AND GUTTER TIE-IN TO BE COORDINATED WITH CONSTRUCTION ON ADJACENT PROJECT, (BY OTHERS)
13' TEMPORARY CONSTRUCTION EASEMENT (BM 2004 PG. 590)
20' PEDESTRIAN PASSAGE EASEMENT
EXISTING TREE CONSERVATION AREA
FIRE HYDRANT ASSEMBLY (TYP.)
EXISTING FIRE HYDRANT
4" WASTE DRAIN
8" FIRE MAIN
TRAFFIC BEARING SEWER CLEANOUT (TYP.)
RETAINING WALL (DESIGN BY OTHERS)
RETAINING WALL (LOWER LEVEL) (DESIGN BY OTHERS)
ELEVATOR EQUIPMENT ROOM (LOWER LEVEL)
ELEVATOR
UPPER LEVEL BALCONY
2½" WATER LINE
2" WATER LINE
6" FIRE MAIN
GENERATOR (TYP.)
TRANSFORMER (TYP.)
GEN
SAND FILTER
UNDERGROUND STORMWATER DETENTION
1½" DOMESTIC WATER METER
2" BACKFLOW PREVENTER
TREE PROTECTION FENCE (TYP.)
TREE CONSERVATION AREA
TAPPING SLEEVE AND VALVE
15' SLOPE EASEMENT (BM 1995, PG. 878)
EXISTING FORCEMAIN TO BE RELOCATED (APPROXIMATE LOCATION)
8" BACKFLOW PREVENTER IN ABOVE GROUND HEATED ENCLOSURE
5' GENERAL UTILITY PLACEMENT EASEMENT
SANITARY SEWER MANHOLE RIM TO BE ADJUSTED TO FINAL GRADE
PROPOSED R/W
7' – 18' DEDICATION
SLOPE EASEMENT (BM 2001, PG. 2364)
DRAINAGE EASEMENT (BM 2001, PG. 2364)
REMOVE EXISTING BLOWOFF. EXTEND 8" WATERLINE.
TIE NEW PAVEMENT TO EXISTING PAVEMENT
PUBLIC DRAINAGE EASEMENT (BM 2001 PG. 2364)
OPEN SPACE CONSERVATION AREA

SMH TOP=521.95'
INV =514.00' (CENTER)

CATCH BASIN
TOP=522.13'
INV OUT=517.43 15"RCP

CATCH BASIN
TOP=517.96'
INV IN=511.86' 15"RCP
INV OUT=511.81' 15"RCP

CATCH BASIN
TOP=517.47'
INV OUT=513.72' 15"RCP

CATCH BASIN
TOP=503.55'
INV IN=499.15' 15"RCP
INV OUT=499.05' 15"RCP

SMH TOP=502.93'
INV =494.70' (CENTER)

SMH TOP=501.91'
INV =488.16 (CENTER)

CATCH BASIN
TOP=496.66'
INV IN=492.96' 15"RCP
INV OUT=492.86' 15"RCP

CATCH BASIN
TOP=495.20'
INV IN=491.40' 18"RCP
INV IN=491.50' 15"RCP
INV OUT=491.20' 24"RCP

CATCH BASIN
TOP=495.30
INV IN=491.50' 18"RCP
INV OUT=491.45' 18"RCP

CATCH BASIN
TOP=501.97'
FULL OF DEBRIS

CATCH BASIN
TOP=504.04'
INV OUT=500.80' 15"RCP

CATCH BASIN
TOP=502.23'
INV IN=497.71' 15"RCP
INV OUT=497.53' 15"RCP

INV=486.28' 24"FES
INV=483.08' 54"RCP

INV=512.87' 15"RCP
INV=512.20' 15"RCP
INV=511.93' 18"RCP
INV=509.75' 18"RCP
INV=513.93' 15"RCP
INV=513.76' 15"RCP
INV=515.88' 15"RCP
INV=512.28' 15"RCP
INV=511.26' 15"RCP
INV=516.41' 15"RCP

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

X:\Projects\HPD\HPD-16000\Land\Administrative Site Review\Current Drawings\HPD16000 – U1.dwg, 10/5/2016 9:45:38 AM, Worley, Kaitlyn

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

McADAMS

REVISIONS:

OWNER:
HALPERN ENTERPRISES
5200 ROSWELL ROAD NE
ATLANTA, GA 30342

LEESVILLE ROAD MARKET PLACE
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA

UTILITY PLAN

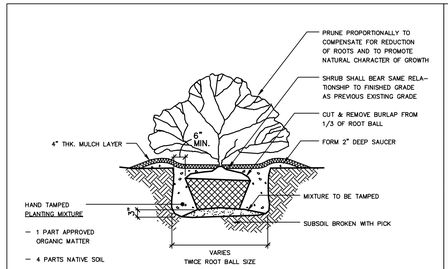
PROJECT NO.	HPD-16000
FILENAME:	HPD16000-U1
CHECKED BY:	ARP
DRAWN BY:	KTW
SCALE:	1"=40'
DATE:	10-05-2016
SHEET NO.	C-6

McADAMS

PLANT SCHEDULE

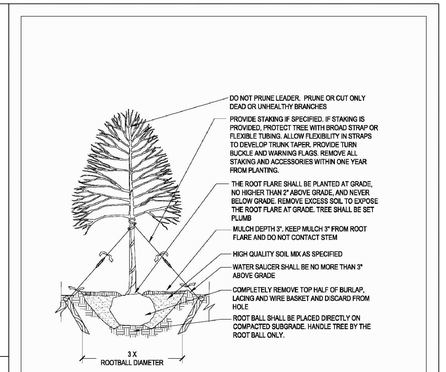
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HGT	REMARKS
	AGB	5	'Autumn Brilliance' Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	–	8'	
	LNW	14	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	2"	8'	
	QNN	12	Nuttall Oak	Quercus nuttallii	3"		
	QPH	16	Willow Oak	Quercus phellos	3"		
	QSS	23	Shumard Red Oak	Quercus shumardii	3"		
	UPA	19	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	3"		
	ZSG	21	Sawleaf Zelkova	Zelkova serrata 'Green Vase'	3"		

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC	REMARKS
	AGRA	84	Radiance Abelia	Abelia x grandiflora 'Radiance'	12"		
	CHDG	33	Duke Gardens Plum Yew	Cephalotaxus harringtonia 'Duke Gardens'	12"		
	ILCC	24	Carissa Holly	Ilex cornuta 'Carissa'	12"		
	ICDB	14	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"		
	IXCC	20	Chesapeake Japanese Holly	Ilex crenata 'Chesapeake'	18"		
	IGNN	38	Nigra Inkberry	Ilex glabra 'Nigra'	36''		
	ILMA	13	Oakland Red Holly	Ilex x 'Magland'	6'-8'		
	IPA	26	Anise Tree	Illicium parviflorum	24"		
	IVLH	54	Virginia Sweetspire	Itea virginica 'Henry's Garnety'	12"		
	LOCD	32	Daruma Fringe Flower	Loropetalum chinense 'Daruma'	36"		
	RUET	40	Yedda Hawthorn	Rhaphiolepis umbellata 'Eleanor Tabor'	18"		
	VAWC	14	Chindo Viburnum	Viburnum awabuki 'Chindo'	36"		



SHRUB INSTALLATION DETAIL

N.T.S.



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
PARKS, RECREATION AND CULTURAL RESOURCES DEPT

REVISIONS	DATES #/YY	NOT TO SCALE
	TREE PLANTING DETAIL	
	PRCR-03	

LANDSCAPE CALCULATIONS

STREET TREES

OLD LEESVILLE RD:	605 LF
TREES REQUIRED:	16 (1/40 LF)
TREES PROVIDED:	16
LEESVILLE RD:	920 LF
TREES REQUIRED:	23 (1/40 LF)
TREES PROVIDED:	23

VEHICULAR USE AREA

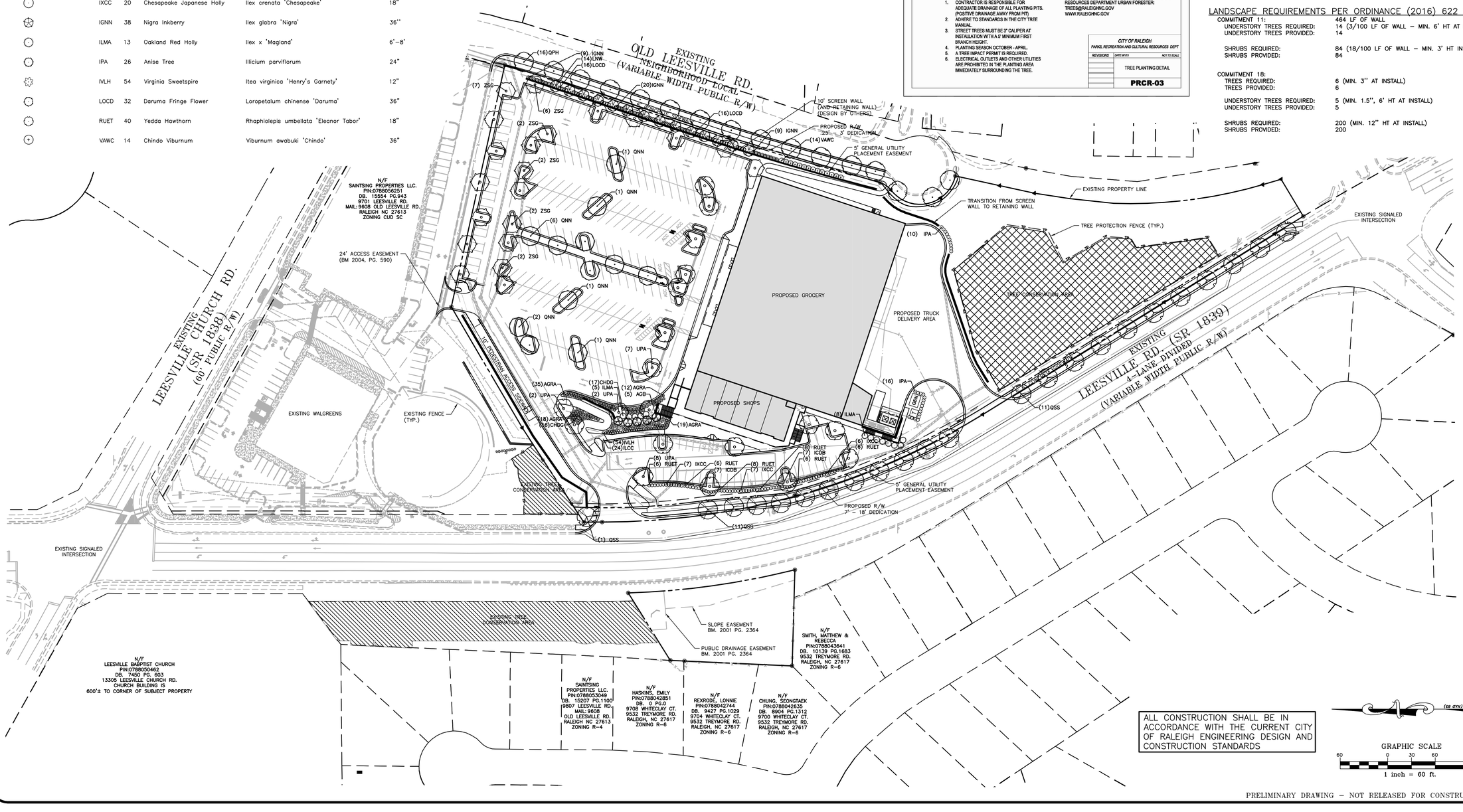
NORTH MAIN VEHICLE USE AREA:	82,150 SF
TREES REQUIRED:	42 (1/2,000 SF – 2" CAL.)
TREES PROVIDED:	42
WEST VEHICLE USE AREA:	14,617 SF
TREES REQUIRED:	8 (1/2,000 SF – 2" CAL.)
TREES PROVIDED:	8

10' AVERAGE C-3 STREET PROTECTIVE YARD

OLD LEESVILLE RD:	305 LF
SQUARE FOOTAGE REQUIRED:	3,050 SF (305 SF X 10 LF)
SQUARE FOOTAGE PROVIDED:	2,865 SF
SHRUBS REQUIRED:	92 (30/100 LF)
SHRUBS PROVIDED:	0 – MET W/MIN. 3.5' SCREENING WALL)
LEESVILLE RD:	244 LF
SQUARE FOOTAGE REQUIRED:	2,440 SF (244 SF X 10LF)
SQUARE FOOTAGE PROVIDED:	2,450 SF
SHRUBS REQUIRED:	74 (30/100 LF)
SHRUBS PROVIDED:	74

LANDSCAPE REQUIREMENTS PER ORDINANCE (2016) 622 ZC 735

COMMITMENT 11:	464 LF OF WALL
UNDERSTORY TREES REQUIRED:	14 (3/100 LF OF WALL – MIN. 6' HT AT INSTALL)
UNDERSTORY TREES PROVIDED:	14
SHRUBS REQUIRED:	84 (18/100 LF OF WALL – MIN. 3' HT INSTALL)
SHRUBS PROVIDED:	84
COMMITMENT 18:	
TREES REQUIRED:	6 (MIN. 3'' AT INSTALL)
TREES PROVIDED:	6
UNDERSTORY TREES REQUIRED:	5 (MIN. 1.5'', 6' HT AT INSTALL)
UNDERSTORY TREES PROVIDED:	5
SHRUBS REQUIRED:	200 (MIN. 12'' HT AT INSTALL)
SHRUBS PROVIDED:	200



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GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
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McADAMS

REVISIONS:

OWNER:
HALPERN ENTERPRISES
5200 ROSWELL ROAD NE
ATLANTA, GA 30342

LEESVILLE ROAD MARKET PLACE

ADMINISTRATIVE SITE REVIEW

RALEIGH, NORTH CAROLINA

LANDSCAPE PLAN

PROJECT NO.	HPD-16000
FILENAME:	HDP16000-LS1
CHECKED BY:	SMD
DRAWN BY:	CMV
SCALE:	1"=60'
DATE:	10-05-2016
SHEET NO.	LS-1

McADAMS

X:\Projects\HPD\HPD-16000\Land\Administrative Site Review\Current Drawings\HPD16000 – LS1.dwg, 10/5/2016 9:30:26 AM, Worley, Kaitlyn