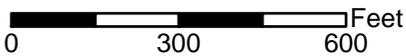
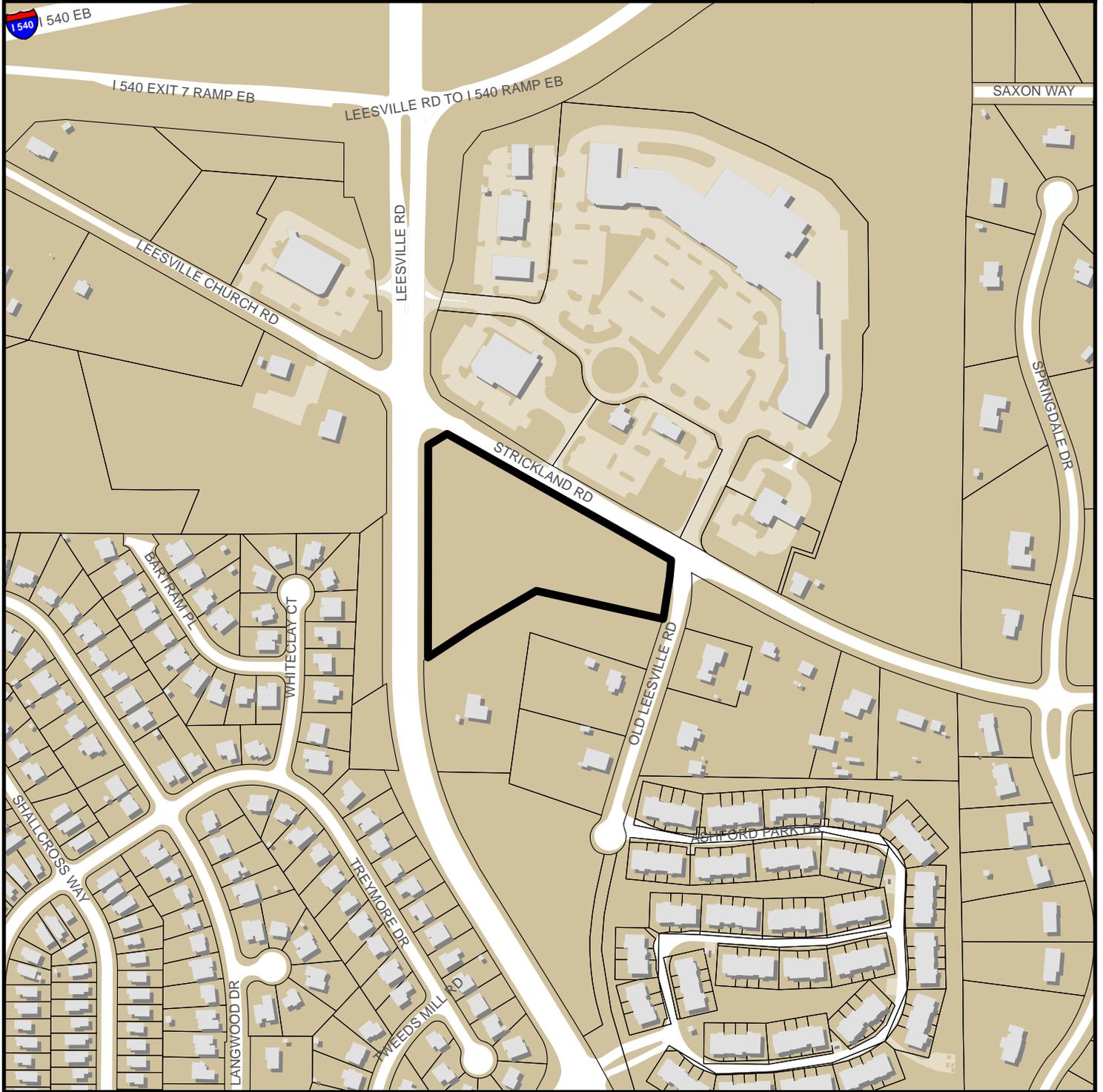


# DILLARD PROPERTY SUBDIVISION S-39-2014



Zoning: **CUD SC**  
CAC: **Northwest**  
Drainage Basin: **Sycamore**  
Acreage: **3.91**  
Number of Lots: **2**

Planner: **Stan Wingo**  
Phone: **(919) 996-2642**  
Applicant: **John Y. Phelps, Jr.**  
**Professional Surveyor**  
Phone: **(919) 835-1500**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number <b>408905</b> Assigned Project Coordinator <b>Shankle</b> Assigned Team Leader <b>Wingo</b>  <b>5-39-14</b>
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name: Dillard Property Subdivision

Proposed Use : Retail

Property Address(es) : 9701 Leesville Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0252156

P.I.N. Recorded Deed  
0788-05-6251

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

What is your project type?  Apartment  Banks  Elderly Facilities  Hospitals  Hotels/Motels  Industrial Building  
 Mixed Residential  Non-Residential Condo  Office  Religious Institutions  Residential Condo  Retail  School  Shopping Center  
 Single Family  Telecommunication Tower  Townhouse  Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <b>not</b> requiring Planning Commission or City Council approval. Section 10-2132.2 deals with plot plans, master plans and site plans all of which involve improvements to land and/or change in use. This application is for a subdivision governed by Section 10-3013, and pursuant to Section 10-3013(b)(1), preliminary administrative approval is appropriate for a subdivision that does not require a variance; is not an infill, is not located in a Historic Overlay District or include a Historic Landmark, and is not located in a Metro Overlay District.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company: Saintsing Properties, LLC		Name (s): Tom Erwin
	Address: 9608 Old Leesville Road, Raleigh, NC 27613		
	Phone: 919-610-5263	Email: tserwin@yahoo.com	Fax
CONSULTANT (Contact Person for Plans)	Company: John Y. Phelps Jr. Professional Surveyor		Name (s): John Phelps
	Address: Box 30122, Raleigh, NC 27612		

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

Zoning Information	Building Information
Zoning District(s): CUD - SC	Proposed building use(s): Retail
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross: 0
Overlay District: N/A	Proposed Building(s) sq. ft. gross: 13,650 sf
Total Site Acres: 3.91 acs. Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 13,650 sf
Off street parking Required: 46 Provided: 68	Proposed height of building(s): 22 ft, 8 in.
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage): 8%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage: (site plans only)
CUD (Conditional Use District) case # Z-11-12	
Stormwater Information	
Existing Impervious Surface: 0 / 0 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 1.62 / 70,567 acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The plan is in accordance with the general plans for the development of the city. The retail use is consistent with the Future Land Use Map designation for Neighborhood Mixed Use which is primarily a commercial designation. The design attempts to incorporate new streetscapes reflected in the city's New Street Design Manual.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below:</b>
4. Total # Of Congregate Care Or Life Care Dwelling Units	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots	b) Total number of Single Family Lots
6. Total Number of Hotel Units	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above)	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	f) Total Number of Phases
10. Total number of Open Space (only) lots	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

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

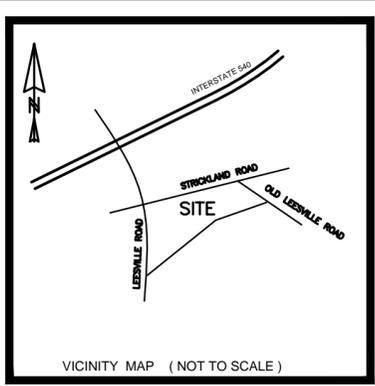
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate JONATHAN ALLEN / JOHN PHELPS 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 Adam S. [Signature] Date 9/10/14  
 Signed Sam [Signature] Date

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



CUD SHOPPING CENTER  
 MINIMUM LOT SIZE: 55,925 SF  
 MAXIMUM LOT SIZE: 96,833 SF

LEESVILLE BAPTIST CHURCH  
 WAKE PIN NO. 0788-05-0482

PEMBERTON SUBDIVISION  
 BOM 1996 PG 355

LOT 97  
 LOT 98  
 LOT 99  
 LOT 100  
 LOT 101  
 LOT 102

SUBJECT PROPERTY IS \_\_\_\_\_ IS NOT \_\_\_\_\_ X \_\_\_\_\_ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720 078 800J ZONE X

PRELIMINARY PLAT  
 NOT FOR RECORDATION  
 CONVEYANCE OR SALE

AREAS TO BE DEDICATED

ADDITIONAL AREA IN R/W LEESVILLE	1,033 S.F.
ADDITIONAL AREA IN R/W STRICKLAND	15,240 S.F.
ADDITIONAL AREA IN R/W OLD LEESVILLE	946 S.F.

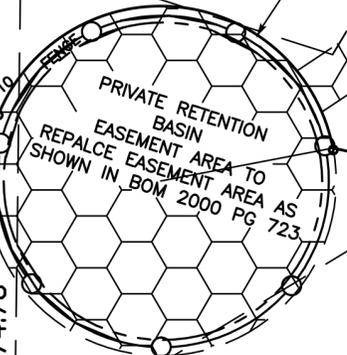
LINE TABLE

L-1	S 50°58'07" W	3.94'
L-2	N 59°05'52" E	3.57'
L-3	N 59°05'52" E	21.11'
L-4	N 59°05'52" E	28.80'
L-5	S 30°12'28" W	25.02'
L-6	S 60°40'20" E	42.28'
L-7	S 29°15'14" W	61.51'
L-8	S 12°29'37" W	14.69'
L-9	N 77°30'21" W	56.23'
L-10	S 50°58'07" W	13.63'
L-11	N 29°26'40" E	2.00'
L-12	S 02°55'05" W	74.28'
L-13	S 13°15'40" W	46.26'
L-14	N 25°31'00" E	23.17'
L-15	S 89°56'05" E	3.06'
L-16	N 00°03'55" E	30.00'

110' PUBLIC RIGHT OF WAY  
 DEDICATED BY BOOK OF  
 MAPS 2000 PAGE 723

LOT 2  
 55,920 S.F.  
 1.284 ACRES

LOT 3  
 97,342 S.F.  
 2.235 ACRES

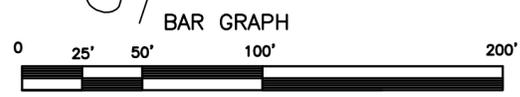


MASON STREET  
 LLC WAKE PIN  
 0788-04-5738  
 DB 12987 PG 1214

- NOTES:
- BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY JOHN Y. PHELPS PLS-1319
  - STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
  - THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
  - CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
  - ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
  - PROPOSED WATER & SEWER SERVICES TO BE INSTALLED FOR NEW LOTS PER CITY OF RALEIGH STANDARDS.
  - ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.

- REFERENCES:
- D.B. 15554, PG. 943
  - M.B. 1999, PG. 316
  - D.B. 15207 PG. 1100
  - M.B. 2000, PG. 723
  - PIN 0788 05 6259

- LEGEND
- |                      |                        |
|----------------------|------------------------|
| MH MANHOLE           | EIP EXISTING IRON PIPE |
| PP POWER POLE        | NIP NEW IRON PIPE      |
| MON MONUMENT         | R/W RIGHT OF WAY       |
| PK PARKER KALON NAIL | C CENTER LINE          |
| 4420 ADDRESS         |                        |



REVISED 07/16/14 ADJUST LOTS  
 REVISED 09/09/10/14 REMOVED 64' CROSS ACCESS EASEMENT  
 WAKE CO PIN NO. 0788 05 6251 AND 0788 05 3049

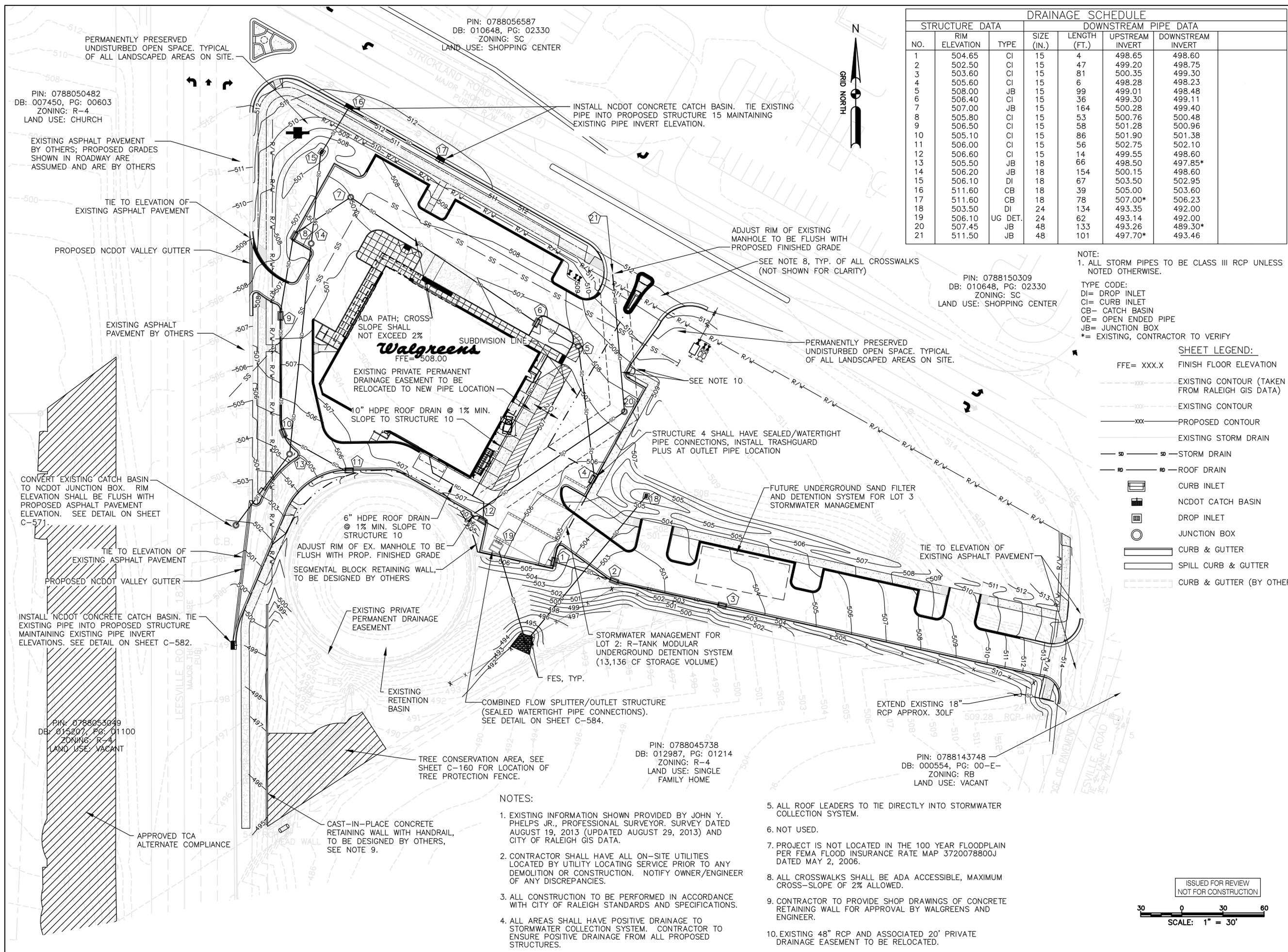
ZONED R-4

SCALE 1"=50'	SUBDIVISION OF	SHEET 3 OF 7
DATE 08/18/14	JUNIUS E. DILLARD OWNERS - SAINTSING PROPERTIES LLC BOOK OF MAPS 2000 PAGE 723	
FD. BK 60698		

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR  
 5110 BUR OAK CIRCLE, RALEIGH, N.C. 27612 PHONE (919) 787-3658

RECORDED IN BOOK OF MAPS 2014 PAGE \_\_\_\_\_ WAKE CO.

MASON STREET  
 LLC WAKE PIN  
 0788-04-5738  
 DB 12987 PG 1214



DRAINAGE SCHEDULE							
STRUCTURE DATA			DOWNSTREAM PIPE DATA				
NO.	RIM ELEVATION	TYPE	SIZE (IN.)	LENGTH (FT.)	UPSTREAM INVERT	DOWNSTREAM INVERT	
1	504.65	CI	15	4	498.65	498.60	
2	502.50	CI	15	47	499.20	498.75	
3	503.60	CI	15	81	500.35	499.30	
4	505.60	CI	15	6	498.28	498.23	
5	508.00	JB	15	99	499.01	498.48	
6	506.40	CI	15	36	499.30	499.11	
7	507.00	JB	15	164	500.28	499.40	
8	505.80	CI	15	53	500.76	500.48	
9	506.50	CI	15	58	501.28	500.96	
10	505.10	CI	15	86	501.90	501.38	
11	506.00	CI	15	56	502.75	502.10	
12	506.60	CI	15	14	499.55	498.60	
13	505.50	JB	18	66	498.50	497.85*	
14	506.20	JB	18	154	500.15	498.60	
15	506.10	DI	18	67	503.50	502.95	
16	511.60	CB	18	39	505.00	503.60	
17	511.60	CB	18	78	507.00*	506.23	
18	503.50	DI	24	134	493.35	492.00	
19	506.10	UG DET.	24	62	493.14	492.00	
20	507.45	JB	48	133	493.26	489.30*	
21	511.50	JB	48	101	497.70*	493.46	

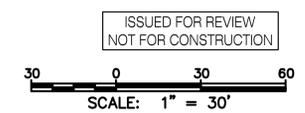
NOTE:  
1. ALL STORM PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.

TYPE CODE:  
DI= DROP INLET  
CI= CURB INLET  
CB= CATCH BASIN  
OE= OPEN ENDED PIPE  
JB= JUNCTION BOX  
\*= EXISTING, CONTRACTOR TO VERIFY

SHEET LEGEND:

---	FFF= XXX.X	FINISH FLOOR ELEVATION
---	---	EXISTING CONTOUR (TAKEN FROM RALEIGH GIS DATA)
---	---	EXISTING CONTOUR
---	---	PROPOSED CONTOUR
---	---	EXISTING STORM DRAIN
---	SD	STORM DRAIN
---	RD	ROOF DRAIN
---	---	CURB INLET
---	---	NCDOT CATCH BASIN
---	---	DROP INLET
---	---	JUNCTION BOX
---	---	CURB & GUTTER
---	---	SPILL CURB & GUTTER
---	---	CURB & GUTTER (BY OTHERS)

- NOTES:
- EXISTING INFORMATION SHOWN PROVIDED BY JOHN Y. PHELPS JR., PROFESSIONAL SURVEYOR, SURVEY DATED AUGUST 19, 2013 (UPDATED AUGUST 29, 2013) AND CITY OF RALEIGH GIS DATA.
  - CONTRACTOR SHALL HAVE ALL ON-SITE UTILITIES LOCATED BY UTILITY LOCATING SERVICE PRIOR TO ANY DEMOLITION OR CONSTRUCTION. NOTIFY OWNER/ENGINEER OF ANY DISCREPANCIES.
  - ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
  - ALL AREAS SHALL HAVE POSITIVE DRAINAGE TO STORMWATER COLLECTION SYSTEM. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL PROPOSED STRUCTURES.
  - ALL ROOF LEADERS TO TIE DIRECTLY INTO STORMWATER COLLECTION SYSTEM.
  - NOT USED.
  - PROJECT IS NOT LOCATED IN THE 100 YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP 3720078800J DATED MAY 2, 2006.
  - ALL CROSSWALKS SHALL BE ADA ACCESSIBLE, MAXIMUM CROSS-SLOPE OF 2% ALLOWED.
  - CONTRACTOR TO PROVIDE SHOP DRAWINGS OF CONCRETE RETAINING WALL FOR APPROVAL BY WALGREENS AND ENGINEER.
  - EXISTING 48" RCP AND ASSOCIATED 20' PRIVATE DRAINAGE EASEMENT TO BE RELOCATED.





**Walgreens**  
 FACILITIES PLANNING  
 DESIGN AND ENGINEERING  
 108 WILMOT ROAD  
 DEERFIELD, IL 60015-6105

---



**Stantec**  
 5565 CENTERVIEW DR, SUITE 107  
 RALEIGH, NC 27606  
 (919) 851-1919  
 (919) 851-9393 FAX  
 LICENSE # F-0672

SUBDIVISION GRADING AND DRAINAGE PLAN		REVISIONS	
CADD PLOT: C-30.DWG	STORE NUMBER: 15499	NO.	DESCRIPTION
DRAWN BY: S. WILLIAMS	<b>WALGREENS</b> LEESVILLE & STRICKLAND RALEIGH, NC	BY	
DATE: 06/20/2014		DATE	
REVIEWED: J. ALLEN		DATE	

STATE OF NORTH CAROLINA

WAKE COUNTY

I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN DEED BOOK 42 PAGE 514-11, THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK 812.1 PAGE 2000 PG 723, 1174. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED, WITNESS MY HAND AND SEAL THIS DAY OF NOV 20 13



JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

DEVELOPER:  
G.H.K. DEVELOPMENTS, INC.  
3920 MAGAZINE STREET  
NEW ORLEANS, LA 70115  
504-866-7300 OFFICE  
504-866-7307 FAX

ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION



- SHEET LEGEND:**
- CRITICAL ROOT ZONE
  - TREE CONSERVATION AREA TREE SIZE (INCHES)
  - TREE CONSERVATION AREA

TREE CONSERVATION EASEMENT TABLE

- AREA 1 WEST OF LEESVILLE ROAD
- (A) S 00°03'55" W 370.38'
  - (B) CURVE  
L=39.04  
R=1009.93'  
CHORD  
S 01°02'31" W 39.04'
  - (C) S 58°19'45" W 61.92'
  - (D) N 01°02'36" W 20.87'
  - (E) CURVE  
L=21.02'  
R=27.50'  
CHORD  
N 01°49'37" W 20.52'
  - (F) CURVE  
L=14.74'  
R=25.00'  
CHORD  
N 00°04'01" E 14.52'
  - (G) N 01°02'36" W 15.35'
  - (H) N 88°57'28" E 3.29'
  - (I) N 00°01'49" E 5.70'
  - (J) CURVE  
L=30.73'  
R=31.25'  
CHORD  
N 00°03'58" E 29.49'
  - (K) N 00°03'54" E 203.28'
  - (L) CURVE  
L=9.32'  
R=23.75'  
CHORD  
N 86°07'32" W 9.26'
  - (M) N 02°38'17" E 77.24'
  - (N) CURVE  
L=5.83'  
R=12.57'  
CHORD  
N 88°18'53" E 5.78'
  - (O) N 00°04'01" E 17.12'
  - (P) N 53°27'31" E 62.29'
- AREA 21,241 S.F.

- AREA 2 EAST OF LEESVILLE ROAD
- (Q) N 00°03'57" E 67.84'
  - (R) S 89°56'06" E 32.56'
  - (S) SURVEY  
L=26.70'  
R=26.70'  
CHORD  
N 74°03'07" E 25.96'
  - (T) CURVE  
L=10.10'  
R=8.75'  
CHORD  
N 51°59'42" E 9.55'
  - (U) N 58°53'18" E 4.62'
  - (V) S 33°06'36" E 32.00'
  - (W) S 56°49'24" W 103.31'
- AREA 3,730 S.F.

SUMMARY OF TREE CONSERVATION AREAS  
TOTAL AREA 24,971 S.F.  
TOTAL AREA 0.57 ACRE

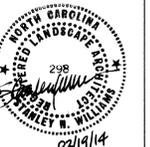
FIELD SURVEY BY:  
JOHN Y. PHELPS, JR.  
PROFESSIONAL SURVEYOR

SITE DATA TABLE

TRANSACTION NUMBER: 372112  
OWNER OF RECORD: SAINTSING PROPERTIES LLC  
WAKE COUNTY P.I.N.: 0788056251, 0788053049  
ZONING: SC CUD, R-4  
ADDRESS: 9701 LEESVILLE ROAD, 9807 LEESVILLE ROAD  
AREA OF TRACT: 4.507 ACRES  
EXISTING USE: VACANT  
REFERENCES: Z-11-12, SP-51-13

TREE CONSERVATION AREA CALCULATIONS

TOTAL ACRES SITE: 4.507  
REQUIRED TREE CONSERVATION AREA (10%): 0.450 ACRE  
PRIMARY TREE CONSERVATION AREA PROVIDED: 0.000 ACRE  
SECONDARY TREE CONSERVATION AREA PROVIDED: 0.565 ACRE  
TOTAL TCA PROVIDED: 0.57 ACRE  
PERCENT TCA PROVIDED: 12.54%  
AVERAGE BASAL AREA: 74.19

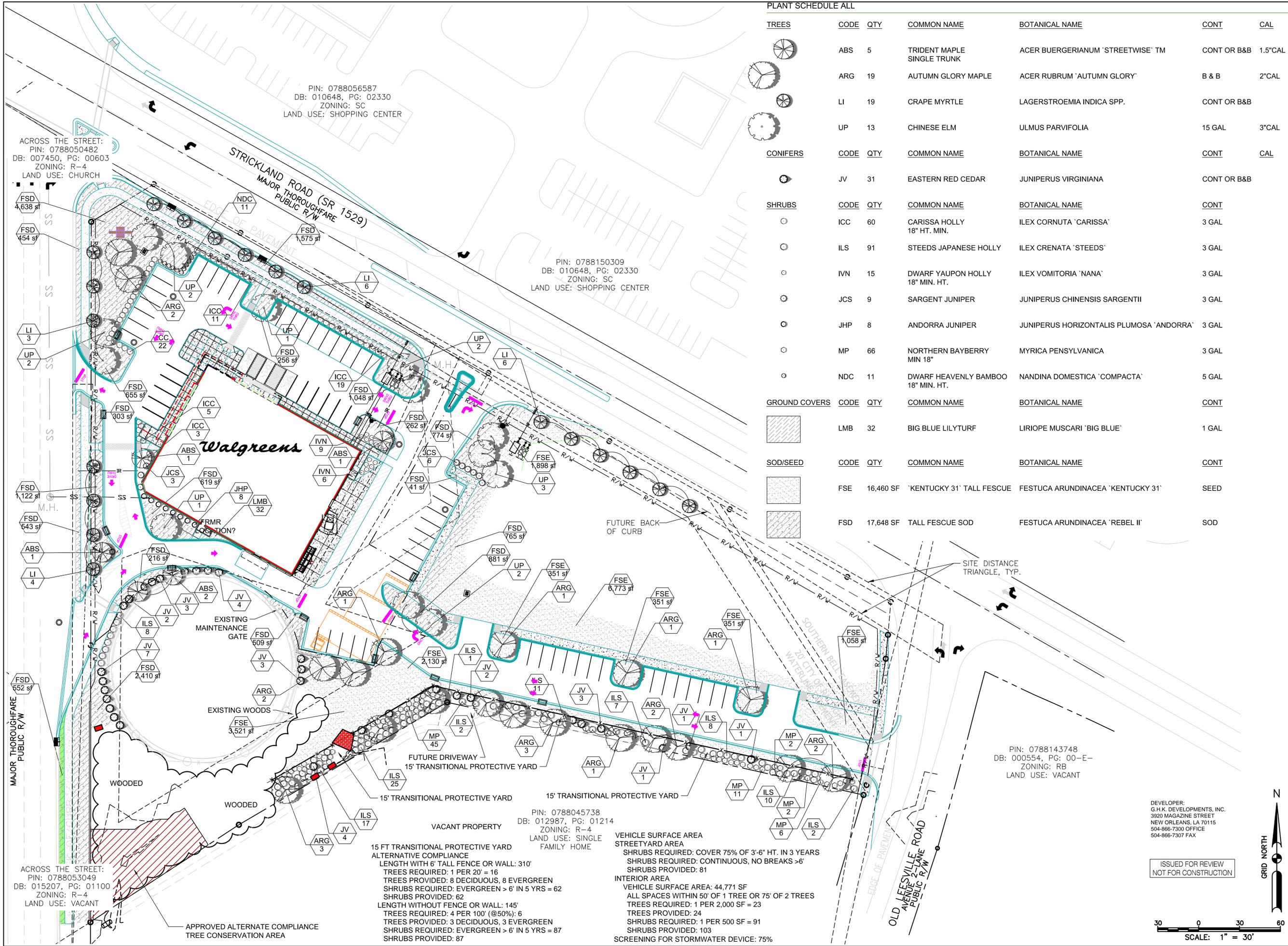


TREE CONSERVATION ONLY

**Stantec**  
5685 CENTERVIEW DR, SUITE 107  
RALEIGH, NC 27606  
(919) 851-1919 FAX  
(919) 851-8393  
LICENSE # F-0148

NO.	DATE	BY	DESCRIPTION	REVISIONS
B	02/19/14		REVISION LOT 2 TCA TEXT	
A	11/27/13		TREE CONSERVATION PLAN SUBMITTAL	

TREE CONSERVATION AND GRADING PLAN	
STORE NUMBER: 15499	
<b>WALGREENS</b>	
LEESVILLE & STRICKLAND	
RALEIGH, NC	
CADD PLOT: TO: PLANDWG	
DRAWN BY: S. WILLIAMS	
DATE: 11/22/2013	
REVIEWED: J. ALLEN	



PLANT SCHEDULE ALL

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	ABS	5	TRIDENT MAPLE SINGLE TRUNK	ACER BUERGERIANUM 'STREETWISE'™	CONT OR B&B	1.5" CAL
	ARG	19	AUTUMN GLORY MAPLE	ACER RUBRUM 'AUTUMN GLORY'	B & B	2" CAL
	LI	19	CRAPE MYRTLE	LAGERSTROEMIA INDICA SPP.	CONT OR B&B	
	UP	13	CHINESE ELM	ULMUS PARVIFOLIA	15 GAL	3" CAL
CONIFERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
	JV	31	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	CONT OR B&B	
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	
	ICC	60	CARISSA HOLLY 18" HT. MIN.	ILEX CORNUTA 'CARISSA'	3 GAL	
	ILS	91	STEEDS JAPANESE HOLLY	ILEX CRENATA 'STEEDS'	3 GAL	
	IVN	15	DWARF YAUPON HOLLY 18" MIN. HT.	ILEX VOMITORIA 'NANA'	3 GAL	
	JCS	9	SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTII	3 GAL	
	JHP	8	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS PLUMOSA 'ANDORRA'	3 GAL	
	MP	66	NORTHERN BAYBERRY MIN 18"	MYRICA PENNSYLVANICA	3 GAL	
	NDC	11	DWARF HEAVENLY BAMBOO 18" MIN. HT.	NANDINA DOMESTICA 'COMPACTA'	5 GAL	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	
	LMB	32	BIG BLUE LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	
	FSE	16,460 SF	'KENTUCKY 31' TALL FESCUE	FESTUCA ARUNDINACEA 'KENTUCKY 31'	SEED	
	FSD	17,648 SF	TALL FESCUE SOD	FESTUCA ARUNDINACEA 'REBEL II'	SOD	

PIN: 0788056587  
DB: 010648, PG: 02330  
ZONING: SC  
LAND USE: SHOPPING CENTER

ACROSS THE STREET:  
PIN: 0788050482  
DB: 007450, PG: 00603  
ZONING: R-4  
LAND USE: CHURCH

PIN: 0788150309  
DB: 010648, PG: 02330  
ZONING: SC  
LAND USE: SHOPPING CENTER

MAJOR THOROUGHFARE PUBLIC R/W

ACROSS THE STREET:  
PIN: 0788053049  
DB: 015207, PG: 01100  
ZONING: R-4  
LAND USE: VACANT

Walgreens

EXISTING MAINTENANCE GATE

EXISTING WOODS

WOODED

WOODED

15' TRANSITIONAL PROTECTIVE YARD

VACANT PROPERTY

15 FT TRANSITIONAL PROTECTIVE YARD ALTERNATIVE COMPLIANCE  
LENGTH WITH 6' TALL FENCE OR WALL: 310'  
TREES REQUIRED: 1 PER 20' = 16  
TREES PROVIDED: 8 DECIDUOUS, 8 EVERGREEN  
SHRUBS REQUIRED: EVERGREEN > 6' IN 5 YRS = 62  
SHRUBS PROVIDED: 62  
LENGTH WITHOUT FENCE OR WALL: 145'  
TREES REQUIRED: 4 PER 100' (@50%); 6  
TREES PROVIDED: 3 DECIDUOUS, 3 EVERGREEN  
SHRUBS REQUIRED: EVERGREEN > 6' IN 5 YRS = 87  
SHRUBS PROVIDED: 87

VEHICLE SURFACE AREA  
STREETYARD AREA  
SHRUBS REQUIRED: COVER 75% OF 3'-6" HT. IN 3 YEARS  
SHRUBS REQUIRED: CONTINUOUS, NO BREAKS >6'  
SHRUBS PROVIDED: 81  
INTERIOR AREA  
VEHICLE SURFACE AREA: 44,771 SF  
ALL SPACES WITHIN 50' OF 1 TREE OR 75' OF 2 TREES  
TREES REQUIRED: 1 PER 2,000 SF = 23  
TREES PROVIDED: 24  
SHRUBS REQUIRED: 1 PER 500 SF = 91  
SHRUBS PROVIDED: 103  
SCREENING FOR STORMWATER DEVICE: 75%

PIN: 0788045738  
DB: 012987, PG: 01214  
ZONING: R-4  
LAND USE: SINGLE FAMILY HOME

PIN: 0788143748  
DB: 000554, PG: 00-E-  
ZONING: RB  
LAND USE: VACANT

DEVELOPER:  
G.H.K. DEVELOPMENTS, INC.  
3920 MAGAZINE STREET  
NEW ORLEANS, LA 70115  
504-866-7300 OFFICE  
504-866-7307 FAX

ISSUED FOR REVIEW  
NOT FOR CONSTRUCTION

30 0 30 60  
SCALE: 1" = 30'



**Stantec**  
5565 CENTERVIEW DR., SUITE 107  
RALEIGH, NC 27606  
(919) 851-1919  
(919) 851-8393 FAX  
LICENSE # F-0672

NO.	DATE	BY	DESCRIPTION
1	09/09/14	A	FINAL SITE PLAN SUBMITTAL

LANDSCAPE PLAN  
STORE NUMBER: 15499  
**WALGREENS**  
LEESVILLE & STRICKLAND  
RALEIGH, NC

CADD FILE: L-101.DWG  
DRAWN BY: S. WILLIAMS  
DATE: 06/02/2014  
REVIEWED: J. ALLEN  
SHEET 7 OF 7