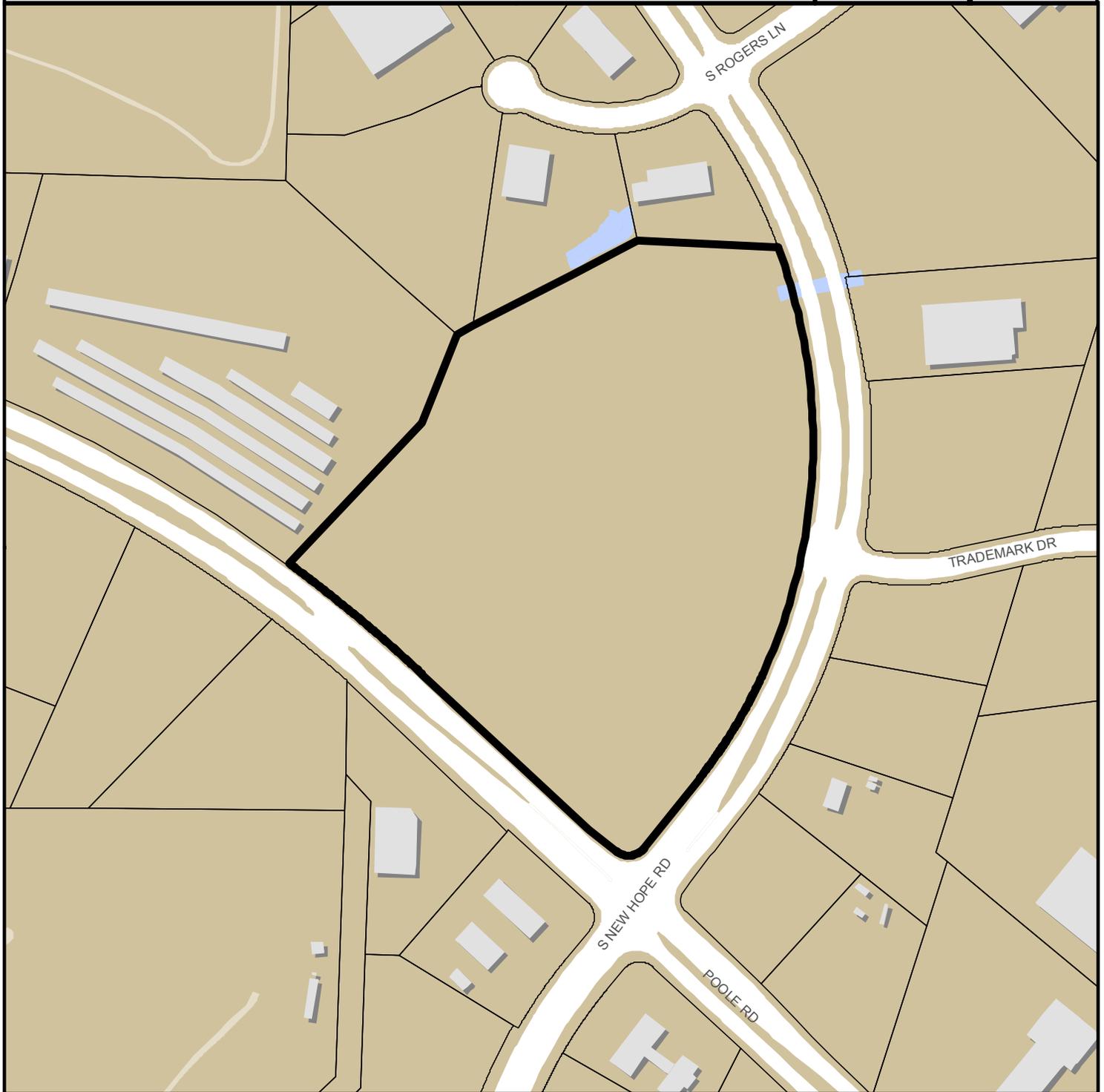


# POOLE & NEW HOPE ROAD DEVELOPMENT S-12-2015



0 300 600 Feet

Zoning: **SC, TD**

CAC: **Southeast**

Drainage Basin: **Crabtree Basin**

Acreage: **17.29**

Number of Lots: **3**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Ammons East Corp.**

Phone: **(919) 453-0175**





# 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  Assigned Project Coordinator  Assigned Team Leader
* 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 **Commercial Development - Poole and New Hope Road**

Proposed Use **Commercial**

Property Address(es) **4401 Poole Road**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **1733047524**

P.I.N. Recorded Deed <b>1733047524</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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 not requiring Planning Commission or City Council approval. This application consists of subdivision only and does not include a development plan.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

**CLIENT (Owner or Developer)**

Company <b>AMMONS EAST CORP.</b>	Name (s) <b>JUSTIN DUNN</b>
Address <b>140 AMMONS DRIVE</b>	
Phone <b>843-654-7850</b>	Email <b>showe@wrsrealty.com</b>
	Fax

**CONSULTANT (Contact Person for Plans)**

Company <b>KIMLEY-HORN</b>	Name (s) <b>RICHARD BROWN, PLA</b>
Address <b>333 FAYETTEVILLE STREET SUITE 600 RALEIGH</b>	
Phone <b>919-653-2974</b>	Email <b>richard.brown@kimley-horn.com</b>
	Fax

*No pre app per Stacy*

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

Zoning Information	Building Information
Zoning District(s) <b>SC</b>	Proposed building use(s) <b>Commercial</b>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <b>0</b>
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres <b>17.29</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed)
Off street parking Required <b>Provided</b>	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-	

**Stormwater Information**

Existing Impervious Surface acres/square feet <b>0</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input 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.

N/A

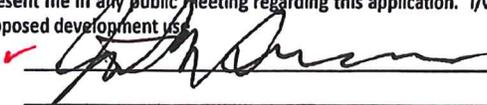
**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

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)**

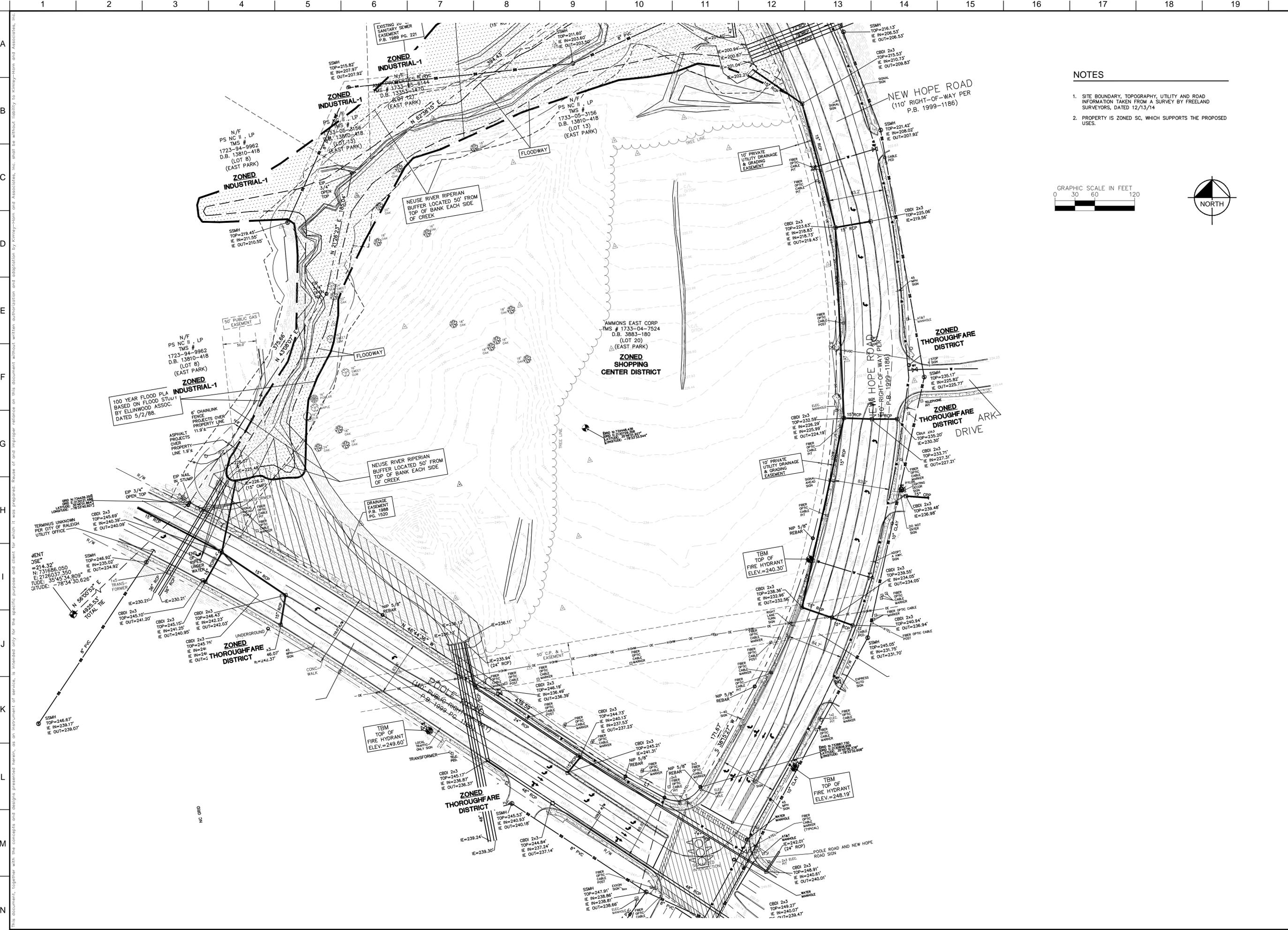
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Kimley-Horn and Associates, Inc. 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.

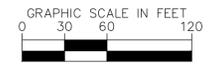
Signed  Date 2/6/15

Signed \_\_\_\_\_ 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 checked="" 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"/>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>		



- NOTES**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY FREELAND SURVEYORS, DATED 12/13/14
  - PROPERTY IS ZONED SC, WHICH SUPPORTS THE PROPOSED USES.



NO.	REVISIONS	DATE

**Kimley»Horn**  
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 2000 SOUTH BLVD., SUITE 440, CHARLOTTE, NC 28203  
 PHONE: 704-333-5131  
 WWW.KIMLEY-HORN.COM

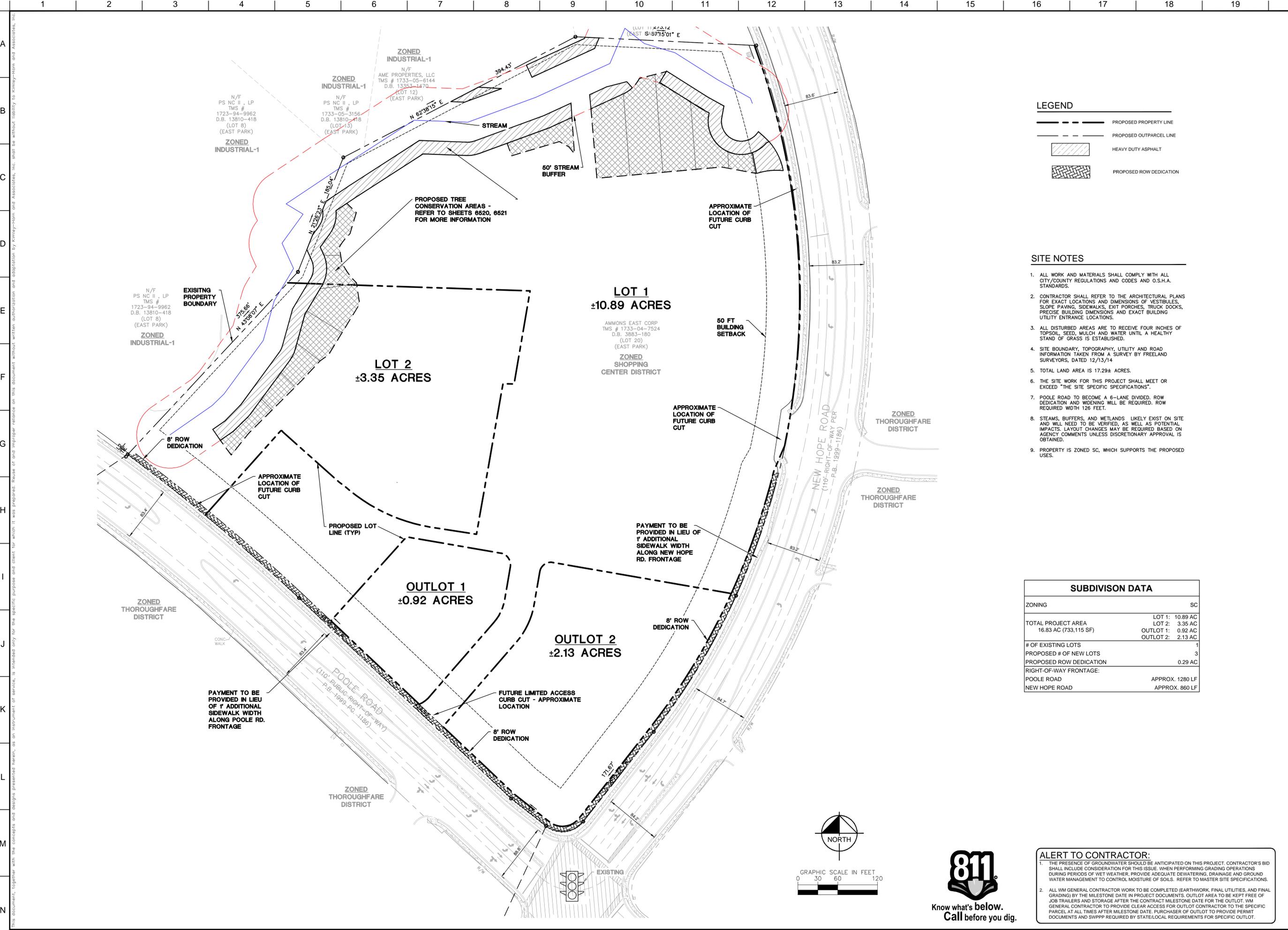
SCALE AS NOTED	DESIGNED BY KHA
DRAWN BY KHA	CHECKED BY KHA

**EXISTING CONDITIONS PLAN**

NORTH CAROLINA  
 RALEIGH

DATE 2/25/2015
PROJECT NO. 015476004
SHEET NUMBER 6100

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**LEGEND**

- PROPOSED PROPERTY LINE
- - - PROPOSED OUTPARCEL LINE
- [Hatched Box] HEAVY DUTY ASPHALT
- [Cross-hatched Box] PROPOSED ROW DEDICATION

**SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY FREELAND SURVEYORS, DATED 12/13/14
- TOTAL LAND AREA IS 17.29± ACRES.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- POOLE ROAD TO BECOME A 6-LANE DIVIDED. ROW DEDICATION AND WIDENING WILL BE REQUIRED. ROW REQUIRED WIDTH 126 FEET.
- STREAMS, BUFFERS, AND WETLANDS, LIKELY EXIST ON SITE AND WILL NEED TO BE VERIFIED, AS WELL AS POTENTIAL IMPACTS. LAYOUT CHANGES MAY BE REQUIRED BASED ON AGENCY COMMENTS UNLESS DISCRETIONARY APPROVAL IS OBTAINED.
- PROPERTY IS ZONED SC, WHICH SUPPORTS THE PROPOSED USES.

**SUBDIVISION DATA**

ZONING	SC
TOTAL PROJECT AREA	LOT 1: 10.89 AC 16.83 AC (733,115 SF)
# OF EXISTING LOTS	1
PROPOSED # OF NEW LOTS	3
PROPOSED ROW DEDICATION	0.29 AC
RIGHT-OF-WAY FRONTAGE:	
POOLE ROAD	APPROX. 1280 LF
NEW HOPE ROAD	APPROX. 860 LF

**ALERT TO CONTRACTOR:**

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

**Kimley»Horn**

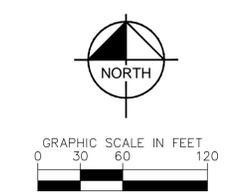
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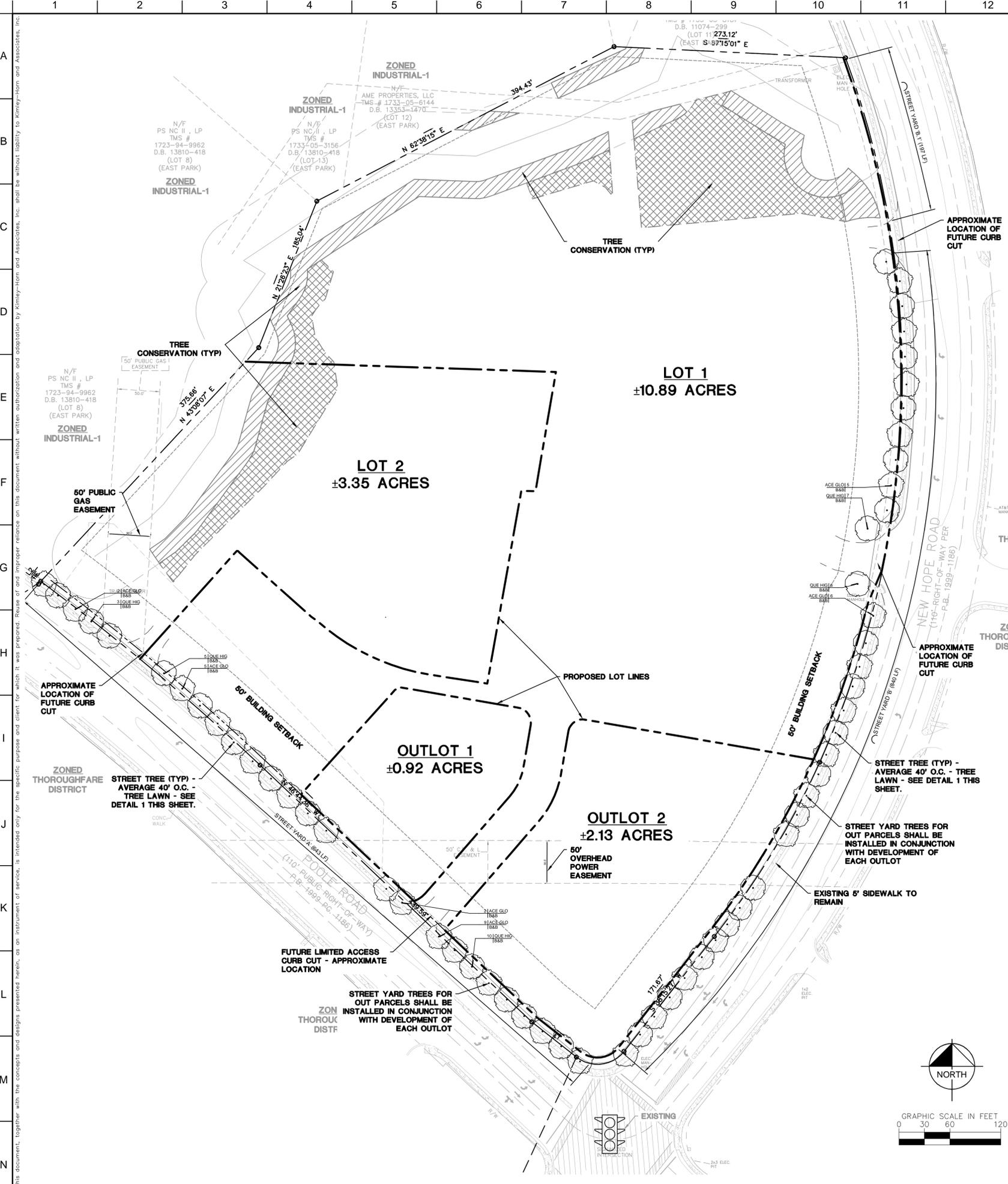
**PRELIMINARY SUBDIVISION PLAN**

NORTH CAROLINA  
RALEIGH

SCALE AS NOTED	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
DATE	2/25/2015	PROJECT NO.	015476004
SHEET NUMBER			6220

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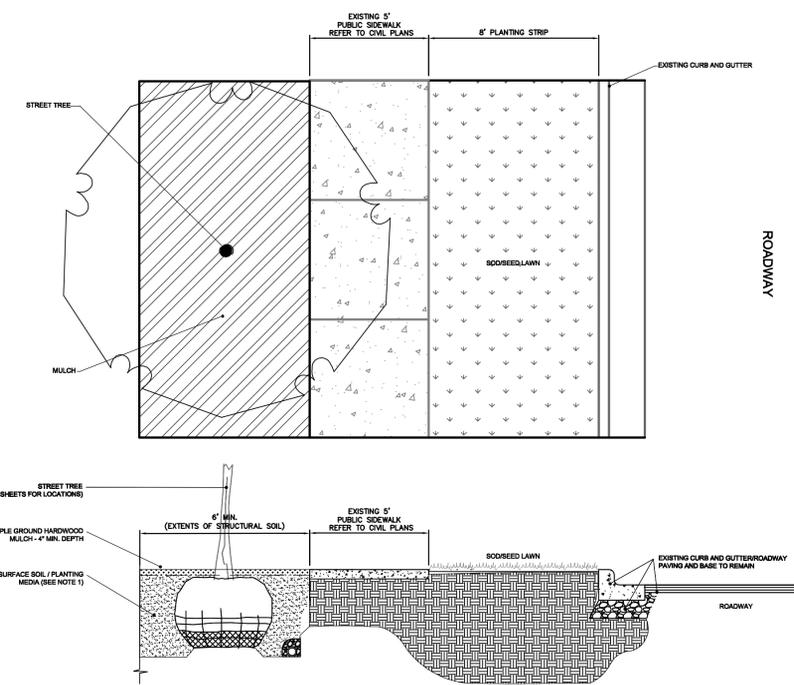


**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
ACE GLO	29	Acer rubrum 'October Glory' TM	October Glory Maple	B&B	3" Cal	10' HT.	STREET YARD
QUE HIG	31	Quercus phellos 'Hightower'	Willow Oak	B&B	3" Cal	10' HT.	STREET YARD

**LANDSCAPE REQUIREMENTS & CALCULATIONS**

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET/LINEAL FEET OF FRONTAGE	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	COMMENTS	CODE SECTION
STREET PROTECTIVE YARDS	'A' POOLE ROAD MIN: 1 OR MORE SHADE TREES EQUALLY A MIN OF 6 TOTAL CALIPER INCHES PER 50 LF OF FRONTAGE MIN. 15' WIDE AVERAGE WIDTH	643 LF	'A' = 643 LF/50 = 12.86 12.86 x 6 CAL. INCHES = 77.16 CAL. INCHES	78 CAL. IN. (26 TREES @ 3" CAL.)	TREES: 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	10-2082.5(c)
	'B' NEW HOPE ROAD MIN: 1 OR MORE SHADE TREES EQUALLY A MIN OF 6 TOTAL CALIPER INCHES PER 50 LF OF FRONTAGE MIN. 15' WIDE AVERAGE WIDTH	840 LF	'B' = 840 LF/50 = 16.80 16.80 x 6 CAL. INCHES = 100.8 CAL. INCHES	102 CAL. IN. (34 TREES @ 3" CAL.)	TREES: 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	10-2082.5(c)
	'B.1' NEW HOPE ROAD MIN: 1 OR MORE SHADE TREES EQUALLY A MIN OF 6 TOTAL CALIPER INCHES PER 50 LF OF FRONTAGE MIN. 15' WIDE AVERAGE WIDTH	197 LF	'B.1' = 197 LF/50 = 3.94 3.94 x 6 CAL. INCHES = 23.64 CAL. INCHES	0 TREES	DUE TO TREE CONSERVATION AND BUFFER RESTRAINTS FEE IN LIEU WILL BE APPLIED TO THIS SECTION OF FRONTAGE EXCLUDES DRIVEWAYS AND EASEMENTS	10-2082.5(c)



**1 TREE LAWN DETAIL - RIGHT-OF-WAY**  
SCALE: NOT TO SCALE



**ALERT TO CONTRACTOR:**

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
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 PHONE: 704-333-5131  
 WWW.KIMLEY-HORN.COM

PRELIMINARY LANDSCAPE PLAN  
 NORTH CAROLINA  
 RALEIGH

SCALE	AS NOTED	DESIGNED BY	DRAWN BY	CHECKED BY
		KHA	KHA	KHA

REVISIONS	No.	DATE

DATE: 2/25/2015  
PROJECT NO.: 015476004  
SHEET NUMBER: 6510