

CVS STORE 10863 SR-5-2016



0 300 600 Feet

Zoning: **CX-5-PL-CU**

CAC: **Northwest**

Drainage Basin: **House**

Acreage: **1.36**

Square Feet: **11,945**

Planner: **Meade Bradshaw**

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

Applicant: **Hart-Redd, LLC**

Phone: **(919) 244-8827**





Planning & Development

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

Administrative Site Review Application For UDO Districts Only

SR-574

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

Building Type		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 400033 Assigned Project Coordinator <i>Hodges</i> Assigned Team Leader <i>Bradshaw</i>
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name CVS Store #10863		
Zoning District CX-5-PL-CU		
Proposed Use Pharmacy with Drive-Thru		
Property Address(es) 2411 Landmark Drive, Raleigh, NC 27607		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 0785924006	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. Construction of CVS Pharmacy with Drive-Thru and parking lot	
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 Alternative Street Protective Yard Standard, See separate	
CLIENT/DEVELOPER/ OWNER	Company Hart-Redd, LLC.	Name (s) Steve Robertson/ G. Marshall Hart, Jr.
	Address 2948 Sidco Drive, Nashville, TN 37204	
	Phone (919) 244-8827	Email Steve.Robertson@Hartredd.com
CONSULTANT (Contact Person for Plans)	Company Kimley-Horn and Associates	Name (s) Jordan Brewer, P.E.
	Address 333 Fayetteville Street, Suite 600, Raleigh, NC 27601	
	Phone (919) 653-6654	Email Jordan.Brewer@Kimley-Horn.com

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

Zoning Information	Building Information
Zoning District(s) CX-5-PL-CU	Proposed building use(s) Convenience Store
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 8,652 SF
Overlay District N/A	Proposed Building(s) sq. ft. gross 11,945 SF
Total Site Acres 1.36 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 11,945 SF
Off street parking Required 40 Provided 65	Proposed height of building(s) 24' Stories 1
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 20.16%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 20.16% (site plans only)
CUD (Conditional Use District) case # Z-20-2013	Height of 1 st Floor 24'
Stormwater Information	
Existing Impervious Surface 0.643 acres	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.03 acres	If Yes, please provide
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 #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

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 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.

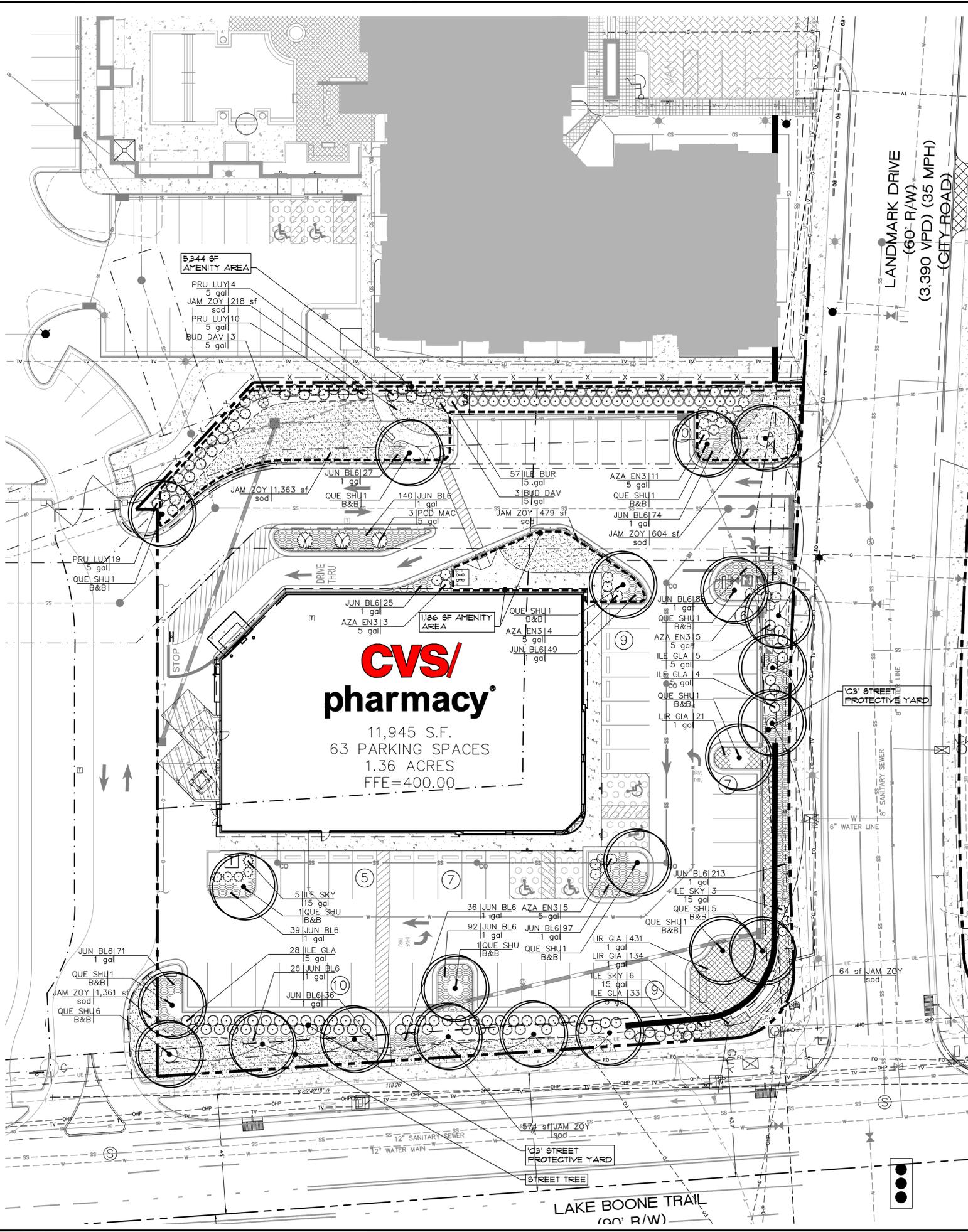
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed G. Marshall Hart, Jr. Date 1/18/16

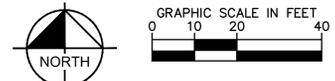
Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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"/>				
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <u>Site Review</u> 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"/>				
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"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input 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 – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Minimum plan size 18"x24" not to exceed 36"x42"	<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 plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<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"/>				
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"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>			

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.



LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET/LINEAL FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	COMMENTS	CODE SECTION
STREET PROTECTIVE YARDS	A' LAKE BOONE TRAIL TYPE 'C3' 30 SHRUBS EVERY 100' OF LINEAR PARKING LOT FRONTAGE MIN. 10' WIDE AVERAGE WIDTH	200 LF	SHRUBS = 200 LF/100 = 2 2 x 30 = 60	60 SHRUBS	TREES= 10' MIN. HEIGHT & 3" CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES.	7.2.A.B
	1 SHADE TREE REQUIRED EVERY 40' O.C.	239 LF	TREES = 239 LF/40 = 6	6 TREES	EXCLUDES DRIVEWAYS AND EASEMENTS	4.4.2
	B' LANDMARK DRIVE TYPE 'C3' 30 SHRUBS EVERY 100' OF LINEAR PARKING LOT FRONTAGE MIN. 10' WIDE AVERAGE WIDTH	136 LF	SHRUBS = 136 LF/100 = 1.36 1.36 x 30 = 40.8	41 SHRUBS	TREES= 10' MIN. HEIGHT & 3" CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES.	7.2.A.B
	1 SHADE TREE REQUIRED EVERY 40' O.C.	180 LF	TREES = 180 LF/40 = 4.5	5 TREES	EXCLUDES DRIVEWAYS AND EASEMENTS	4.4.2
VSA LANDSCAPING	ONE SHADE TREE PER 2,000 SQ FT OF VSA	21,198 SF	TREES = 21,198 / 2,000 = 10.56	11 TREES		7.1.7.F
AMENITY AREA	10% OF SITE AREA REQUIRED.	59,242 SF	AREA = 59,242 X .10 = 5,924	6,616 SF PROVIDED	REQUIRED OUTDOOR AMENITY AREA MAY BE IN 1 CONTIGUOUS OPEN AREA OR IN MULTIPLE OPEN AREAS ON THE LOT. HOWEVER, TO RECEIVE CREDIT, EACH AREA MUST BE AT LEAST 10 FEET IN WIDTH AND LENGTH.	1.5.3.C

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
QUE SHU	22	Quercus shumardii	Shumard Red Oak	B&B	3" Cal	10' HT.	
SHRUBS	QTY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>SIZE</th> <th>WIDTH</th> <th>HEIGHT</th> <th>SPACING</th>	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	SPACING
AZA EN3	28	Azalea Encore TM	Encore Azalea	5 gal	18"	24"	48" o.c.
BUD DAV	6	Buddleja davidii	Butterfly Bush	5 gal	18"	24"	48" o.c.
ILE BUR	57	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal	18"	24"	48" o.c.
ILE GLA	70	Ilex glabra	Inkberry Holly	5 gal	18"	24"	48" o.c.
ILE SKY	14	Ilex crenata 'Sky Pencil'	Sky Pencil Japanese Holly	15 gal	18"	60"	48" o.c.
POD MAC	3	Podocarpus macrophyllus	Yew Pine	5 gal	24"	36"	72" o.c.
PRU LUY	33	Prunus laurocerasus 'Otto Luyken'	Luyken's Laurel	5 gal	18"	24"	48" o.c.
GROUND COVERS	QTY <th>BOTANICAL NAME</th> <th>COMMON NAME</th> <th>CONT</th> <th>WIDTH</th> <th>HEIGHT</th> <th>SPACING</th>	BOTANICAL NAME	COMMON NAME	CONT	WIDTH	HEIGHT	SPACING
JAM ZOY	4,663 sf	Zoysia Zoysia	Jamgrass	sod			
JUN BL6	1,011	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	1 gal			18" o.c.
LIR GIA	586	Liriope muscari 'Evergreen Giant'	Evergreen Giant Border Grass	1 gal			18" o.c.

LEGEND:



SURVEY NOTE:
 EXISTING SITE AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON PLANS BY THE JOHN R. MCADAMS COMPANY, INC. DATED MARCH 20, 2015 AND REVISED DECEMBER 4, 2015 AND AN ALTA/ASCM LAND TITLE SURVEY DATED FEBRUARY 27, 2015, PROVIDED BY RILEY SURVEYING, 3326 DURHAM-CHAPEL HILL BLVD, DURHAM, NC 27707.
 PHONE (919) 667-0742. ALL ELEVATIONS BASED ON NAVD 88

CVS pharmacy
 SOUTHERN 11,945-LEFT
 CHAMFER DRIVE-THRU
 STORE NUMBER: 10863
 LAKE BOONE TRAIL & LANDMARK DRIVE RALEIGH, NC
 PROJECT TYPE: FEE FOR SERVICE
 DEAL TYPE: NEW STORE
 CS PROJECT NUMBER: 86566

ENGINEER:

Kimley»Horn

CONSULTANT:
 KIMLEY-HORN AND ASSOC.
 333 FAYETTEVILLE STREET
 SUITE 600
 RALEIGH, NC 27601
 TEL (919) 835-1494

DEVELOPER:
 HART-REDD, LLC.
 2948 SIDCO DRIVE
 NASHVILLE, TN 37204
 PH (615) 591-5525
 FAX (615) 591-5868

SEAL:

REVISIONS:

DRAWING BY: AHK
 DATE: 22-JAN-2016
 JOB NUMBER: 012426075
 TITLE:

LANDSCAPE PLAN
 SHEET NUMBER:
L-6
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



SOUTH ELEVATION - LAKE BOONE TR.
SCALE: 1/8"



EAST ELEVATION
SCALE: 1/8"



NORTH ELEVATION
SCALE: 1/8"



WEST ELEVATION
SCALE: 1/8"

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	MFR./ STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	34130	CORNICE
E2	STRUCTURAL BRICK	JOHNSON CONCRETE	GARDNER BLEND	MAGNOLIA ULTRA DARK
E3	STRUCTURAL BRICK ACCENT	JOHNSON CONCRETE	GARDNER BLEND NO FLASHING	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E4	PAINT	BENJAMIN MOORE	WEIMARANER	HOLLOW MTL DOORS/FRAMES, DOWNSPOUTS
E5	BOLLARD COVER	INNOPLAST BOLLARDGARD BC752 OR BC452	YELLOW	TYP FOR ALL PIPE BOLLARDS
E6	PREFINISHED METAL COPING		COLOR TO MATCH "E1" EIFS	
E7	ALUM STOREFRONT		CLEAR ANODIZED	
E8	ALUM AUTOMATIC DOOR	STANLEY DURAGLIDE 5300	CLEAR ANODIZED	
E9	VINYL AWNING	BURTON SIGNWORKS, INC.	WEBLON #2926 DEEP RED	SUPPLIED & INSTALLED BY GC
E10	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	CLASS II CLEAR ANODIZED	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.

LEGEND

PYLON SIGNAGE EIFS COLOR TO MATCH THE BUILDING EIFS COLOR

⊗ - RE: EXTERIOR FINISH SCHEDULE