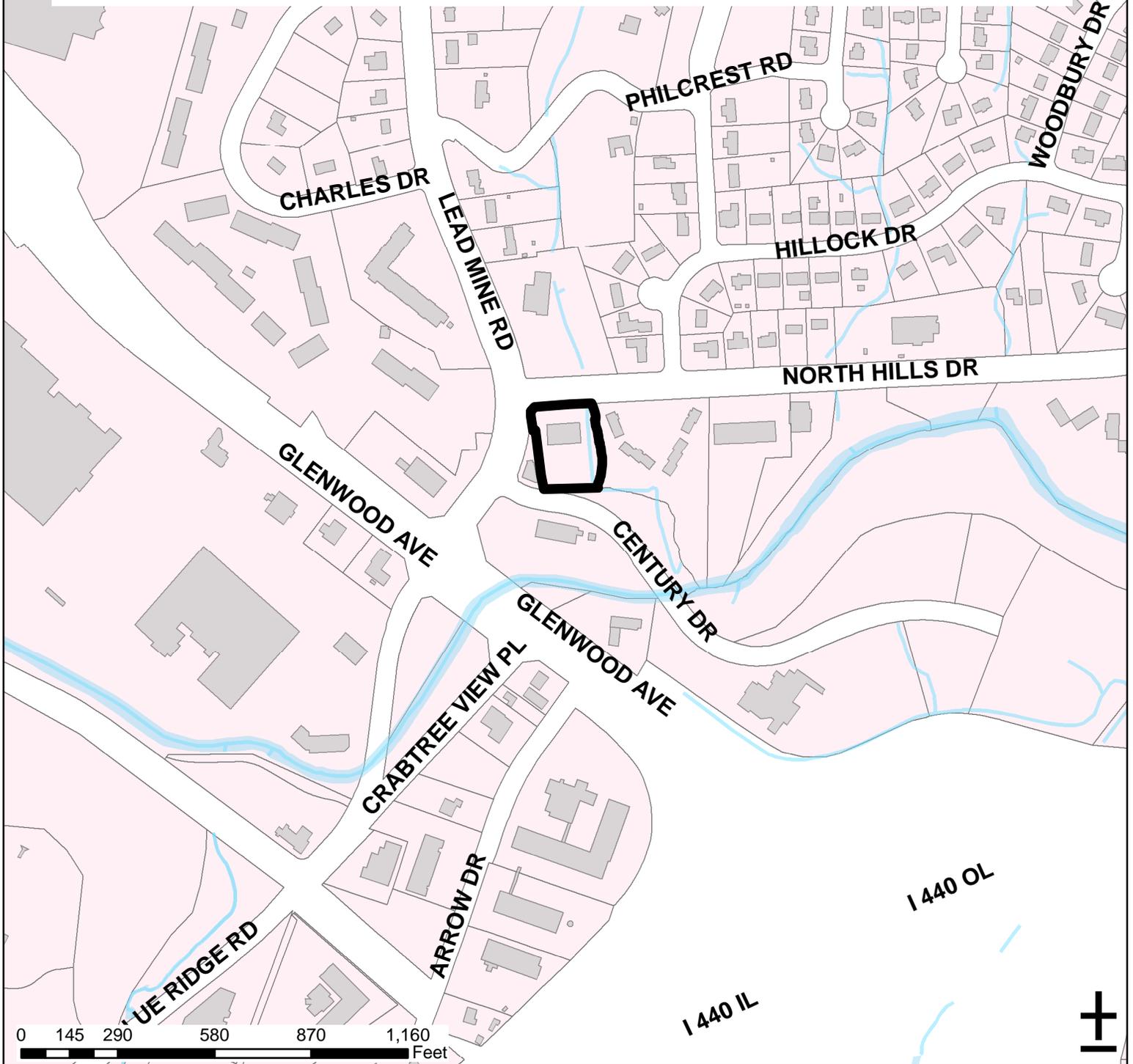


# THE LYNDEN CENTRE AT CRABTREE SP-98-2008



Zoning: **O&I-1**

Planning

District: **North Hills**

CAC: **Six Forks**

Drainage

Basin: **Crabtree Creek**

Acres:

Proposed Sq. Ft.: **46,115**

Planner:

Phone:

Applicant Contact:

Phone:

**0.96**

**Eric Hodge**

**(919) 516-2639**

**TransSite Consulting Eng.**

**(919) 873-2401**

CRABTREE VALLEY BAPTIST CHURCH INC  
 105,850.80 SF.  
 2.43 AC.  
 4408 LEAD MINE ROAD  
 DB 2275 PG. 190  
 PIN No. 0796608944

ZONED: R-4



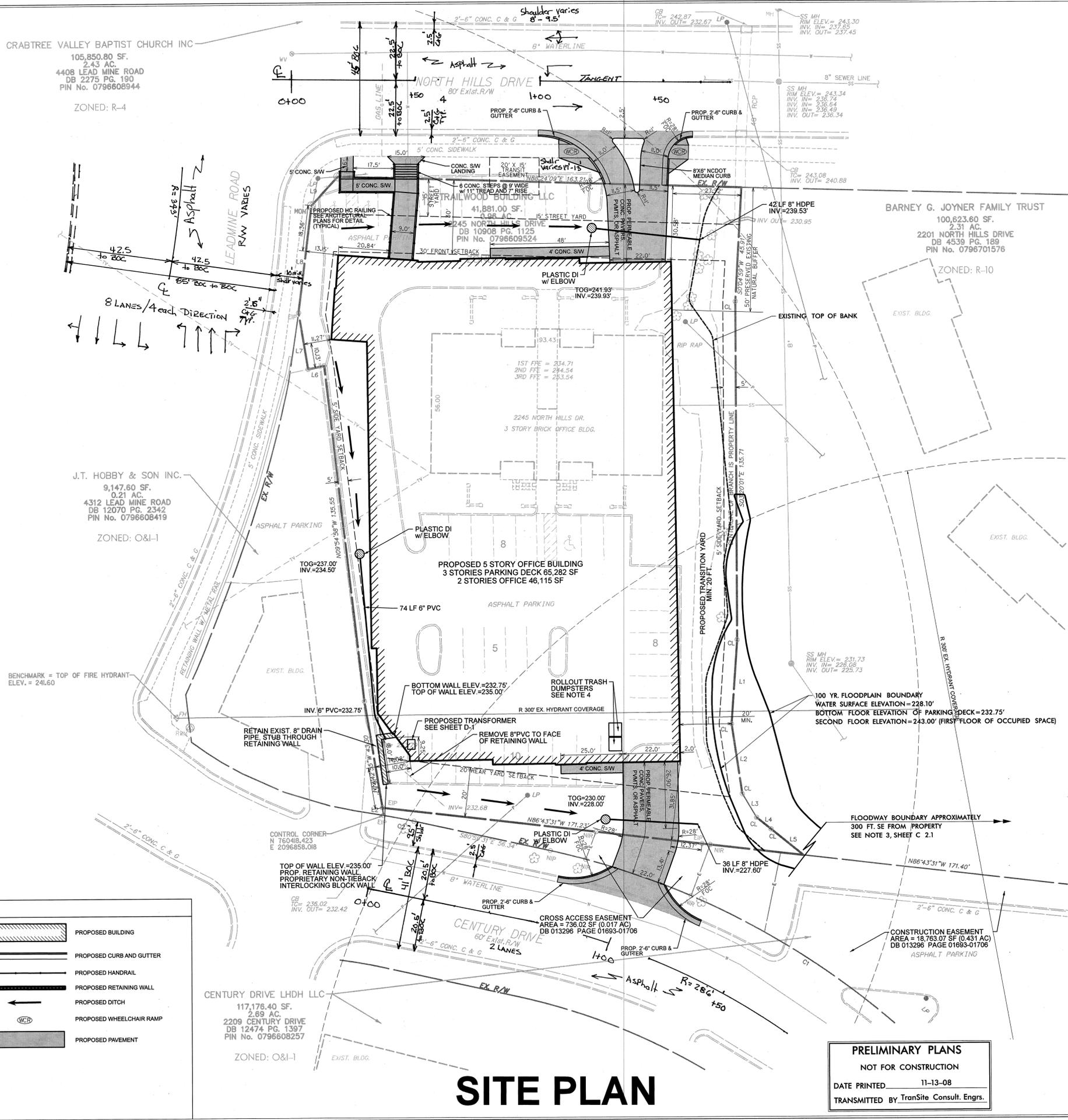
**FLOOR AREA RATIO <FAR>**  
 Lot Area = 41,818 SF.  
 Allowable FAR: 0.75 x 41,818 = 31,363.00 SF  
 Gross Floor Area = 46,115.00 SF  
 Gross Floor Area over Allowable FAR = 14,752.00 SF

Per 10-2072 (b) Additional FAR Allowances, we are requesting a FAR Increase from 0.75 to 1.00 for satisfying at least one (1) condition in each of paragraphs (1), (2), (3) and (4) and total points = 100.

Applicable paragraphs include:  
 (1)a. 20 + (1)b. 10 + (2)a. 10 + (2)c. 10 + (3)b. 10 + (3)c. 10 + (3)d. 10 + (4)a. 10 + (4)d. 10 = 100 points.

**ADJUSTED FAR**  
 Allowable FAR: 1.0 x 41,818 SF = 41,818 SF  
 Gross Floor Area = 46,115.00 SF  
 Gross Floor Area over FAR by 4,297.00 SF which is 1.028% above permitted FAR.

We respectfully request to permit and approve by the City Planning Commission additional FAR in consideration of the Significant Public Good and Benefit this project brings to the City including a LEED certified building, application of Green Roof technology, 100% capture and reuse of building stormwater runoff, reduction of buffer impacts, reduction in post construction impervious surface area, providing a transportation transit easement, public display of water feature / artwork and the integration of office space above the Parking Structure vs. separate structures efficiently maximizing lot utilization.



**SITE INFORMATION**

ACRES	0.96 AC
SQUARE FOOTAGE	41,818 SF
ZONING	O&I-1
INSIDE CITY LIMITS	YES
FLOOD PLAIN	YES
RIPARIAN BUFFERS	YES
TAX PARCEL NUMBER	0796-60-9524

- NOTES**
- Surface Geotechnical investigation has not been performed. The Contractor is responsible for verifying any designs proposed, including but not limited to, subgrade suitability, roadway widening and parking lot pavement designs, foundation conditioning, material for pipes, building foundation subgrade, etc. are adequate for the field conditions encountered. It is the Contractor's responsibility to have an independent Geotechnical firm perform geotechnical investigation and provide design recommendations for pavement designs to meet all NCDOT standards and building foundation design recommendations.
  - The developer / landowner is responsible for any conflicts with the existing or proposed utilities, drainage devices, traffic signal devices, sewer cleanouts, fire hydrants, meter vaults, utility poles, street lights, catch basins or similar objects within 23-FT of the driveway centerline at the proposed access point on North Hills Drive.
  - Floodplain / Floodway data shown are the new flood limits established from the City of Raleigh's FEMA FIS LOMR restudy off Crabtree Creek and approved by the City of Raleigh on April 15, 2008 as the study which this property is to be reviewed.
  - Roll Out Dumpster located inside of Parking Structure First Level of Parking Deck. See Sheet No. D-1.

**SITE DESIGN CRITERIA**

DESCRIPTION	PROVIDED	REQUIRED
Front Yard Setback	30 FT	30 FT
Rear Yard Setback	20 FT	20 FT
Side Yard Setback	20' (East) FT	5 FT
Street Yard	5' (West) FT	5 FT
	15' FT	5 FT

**PARKING CALCULATIONS**

Off-Street Parking:	
46,115 sf / 300sf/space	154 EA Min.

Landscaping Credit Reduction (10 x 154=154)	-15 EA Min.
Cardboard Recycling Container Reduction	-1 EA Min.
<b>Total Spaces</b>	<b>152 EA 138 EA Min.</b>

**ADA Parking Spaces:**

Total Accessible Spaces	6 EA	5 EA Min.
Accessible Spaces (Van)	3 EA	1 EA Min.

**MOTOR VEHICULAR SURFACE AREAS**

Concrete Driveway Areas	827 SF
Concrete C/G & S/W Area	1246 SF
Reinforced Concrete Dumpster and Cardboard Recycling Area	0 SF (Roll out Dumpsters in Parking Deck Structure)
Permeable Pavement Driveway Areas	1769 SF

**BUILDING AREA AND HEIGHT**

Proposed Gross Floor Area	46,115 SF
Level D1 (Parking Only)	0 SF
Level D2 (Parking & Office)	1,850 SF
Level D3 (Atrium / Stairs / Elev.)	1,738 SF
Level D4 (Office)	21,965 SF
Level D5 (Office)	20,567 SF
<b>Total 5 Stories</b>	<b>46,115 SF</b>

Proposed Building Height: 63 FT  
 Maximum Building Height Elevation Permitted: Not Limited \*  
 Actual Building Height Elevation Provided: 303 FT  
 \* Except by 1:1 setback above 40' on the west property side and 2:1 setback above 40' on the east side.

**SITE AREA DATA SUMMARY**

DESCRIPTION	EXISTING AREAS	PROPOSED AREAS	% OF PROPOSED TO EXISTING
Lot Area	41,818 SF	41,881 SF	100 %
Impervious Area	15,145 SF	15,417 SF	101.80 %
Permeable Area	26,673 SF	26,464 SF	98.98 %
Vehicular Surface Area	20,484 SF	22,994 SF	112.25 %
Concrete Area	1,423 SF	2,073 SF	145.68 %
Disturbed Area	- SF	38,768 SF	- %
Building Area	5,006 SF	25,143 SF	502.26 %
Parking Spaces	-	144 EA	-

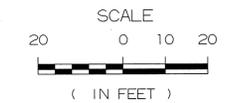
**- LEGEND -**

EXISTING IRON PIN	PROPOSED BUILDING
EXISTING NCGS MONUMENT	PROPOSED CURB AND GUTTER
EXISTING RIGHT OF WAY	PROPOSED HANDRAIL
EXISTING PROPERTY LINE	PROPOSED RETAINING WALL
EXISTING EDGE OF PAVEMENT	PROPOSED DITCH
EXISTING CURB AND GUTTER	PROPOSED WHEELCHAIR RAMP
EXISTING BUILDING	PROPOSED PAVEMENT
EXISTING SANITARY SEWER LINE	
EXISTING SANITARY SEWER MANHOLE	
EXISTING LIGHT POLE	
EXISTING POWER OVERHEAD	
EXISTING GAS LINE	
EXISTING WATER LINE	
EXISTING WATER METER	
EXISTING TV CABLE LINE	
EXISTING RIP RAP	
EXISTING EASEMENT LINE	

CENTURY DRIVE LHDH LLC  
 117,178.40 SF.  
 2.69 AC.  
 2209 CENTURY DRIVE  
 DB 12474 PG. 1397  
 PIN No. 0796608257

ZONED: O&I-1

**PRELIMINARY PLANS**  
 NOT FOR CONSTRUCTION  
 DATE PRINTED 11-13-08  
 TRANSMITTED BY TransSite Consult. Engrs.



# SITE PLAN

PREPARED FOR:  
**TRAILWOOD BUILDING, LLC**  
 P.O. BOX 10961  
 2245 NORTH HILLS DRIVE  
 RALEIGH, NC 27605

SITE PLAN PREPARED BY:  
**TRANSITE CONSULTING**  
 ENGINEERS, INCORPORATED  
 ENGINEERS, PLANNERS, CEI  
 OFFICE: 919-873-2401 FAX: 919-873-2404

**THE LYNDEN CENTRE**  
 2245 NORTH HILLS DRIVE  
 RALEIGH, NC 27605

**REVISIONS**

NO.	DATE	DESCRIPTION

DATE: 11-13-08  
 DRAWN BY: [ ] CHECKED BY: [ ]  
 FILE NAME: Trailwood\_Plan\_site  
 JOB NUMBER: 107,049,001

**SITE PLAN**

SHEET NO.  
**C 2.1**

PLOT DATE: 11-13-08