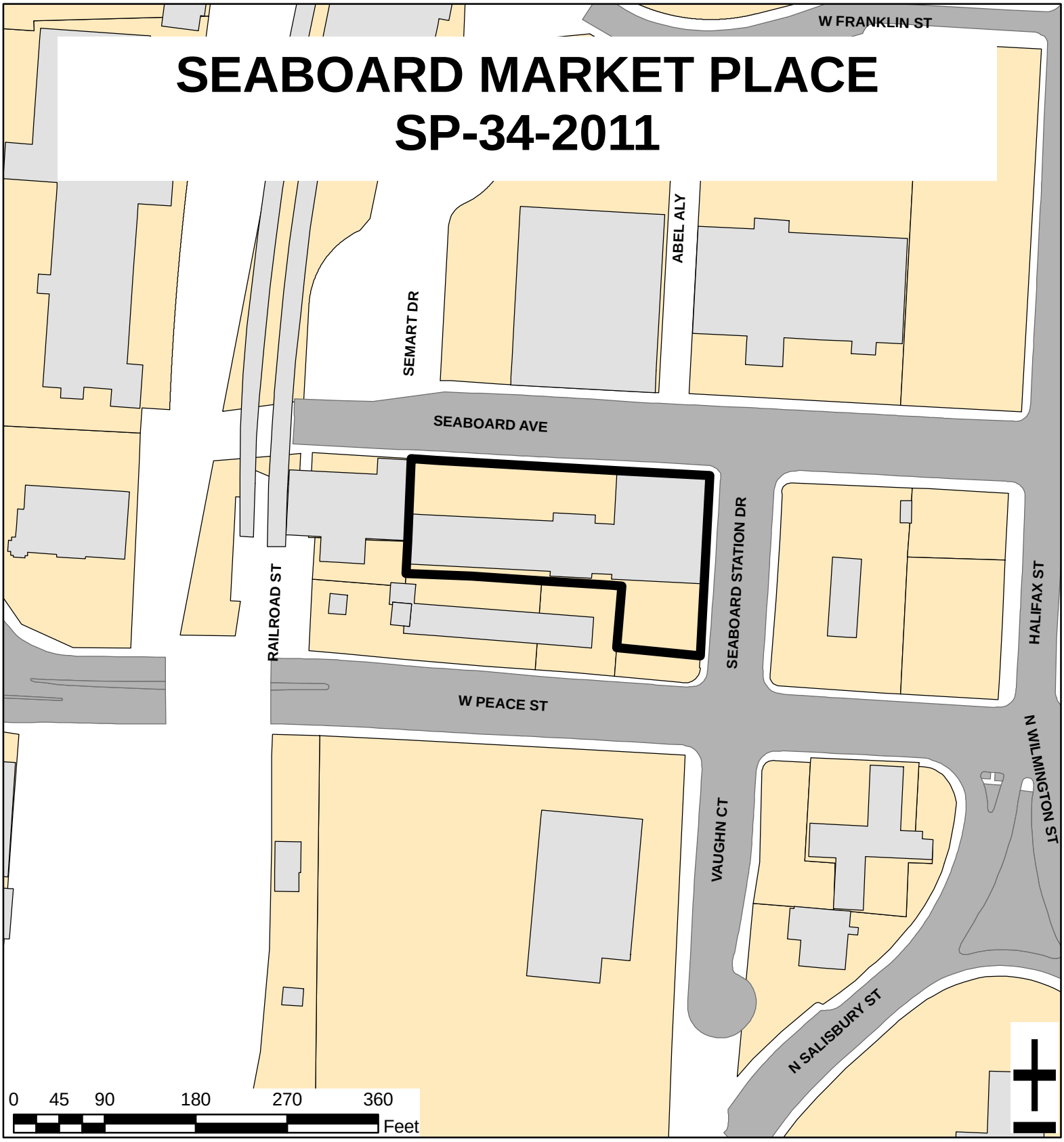
SEABOARD MARKET PLACE
SP-34-2011



Zoning:	**IND-2, NB DOD**	Number of Lots:	**0**
CAC:	**MORDECAI**	Planner:	**JAMES MARAPOTI**
Drainage Basin:	**PIGEON HOUSE**	Phone:	**(919) 516-2642**
		Applicant Contact:	**JDAVIS ARCHITECTS**
Acreage:	**0.90**	Phone:	**(919) 835-1500**

SP-34-11

Development SERVICES

FIRE • INSPECTIONS • PLANNING
PUBLIC UTILITIES • PUBLIC WORKS

Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-516-2495
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
☒ Site Plans for Planning Commission or City Council ☐ Preliminary Administrative Site Plans ☐ Group Housing * ☐ Multifamily (Infill)*	☐ Subdivision* ☐ Infill Subdivision* ☐ Infill Recombination* ☐ Cluster Subdivision ☐ Expedited Subdivision Review	Transaction Number 310080
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Seaboard Market Place

Proposed Use Retail

Property Address(es) 111 Seaboard Ave, Raleigh, NC 27604

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

P.I.N. 1704626175	P.I.N.	P.I.N.	P.I.N.

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.
PLANNING COMMISSION OR CITY COUNCIL REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Chagne of use greater than 10,000 SF in the Downtown Overlay district; retail use within 400 LF of residential use.

CLIENT (Owner or Developer)	Company York Properties, Inc.		
	Name (s) Mr. Settle Dockery		
	Address 1900 Cameron Street, Raleigh, NC 27605		
	Phone 919-821-1350	Email	Fax 919-755-0109
CONSULTANT (Contact Person for Plans)	Company JDavis Architects, PLLC		
	Name (s) David Brown		
	Address 510 Glenwood Ave, Raleigh, NC 27603		
	Phone 919-835-1500	Email davidb@jdavisarchitects.com	Fax 919-835-1510

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction #

Zoning Information	Building Information
Zoning District(s) IND-2 and NB; with DOD Overlay	Proposed building use(s) Retail
If more than one district, provide the acreage of each IND-2 = 0.78 AC NB = 0.12 AC	Existing Building(s) sq. ft. gross 20,296 SF
Overlay District Downtown Overlay District	Proposed Building(s) sq. ft. gross 15,153 SF
Total Site Acres 0.8966 AC Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) 15,153 SF
Off street parking Required 26-10% =24 Provided 25	Proposed height of building(s) 18'-0" +/-
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 39% +/-
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 39 % +/- (site plans only)
CUD (Conditional Use District) case # Z-n/a	

Stormwater Information	
Existing Impervious Surface 100%acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 98% acres/square feet	**If Yes, please provide** Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	

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 subject property is designated on the future Land Use Map as "Central Business District", and the proposed retail use is an appropriate land use for the subject property.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? ☐ Yes ☐ No
4. Total # Of Congregate Care Or Life Care Dwelling Units	**If Yes, please answer the questions below:**
5. Total # Of Mobile Home Lots	**a)** Total number of Townhouse Lots
6. Total Number of Hotel Units	**b)** Total number of Single Family Lots
7. Overall Total # Of Dwelling Units (1-6 Above)	**c)** Total number of Group Housing Units
8. Bedroom Units 1br 2br 3br 4br or more	**d)** Total number of Open Space Lots
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	**e)** Minimum Lot Size
10. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	**f)** Total Number of Phases
	g) Perimeter Protective Yard Provided ☐ Yes ☐ 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.

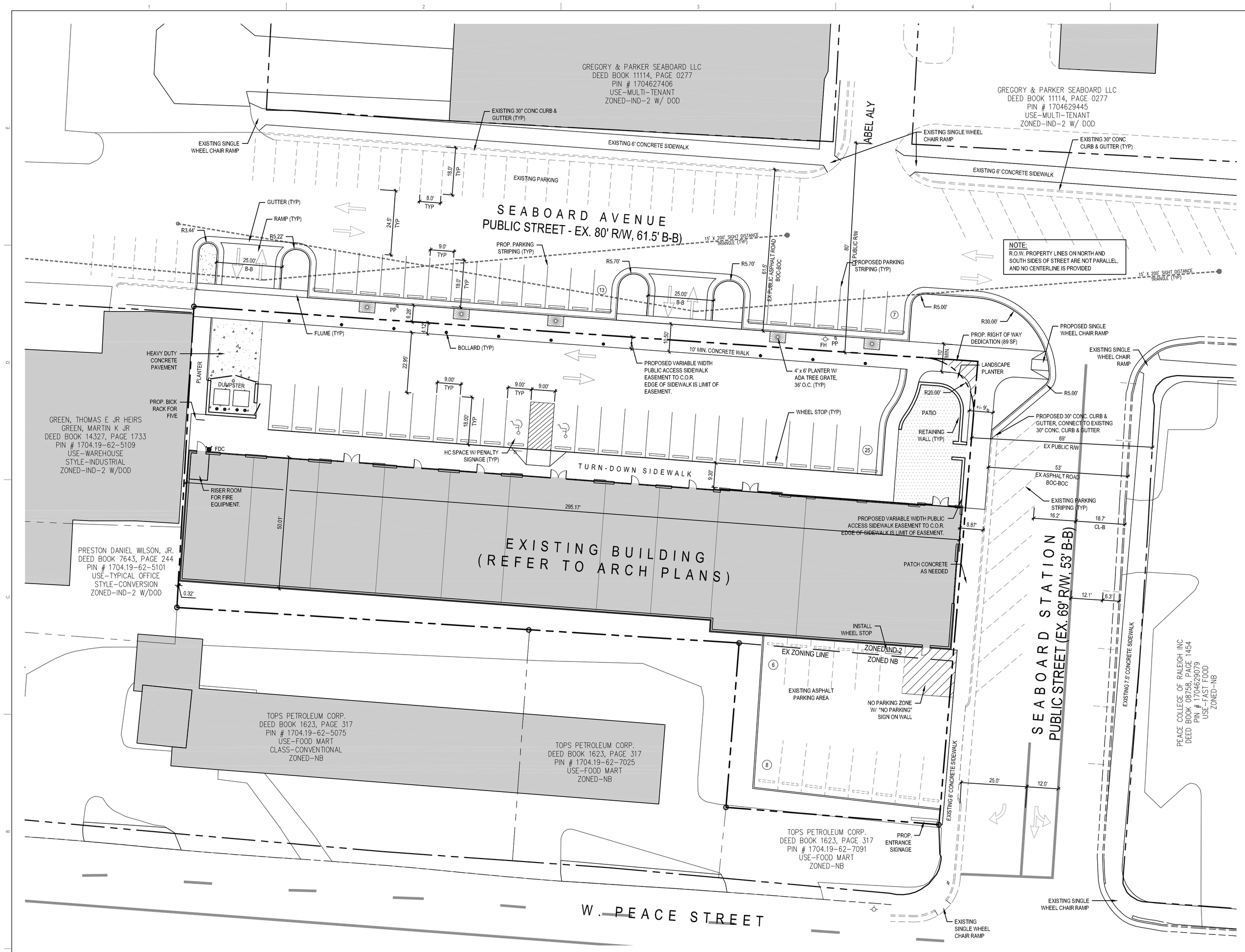
I hereby designate David F. Brown, JDAVIS Archiects _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Little Dockery for St. Marys Assoc. LLC Date 8/10/11

Signed _____ Date

Section B					
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)	☒				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒				
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	☒	☐			
4. I have referenced the **Preliminary Development Plan 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	☒				
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒				
b) Existing Conditions Sheet	☒	☐			
c) Proposed Site, Subdivision Plan, or Recombination Plan	☒				
d) Proposed Grading and Stormwater Plan	☐	☒			
e) Proposed Utility Plan, including Fire	☒	☐			
f) Proposed Tree Conservation Plan	☐	☒			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	☒				
7. Plan size 18"x24" or 24"x36"	☒				
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	☒				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒				
10. Digital copy of only the plan and elevations, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	☒				
11. Wake County School Form, if dwelling units are proposed	☐	☒			
12. Preliminary stormwater quantity and quality summary and calculations package	☐	☒			
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	☐	☒			



NOTE:
R.O.W. PROPERTY LINES ON NORTH AND SOUTH SIDES OF STREET ARE NOT PARALLEL, AND NO CENTERLINE IS PROVIDED

SITE DATA:

SITE ADDRESS:	111 SEABOARD AVENUE
PIN NUMBER:	1704626175
DEED BOOK:	DB 12249, PG 1935
ZONING(S):	IND-2 AND NB WITH DOWNTOWN OVERLAY DISTRICT
ACREAGE:	0.8966 AC
EXISTING USE:	TYPICAL OFFICE
PROPOSED USE:	RETAIL (PROPOSED CHANGE OF USE)
EXISTING BLDG:	20,296 SF (5,143 SF PROPOSED DEMOLTION)
PROPOSED BLDG:	15,153 SF
PROP. BLDG HEIGHT:	+/- 18 FT
REQUIRED PARKING:	BASED UPON 15,153 SF; FIRST 10,000 SF IS EXEMPT 5,133 SF / 200 SF = 26 SPACES; (2 HC)
PROPOSED PARKING:	39 SPACES; (2 HC)

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS & CO. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JUNE, 2011, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2011.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
4. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
5. ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
6. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
7. ALL HVAC UNIT TO BE ON ROOFTOP.
8. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
9. SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2 % AS PER ADA STANDARDS.
10. PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
11. ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE SAFETY HAND RAIL.
12. IN ACCORDANCE WITH THE CITY OF RALEIGH STREETS, SIDEWALKS, AND DRIVEWAY ACCESS HANDBOOK, ALL STREAM CROSSINGS THAT ARE REQUIRED BY THE PROVISIONS OF THE HANDBOOK MAY BE CONDITIONALLY APPROVED AS PART OF THE SUBDIVISION APPROVAL. ALL OTHER STREAM CROSSING SHALL BE REQUIRED TO BE APPROVED BY THE REQUIRED AGENCY PRIOR TO APPROVAL OF THE SUBDIVISION BY THE CITY OF RALEIGH.
13. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

THIS SITE IS LESS THAN 2 ACRE. NO TREE CONSERVATION IS REQUIRED.

REFER TO LS3.1 FOR SITE DETAILS.

LEGEND

- EX. CONTOUR LINE
- EX. STORMWATER LINE
- EX. WATER LINE
- BOUNDARY LINE
- UN-SURVEYED LINE
- EX. SEWER LINE
- IRON PIPE FOUND
- IRON ROD FOUND
- EX. IRON PIN
- IRON PIPE SET
- EX. FIRE HYDRANT
- EX. LOWER POLE
- EX. WATER METER
- EX. CATCH BASIN
- PROP. PATIO AREA
- EX. BUILDING

SP-XX-11

SITE PLAN

NAD 83 F & NAVD 83 F

20' 10' 0 20' 40'

SCALE: 1" = 20'

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JDAVIS ARCHITECTS
510 Glenwood Ave. Suite 201 | Raleigh, NC 27603 | tel 919.835.1500 | fax 919.835.1510

TRANSACTION NO. XXXXXX (TYPE)
SP-XX-11

York Properties, Inc.
Seaboard Market Place
111 Seaboard Ave, Raleigh, North Carolina 27604

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

		DATE
PROJECT:	YORK-11047	08.11.2011
ISSUE:	Preliminary Site Plan	08.11.2011
REVISIONS:		
DRAWN BY:	SB	
CHECKED BY:	DB	
CONTENT:	SITE PLAN	

LS1.1

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