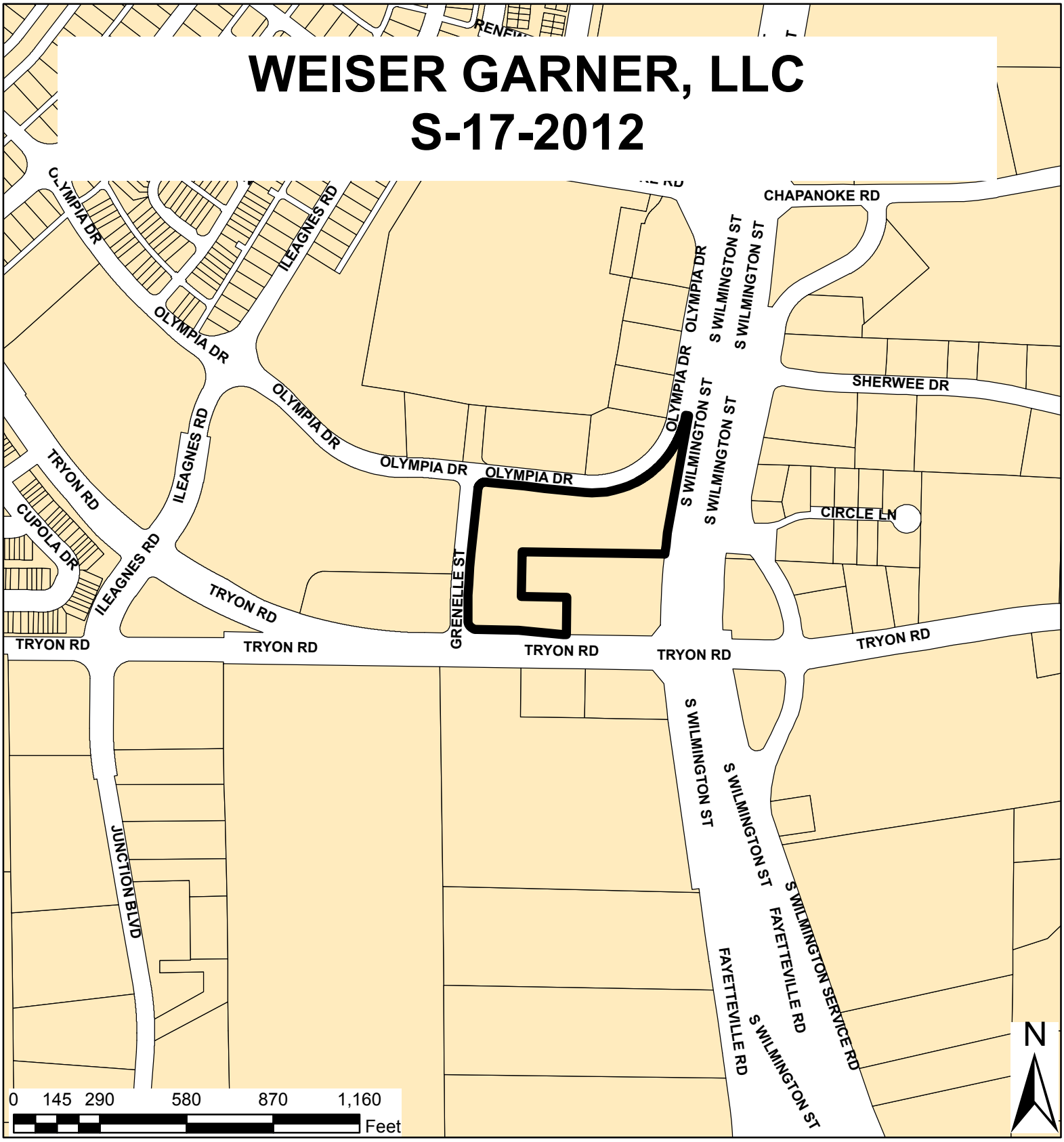
WEISER GARNER, LLC
S-17-2012



Zoning:	**SC, CUD**	Number of Lots:	**4**
CAC:	**Southwest**	Planner:	**Eric Hodge, AICP**
Drainage Basin:	**Walnut Creek**	Phone:	**(919) 516-2639**
		Applicant Contact:	**Withers & Ravenel, Inc.**
Acreage:	**7.55**	Phone:	**(919) 469-3340**

Planning & Development

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

5·17·12

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 336493
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: WEISER GARNER LLC

Proposed Use: ? Commercial

Property Address(es): 3421 OLYMPIA DR.

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

P.I.N. 1702-31-0674	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. WHERE A PDD IS WITHIN 400' OF A PROPOSED RETAIL SITE, PRELIMINARY PLAN REVIEW IS NOT REQUIRED WHERE THE INTENDED USE IN THAT PORTION OF THE PDD IS NON RESIDENTIAL DEVELOPMENT.
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.
CLIENT (Owner or Developer)	Company: THE WEISER COMPANIES Name (s): RICK PENNOYER Address: 4975 CENTRE POINTE DR. NORTH CHARLESTON, SC 29418 Phone: 843 769 6065 Email: WEISERGUYS@AOL.com Fax: 843-796-9476
CONSULTANT (Contact Person for Plans)	Company: WITHERS & RAVENEL INC Name (s): LEIGH POTTS

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) SC CUD	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross
Overlay District	Proposed Building(s) sq. ft. gross
Total Site Acres 7.55 Inside City Limits ☑ Yes ☐ No	Total sq. ft. gross (existing & proposed)
Off street parking Required Provided	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-71-04	
Stormwater Information	
Existing Impervious Surface acres/square feet	Flood Hazard Area ☐ Yes ☑ No
Proposed Impervious Surface acres/square feet	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☑ 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

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots 1
2. Total # Of Single Family Lots	12. Total number of all lots 4
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 WITHERS + RAVENEL 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 [signature] Date June 20, 2012

Signed _____ Date _____

Section B

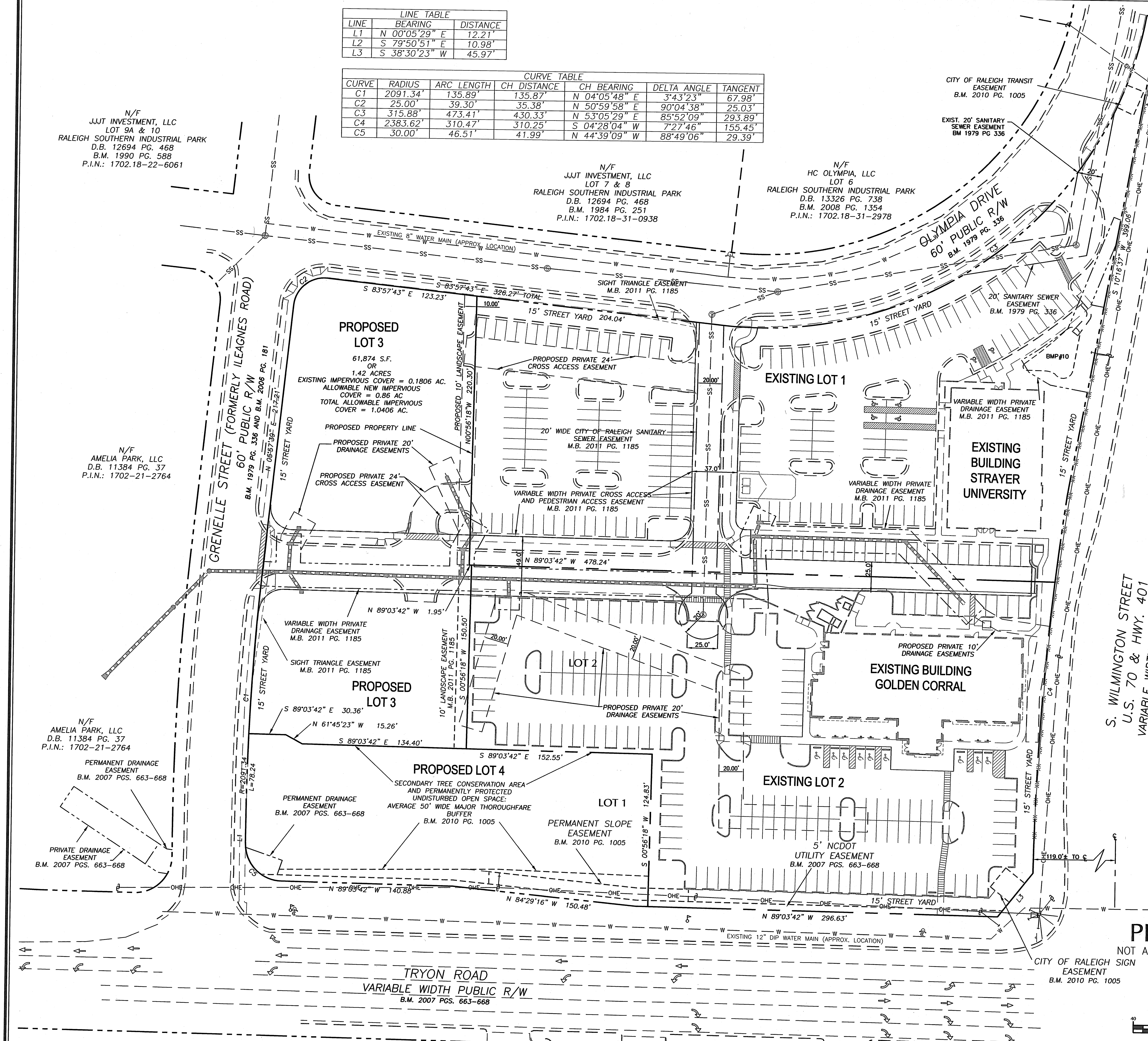
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	☑		✓		
2. **Preliminary Development 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 BMP sheet	☐	☑			
e) Proposed Utility Plan, including Fire	☑	☐	✓		
f) Proposed Tree Conservation Plan LISTED ON C2.0	☑	☐			
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. 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	☐	☑		✓	

on PLAS with BMP

Prov. approved

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°05'29" E	12.21'
L2	S 79°50'51" E	10.98'
L3	S 38°30'23" W	45.97'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CH DISTANCE	CH BEARING	DELTA ANGLE	TANGENT
C1	2091.34'	135.89'	135.87'	N 04°05'48" E	3°43'23"	67.98'
C2	25.00'	39.30'	35.38'	N 50°59'58" E	90°04'38"	25.03'
C3	315.88'	473.41'	430.33'	N 53°05'29" E	85°52'09"	293.89'
C4	2383.62'	310.47'	310.25'	S 04°28'04" W	7°27'46"	155.45'
C5	30.00'	46.51'	41.99'	N 44°39'09" W	88°49'06"	29.39'



DEVELOPMENT DATA

STREET ADDRESS:	3421 OLYMPIA DRIVE
CURRENT ZONING:	SHOPPING CENTER CONDITIONAL USE DISTRICT CASE#: Z-71-04
WAKE COUNTY PIN:	1702-31-0674
PREVIOUSLY APPROVED SUBDIVISION PLAN:	S-20-10

GENERAL NOTES:

1. TRANSITIONAL PROTECTIVE YARDS MAY BE REQUIRED BETWEEN LOTS DEPENDING ON THE FUTURE USE OF LOT 3.
2. NO DRIVEWAYS SHALL BE PERMITTED ONTO TRYON ROAD OR S. WILMINGTON STREET.

SITE DATA

SITE ADDRESS
EXISTING LOT 1: 3421 OLYMPIA DRIVE
EXISTING LOT 2: 3551 GRENELLE STREET
PROPOSED LOT 3: ????
PROPOSED LOT 4: ????

INSIDE CITY LIMITS
YES

PIN NUMBER
A PORTION OF 1702-31-0674 (LOT 1)
LOT 2: 1702-31-0674

TOTAL SITE AREA
EXISTING LOT 1 = 219,265.27 SF = 5.03 AC (TO BE REDUCED TO 3.61 AC. TO CREATE LOT 3)
EXISTING LOT 2 = 109,697.83 SF = 2.52 AC
PROPOSED LOT 3 = 61,873.52 SF = 1.42 AC
PROPOSED LOT 4 = 33,062.04 SF = 0.759 AC (TREE CONSERVATION/PERM. OPEN SPACE.)

WATERSHED
NEUSE RIVER BASIN

IMPERVIOUS AREA
THE TOTAL DRAINAGE AREA FOR BMP#9 IS 20.44 AC.

THE OVERALL SITE (7.55 AC) IS SPLIT BETWEEN TO DRAINAGE BASINS

A PORTION OF THE WEISER TRACT (0.67 AC) DRAINS TO THE NORTH. THE 0.67 AC. INCLUDES A TOTAL OF 0.24 AC. OF IMPERVIOUS OR 36% IMPERVIOUS COVERAGE. OUT OF THAT 0.67 AC., (0.44 AC., INCL. 0.08 AC. IMPERVIOUS), BY-PASSES THE BMP #10. THE REMAINING 0.229 AC., (INCL. 0.166 AC. IMPERVIOUS), IS TREATED IN THE ON-SITE BMP#10.

THE REMAINING SITE AREA (6.88 AC) DRAINS INTO BMP#9. THE MAXIMUM ALLOWABLE IMPERVIOUS AREA, FROM THIS TRACT, DRAINING TO BMP#9 IS 4.80 AC. THE STRAYER SITE (LOT 1) HAS 1.91 AC IMPERVIOUS COVERAGE. THE GOLDEN CORRAL SITE (LOT 2) HAS A TOTAL OF 2.03 AC OF IMPERVIOUS COVERAGE.

4.80 AC (MAXIMUM ALLOWABLE IMPERVIOUS AREA TO BMP#9)
-1.91 AC (TOTAL IMPERVIOUS COVERAGE AREA FOR LOT 1)
-2.03 AC (TOTAL IMPERVIOUS COVERAGE AREA FOR LOT 2)
0.86 AC (IMPERVIOUS AREA FOR FUTURE DEVELOPMENT ON LOT 3)

* NOTE THAT THE CREATION OF LOT 3 WILL TRANSFER 7,865 SF (0.1806 AC.) OF IMPERVIOUS AREA FROM LOT 1 TO LOT 3 IN THE FORM OF THE EXISTING DRIVEWAY AND SIDEWALK. LOT 1 IMPERVIOUS WILL BE REDUCED TO 1.7294 AC. THE TOTAL ALLOWABLE IMPERVIOUS AREA, INCLUDING THE TRANSFERED AREA (0.1806 AC.) AND THE FUTURE AREA (0.86), FOR LOT 3 IS 1.0406 AC.
THE ENTIRE DEVELOPMENT SHALL NOT EXCEED THE 4.80 AC MAXIMUM ALLOWABLE IMPERVIOUS AREA TOTAL.

TREE CONSERVATION AREA (PROPOSED LOT 4)
TEN PERCENT OF SITE REQUIRED
TOTAL SITE AREA= 7.55 AC
7.55 AC x 0.10 = .755 AC REQUIRED
TOTAL TREE PROTECTION AREA PROVIDED= 0.759 AC (10.51%)

NUMBER OF LOTS
FOUR (4) TOTAL. THREE (3) COMMERCIAL LOTS AND ONE TREE CONSERVATION AND PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (LOT 4)

BUILDING SETBACKS	REQUIRED
FRONT (OLYMPIA DRIVE)	0 FT
REAR (SOUTH)	0 FT
SIDE (S. WILMINGTON ST.)	15 FT
SIDE (WEST)	0 FT

ZONING ORDINANCE - Z-71-04

ORDINANCE (2004) 790 ZC 567
Effective: March 15, 2005
Z-71-04 -Tryon Road and South Wilmington Street, northwest quadrant, being various Wake
County PIN's. Approximately 8.85 acres rezoned to Shopping Center Conditional Use District.
Conditions dated: 3/9/05
A. Architecture for development within this subject area shall adhere to the same Unity of Development Criteria submitted for the adjacent Amelia Park PDD (MP-4-04). In the event that the Amelia Park PDD (MP-4-04) is not approved, a separate Unity of Development application that applies to the Z-71-04 subject property shall be submitted for approval to the City.
B. Street yards along all public streets shall be a minimum of fifteen (15') feet in width and shall be provided in accordance with City Code Section 10-2082.5(d)(2).
C. Upon development, vehicular and pedestrian connections shall be made to Tract B of the adjacent Amelia Park PDD (MP-4-04) (Wake County PIN 1702-21-6612 DB 02204 Page 0113). In the event the Amelia Park PDD (MP-4-04) is not approved, the developer shall still provide a vehicular and pedestrian access easement upon development of the subject property to Wake County PIN 1702-21-6612 DB 02204 Page 0113.
D. Full movement entry drives to the surrounding public streets shall be designed so they provide logical and safe vehicular movements between the adjacent shopping center parcels to the north (Wake County PINs 1702-31-0938 DB 08621 Page 1387; 1702-32-3154 DB 07511 Page 0178; 1702-21-7999 DB 08621 Page 1387) and Tract B of the adjacent Amelia Park PDD (MP-4-04) (Wake County PIN 1702-21-6612 DB 02204 Page 0113).
E. The development shall provide a minimum of two (2) five (5') foot wide sidewalk connections (in addition to those provided along Tryon Road) to the Tract B of the adjacent Amelia Park PDD (MP-4-04). In the event that the Amelia Park PDD (MP-4-04) is not approved, the developer shall provide the corresponding two (2) five (5') foot wide sidewalk connections to both Tract B (Wake County PIN 1702-21-6612 DB 02204 Page 0113) and to the adjacent shopping center parcel to the north (Wake County PINs 1702-31-0938 DB 08621 Page 1387; 1702-32-3154 DB 07511 Page 0178; 1702-21-7999 DB 08621 Page 1387).
F. One (1) fixed bike rack, one (1) bench and one (1) outdoor trash receptacle shall be provided for every 20,000 square feet of gross floor area. Locations may vary so long as at least one of each is located within 100' of each store entrance.
G. Linear landscaped medians (to meet the City's Vehicular Surface Area standards in 10-2082.6(c)(9) a through c) shall be provided to break up surface parking areas. These landscaped medians shall be provided between parking spaces at minimum rate of one (1) island per 65,000 square feet of Vehicular Surface Area.
Ordinance (2002) 292 ZC 523
Page 2
September 17, 2002
H. Vehicular and pedestrian cross-access easements shall be provided among all nonresidential
uses in the subject property.
I. Upon development of the property, a minimum of one (1) transit easement with a minimum dimension of 15' by 20' shall be offered within the development area. A central location for this transit easement with access to a public street that is also suited for pedestrians and development activity shall be determined by the City of Raleigh Transit Division at the time of plan submittal. The location for this transit easement will take into consideration the location of the transit easement and shelter to be provided within Tract B of Amelia Park PDD (MP-4-04) (if approved).
J. All uses permitted in Shopping Center (SC) Districts shall be allowed except for: Residential (all); Cattery; Kennel; Riding Stables; Telecommunications Towers; Automotive service/repair facilities; Vehicle sales/rental; Individual storage buildings; Mini-warehouse storage facilities; and Adult establishments.
K. Points of vehicular/egress along the re-alignment of Tryon shall be limited to a maximum of one (1) driveway. Additional access points shall be obtained via access to other public streets that surround and/or bi-sect the subject area. The location of this drive shall be reviewed and approved by the City and NC DOT for adequate spacing and safety.
L. All non-residential uses within the subject area shall be limited to a maximum of 88,500 square feet (floor area gross).
M. Individual non-residential buildings shall provide minimum height of twenty (20') feet and a maximum height of fifty (50') feet.
N. An easement with a minimum area of 400 square feet shall be offered to the City for the purposes of locating an entry feature and /or sign that indicates entry to the City of Raleigh. The location for this easement shall be determined and provided by the developer upon development of the subject property.
O. Reimbursements for any additional right-of-way shall be at the City's established rate for Industrial-1.

811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 13039 TEE GLENN SMITH

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

No.	Revision	Date	By

Designer ALP	Scale 1" = 40'
Drawn By ALP	Date 7/02/12
Checked By LGS	Job No. 02100022.0

WEISER GARNER, LLC - TRYON ROAD

Raleigh — Wake County — North Carolina

PRELIMINARY SUBDIVISION PLAN

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS
111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 www.withersravenel.com License No. C-0832

Sheet No. C2.0

K:\10\10-0020\100022-Strayer University-Tryon Road\CAD\SHEETS\Prelim Subdivision Lot 3\C 2.0 - PRELIM SUBDIVISION PLAN.dwg- Monday, July 02, 2012 2:02:22 PM - POTTS, LEIGH