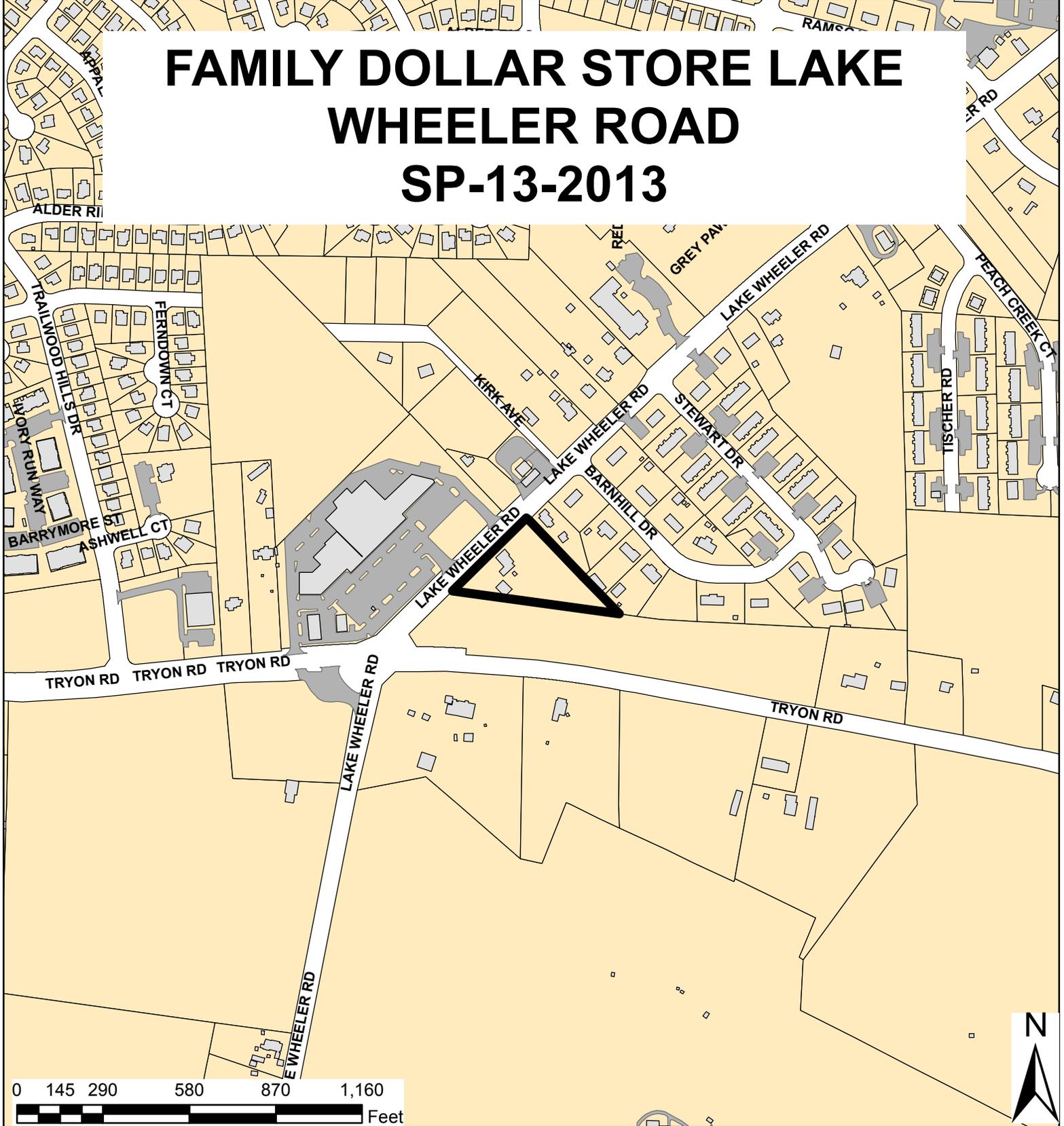


FAMILY DOLLAR STORE LAKE WHEELER ROAD SP-13-2013



Zoning: **NB, CUD**
 CAC: **Southwest**
 Drainage Basin: **Walnut Creek**
 Acreage: **1.73**

Number of Lots: **0**
 Planner: **Stan Wingo**
 Phone: **(919) 996-2642**
 Applicant Contact: **Withers & Ravenel**
 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

SP-13-13

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 checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number 359477
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name Family Dollar Store

Proposed Use Retail Store

Property Address(es) 2703 Lake Wheeler Rd.

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

P.I.N. 792 55 3777

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 <u>administratively not</u> 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. Project is within 400 ft of residential uses.
CLIENT (Owner or Developer)	Company C4 Development
	Name (s) J Austin Williams
	Address 8480 Honcutt Rd., Suite 200 Raleigh, NC 27615
	Phone 919-256-3020 Email awilliams@croslandsoutheast.com Fax
CONSULTANT (Contact Person for Plans)	Company Withers & Ravenel ph. 919-469-3340 fx 919-467-0008
	Name (s) Daniel Miller, PE dmiller@withersravenel.com

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) NB-CUD	Proposed building use(s) Retail
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 1,194
Overlay District Special Residential Parking Overlay	Proposed Building(s) sq. ft. gross 8,320
Total Site Acres 1.73 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 8,320
Off street parking Required 38 Provided 39	Proposed height of building(s) 20'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) .011
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 11.1% (site plans only)
CUD (Conditional Use District) case # Z-59-94	

Stormwater Information

Existing Impervious Surface 0.03 / 1,194 acres/square	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.7144 / 31,119 acres/square feet	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 #

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 proposed use is consistent with the vision, themes, and policies contained in the Comprehensive Plan 2030. The parcel is appropriately zoned for the intended use and community facilities and streets are available or proposed at City Standards to serve the proposed use.

FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY

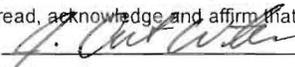
1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases 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)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
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	

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 Daniel Miller, PE of 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.

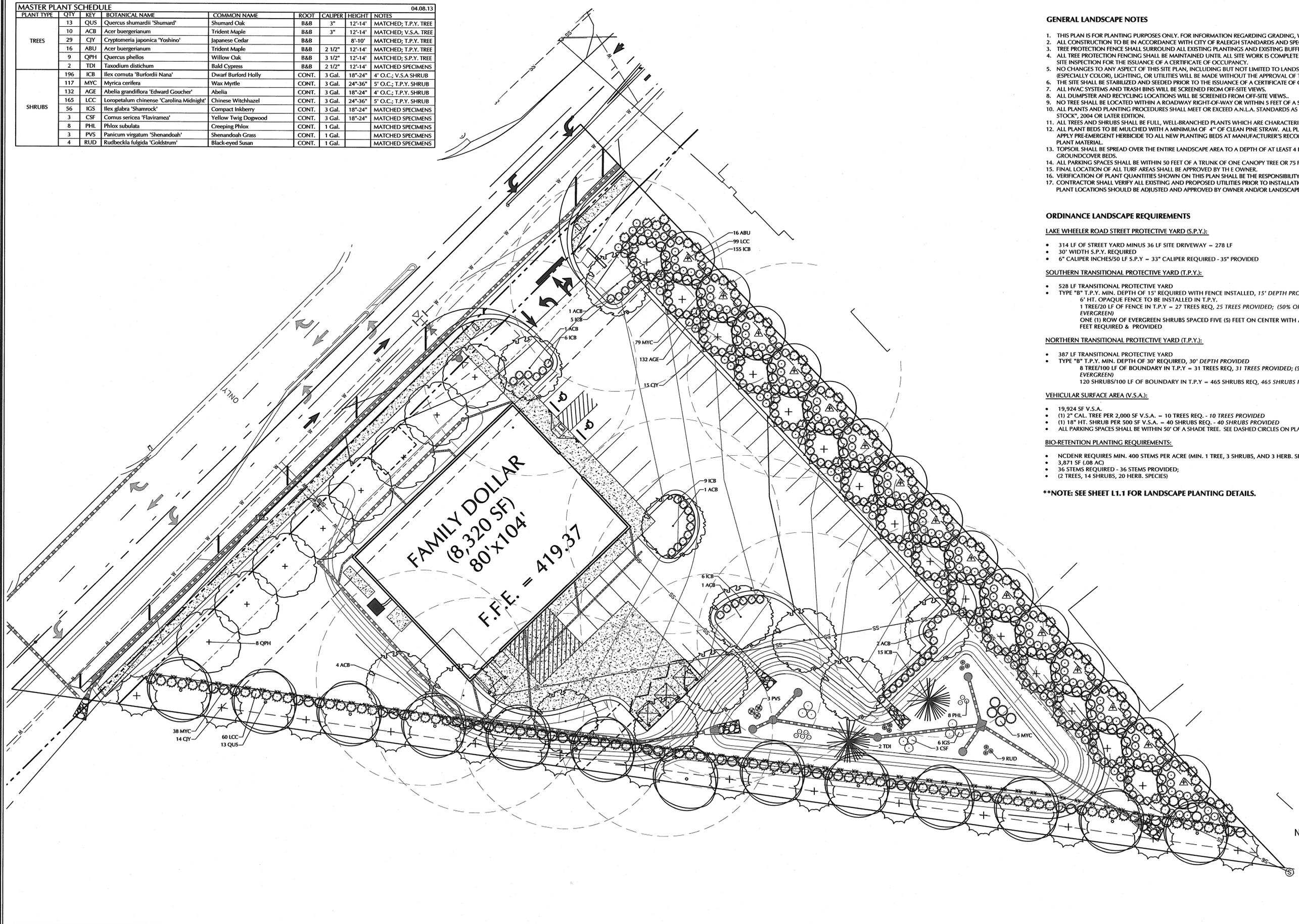
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 09 April 2013

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)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Preliminary Development Plan Application completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<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"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<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"/>	<input checked="" type="checkbox"/>	
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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"/>	<input checked="" type="checkbox"/>	
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<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. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<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"/>	<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"/>	<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"/>	<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"/>	<input checked="" type="checkbox"/>	
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

MASTER PLANT SCHEDULE								04.08.13
PLANT TYPE	QTY	KEY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER	HEIGHT	NOTES
TREES	13	QUS	Quercus shumardii 'Shumard'	Shumard Oak	B&B	3"	12'-14'	MATCHED; T.P.Y. TREE
	10	ACB	Acer buergerianum	Trident Maple	B&B	3"	12'-14'	MATCHED; T.P.Y. TREE
	29	CJY	Cryptomeria japonica 'Yoshino'	Japanese Cedar	B&B		8'-10'	MATCHED; T.P.Y. TREE
	16	ABU	Acer buergerianum	Trident Maple	B&B	2 1/2"	12'-14'	MATCHED; T.P.Y. TREE
	9	QPH	Quercus phellos	Willow Oak	B&B	3 1/2"	12'-14'	MATCHED; S.P.Y. TREE
	2	TDI	Taxodium distichum	Bald Cypress	B&B	2 1/2"	12'-14'	MATCHED SPECIMENS
SHRUBS	196	ICB	Ilex comuta 'Burfordii Nana'	Dwarf Burford Holly	CONT.	3 Gal.	18"-24"	4" O.C.; V.S.A SHRUB
	117	MYC	Myrica cerifera	Wax Myrtle	CONT.	3 Gal.	24"-36"	5" O.C.; T.P.Y. SHRUB
	132	AGE	Abelia grandiflora 'Edward Goucher'	Abelia	CONT.	3 Gal.	18"-24"	4" O.C.; T.P.Y. SHRUB
	165	LCC	Loropetalum chinense 'Carolina Midnight'	Chinese Witchhazel	CONT.	3 Gal.	24"-36"	5" O.C.; T.P.Y. SHRUB
	56	IGS	Ilex glabra 'Shamrock'	Compact Inkberry	CONT.	3 Gal.	18"-24"	MATCHED SPECIMENS
	3	CSF	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	CONT.	3 Gal.	18"-24"	MATCHED SPECIMENS
	8	PHL	Phlox subulata	Creeping Phlox	CONT.	1 Gal.		MATCHED SPECIMENS
	3	PVS	Panicum virgatum 'Shenandoah'	Shenandoah Grass	CONT.	1 Gal.		MATCHED SPECIMENS
	4	RUD	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susan	CONT.	1 Gal.		MATCHED SPECIMENS



GENERAL LANDSCAPE NOTES

- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING GRADING, WALLS, ETC., REFER TO THE SITE AND GRADING PLANS.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE.
- TREE PROTECTION FENCE SHALL SURROUND ALL EXISTING PLANTINGS AND EXISTING BUFFER AREAS.
- ALL TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETE. THE FENCE SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING BUT NOT LIMITED TO LANDSCAPING, GRADING, BUILDING ELEVATIONS (ESPECIALLY COLOR), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT THE APPROVAL OF THE GOVERNING MUNICIPALITY.
- THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (CO).
- ALL HVAC SYSTEMS AND TRASH BINS WILL BE SCREENED FROM OFF-SITE VIEWS.
- ALL DUMPSTER AND RECYCLING LOCATIONS WILL BE SCREENED FROM OFF-SITE VIEWS.
- NO TREE SHALL BE LOCATED WITHIN A ROADWAY RIGHT-OF-WAY OR WITHIN 5 FEET OF A SIDEWALK.
- ALL PLANTS AND PLANTING PROCEDURES SHALL MEET OR EXCEED A.N.L.A. STANDARDS AS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", 2004 OR LATER EDITION.
- ALL TREES AND SHRUBS SHALL BE FULL, WELL-BRANCHED PLANTS WHICH ARE CHARACTERISTIC TO THE SPECIES.
- ALL PLANT BEDS TO BE MULCHED WITH A MINIMUM OF 4" OF CLEAN PINE STRAW. ALL PLANT GROUPINGS SHALL BE MULCHED AS ONE BED. APPLY PRE-EMERGENT HERBICIDE TO ALL NEW PLANTING BEDS AT MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- TOPSOIL SHALL BE SPREAD OVER THE ENTIRE LANDSCAPE AREA TO A DEPTH OF AT LEAST 4 INCHES IN LAWN AREAS AND 6 INCHES IN SHRUB AND GROUND COVER BEDS.
- ALL PARKING SPACES SHALL BE WITHIN 50 FEET OF A TRUNK OF ONE CANOPY TREE OR 75 FEET OF TWO TREES SPACED MAX. 50 FEET APART.
- FINAL LOCATION OF ALL TURF AREAS SHALL BE APPROVED BY THE OWNER.
- VERIFICATION OF PLANT QUANTITIES SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. IF CONFLICTS OCCUR, PLANT LOCATIONS SHOULD BE ADJUSTED AND APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT BEFORE ANY HOLE IS DUG.

ORDINANCE LANDSCAPE REQUIREMENTS

LAKE WHEELER ROAD STREET PROTECTIVE YARD (S.P.Y.):

- 314 LF OF STREET YARD MINUS 36 LF SITE DRIVEWAY - 278 LF
- 30' WIDTH S.P.Y. REQUIRED
- 6" CALIPER INCHES/50 LF S.P.Y. - 33" CALIPER REQUIRED - 35" PROVIDED

SOUTHERN TRANSITIONAL PROTECTIVE YARD (T.P.Y.):

- 528 LF TRANSITIONAL PROTECTIVE YARD
- TYPE "B" T.P.Y. MIN. DEPTH OF 15' REQUIRED WITH FENCE INSTALLED, 15' DEPTH PROVIDED
- 6' HT. OPAQUE FENCE TO BE INSTALLED IN T.P.Y.
- 1 TREE/20 LF OF FENCE IN T.P.Y. = 27 TREES REQ, 25 TREES PROVIDED; (50% OF TREES PROVIDED ARE EVERGREEN)
- ONE (1) ROW OF EVERGREEN SHRUBS SPACED FIVE (5) FEET ON CENTER WITH AN EXPECTED HEIGHT OF SIX (6) FEET REQUIRED & PROVIDED

NORTHERN TRANSITIONAL PROTECTIVE YARD (T.P.Y.):

- 387 LF TRANSITIONAL PROTECTIVE YARD
- TYPE "B" T.P.Y. MIN. DEPTH OF 30' REQUIRED, 30' DEPTH PROVIDED
- 8 TREE/100 LF OF BOUNDARY IN T.P.Y. = 31 TREES REQ, 31 TREES PROVIDED; (50% OF TREES PROVIDED ARE EVERGREEN)
- 120 SHRUBS/100 LF OF BOUNDARY IN T.P.Y. = 465 SHRUBS REQ, 465 SHRUBS PROVIDED;

VEHICULAR SURFACE AREA (V.S.A.):

- 19,924 SF V.S.A.
- (1) 2" CAL. TREE PER 2,000 SF V.S.A. - 10 TREES REQ, - 10 TREES PROVIDED
- (1) 18" HT. SHRUB PER 500 SF V.S.A. - 40 SHRUBS REQ, - 40 SHRUBS PROVIDED
- ALL PARKING SPACES SHALL BE WITHIN 50' OF A SHADE TREE. SEE DASHED CIRCLES ON PLAN.

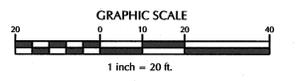
BIO-RETENTION PLANTING REQUIREMENTS:

- NCDENR REQUIRES MIN. 400 STEMS PER ACRE (MIN. 1 TREE, 3 SHRUBS, AND 3 HERB. SPECIES)
- 3,871 SF (08 AC)
- 36 STEMS REQUIRED - 36 STEMS PROVIDED;
- (2 TREES, 14 SHRUBS, 20 HERB. SPECIES)

****NOTE: SEE SHEET L1.1 FOR LANDSCAPE PLANTING DETAILS.**



PRELIMINARY
NOT APPROVED FOR CONSTRUCTION



K:\1712-0280-120380-Family Dollar - Lake Wheeler Road PRELIMINARY DIMENSIONS SHEET 11.0.dwg - Wednesday, April 10, 2013 11:46:42 AM - PLOTTS, EGN

No.	Revision	Date	By

Designer: W&R
 Drawn By: GAL
 Checked By: KAP
 Scale: 1" = 20'
 Date: 04/08/13
 Job No.: 02120380.0
FAMILY DOLLAR STORE - #703371
 Raleigh Wake County North Carolina

LANDSCAPE PLAN
WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS
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