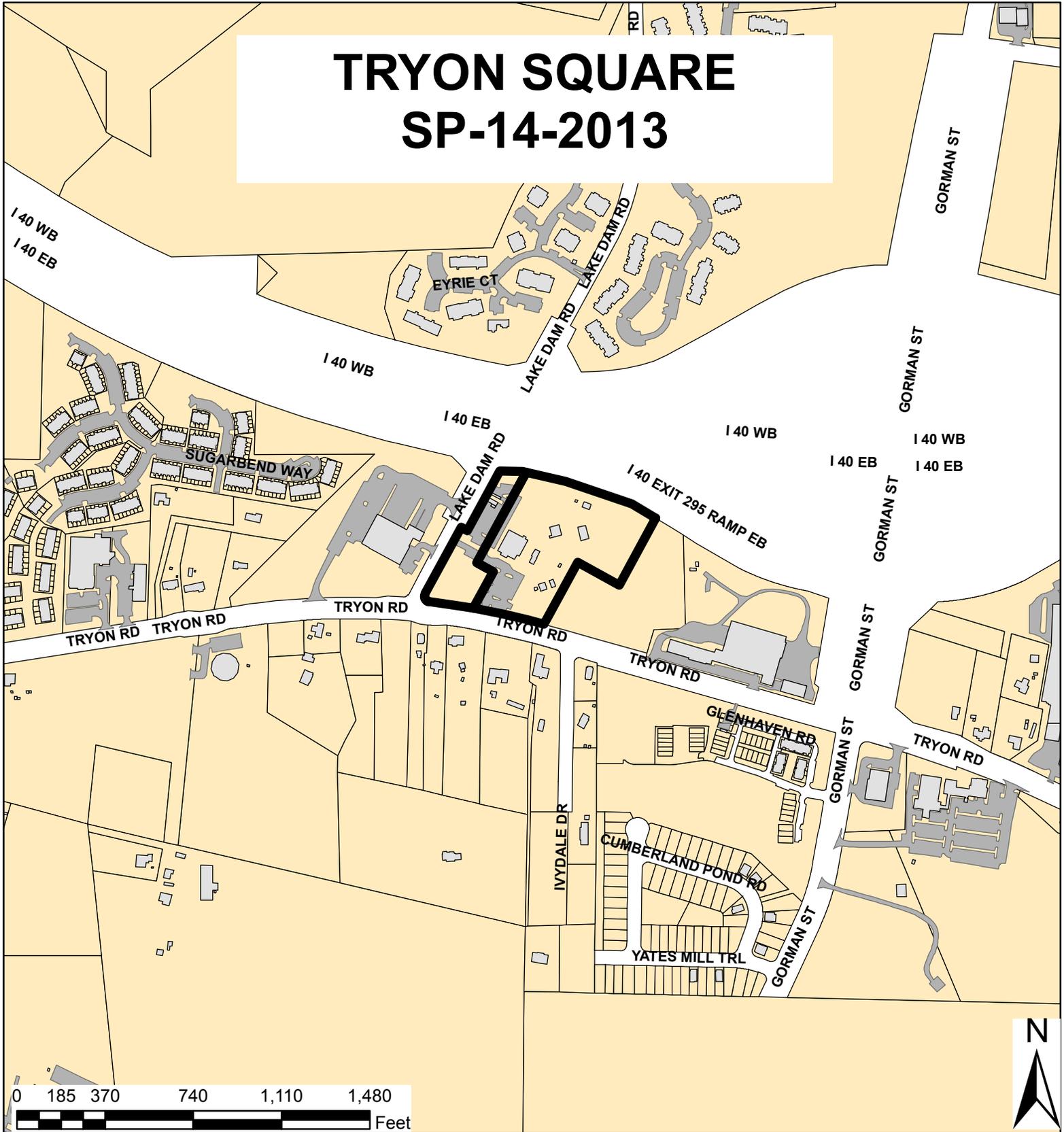


TRYON SQUARE SP-14-2013



Zoning: **IND-1, SHOD-1, SRPO**
CAC: **West**
Drainage **Walnut Creek**
Basin:
Acreage: **8.40**

Number of Lots:
Planner:
Phone:
Applicant Contact:
Phone:

0
Stan Wingo
(919) 996-2663
Watson Land Design
(919) 418-4715



Planning & Development

Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 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
<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 SP-14-13 358976
* May require Planning Commission or City Council Approval		

Section A *old SP 56-07*

GENERAL INFORMATION

Development Name Tryon Square

Proposed Use convenience store with automatic car wash and MPD with canopy

Property Address(es) 4100 and 4020 Tryon Road

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

P.I.N. 0782688100 P.I.N. 0782782342 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 <u>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. <u>Site is within 400 feet of residential zoned property (Across Tryon Road)</u>
CLIENT (Owner or Developer)	Company Eagles Enterprises LLC
	Name (s) Dilip Gandhi and Manish Gandhi
	Address 8710 Glenwood Avenue, Suite 102, Raleigh, NC 27617-7808
	Phone 919-741-5267 Email gandhi10@msn.com Fax 919-544-2641
CONSULTANT (Contact Person for Plans)	Company Watson Land Design Services, PLLC
	Name (s) Ray Watson, PE
	Address 3650 Rogers Road, #245, Wake Forest, NC 28587
	Phone 919-418-4715 Email watsonlanddesign@mindspring.com Fax 866-437-2610

*0782.07 map. 6.6 acres Walnut Drainage
 West Special Res. Parking Overlay Zoning Incls 1*

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 349921

Zoning Information	Building Information
Zoning District(s) IND-1	Proposed building use(s) convenience store with automatic car wash
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 8.680 (to be demolished)
Overlay District SHOD-1	Proposed Building(s) sq. ft. gross 4200 (c-store) & 1680 (car wash)
Total Site Acres 8.4 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 5880 square feet
Off street parking Required 21 Provided 21	Proposed height of building(s) 23 feet 4 inches
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 1.61%
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 0.0161 (site plans only)
CUD (Conditional Use District) case # Z-n/a	

Stormwater Information

Existing Impervious Surface 4.017/174,984 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface <u>1.941</u> acres/square feet <u>84,540</u>	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 2030 Comprehensive Plan show the property to be Community Mixed Use. In this future land use. This category is for medium sized shopping centers and larger pedestrian oriented retail districts. The Comprehensive Plan states "some of the designated areas are established neighborhood area "main streets" and others are suburban auto oriented shopping plazas or strip centers. Tryon Road is classified as a Secondary Arterial and Lake Dam Road is classified as a collector street.

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 Watson Land Design Service, PLLC 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.

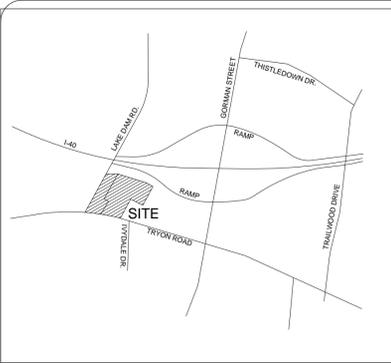
I/we have read, acknowledged and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Michael P. Zullo Member / Manager of KPM Venture, LLC Date 04/04/2015

Signed _____ Date _____

Section B

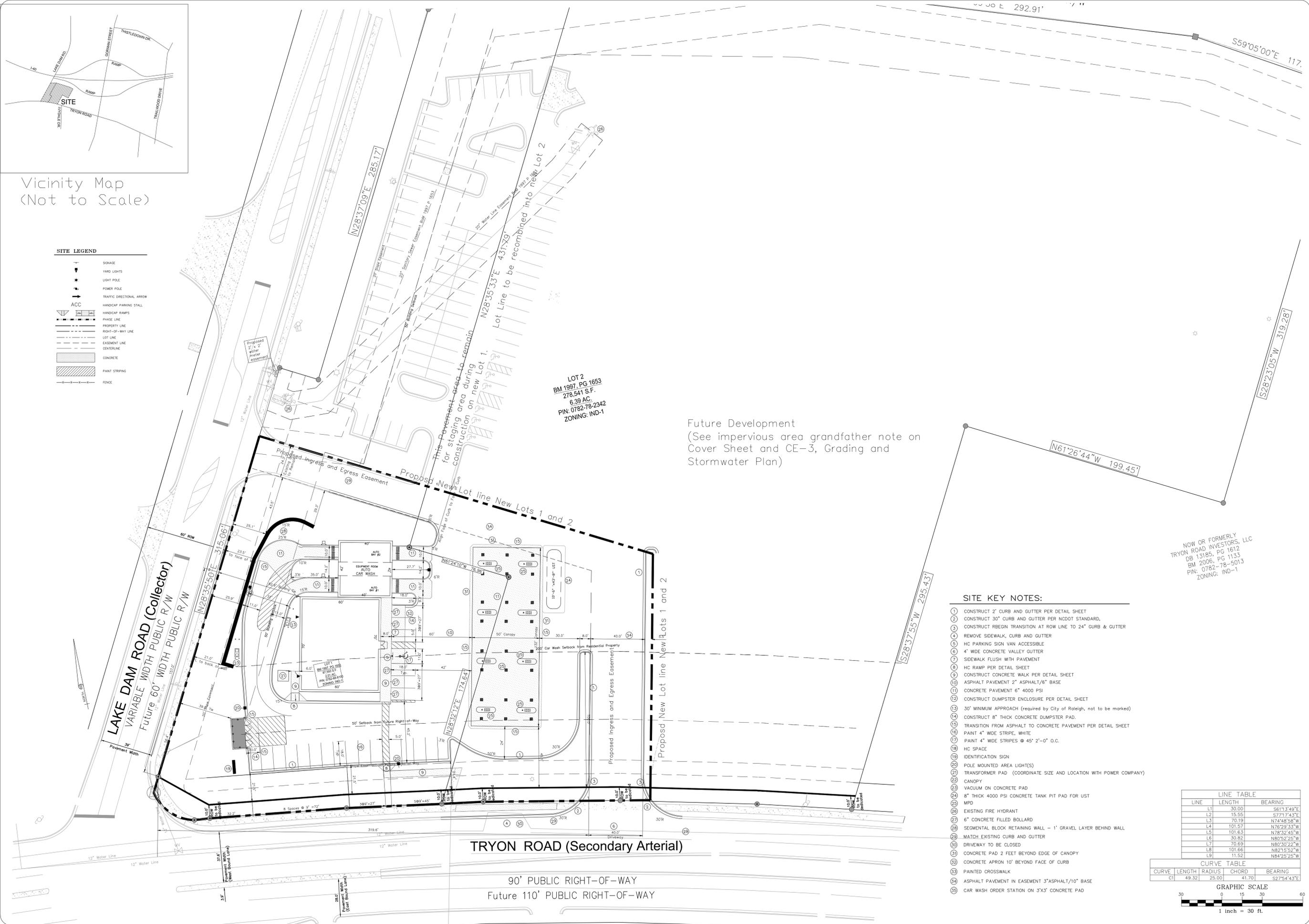
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. Preliminary Development Plan Application completed and signed by the property owner	<input 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"/>		
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"/>		
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"/>		<input checked="" type="checkbox"/>		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<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"/>		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input 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"/>		
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"/>		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36"	<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"/>		
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"/>		
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 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"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<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"/>



Vicinity Map
(Not to Scale)

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- HANDICAP PARKING STALL
- HANDICAP RAMPS
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- CONCRETE
- PAINT STRIPING
- FENCE



LOT 2
BM 1997, PG 1653
278,541 S.F.
6.39 AC.
PIN: 0782-78-2342
ZONING: IND-1

Future Development
(See impervious area grandfather note on
Cover Sheet and CE-3, Grading and
Stormwater Plan)

NOW OR FORMERLY
TRYON ROAD INVESTORS, LLC
DB 13185, PG 1612
BM 2008, PG 1133
PIN: 0782-78-5013
ZONING: IND-1

SITE KEY NOTES:

- 1 CONSTRUCT 2' CURB AND GUTTER PER DETAIL SHEET
- 2 CONSTRUCT 30" CURB AND GUTTER PER NCDOT STANDARD, CONSTRUCT RBEGIN TRANSITION AT ROW LINE TO 24" CURB & GUTTER
- 3 REMOVE SIDEWALK, CURB AND GUTTER
- 4 HC PARKING SIGN VAN ACCESSIBLE
- 5 4" WIDE CONCRETE VALLEY GUTTER
- 6 SIDEWALK FLUSH WITH PAVEMENT
- 7 HC RAMP PER DETAIL SHEET
- 8 CONSTRUCT CONCRETE WALK PER DETAIL SHEET
- 9 ASPHALT PAVEMENT 2" ASPHALT/6" BASE
- 10 CONCRETE PAVEMENT 6" 4000 PSI
- 11 CONSTRUCT DUMPSTER ENCLOSURE PER DETAIL SHEET
- 12 30' MINIMUM APPROACH (required by City of Raleigh, not to be marked)
- 13 CONSTRUCT 8" THICK CONCRETE DUMPSTER PAD.
- 14 TRANSITION FROM ASPHALT TO CONCRETE PAVEMENT PER DETAIL SHEET
- 15 PAINT 4" WIDE STRIPE, WHITE
- 16 PAINT 4" WIDE STRIPES @ 45' 2"-0" O.C.
- 17 HC SPACE
- 18 IDENTIFICATION SIGN
- 19 POLE MOUNTED AREA LIGHT(S)
- 20 TRANSFORMER PAD (COORDINATE SIZE AND LOCATION WITH POWER COMPANY)
- 21 CANOPY
- 22 VACUUM ON CONCRETE PAD
- 23 8" THICK 4000 PSI CONCRETE TANK PIT PAD FOR UST
- 24 MPD
- 25 EXISTING FIRE HYDRANT
- 26 6" CONCRETE FILLED BOLLARD
- 27 SEGMENTAL BLOCK RETAINING WALL - 1' GRAVEL LAYER BEHIND WALL
- 28 MATCH EXISTING CURB AND GUTTER
- 29 DRIVEWAY TO BE CLOSED
- 30 CONCRETE PAD 2 FEET BEYOND EDGE OF CANOPY
- 31 CONCRETE APRON 10' BEYOND FACE OF CURB
- 32 PAINTED CROSSWALK
- 33 ASPHALT PAVEMENT IN EASEMENT 3" ASPHALT/10" BASE
- 34 CAR WASH ORDER STATION ON 3'x3' CONCRETE PAD

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	S61°3'49"E
L2	15.55	S77°17'43"E
L3	70.19	N74°48'58"W
L4	101.57	N76°29'33"W
L5	101.63	N78°32'45"W
L6	30.82	N80°52'25"W
L7	70.69	N80°30'22"W
L8	101.66	N82°15'52"W
L9	11.52	N84°25'25"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	49.32	25.00	41.70	S27°54'43"E

GRAPHIC SCALE

BUNN - BRANTLEY ENTERPRISES, INC.
389 INSTRUMENT DRIVE
ROCKY MOUNT, NORTH CAROLINA 27804
PHONE 252 977-9111
FAX 252 977-4605

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TRYON SQUARE
C-store and Car Wash
4020 and 4100 Tryon Road
RALEIGH, NORTH CAROLINA

WATSON LAND DESIGN SERVICES, PLLC
3650 ROGERS ROAD #245 27615
WAKE FOREST, NORTH CAROLINA
919-453-1529/FAX 866-437-2610
NC CERTIFICATE OF LICENSURE P-0493

DATE: April 4, 2013

BB PROJECT NUMBER

SHEET
CE-1
Site
Plan

