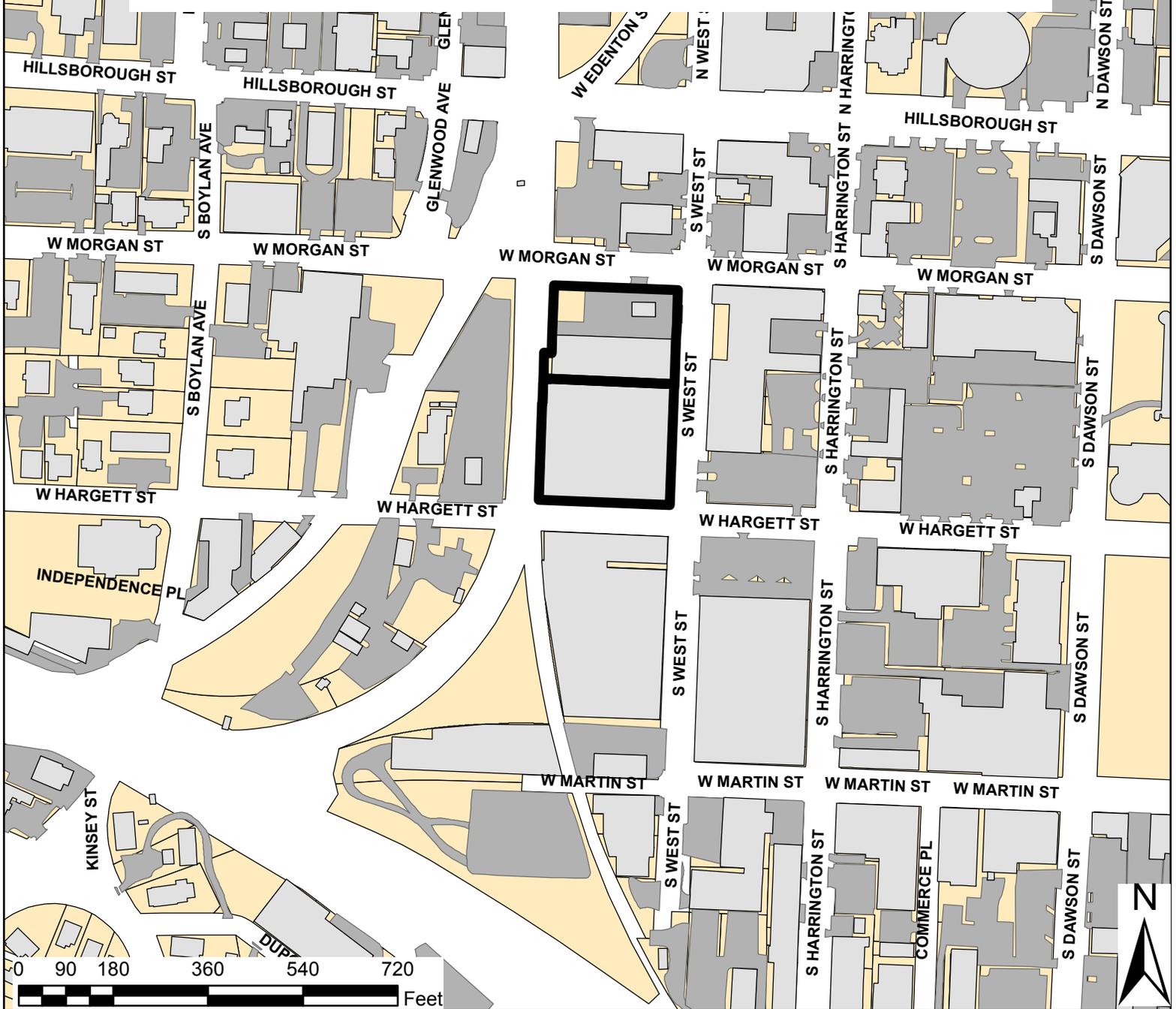


# DILLON SUPPLY WAREHOUSE REDEVELOPMENT PHASE 2 SP-18-2013



**Zoning: IND-2**  
**CAC: Central**  
**Drainage Rocky Branch**  
**Basin:**  
**Acreage: 2.30**

**Number of Lots: 0**  
**Planner:**  
**Phone:**  
**Applicant Contact:**  
**Phone:**

**Eric Hodge**  
**(919) 996-2639**  
**Kimley-Horn & Assoc.**  
**(919) 653-2940**



**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) <b>IND-2</b>	Proposed building use(s) <b>OFFICE</b>
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross <b>126,646</b> <i>excl. parking deck</i>
Overlay District	Proposed Building(s) sq. ft. gross <b>39,346</b> <i>excl. parking deck</i>
Total Site Acres <b>2.3</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>165,992</b>
Off street parking Required <b>Provided</b>	Proposed height of building(s) <b>70'-0"</b>
COA (Certificate of Appropriateness) case # <b>NA</b>	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A- <b>N/A</b>	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- <b>N/A</b>	

**Stormwater Information**

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	<b>If Yes, please provide</b>
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

**EXPANSION OF EXISTING BUILDING W/ DOWNTOWN FOR OFFICE 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	<b>If Yes, please answer the questions below:</b> 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 JAMES E. BAKER 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] 4-18-13 Date

Signed \_\_\_\_\_ Date

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, <del>Visa, Master Card</del> or check made payable to: City of Raleigh (No fee for Infill recombination) <i>891.</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner ✓	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination) <i>NO</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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 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. For re-submittals only – include all revision dates ✓	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
7. Plan size 18"x24" or 24"x36" <i>MAY BE LARGER</i>	<input 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 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"/>			

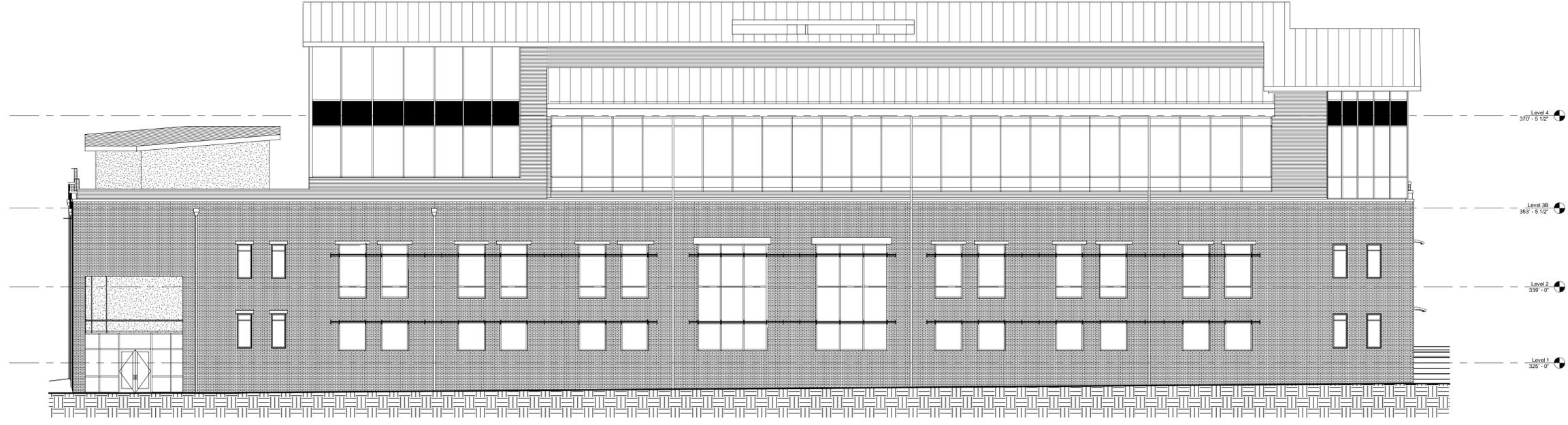
*Perms  
improves  
surface*







Plotted By: Roy, Bethany - Sheet Set: CHS13X130454LEIG-WAREHOUSE REDEVELOPMENT ELEVATION SOUTH PART 151 (2012) 10/17/2012 10:09:05 AM K:\PROJECTS\130454\151\CHS13X130454LEIG-WAREHOUSE REDEVELOPMENT ELEVATION SOUTH PART 151 (2012) 10/17/2012 10:09:05 AM K:\PROJECTS\130454\151\CHS13X130454LEIG-WAREHOUSE REDEVELOPMENT ELEVATION SOUTH PART 151 (2012) 10/17/2012 10:09:05 AM  
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**DILLON STEEL WAREHOUSE  
 REDEVELOPMENT**  
 PREPARED FOR  
**WAREHOUSE DISTRICT  
 PARTNERS, LLC**

**WAREHOUSE  
 REDEVELOPMENT  
 ELEVATION SOUTH**

KHA PROJECT  
 012884002  
 DATE  
 10/17/2012  
 SCALE AS SHOWN  
 DESIGNED BY SJM  
 DRAWN BY JCM  
 CHECKED BY SJM

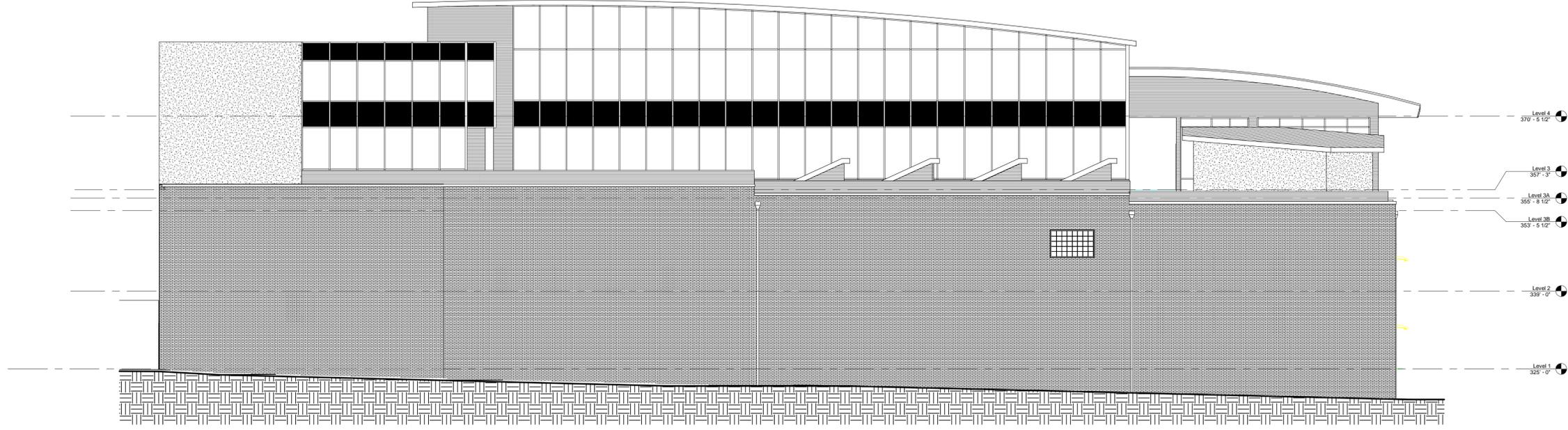
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 and Associates, Inc.**  
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 333 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
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 WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER  
**EL-6**



Plotted By: Roy, Bethany - Sheet Set: CHS13X1304024024-WAREHOUSE REDEVELOPMENT ELEVATION WEST - Warehouse Steel Warehouse Redevelopment  
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 REDEVELOPMENT**  
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**WAREHOUSE DISTRICT  
 PARTNERS, LLC**

**WAREHOUSE  
 REDEVELOPMENT  
 ELEVATION WEST**

KHA PROJECT	DATE
012884002	10/17/2012
SCALE	AS SHOWN
DESIGNED BY	SJM
DRAWN BY	JGM
CHECKED BY	SJM

**Kimley-Horn  
 and Associates, Inc.**  
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No.	REVISIONS	DATE	BY

SHEET NUMBER  
**EL-8**