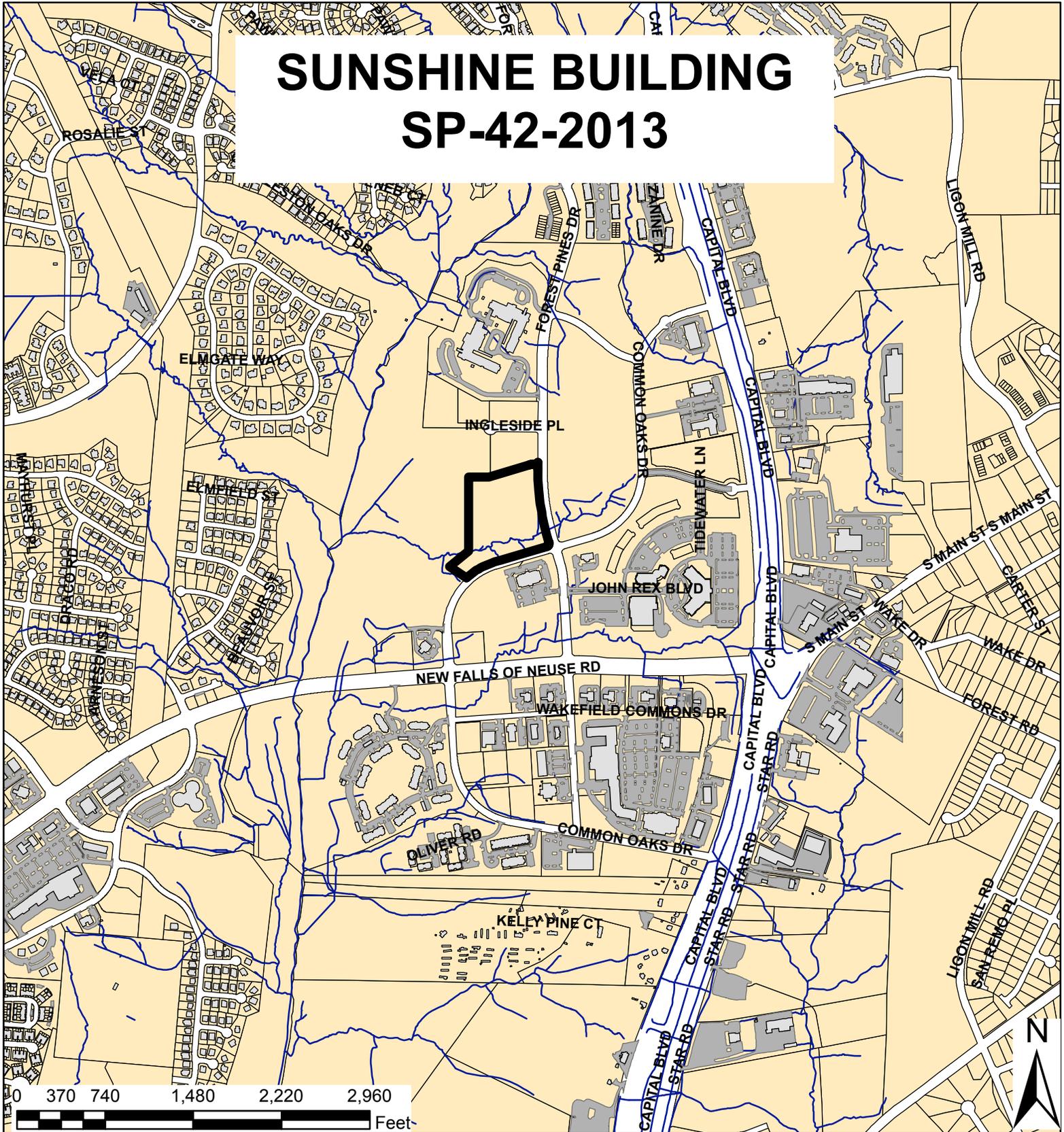


SUNSHINE BUILDING SP-42-2013



Zoning: **TD-CUD, WPOD**
CAC: **North**
Drainage **Richland Creek**
Basin:
Acreage: **10.88**

Number of Lots: **0**
Planner: **Stan Wingo**
Phone: **(919) 996-2663**
Applicant Contact: **Piedmont Land Design, LLP**
Phone: **(919) 845-7600**



Planning & Development

SP-42-13

SP-42-13

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 <p style="font-size: 2em; color: blue;">371585</p>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name: Sunshine Building

Proposed Use: Office

Property Address(es): 11125 Forest Pines Drive

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

P.I.N. 1830.03-40-1750	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 <u>not</u> requiring Planning Commission or City Council approval. <i>N/A</i>
--	---

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. Building area exceeds 25,000 SF and property is within 400' of a residential use.
---	---

CLIENT (Owner or Developer)	Company: Williams Building and Realty Company		
	Name (s): Cross Williams		
	Address: P.O. Box 18271; Raleigh, NC 27619		
	Phone: 919-721-7107	Email: cross.williams@wrbc.com	Fax: 919-787-2316

CONSULTANT (Contact Person for Plans)	Company: Piedmont Land Design, LLP		
	Name (s): David Lasley		
	Address: 8522 Six Forks Road; Suite 204, Raleigh, NC 27615		
	Phone: 919-845-7600	Email: david@piedmontlanddesign.com	Fax: 919-845-7703

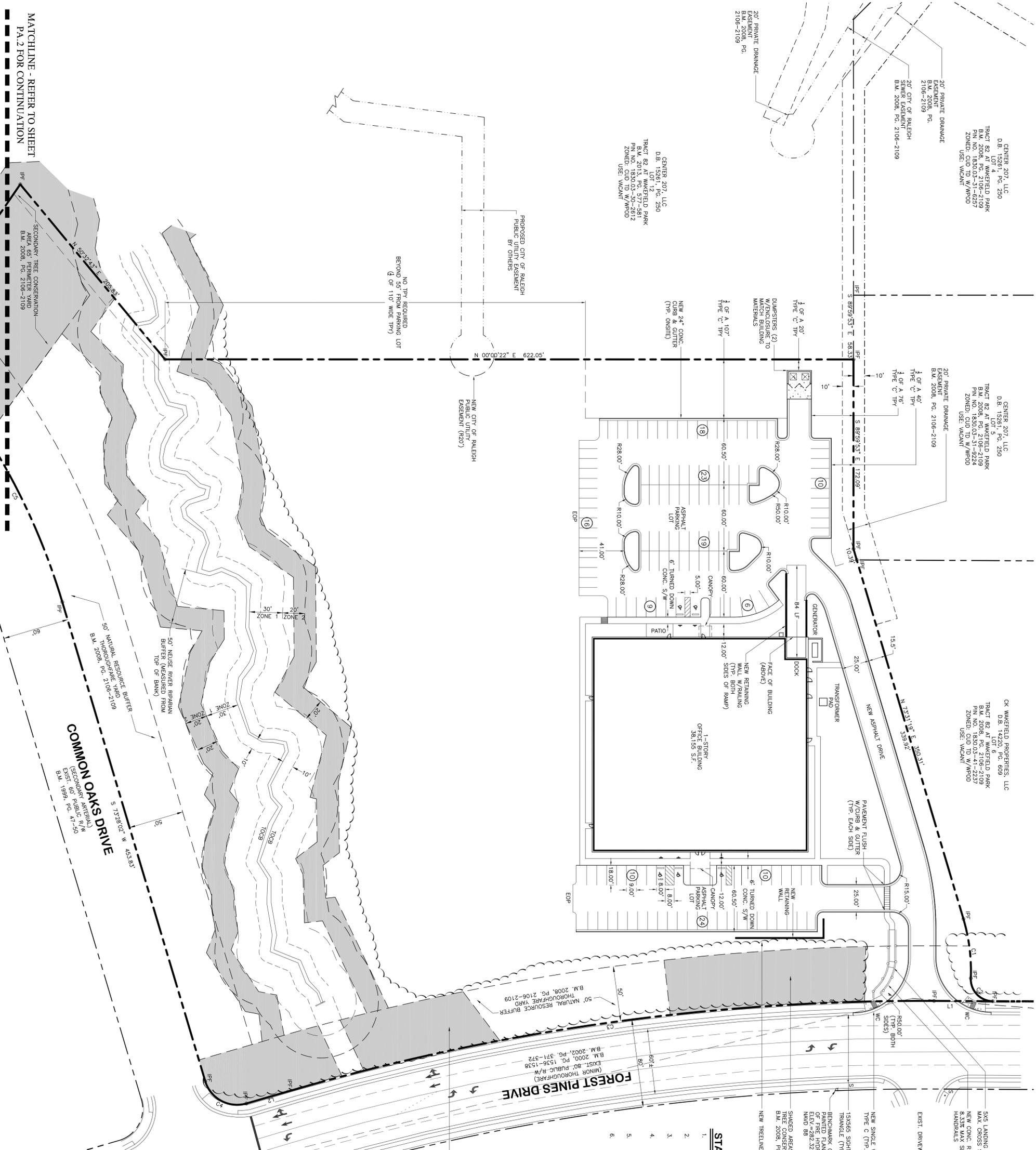
DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Has your project previously been through the pre-submittal process? If yes, provide the transaction #	
Zoning Information	Building Information
Zoning District(s): Thoroughfare District C.U.D.	Proposed building use(s): Office
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross: 0 SF
Overlay District: WPOD	Proposed Building(s) sq. ft. gross: 38,155 SF
Total Site Acres: 10.887 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed): 38,155 SF
Off street parking Required: 128 Provided: 145	Proposed height of building(s): 20'-0" ABOVE FFE
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage): 0.08
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage: 0.08
CUD (Conditional Use District) case # Z-69-1995	
Stormwater Information	
Existing Impervious Surface: 2,544 SF/0.06 AC.	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 117,091 SF/2.68 AC.	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input 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:	
<p>The site is located in land use category Neighborhood Mixed-Use which applies to neighborhood shopping centers and pedestrian oriented retail uses. A professional office that serves the immediately surrounding neighborhood is considered a typical use in this category. The proposed office is located approximately 1/3 of a mile from an existing shopping center and is within the defined service area. Pedestrian access shall be provided to the existing sidewalk along Forest Pine Drive and the previously approved Tree Conservation Areas and 50' Natural Resource Buffer Thoroughfare Yards will not be disturbed.</p>	

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)	
<p>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.</p> <p>I hereby designate _____ 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>CK Whitefield Properties, LLC By: [Signature]</u> Date <u>8-3-13</u></p> <p>Signed _____ Date _____</p>	

Section B

TO BE COMPLETED BY APPLICANT					
	YES	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"/>		/		
2. Preliminary Development Plan Application completed and signed by the property owner	<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"/>	/		
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"/>		/		
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"/>		/		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		/		
d) Proposed Grading and Stormwater Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	/		
f) Proposed Tree Conservation Plan	<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"/>	/		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input checked="" type="checkbox"/>	<input 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"/>		/		
7. Plan size 18"x24" or 24"x36"	<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"/>		/		
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"/>		/		
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"/>		/		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input 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"/>			/



CENTER 207, LLC
D.B. 15261, Pg. 250
TRACT 82 AT WAKEFIELD PARK
LOT 4
P.L. 1331.11, E. 450.31',
P.I.N. NO. 1830.03-31-6257
ZONED: CUD TD W/WPDD
USE: VACANT

CENTER 207, LLC
D.B. 15261, Pg. 250
TRACT 82 AT WAKEFIELD PARK
LOT 5
P.L. 1331.11, E. 450.31',
P.I.N. NO. 1830.03-31-6224
ZONED: CUD TD W/WPDD
USE: VACANT

OK WAKEFIELD PROPERTIES, LLC
D.B. 14220, Pg. 609
TRACT 82 AT WAKEFIELD PARK
LOT 6
P.L. 1331.11, E. 450.31',
P.I.N. NO. 1830.03-41-2237
ZONED: CUD TD W/WPDD
USE: VACANT

CENTER 207, LLC
D.B. 15261, Pg. 250
TRACT 82 AT WAKEFIELD PARK
LOT 12
P.L. 1331.11, E. 450.31',
P.I.N. NO. 1830.03-31-5812
ZONED: CUD TD W/WPDD
USE: VACANT

NO TYPY REQUIRED
BEYOND 55' FROM PARKING LOT
(3' OF 110' WIDE TYPY)

PROPOSED CITY OF RALEIGH
PUBLIC UTILITY EASEMENT
BY OTHERS

NEW CITY OF RALEIGH
PUBLIC UTILITY
EASEMENT (R20')

MATCHLINE - REFER TO SHEET
PA.2 FOR CONTINUATION

SECONDARY TREE CONSERVATION
AREA 65' PERIMETER YARD
B.M. 2008, PG. 2106-2109

50' NATURAL RESOURCE BUFFER
50' THOROUGHFARE YARD
B.M. 2008, PG. 2106-2109

50' NEUSE RIVER RIPARIAN
BUFFER (MEASURED FROM
TOP OF BANK)

COMMON OAKS DRIVE
(SECONDARY AREA)
(EXIST. 60' PUBLIC R/W
B.M. 1999, PG. 47-50)

50' NATURAL RESOURCE BUFFER
THOROUGHFARE YARD
B.M. 2008, PG. 2106-2109

50' NEUSE RIVER RIPARIAN
BUFFER (MEASURED FROM
TOP OF BANK)

FOREST PINES DRIVE
(EXIST. 60' PUBLIC R/W
B.M. 1999, PG. 47-50)

EXIST. DRIVEWAY

NEW SINGLE WC RAMP
TYPE C (TYP. EACH SIDE)

15% SLOPE DISTANCE
TRIANGLE (TYP.)

BENCHMARK OR
PINNACLES
OF FIRE HYDRANT
ELEV. #282.32
NWD 88

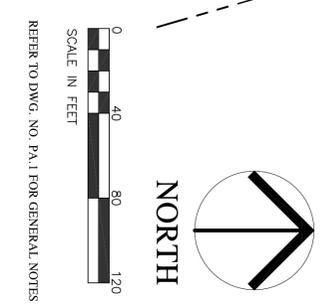
SHADED AREAS DENOTE PRIMARY
TREE CONSERVATION EASEMENT
B.M. 2008, PG. 2106-2109

NEW TREELINE (TYP.)

STAKING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF TURNED DOWN WALK.
2. EDGE OF PARKING BUILDING WALL FACE OR PROPERTY LINE.
3. ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER ARE 80" WIDE MINIMUM WITH 50" AISLES (30" AISLES - VAN).
4. IN THE PUBLIC RIGHT-OF-WAY SHALL BE 50" WIDE.
5. TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT-OF-WAY.
6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
7. MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF INTERSECTION.

SHADED AREAS DENOTE PRIMARY
TREE CONSERVATION EASEMENT
B.M. 2008, PG. 2106-2109



PID

PID MONTLAND DESIGN LLP
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX

SUNSHINE BUILDING

11125 FOREST PINES DRIVE
RALEIGH, NORTH CAROLINA

PRELIMINARY
NOT FOR CONSTRUCTION

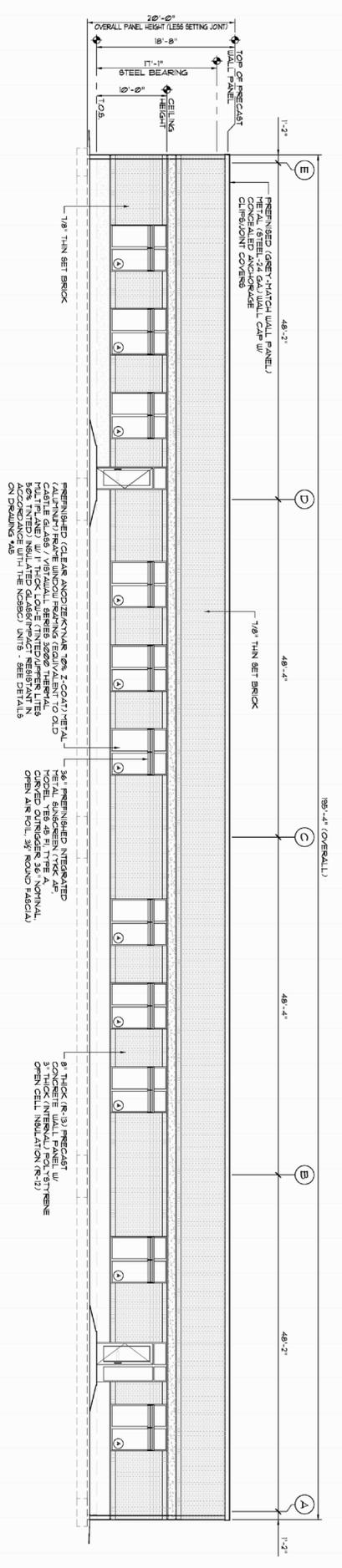
ISSUED: 08 AUG 2013

REVISIONS:

DRAWN BY: MGD
CHECKED BY: RPH
PROJECT: CW/FPO

PRELIMINARY
STAKING
PLAN

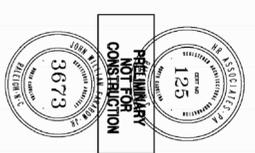
DWG. NO. PA.3



1 EXTERIOR ELEVATION - SIDE (SOUTH)

1/8" = 1'-0" Scale

mra
 H R ASSOCIATES PA
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 409 HILLSBOROUGH STREET
 RALEIGH, NC 27603
 RALEIGH: 1-919-838-8304
 F: 919-838-8420
 WILMINGTON: 1-910-343-6008
 F: 910-343-8761



PROJECT ARCHITECT
JOHN H. FAIRBairn, JR., AIA
 PROJECT MANAGER
JOHN H. FAIRBairn, JR., AIA
 CHECKED BY
JOHN H. FAIRBairn, JR., AIA
 DRAWN BY
PALLEN HILLER-JOYCE

1/24/13	LAYOUT
1/24/13	LAYOUT REVISION #1

	REVISIONS

PROJECT NUMBER
187213.00

DRAWING NUMBER
EXTERIOR ELEVATIONS

WRBCO / SUNSHINE BUILDING 11125 FOREST PINES DRIVE, RALEIGH, NORTH CAROLINA



25. JAN 12 2013
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