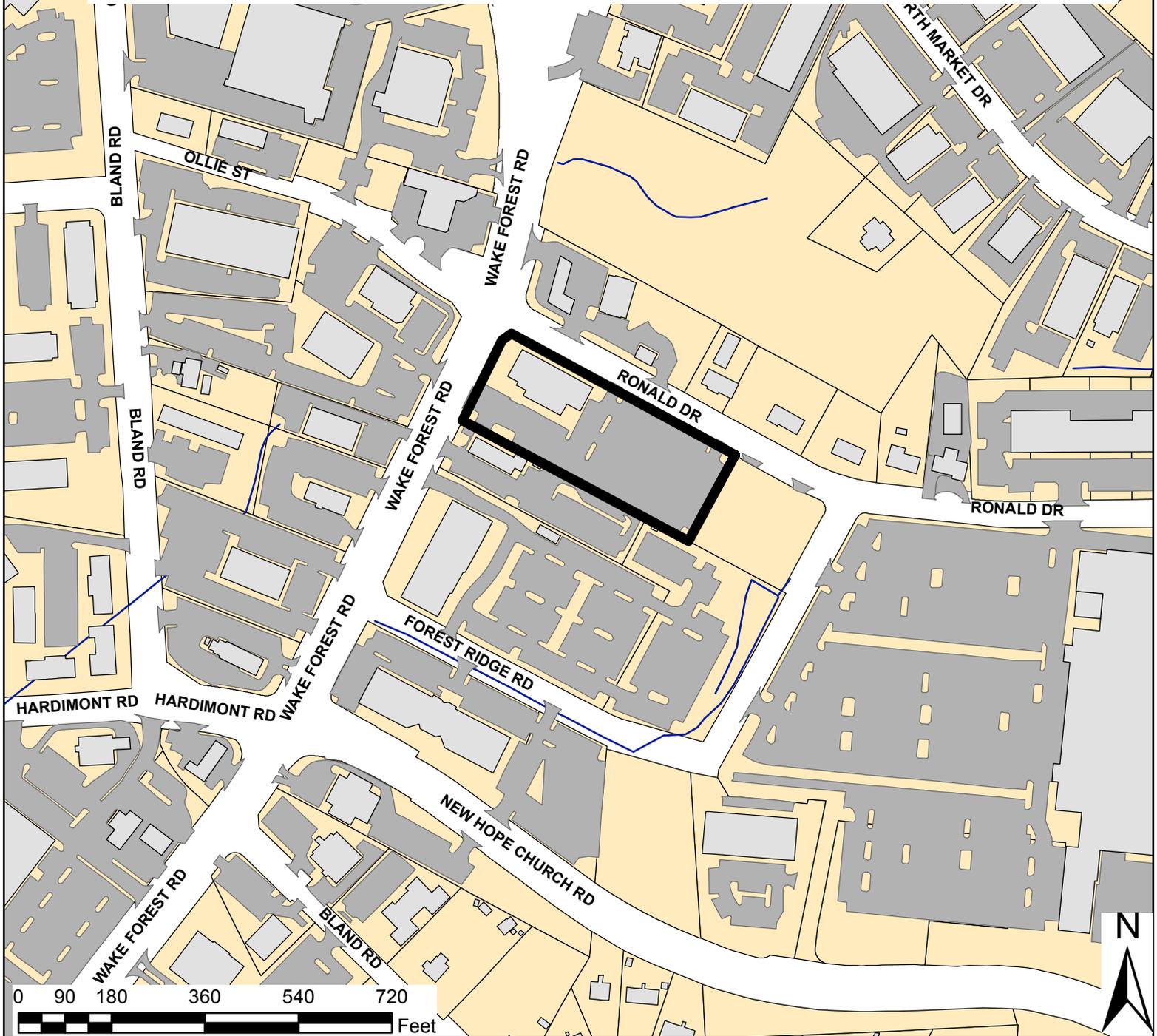


MCDONALDS-WAKE FOREST ROAD S-30-2013



Zoning: **NB**
CAC: **Atlantic**
Drainage Basin: **Marsh Creek**
Acreage: **2.10**

Number of Lots: **2**
Planner: **Stan Wingo**
Phone: **(919) 996-2663**
Applicant Contact: **Commercial Site Design**
Phone: **(919) 848-6121**



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.

5-30-2013

Preliminary Approvals		FOR OFFICE USE ONLY
<input 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 checked="" 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 370305
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name – McDonald's Subdivision Plat

Proposed Use - Existing Restaurant

Property Address(es) 4212 Wake Forest Rd.

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

P.I.N. - 1716502328 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. - Site plans previously approved under SP-55-2012
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. n/a
CLIENT (Owner or Developer)	Company - McDonald's Real Estate Company
	Name (s)
	Address One McDonald's Plaza, Oak Brook, IL 60523
	Phone (630) 623-3000 Email Fax
CONSULTANT (Contact Person for Plans)	Company – Commercial Site Design, PLLC
	Name (s) – Garrett Otten
	Address – 8312 Creedmoor Rd., Raleigh, NC 27609
	Phone 919-848-6121 Email otten@csitedesign.com Fax 919-848-3741

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # SP-55-2012

Zoning Information	Building Information
Zoning District(s) NB	Proposed building use(s) Restaurant (existing)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross - 4504
Overlay District	Proposed Building(s) sq. ft. gross - 0
Total Site Acres 2.10 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) - 4504
Off street parking Required 47 Provided 47	Proposed height of building(s) 1 Story
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-	
Stormwater Information	
Existing Impervious Surface 1.77 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 1.69 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 City's 2030 Comprehensive Plan (the "Comprehensive Plan") places this property within the Business and Commercial Services category.

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 - 2
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" 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)

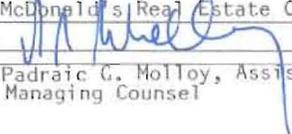
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Garrett Otten with Commercial Site Design, 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, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed McDonald's Real Estate Company

Date

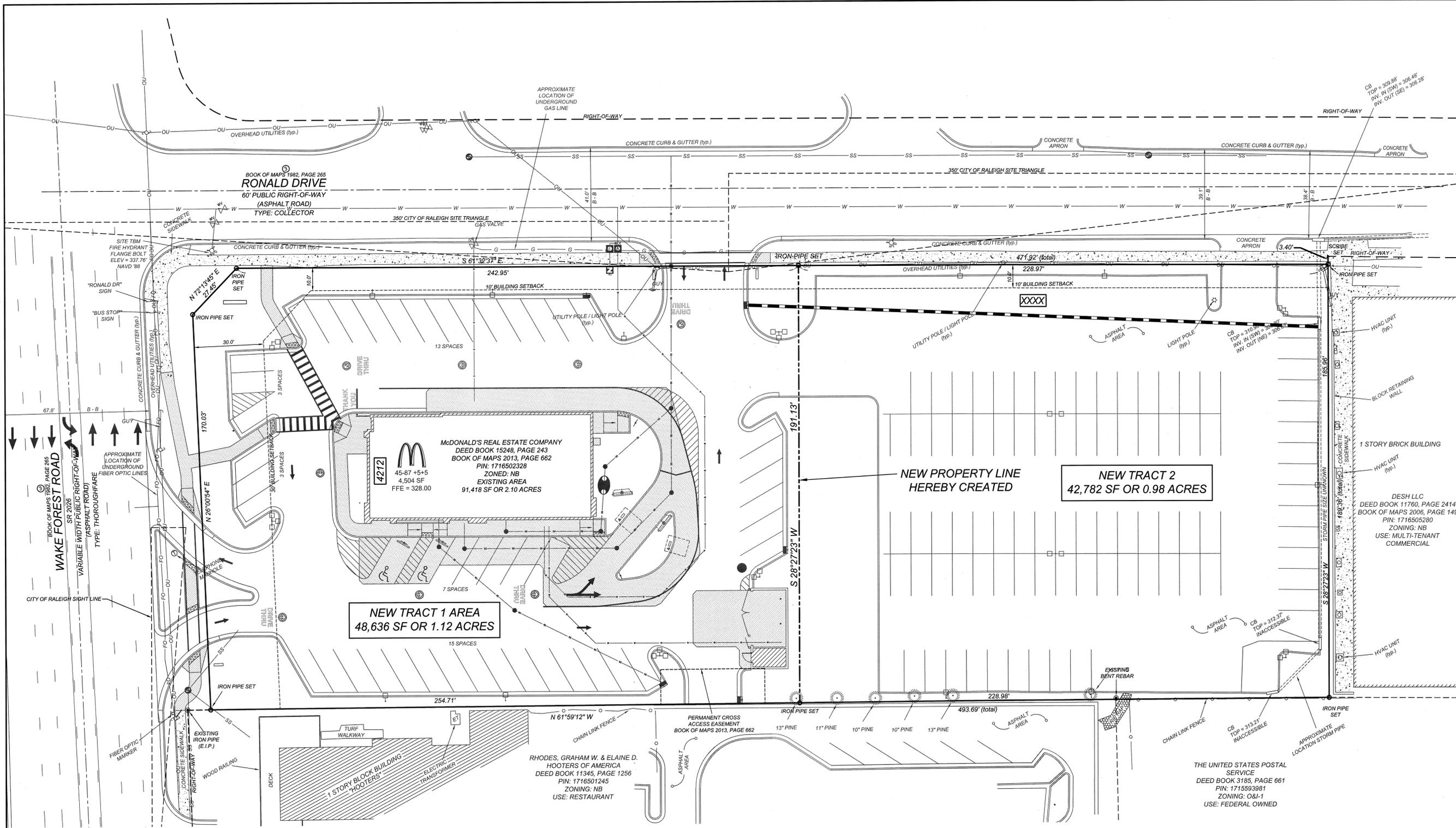
Signed By: 

Date July 25, 2013

Padraic C. Molloy, Assistant Secretary, McDonald's Corporation
Managing Counsel

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"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<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)	<input checked="" type="checkbox"/>	<input 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"/>				
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"/>		✓		
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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<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"/>		✓		
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 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"/>			✓



LEGEND

	SPILL CURB
	HANDICAP RAMP
	HANDICAP STALL
	CONCRETE
	PROPERTY LINE
	SIGN
	BOLLARD
	POLE MOUNTED AREA LIGHT
	TRAFFIC CONTROL MARKINGS



NOTE: UNDER CONSTRUCTION PER APPROVED SITE PLAN SP-55-2012.

PLAN SCALE: 1" = 20'	
STREET ADDRESS 4212 WAKE FOREST DRIVE	
CITY RALEIGH	STATE NORTH CAROLINA
COUNTY WAKE	
TAX PARCEL NUMBER 1716502328	LOCATION CODE NUMBER 32-1567
CSD FILENAME: MCD1142SD-C3	

REV	DATE	DESCRIPTION
1	07-24-13	PRELIMINARY SITE PLAN SUBMITTAL

COMMERCIAL SITE DESIGN

McDonald's

872 CREEDMOOR ROAD
 RALEIGH, NORTH CAROLINA 27615
 (919) 848-6251, FAX: (919) 848-3741
 WWW.CSTDDESIGN.COM

McDonald's

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS
 4601 SIX FORKS ROAD - SUITE 200 - RALEIGH, N.C. 27689

PLAN APPROVAL	DATE	STATUS	DATE	BY
SIGNATURE (2 REQUIRED)		FINAL	-	-
REGIONAL MGR.		PLAN CHECKED	-	-
REGIONAL DIR. / DIRECTOR		AS-BUILT	-	-
REGIONAL CONSTRUCTION MGR.				
REGIONAL REAL ESTATE MGR.				
CO-SIGN SIGNATURES				
AREA CONSTRUCTION MGR.				
CONTRACTOR				

C-3 EXISTING CONDITIONS / SITE PLAN (UNDER CONSTRUCTION)