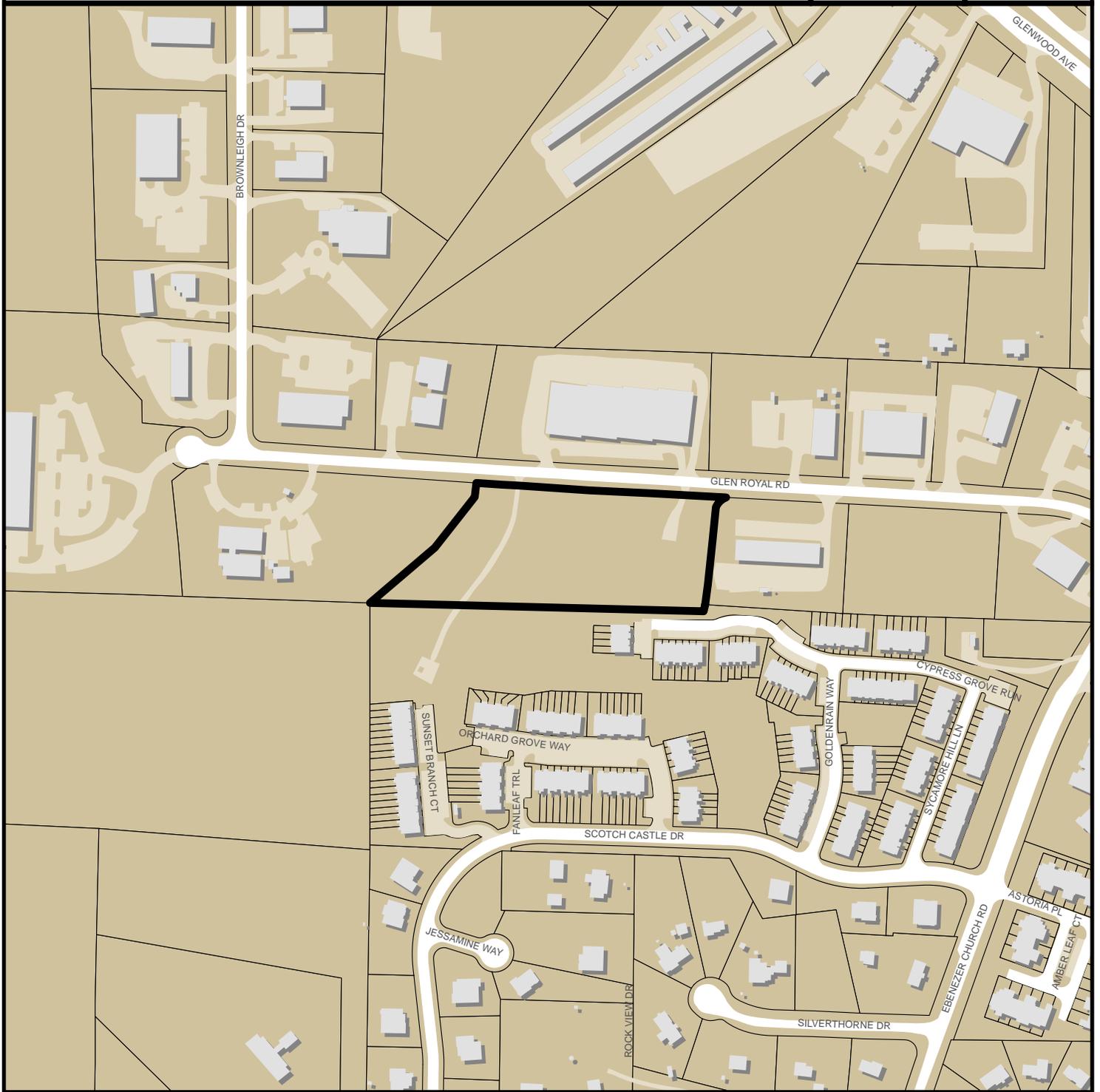


# AAA TOWMARK SP-44-2014



0 300 600 Feet

Zoning: **TD**  
CAC: **Northwest**  
Drainage Basin: **Sycamore**  
Acreage: **4.35**  
Square Feet: **7,635**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **John A. Edwards  
& Company**  
Phone: **(919) 828-4428**





# Planning & Development

Development Services  
 Customer Service Center  
 One Exchange Plaza  
 1 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 <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number  Assigned Project Coordinator  Assigned Team Leader
* May require Planning Commission or City Council Approval      ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

### GENERAL INFORMATION

Development Name **AAA TowMark**

Proposed Use **Office and Motorpool**

Property Address(es) **3201 Glen Royal Road**

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
<b>0777561056</b>			

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 not requiring Planning Commission or City Council approval.

**PLANNING COMMISSION**  
 Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. **Project is located within the Metro-Park Protection Overlay District.**

**CLIENT (Owner or Developer)**

Company <b>C K Properties, LLC.</b>	Name (s)
Address <b>12008 Strickland Rd</b>	
Phone <b>919-632-9204</b>	Email
	Fax

**CONSULTANT (Contact Person for Plans)**

Company <b>John A. Edwards &amp; Company</b>	Name (s) <b>Johnny Edwards</b>
Address <b>333 Wade Ave. Raleigh, NC</b>	
Phone <b>919-828-4428</b>	Email <b>johnny@jaeco.com</b>
	Fax

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

Zoning Information	Building Information
Zoning District(s) TD - Thoroughfare District	Proposed building use(s) Office
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District Metro-Park Protection Overlay District	Proposed Building(s) sq. ft. gross 7,635
Total Site Acres 4.35 ac Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 7,635
Off street parking Required 68 Provided 107	Proposed height of building(s) 24'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 4.11%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 4.11% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information	
Existing Impervious Surface acres/square feet 0.23 ac	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 1.70 ac	<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.

The Comprehensive Plan designates this property as Business and Commercial Services, which is consistent with the proposed project use.

**FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY**

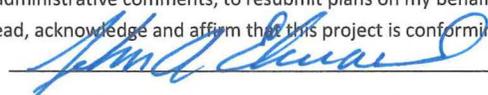
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	<b>If Yes, please answer the questions below: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

**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 Johnny Edwards 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.

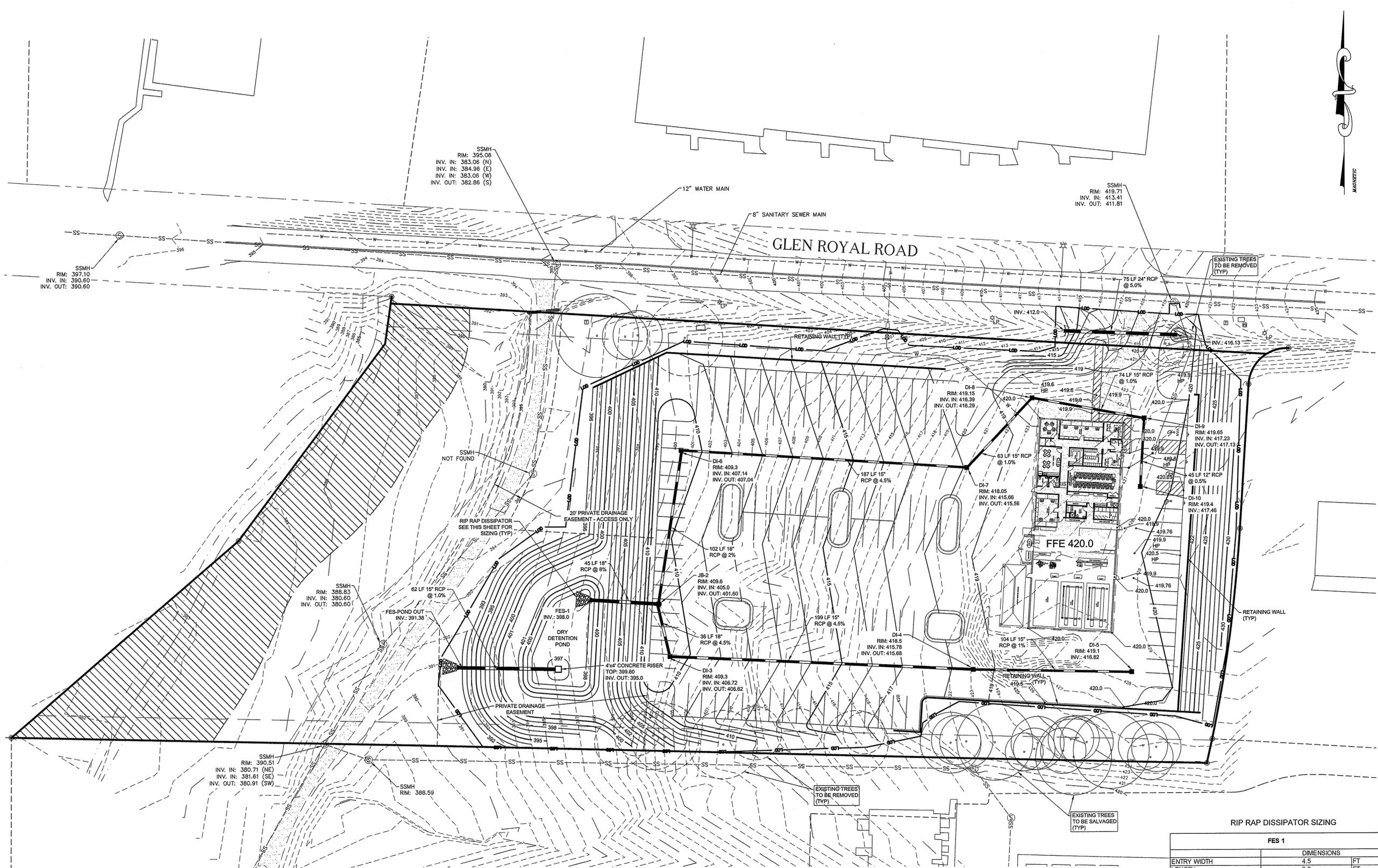
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed  Date 8/19/14

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

	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, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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 or Subdivision 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 checked="" type="checkbox"/>	<input 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"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	<input 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 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"/>			✓





SSMH  
RIM: 395.06  
INV. IN: 383.06 (N)  
INV. IN: 384.96 (E)  
INV. IN: 383.06 (W)  
INV. OUT: 382.86 (S)

SSMH  
RIM: 397.10  
INV. IN: 390.60  
INV. OUT: 390.60

SSMH  
RIM: 419.71  
INV. IN: 413.41  
INV. OUT: 411.61

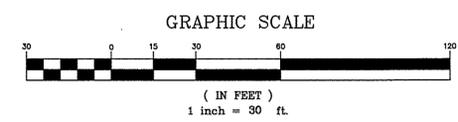
SSMH  
RIM: 388.53  
INV. IN: 380.60  
INV. OUT: 380.60

SSMH  
RIM: 390.51  
INV. IN: 380.71 (NE)  
INV. IN: 381.61 (SE)  
INV. OUT: 380.91 (SW)

SSMH  
RIM: 388.59

**GRADING AND DRAINAGE LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	PROPOSED DROP INLET
	PROPOSED JUNCTION BOX
	PROPOSED STORM PIPE
	PROPOSED RIP RAP



**RIP RAP DISSIPATOR SIZING**

FES 1	
DIMENSIONS	
ENTRY WIDTH	4.5 FT
LENGTH	9.0 FT
EXIT WIDTH	10.5 FT
MIN. THICKNESS	22 IN
MIN. STONE DIAMETER	6 IN
STONE CLASS	B

FES- POND OUT	
DIMENSIONS	
ENTRY WIDTH	3.8 FT
LENGTH	9.0 FT
EXIT WIDTH	8.3 FT
MIN. THICKNESS	12 IN
MIN. STONE DIAMETER	3 IN
STONE CLASS	A

DATE	8-15-14	DRAWN BY	JGM	CHECKED BY	JRC
SCALE	1" = 30'	FILE NO.	FILE NO.	FILE NO.	FILE NO.
SHEET					
CE-4					

**AAA TOWMARK**

WAKE COUNTY      NORTH CAROLINA

RALEIGH      GRADING AND DRAINAGE PLAN

**JOHN A. EDWARDS & COMPANY**

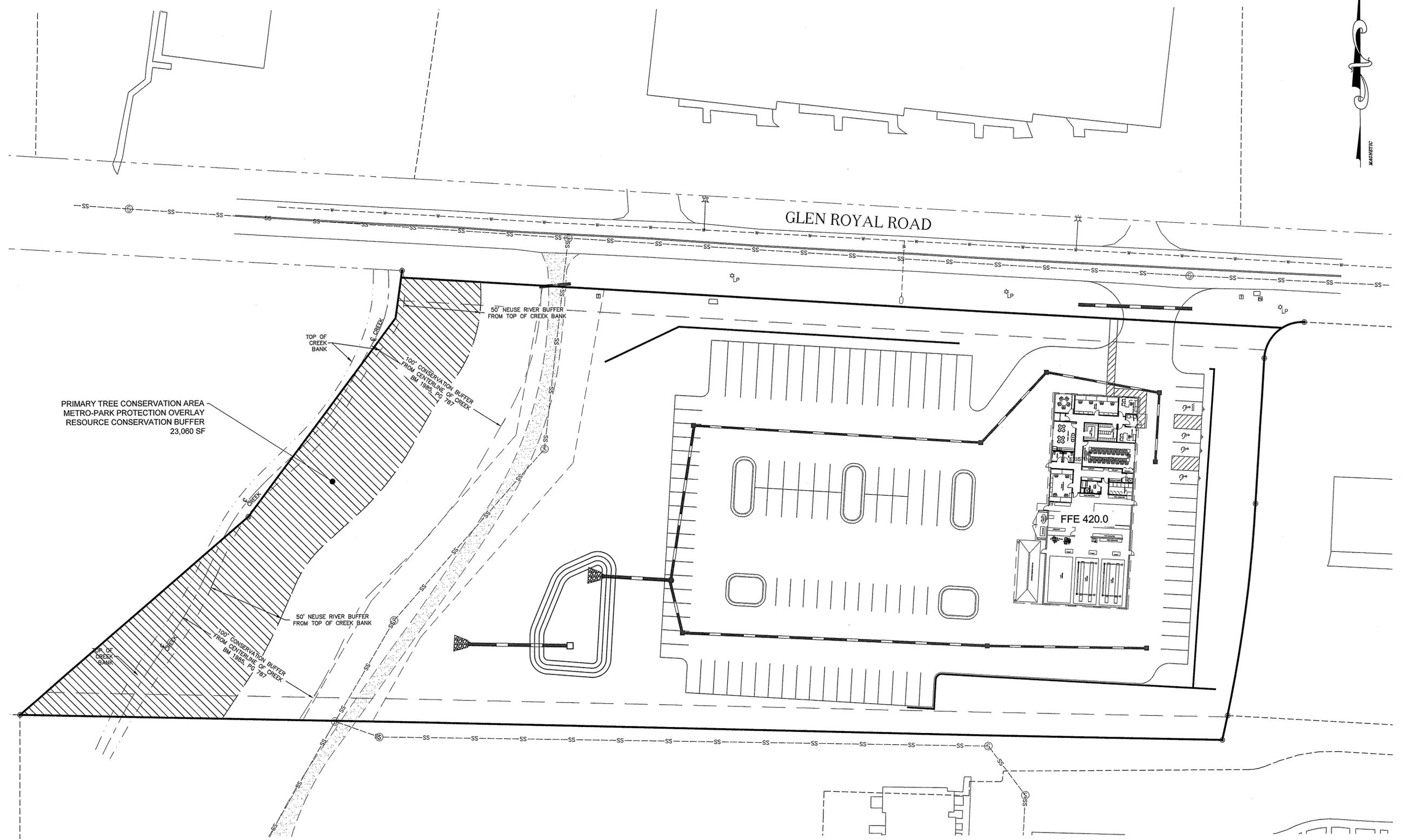
Consulting Engineers

333 Wade Ave., Raleigh, NC 27605

Phone (919) 828-4428

FAX (919) 828-4711

E-mail info@jaeco.com



GLEN ROYAL ROAD

PRIMARY TREE CONSERVATION AREA  
METRO-PARK PROTECTION OVERLAY  
RESOURCE CONSERVATION BUFFER  
23,060 SF

50' NEUSE RIVER BUFFER  
FROM TOP OF CREEK BANK

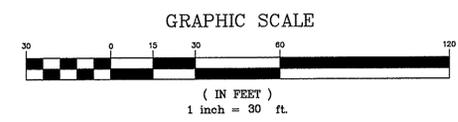
100' CONSERVATION BUFFER  
FROM CENTERLINE OF CREEK  
BM 1895, PG 787

50' NEUSE RIVER BUFFER  
FROM TOP OF CREEK BANK

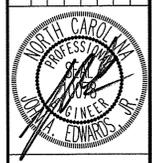
100' CONSERVATION BUFFER  
FROM CENTERLINE OF CREEK  
BM 1889, PG 787

 PRIMARY TREE CONSERVATION AREA

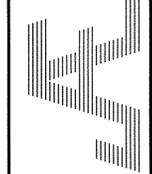
TREE CONSERVATION CALCULATIONS:  
 TOTAL SITE AREA= 185,513 SF OR 4.259 AC.  
 185513 X 10% = 18,552 SF OF REQUIRED TREE CONSERVATION AREA  
 TOTAL TREE CONSERVATION AREA PROVIDED= 23,060 SF OR 0.529 AC.  
 REF. UDO 9.2.3.A.3 FOR METRO-PARK OVERLAY DISTRICT WATERCOURSE BUFFER REQUIREMENTS - WATERCOURSE DRAINING 25 OR MORE ACRES



DATE	REVISION	BY



**JOHN A. EDWARDS & COMPANY**  
 Consulting Engineers  
 333 Wade Ave., Raleigh, NC 27605  
 Phone (919) 828-4428  
 FAX (919) 828-4711  
 E-mail info@jaeco.com



**AAA TOWMARK**  
 WAKE COUNTY NORTH CAROLINA  
 RALEIGH  
**TREE CONSERVATION PLAN**

DATE: 8-15-14	DRAWN BY: JGM	CHECKED BY: JRC
SCALE: 1" = 30'	FED. BK. & PAGE:	FILE NO.:

SHEET  
**CE-6**