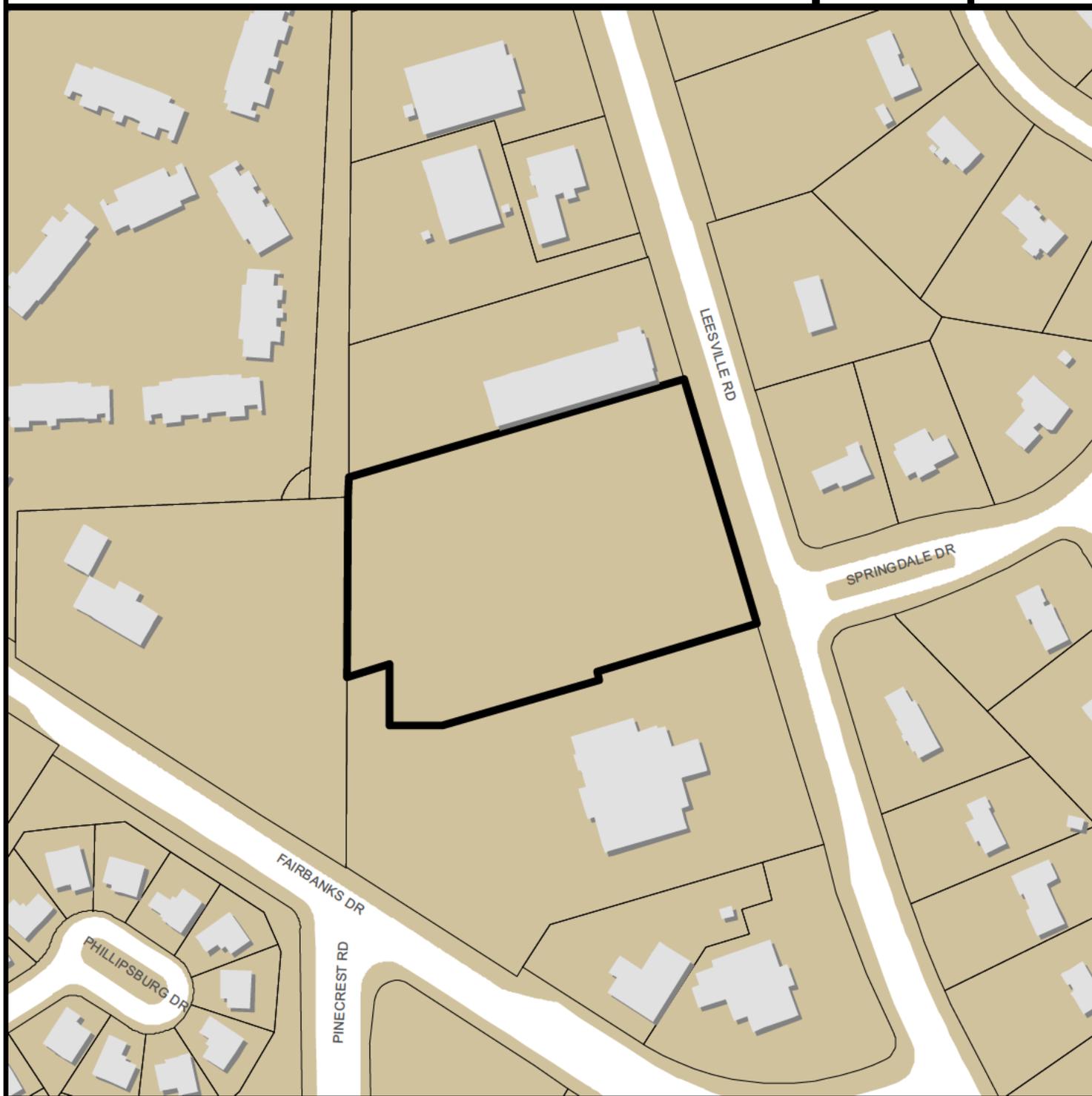


UNITY CHURCH LOT 2 SUBDIVISION S-52-2015



0 245 490 Feet

Zoning: **O&I-1**
CAC: **East Raleigh**
Drainage Basin: **Hare Snipe**
Acreage: **Creek**
Number of Lots: **3.12**
2

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Leesville**
Investments, LLC
Phone: **(919) 418-3014**





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

S-52-15

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 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 checked="" 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 445251 Assigned Project Coordinator Assigned Team Leader Bradshaw team 4
* 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 **Lot 2 Unity Church of Raleigh Subdivision**

Proposed Use **Commercial**

Property Address(es) **9301 Leesville Road, Raleigh, NC**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: **#0788-12-0557**

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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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.

CLIENT (Owner or Developer)	Company Leesville Investment, LLC	Name (s) Bill Walker
	Address 107 Barkridge Court Morrisville, NC 27560-7069	
	Phone	Email

CONSULTANT (Contact Person for Plans)	Company EDR Engineering	Name (s) Tim Brothers
	Address 5605 Chapel Hill Road Suite 110	
	Phone 919-747-3012	Email tim.brothers@edreng.com

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

Zoning Information		Building Information	
Zoning District(s)	O ¹ I-1	Proposed building use(s)	COMMERCIAL
If more than one district, provide the acreage of each	N/A	Existing Building(s) sq. ft. gross	13,700±
Overlay District	N/A	Proposed Building(s) sq. ft. gross	N/A
Total Site Acres	3	Total sq. ft. gross (existing & proposed)	N/A
Inside City Limits	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Proposed height of building(s)	N/A
Off street parking Required	Provided N/A	FAR (floor area ratio percentage)	N/A
COA (Certificate of Appropriateness) case #	N/A	Building Lot Coverage percentage	(site plans only)
BOA (Board of Adjustment) case # A-	N/A		
CUD (Conditional Use District) case # Z-	N/A		

Stormwater Information

Existing Impervious Surface	acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	N/A acres/square feet	If Yes, please provide	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils	Flood Study FEMA Map Panel #
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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.

TO REMAIN COMMERCIAL

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

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

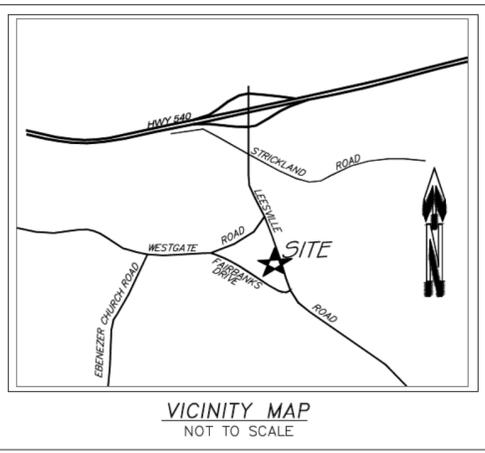
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Tim Brothers 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.

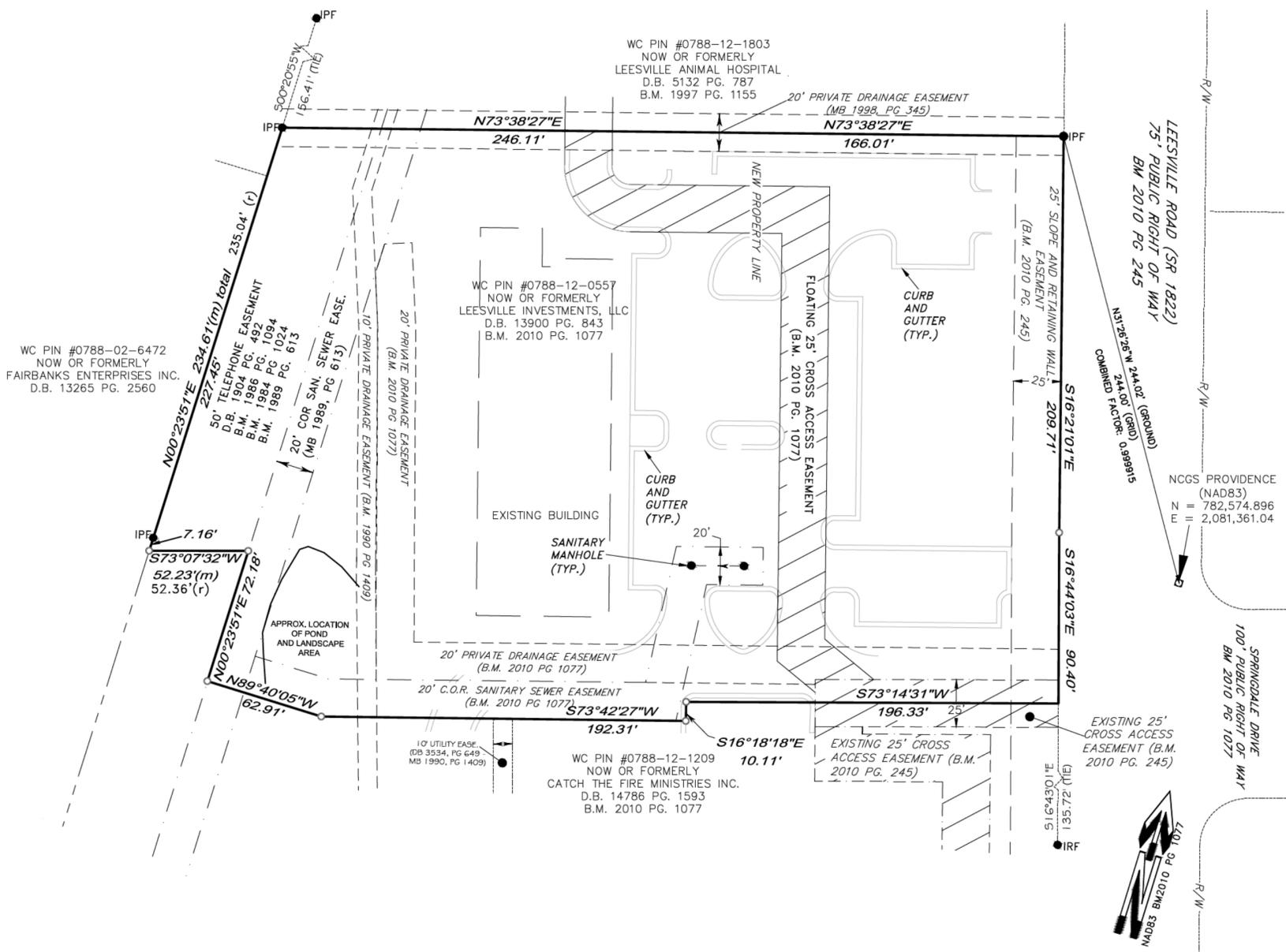
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed William A. Walker 8-30-15 Date
 Signed _____ Date _____

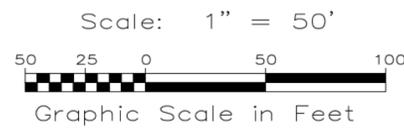
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>				
2. 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 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 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 checked="" type="checkbox"/>	<input 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"/>			
i) Transportation Plan	<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**
- SURVEYED BOUNDARY LINES
 - - - EASEMENT LINES
 - - - UN-SURVEYED LINES
 - R/W RIGHT-OF-WAY
 - IPF ● EXISTING IRON PIPE FOUND
 - IRFO ○ EXISTING IRON ROD FOUND
 - SET REBAR OR PK
 - CP COMPUTED POINT
 - (r) RECORD DISTANCE
 - (m) MEASURED DISTANCE
 - - - EXISTING SANITARY SEWER EASEMENT
 - - - EXISTING PRIVATE DRAINAGE EASEMENT
 - ▨ NEW CROSS ACCESS EASEMENT
 - ▧ EXISTING CROSS ACCESS EASEMENT
 - 1234 LOT ADDRESS



EXISTING CONDITIONS



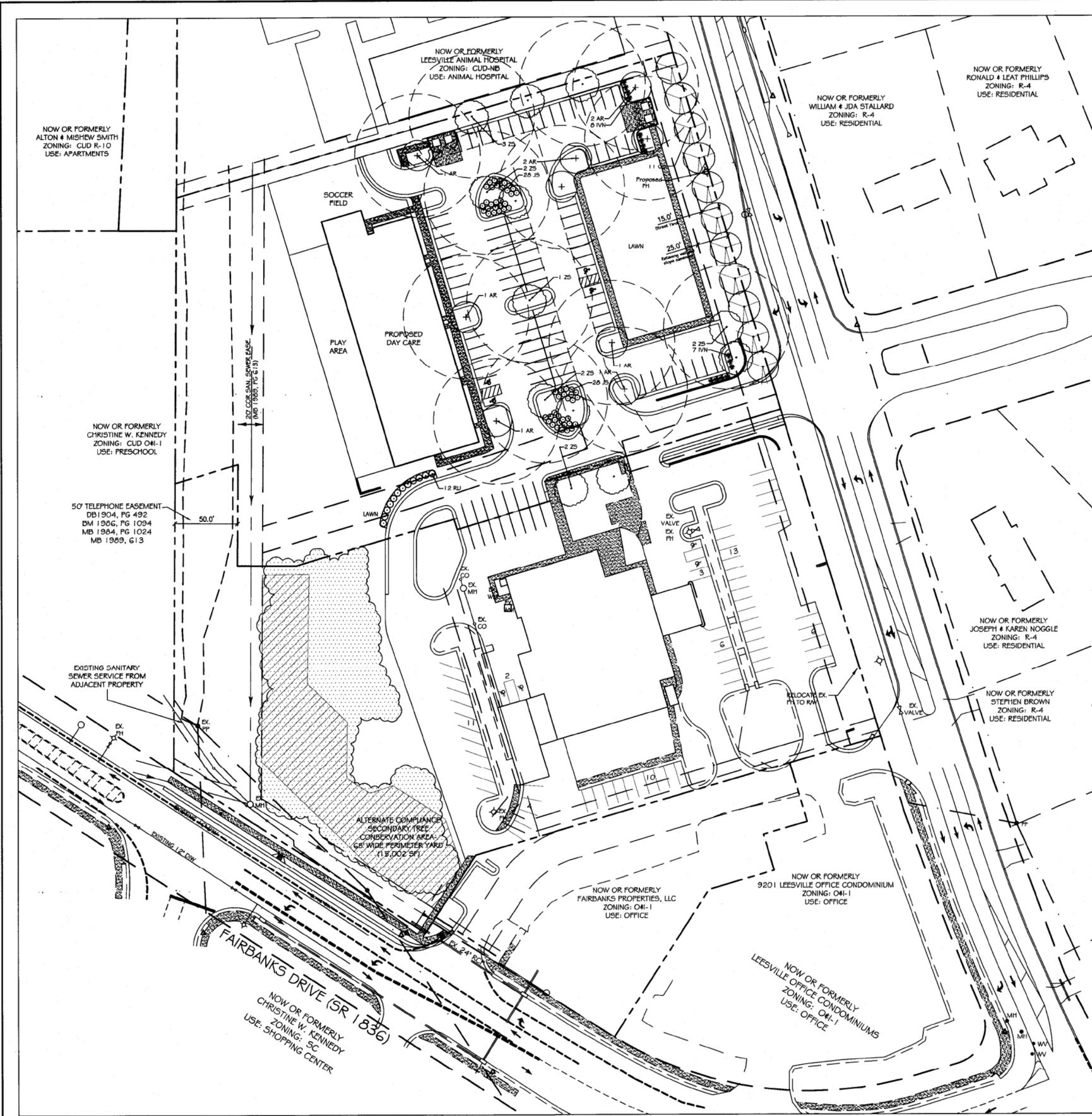
9301 LEESVILLE ROAD RALEIGH NORTH CAROLINA
 LEESVILLE INVESTMENTS, LLC
 CLIENT:
 SUBDIVISION PLAT
 LOT 2 UNITY CHURCH OF RALEIGH
 BOOK OF MAPS 2010 PAGE 1077
 TOWNSHIP OF LEESVILLE, COUNTY OF WAKE
 STATE OF NORTH CAROLINA

EDR ENGINEERING
 5605 CHAPEL HILL ROAD, SUITE 110
 RALEIGH, NORTH CAROLINA 27607-5251
 PH: (919) 747-3012 FAX: (919) 324-6614
 NORTH CAROLINA LICENSE NO. 3325



48 HOURS BEFORE YOU DIG CALL ONE CALL 811 OR 1.800.632.4949 (TOLL FREE)

REVISED	
DATE: 07-30-2015	
DRAWN BY: TAB	
CHECKED BY: TAB	
FBK: ANCO16	1
CHF: SJ	
SCALE HOR 1" = 50 FT. VER 1" = 10 FT.	8632



PLANTING NOTES:

1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
2. Plant locations to be approved in field prior to installation.
3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
5. Install plants and mulch beds with 4" of pine straw mulch.
6. Lawn areas to be seeded and strawed.
7. Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications.
8. Areas damaged from plant relocation or other activities of Landscape Contractor to be reseeded and established at no additional cost to the owner.

City of Raleigh Planting Requirements:

1) VEHICLE SURFACE AREA:
 VSA=40,936 SF
 Required : 1 TREE / 2000 SF; 40,936 / 2000 = 20.5
 1 SHRUB / 500 SF; 40,936 / 500 = 82
 Provided : 82 shrubs and 21 trees
 Parking spaces located within 50' of VSA trees, a row of evergreen shrubs has been provided to screen parking from ROW.

2) STREET YARD:
 Required: 6" of Cal. / 50 lf, and 1 shade tree / 50lf
 Leesville Road: 300 lf of street frontage minus 15 lf for driveway = 285 lf
 285 lf / 50 = 5.7 x 6" Cal = 34" Cal. required
 Provided: (11) 3" Cal. Oaks
 Fairbanks Drive: Tree Conservation Area

3) TRANSITIONAL PROTECTIVE YARD:
 Proposed use (daycare) low impact use; adjacent use office (North), daycare (West), church (South). No transitional protective yards are required for the site.

4) SCREENING OF MECHANICAL UNITS
 The existing HVAC units are screened from public view.

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
IVN	ILEX VOMITORIA NANA / DWARF YALPON HOLLY	18" HT.	CONT.	4' O.C.
RJ	RHAPHIOLEPIS UMBELLATA SNOW WHITE / INDIAN HAWTHORN	18" HT.	CONT.	4' O.C.
J5	JUNIPERUS CHINENSIS VAR. SARGENTI / JUNIPER	12" HT.	CONT.	4' O.C.
AR	ACER RUBRUM OCTOBER GLORY / RED MAPLE	12' HT./3" CAL.	B # B	NA
Q5	QUERCUS SHUMARDII / SHUMARD OAK	3" CAL.	D # B	25' O.C.
Z5	ZELKOVA SERRATA 'GREEN VASE' / JAPANESE ZELKOVA	12' HT./3" CAL.	B # B	NA



LITTLE PROS ACADEMY
 9225 LEESVILLE ROAD
 RALEIGH, NC

PLANTING PLAN

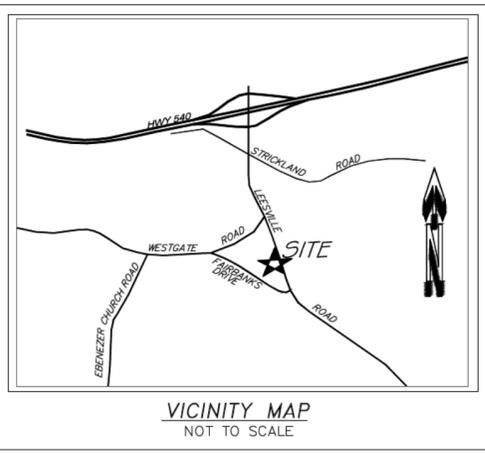
Consultants

Professional Seals

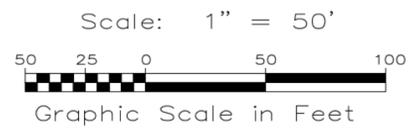
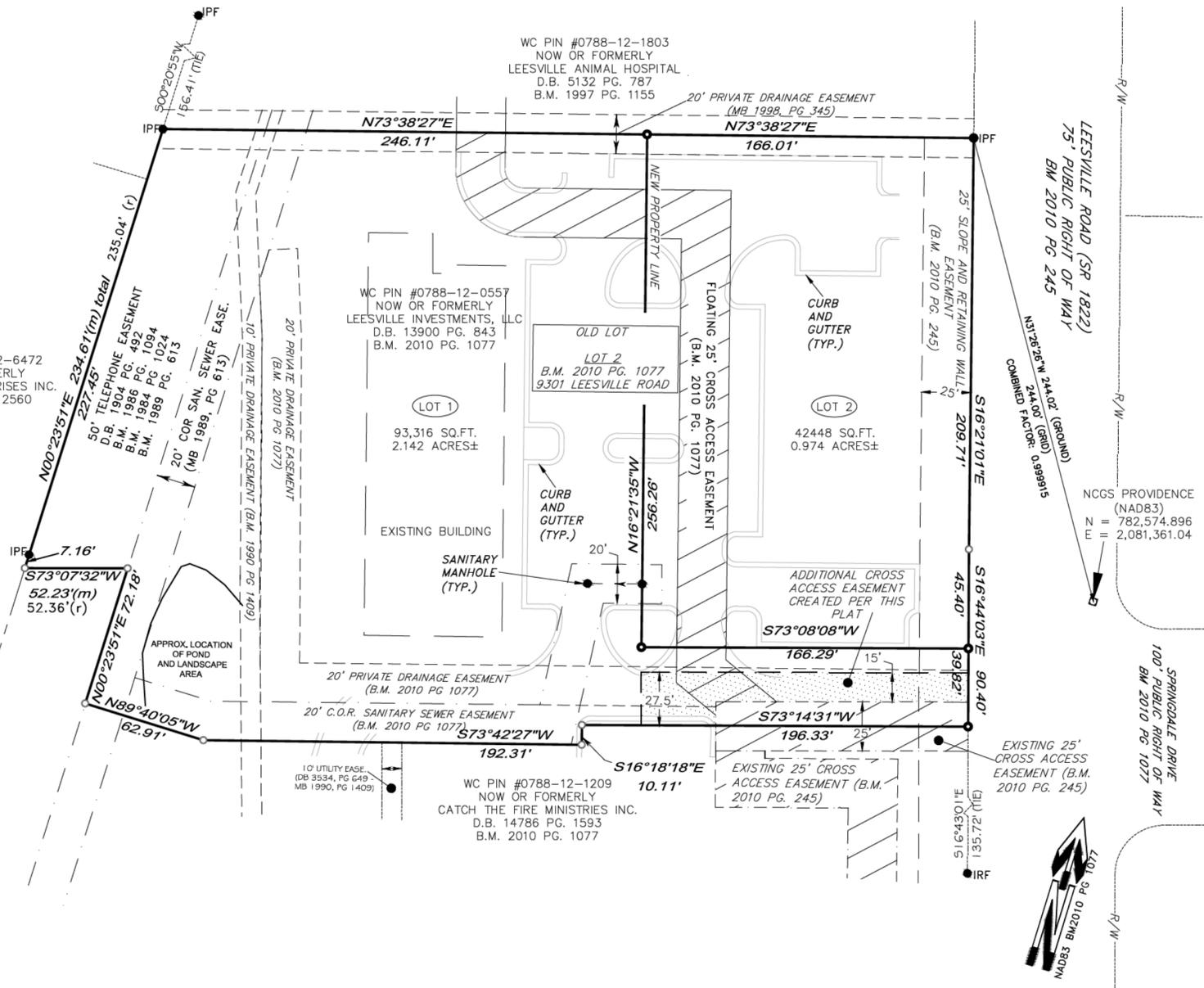
Date issued: 2.26.10
 Scale: 1"=40'
 Drawn by: RBS
 Checked by: KJS

Revisions	No.	Description	Date

LA-1



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