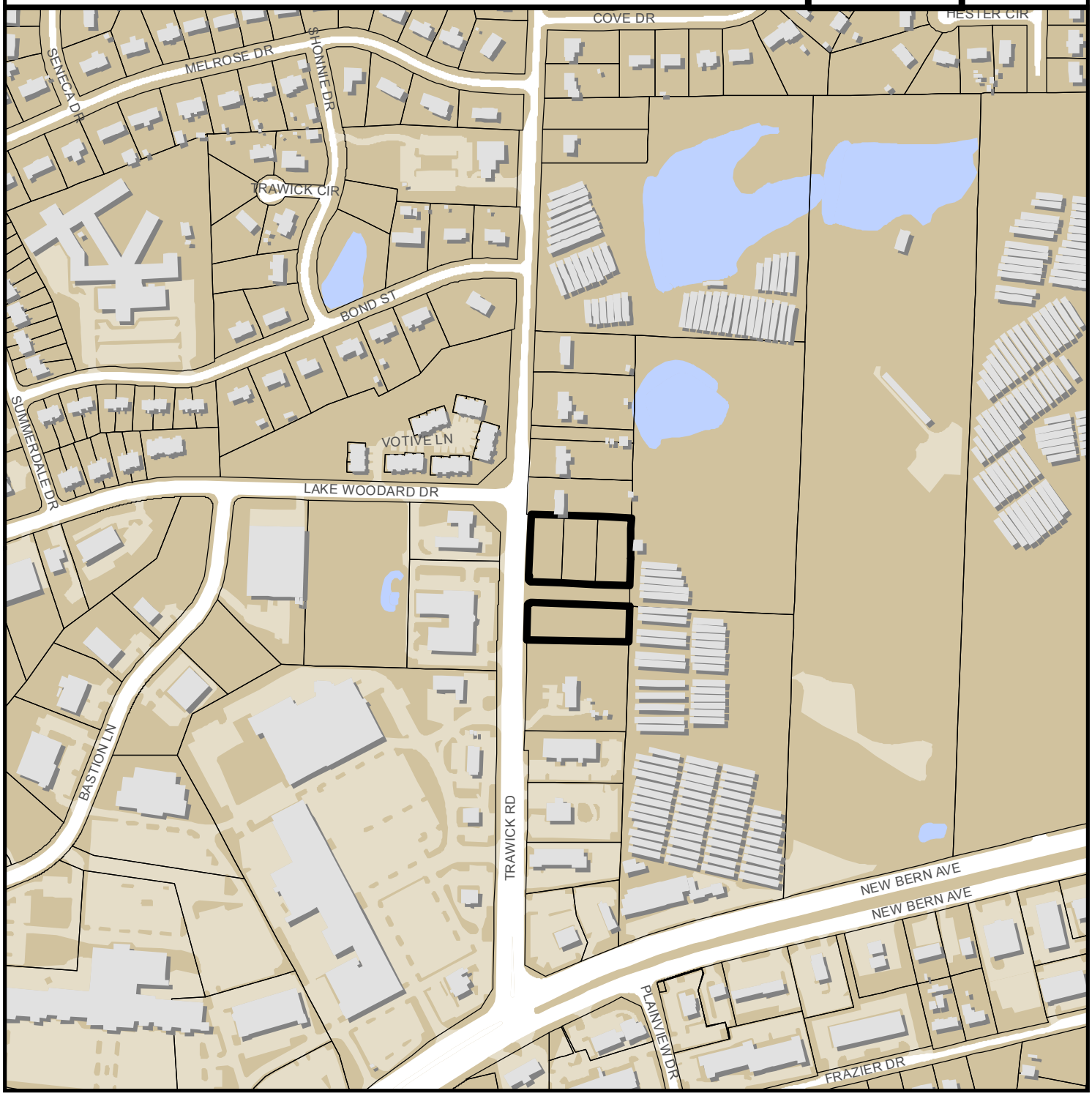
FAMILY DOLLAR - TRAWICK
SP-13-2016



Zoning:	**IND-1 CUD**
CAC:	**Northeast**
Drainage Basin:	**Marsh Creek**
Acreage:	**2.52**
Square Feet:	**8,320**

Planner:	**Meade Bradshaw**
Phone:	**(919) 996-2664**
Applicant:	**Stronach, William**
Phone:	**(919) 270-1750**

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
☑ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)** SP-13-16	☐ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 461987 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: Family Dollar - Trawick

Proposed Use: Retail

Property Address(es): 3601, 3605, 3609 Amber Lane and 1730 Trawick 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
1724-56-3801 .45 ac	1724-56-4801 .46 ac	1724-56-5801 .48 ac	1724-56-3599 .73 ac

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. Proposed shopping center located within 400 feet of residential district

CLIENT (Owner or Developer)

Company	Name (s)
Stronach Properties, Inc	William Stronach
Address: 4004 Barrett Drive, Suite 106, Raleigh, NC 27609	
Phone: (919) 783-7003	Email: will@stronachproperties.com Fax:

CONSULTANT (Contact Person for Plans)

Company	Name (s)
John A. Edwards and Associates	Jon Callahan, Patty Hilburn
Address: 333 Wade Ave, Raleigh NC 27605	
Phone: (919) 828-4428	Email: info@jaeco.com Fax: (919) 828-4711

2.52 ac. Marsh Drainage
Northeast CAC CUD Ind-1 Zoning No overlay

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

Zoning Information	Building Information
Zoning District(s) CUD-IND-1	Proposed building use(s) Retail
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 8,320
Total Site Acres Inside City Limits ☒ Yes ☐ No 2.52 Ac	Total sq. ft. gross (existing & proposed) 8,320
Off street parking Required 41 Provided 38	Proposed height of building(s) 24'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 9.1
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 9.1 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet 0	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 1.10	If Yes, please provide
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ 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.

Community Mixed 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? ☐ Yes ☒ No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below:
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 ☐ Yes ☐ 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.

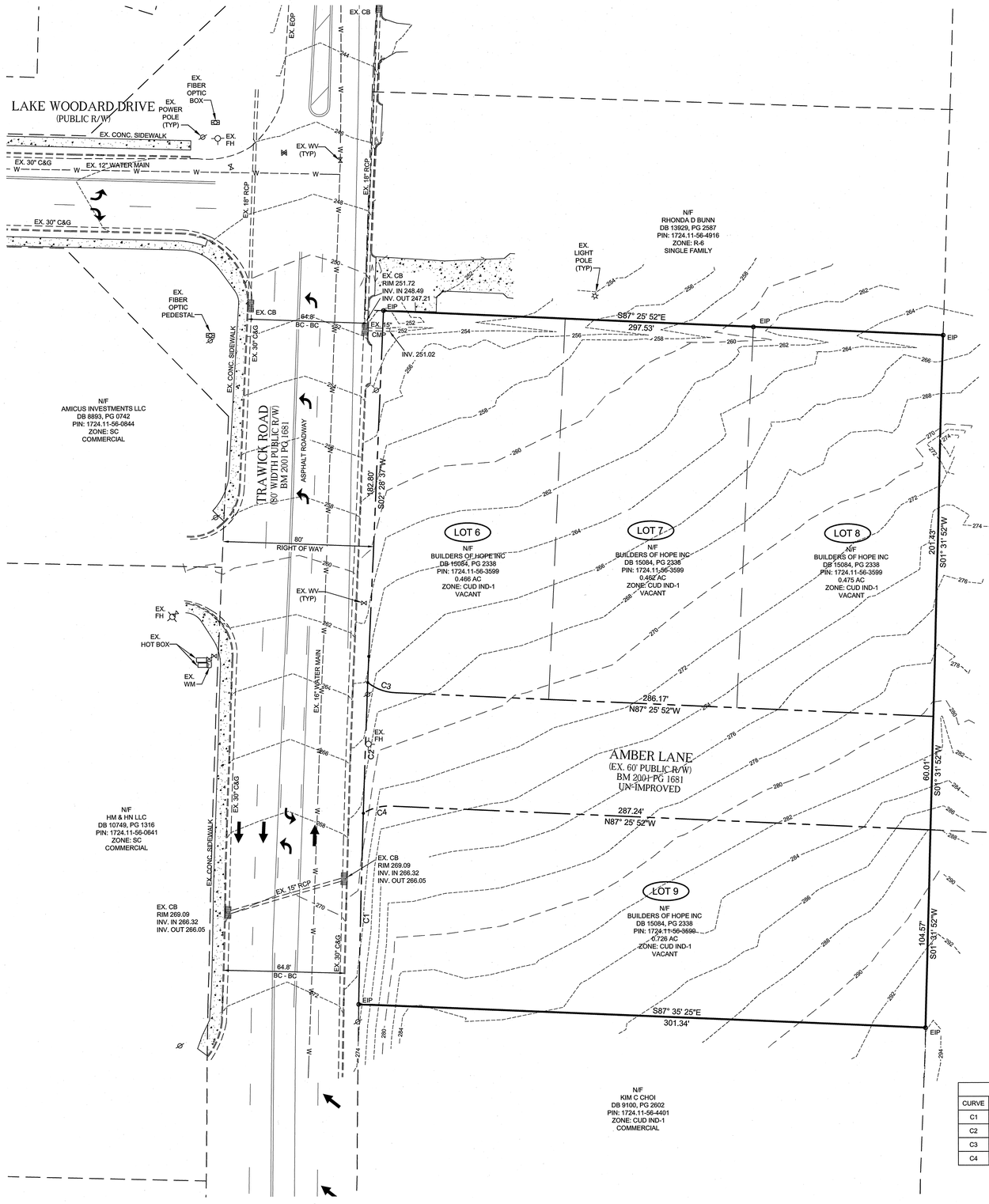
I hereby designate Jon R.Callahan, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed _____ 2/8/16 Date

Signed _____ Date

General Requirements	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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) $938	☒				
2. **Preliminary Development Plan Application** completed and signed by the property owner	☒		✓		
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)	☒	☐	✓		
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	☒		✓		
5. Provide the following plan sheets:	☒				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site or Subdivision Plan	☒		✓		
d) Proposed Grading and Stormwater Plan	☒	☐	✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☒	☐	✓		
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☒	☐	✓		
i) Transportation Plan	☐	☒			✓
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	☒		✓		
7. Plan size 18"x24" or 24"x36"	☒		✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☐	☒			✓



SITE DATA

OWNER: BUILDERS OF HOPE INC.
310 N. HARRINGTON ST.
RALEIGH, NC 27603-1322

LOT ADDRESS: LOT 6 = 3601 AMBER LANE
LOT 7 = 3605 AMBER LANE
LOT 8 = 3609 AMBER LANE
LOT 9 = 1730 TRAWICK ROAD
RALEIGH, NC 27604

PIN: LOT 6 = 1724-56-3801
LOT 7 = 1724-56-4801
LOT 8 = 1724-56-5801
LOT 9 = 1724-56-3599

LOT AREA:
LOT 6 = 19,435 S.F. (0.446 AC.)
LOT 7 = 20,140 S.F. (0.462 AC.)
LOT 8 = 20,668 S.F. (0.475 AC.)
LOT 9 = 31,605 S.F. (0.726 AC.)
TOTAL = 91,848 S.F. (2.11 AC.)

ZONING: CUD-IND-1 (ALL LOTS)

LAND USE: VACANT (ALL LOTS)

REFERENCE: DB 15084, PG 2338
BM 2001, PG 1681
WAKE COUNTY REGISTRY

LEGEND

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
EIP EXISTING IRON PIPE
EMAG EXISTING MAG NAIL
EPK EXISTING PK NAIL
ERRS EXISTING RAILROAD SPIKE
ENAIL EXISTING NAIL FOUND
ECM EXISTING CONCRETE MONUMENT
ERB EXISTING REBAR FOUND
IPS IRON PIPE SET
CAP JAECO BRASS CAP SET
CP COMPUTED POINT
SS SANITARY SEWER
CO SANITARY SEWER CLEAN OUT
MH MANHOLE
ST STORM
DI STORM DROP INLET
CB STORM CATCH BASIN
JB STORM JUNCTION BOX
RCP REINFORCED CONCRETE STORM PIPE
CONC CONCRETE
PP POWER POLE
GUY GUY ANCHORS
HANDICAPPED PARKING SPACE
WATER VALVE
FIRE HYDRANT
WATER METER
POWER POLE
LIGHT/LAMP POST
MONITORING WELL
STORM DROP INLET
STORM CATCH BASIN
STORM DRAINAGE JUNCTION BOX
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
TRAFFIC BOX
SIGNAL BOX
WATER VALVE
WATER MANHOLE

NO-PARKING ZONE
DENOTES 100 YEAR FLOOD
XXX BUILDING ADDRESS
DENOTES CONCRETE
DENOTES BRICK

BOUNDARY LINE
RIGHT OF WAY LINE
LINES NOT SURVEYED
EASEMENT LINES
E OVERHEAD ELECTRICAL LINES
W WATER LINE
SS SANITARY SEWER LINE
STORM DRAINAGE LINE
BUILDING LINE
FEMA 100 YR. FLOOD PLAIN

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	101.02'	7599.44'	101.02'	S01° 28' 08"W
C2	69.15'	7599.44'	69.15'	S02° 06' 37"W
C3	15.69'	25.00'	15.43'	S69° 27' 20"E
C4	15.03'	25.00'	14.80'	S75° 20' 45"W

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

JOHN A. EDWARDS & COMPANY
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and Land Surveyors

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Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

Project

FAMILY DOLLAR

TRAWICK ROAD
RALEIGH, NC

Client

STRONACH PROPERTIES, INC.
4004 Barrett Drive
Suite 106
Raleigh, NC 27609

Approvals

Drawing Title

EXISTING CONDITIONS

Revisions

Number	Description	Date

Drawing Scale 1"=30'
Drawn By JRC/PEH
Checked By JRC
Date Issued 2/10/16

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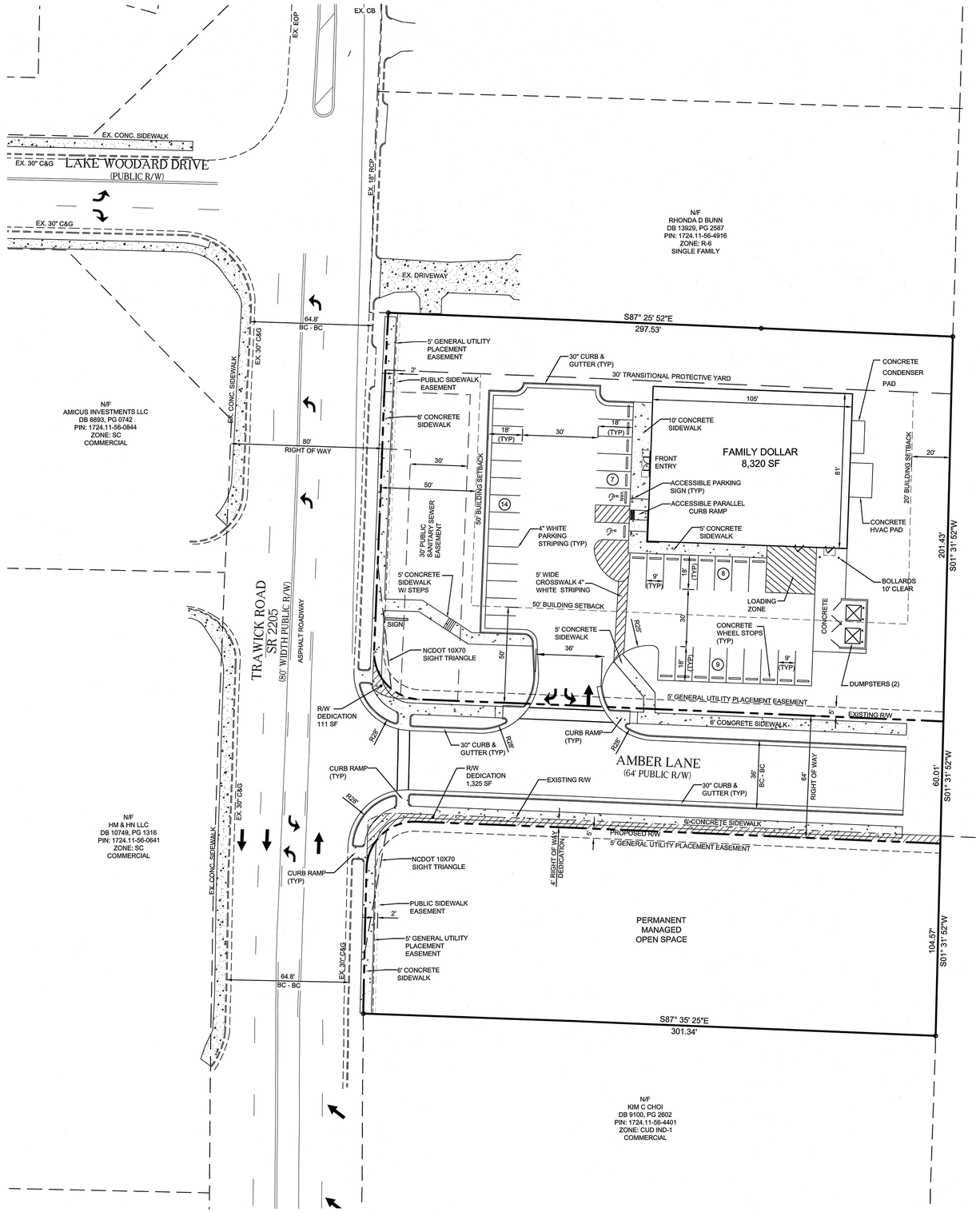

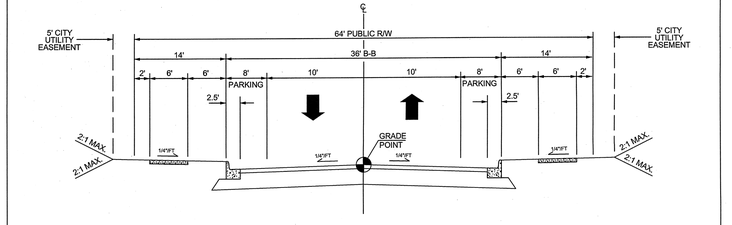

T-10.12 NEIGHBORHOOD STREET

CITY OF RALEIGH PUBLIC WORKS DEPARTMENT

REVISIONS DATE: 8/1/13 WCT TO DAE

GENERAL	
WALKWAY TYPE	SIDEWALK BOTH SIDES
PLANTING TYPE	TREE/LAWN
TREE SPACING	40' O.C. AVG
PARKING TYPE	PARALLEL ON 2 SIDES

PAVEMENT DESIGN
3" SF9.5A
8" ABC

TYPICAL ROADWAY SECTION
FOR AMBER LANE

SITE DATA

PROPERTY OWNER:	BUILDERS OF HOPE INC. 310 N. HARRIGNTON STREET RALEIGH, NC 27603-1322
SITE ADDRESS:	3601, 3605, AND 3609 AMBER LANE, 1730 TRAWICK ROAD
WAKE COUNTY PIN #:	1724-56-3801, 1724-56-4801, 1724-56-5801, 1724-56-3599
ZONING DISTRICT:	CUD-IND-1 (INDUSTRIAL-1)
TOTAL ACREAGE:	EXISTING: 2.52 AC (INCLUDES AMBER LANE)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
REQUIRED PARKING:	8,320 SF RETAIL = 41 SPACES (1 SPACE PER 200 SF OF RETAIL)
PROPOSED PARKING:	36 STANDARD PARKING SPACES 2 ACCESSIBLE PARKING SPACES 38 TOTAL PARKING SPACES *
BUILDING GROSS AREA:	8,320 SF
BUILDING FOOTPRINT:	8,320 SF
BUILDING LOT COVERAGE:	9.1 %
FLOOR AREA RATIO:	9.1 %
BUILDING HEIGHT:	24 FT ±
EXISTING IMPERVIOUS: PROPOSED IMPERVIOUS:	0.0 AC. 1.06 AC. (TOTAL)
REQUIRED SETBACKS: (INDUSTRIAL-1 DISTRICT)	FRONT: 50' SIDE YARD: 0' SIDE YARD CORNER: 50' REAR: 0-20' (70' AGGREGATE F-R)

* Per City of Raleigh Code Section 10-2082.6(c)6, a 10% parking reduction will be utilized since the required landscaped area / 150 is greater.

Reduction Calculations

10% Reduction = 41 x 10% = 4 Spaces
The total landscape required is 16,425 SF / 150 = 109 Spaces

NOTE(s):
1. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
2. NO WIDENING OF TRAWICK ROAD PROPOSED TO SATISFY CITY OF RALEIGH UDO OTHER THAN CONSTRUCTION OF 6' SIDEWALK. ANY REQUIRED IMPROVEMENTS TO BE COORDINATED WITH DRIVEWAY PERMIT ISSUANCE FOR CONNECTION WITH AMBER LANE.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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Approvals

Drawing Title

SITE PLAN

Revisions

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Checked By JRC
Date Issued 2/10/16

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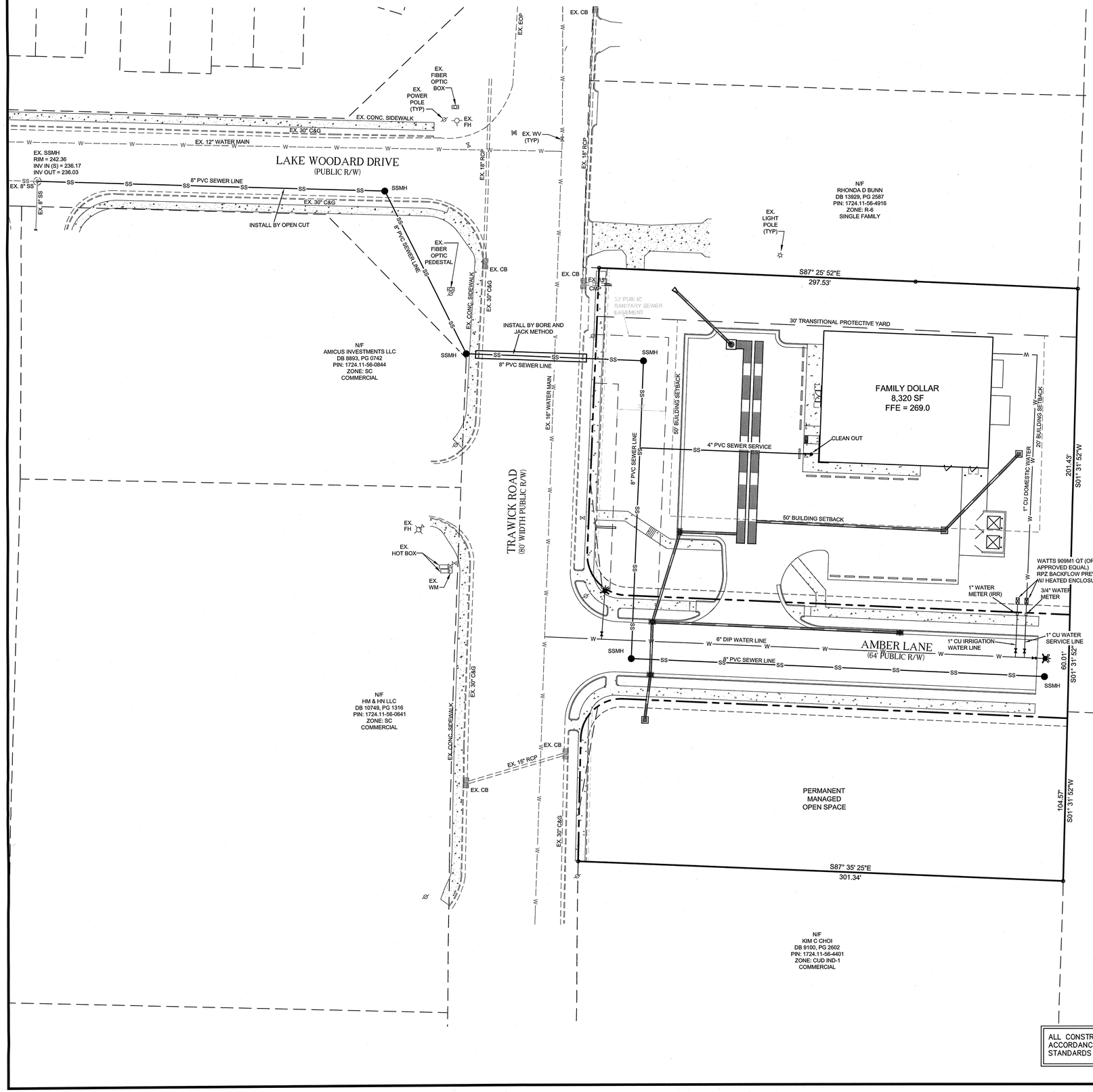

UTILITY LEGEND

W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER LINE
	EXISTING FIRE HYDRANT
S	EXISTING SANITARY SEWER MANHOLE
WV	EXISTING WATER VALVE
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED WATER VALVE
	PROPOSED SANITARY SEWER CLEANOUT
WM	WATER METER

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