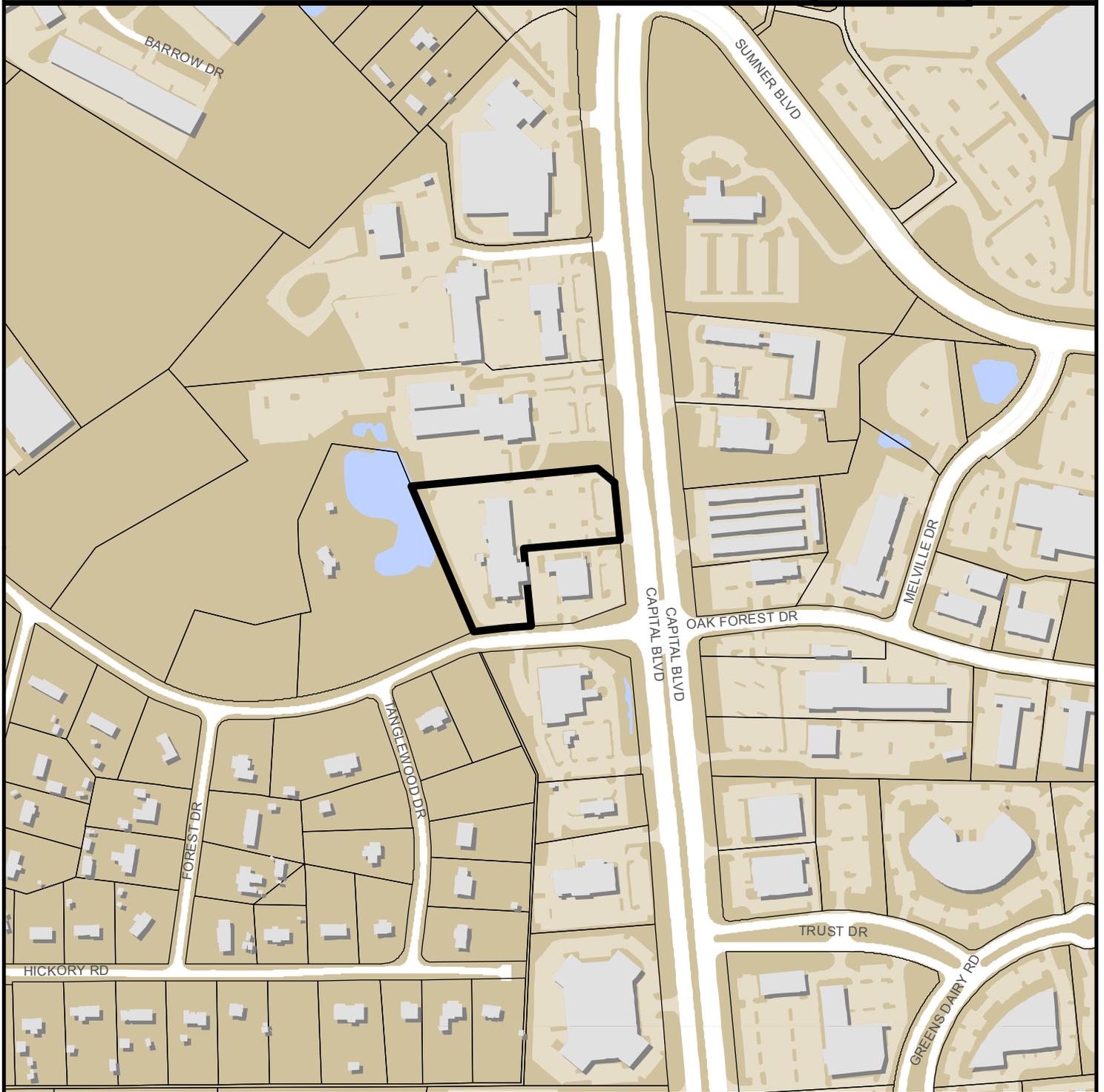


ROLLS ROYCE AND MASERATI BUILDING SP-14-2016



0 300 600 1,200 Feet

Zoning: **IND-1**

CAC: **North**

Drainage Basin: **Perry Creek**

Acreage: **3.82**

Square Feet: **7,451**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Stronach, William**

Phone: **(919) 270-1750**





Planning & Development

Old Code

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. *SP-14-14*

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 <i>462210</i> Assigned Project Coordinator <i>Chip</i> Assigned Team Leader <i>walterB</i>
* 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 *Rolls Royce & Maserati Building*

Proposed Use *Automobile Dealership*

Property Address(es) *5601 Capital Boulevard*

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: *1726-38-5930*

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

P.I.N. Recorded Deed

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: *Automobile Dealership*

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. Private residence located within 400' of property.

CLIENT (Owner or Developer)

Company *MLC Automotive, LLC*

Name (s) *Keith Elks*

Address *5601 Capital Boulevard Raleigh NC 27616*

Phone *919-876-5432*

Email *kelks@leithinc.com*

Fax *919-460-7585*

CONSULTANT (Contact Person for Plans)

Company *William G. Daniel & Associates, PA*

Name (s) *Bill Daniel*

Address *1150 SE Maynard Road, Suite 260 Cary, NC 27511*

Phone *919-467-9708*

Email *bdaniel@WmGDA.com*

Fax *919-460-7585*

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

Zoning Information	Building Information
Zoning District(s) Ind-1	Proposed building use(s) Automobile Dealership
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 24,739
Overlay District	Proposed Building(s) sq. ft. gross 7,451
Total Site Acres 3.82 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 32,190
Off street parking Required 38 Provided 38	Proposed height of building(s) 22'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) .194
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage .175 (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface -1095 acres/square feet ---- Reduction	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 The project depicted on these plans is a redevelopment of a portion of a parcel within an existing auto center.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

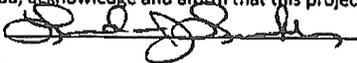
1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below: 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)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
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. Total number of Open Space (only) lots	

SIGNATURE BLOCK (Applicable to all developments)

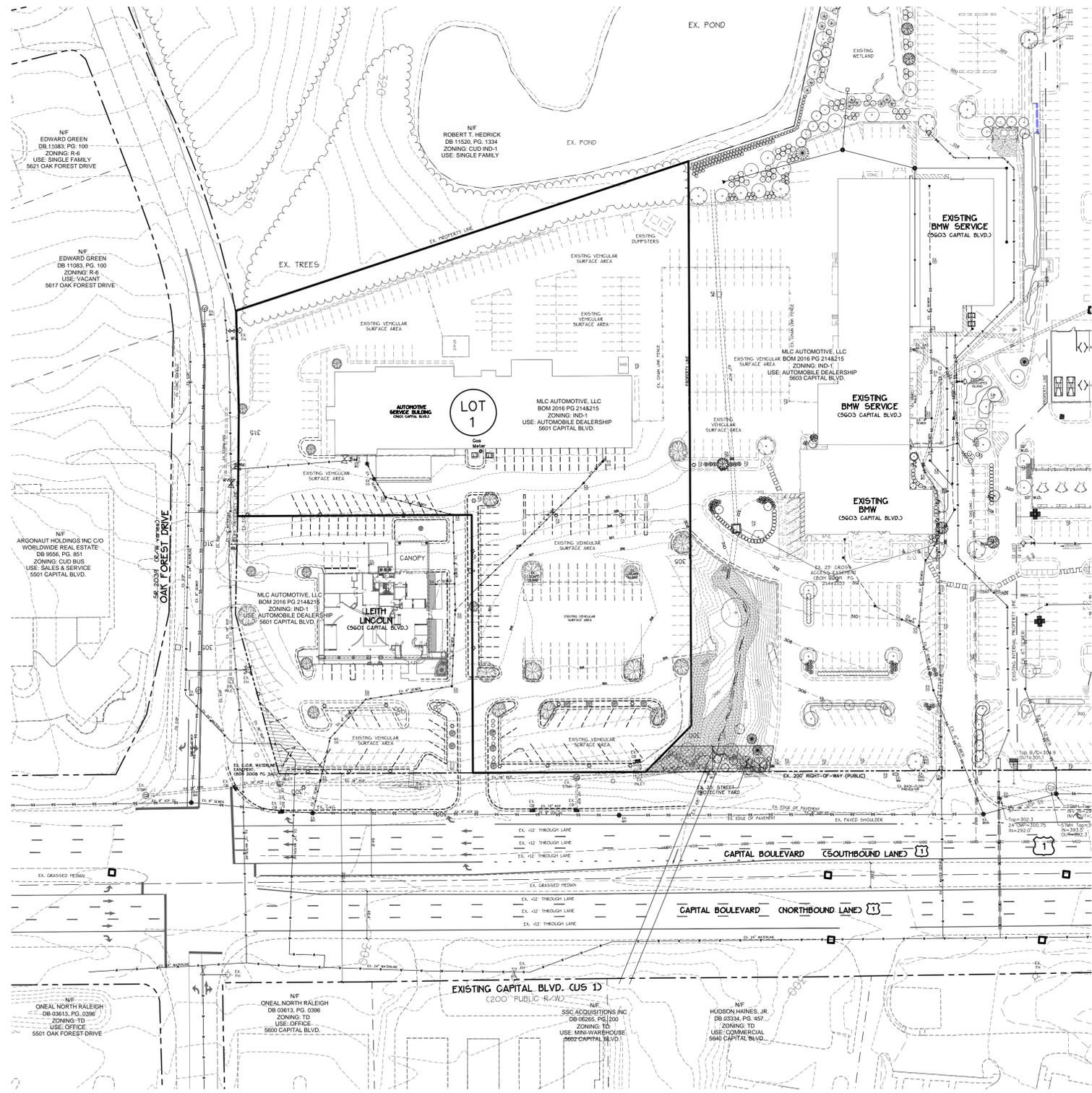
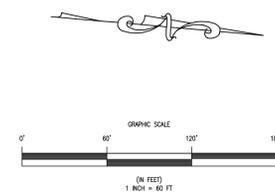
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Bill Daniel 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 2/11/16
 Signed Manning Member 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 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 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"/>	✓		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		



ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

- NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY INFORMATION IS TAKEN FROM SURVEY PERFORMED BY M-III SURVEYING.
 3. CONTOURS & PLANIMETRICS WERE OBTAINED FROM WAKE COUNTY GIS & COMPILED WITH SURVEYS BY M-III SURVEYING.
 4. TREELINE WAS OBTAINED FROM WAKE COUNTY GIS, AND MODIFIED BASED ON RECENT AERIAL PHOTOS.
 5. NEUSE BUFFER AND WETLANDS DELINEATION IS FROM DATA DERIVED FROM USGS QUAD SHEETS AND WAKE COUNTY SOILS MAPS.
 6. THIS SITE IS NOT FEMA MAPPED.
 7. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 8. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
 9. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 10. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
 11. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 12. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING T-20.01.2 & T-20.01.6.

Revisions

OWNER:
 MLC Automotive, LLC
 5601 Capital Blvd.
 Raleigh, NC 27616
 (919) 876-5432

Project
LEITH AUTO CENTER
 Rolls Royce & Maserati
 Building
 5601 Capital Blvd.

Existing Conditions

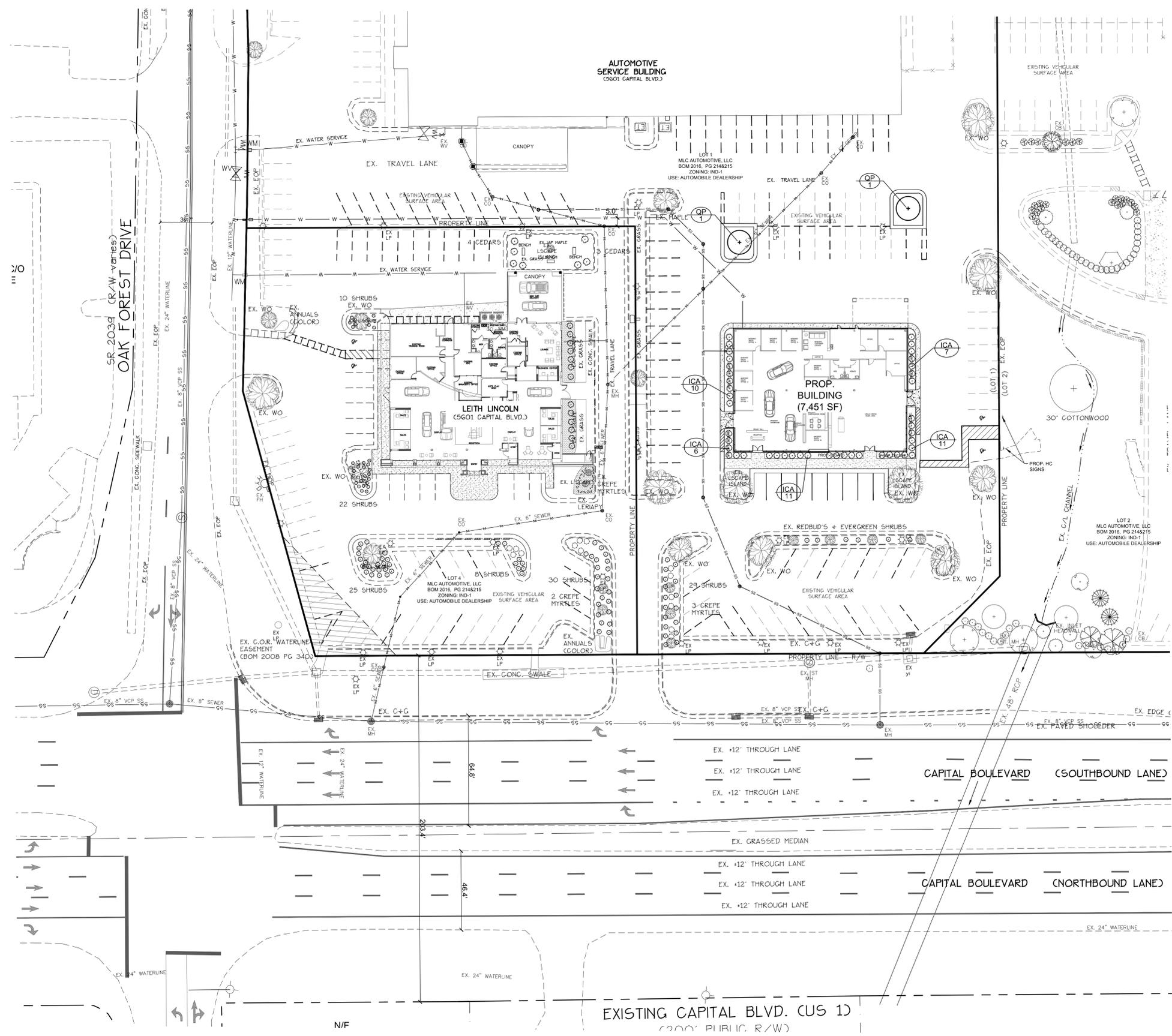
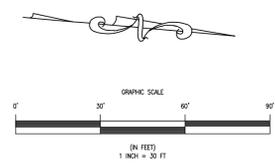
Date
 February 12, 2016

Scale
 1" = 60'

Sheet

CS - 3

PROJECT: Rolls Royce & Maserati Building		DATE: 02/10/16						
PLANT LIST								
KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal/Spread	HT.	SPACING	ROOT	SOURCE
TREES								
QP	2	QUERCUS PHELLOS	WILLOW OAK	2"	8"		B&B	
SHRUBS / GROUNDCOVERS								
ICA	45	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY		18"-24"			

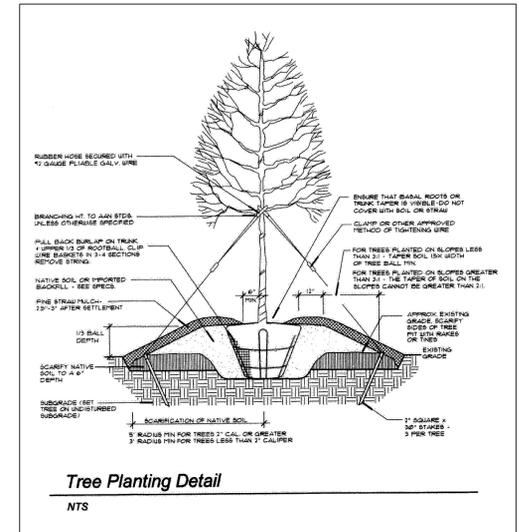


ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

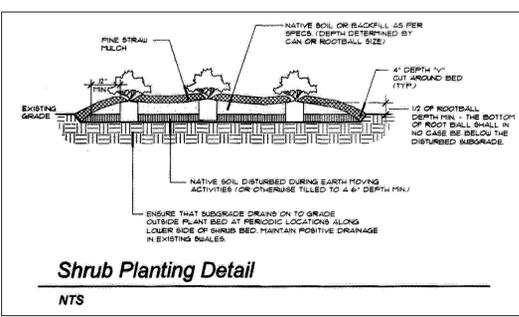
NOTE: ALL DISTURBED AREAS OUTSIDE OF TCA'S AND MULCH BEDS FOR PLANTING ARE TO BE GRASSED.

(NAME #) = PROPOSED NAME OF PLANT & NUMBER OF PLANTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LANDSCAPE MATERIAL COUNTS SHOWN ON THESE PLANS.



Tree Planting Detail
NTS



Shrub Planting Detail
NTS

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design
1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432

Project
LEITH AUTO CENTER
Rolls Royce & Maserati
Building
5601 Capital Blvd.

Landscape Plan

Date
February 12, 2016

Scale
1" = 30'

Sheet

CS-7