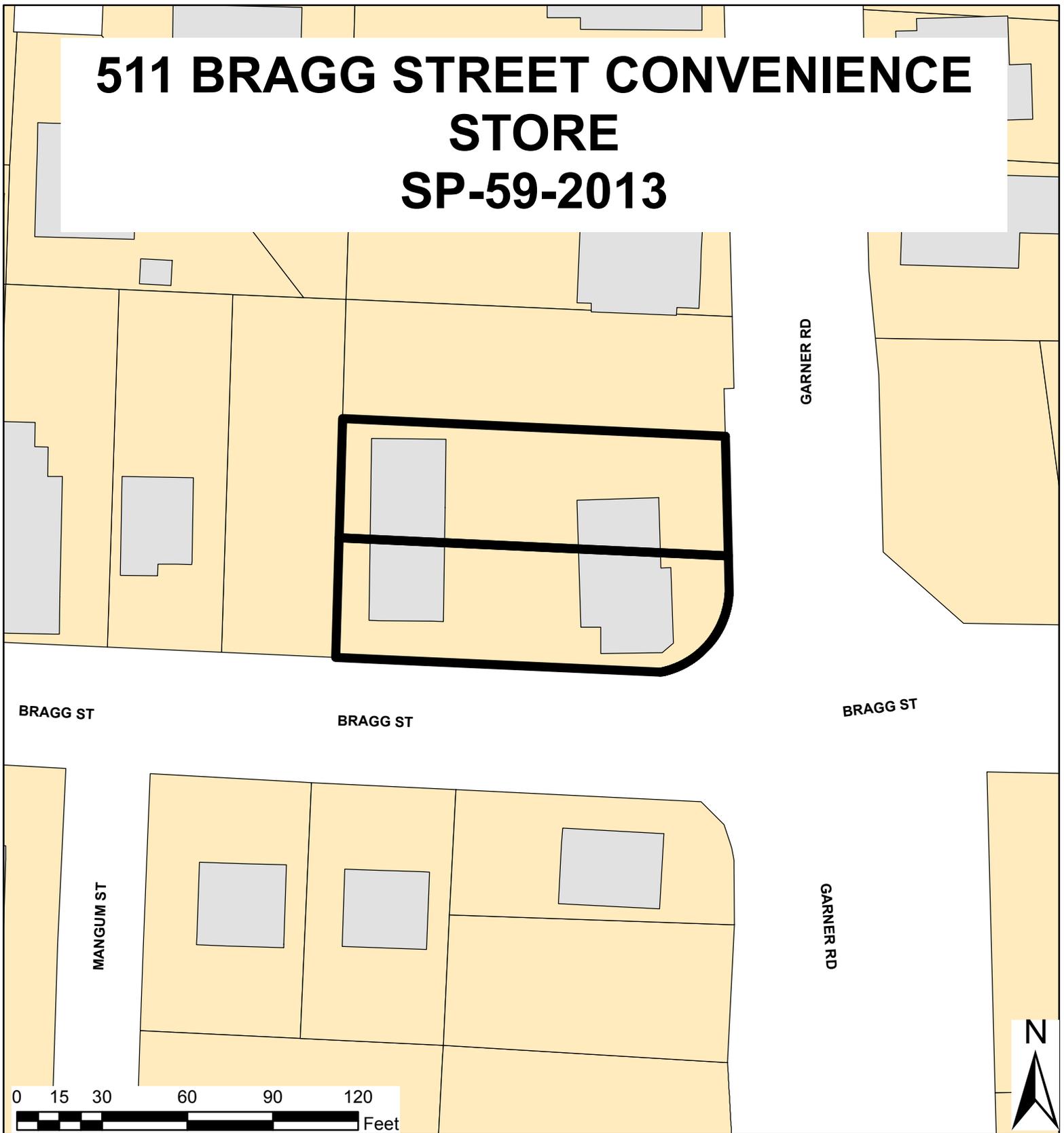


511 BRAGG STREET CONVENIENCE STORE STORE SP-59-2013



Zoning: **NB**
CAC: **Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.15**

Number of Lots: **0**
Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant Contact: **Lamm Engineering**
Phone: **(919) 606-5901**



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.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" 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 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 <i>382336</i> <i>SP 31620</i> <i>SP-59-13</i>
* May require Planning Commission or City Council Approval		

Section A

GENERAL INFORMATION

Development Name 511 Bragg Street Convenience Center

Proposed Use Convenience Store

Property Address(es) 511 Bragg Street

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

P.I.N. 1703.16-93-2815	P.I.N. 1703.16-93-2819	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. Change of use and recombination of lot to provide a neighborhood business – convenience store within allowed use according to zoning. Property meets all requirements for site plan excepting protective yard buffers for commercial abutting residential. Property is 90%+ existing impervious, new use will add plantings and landscaping.
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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.
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CLIENT (Owner or Developer)	Company Rahel Meta, LLC		
	Name (s) Meta Tadesse		
	Address 2325 Sapphire Valley Drive, Raleigh, NC 27604		
	Phone 919-271-0051	Email metat2000@yahoo.com	Fax

CONSULTANT (Contact Person for Plans)	Company Lamm Engineering Associates, PLLC		
	Name (s) Robin Jensen		
	Address 1201 Aversboro Rd Bldg H Suite 200 Garner NC 27529		
	Phone 919-606-5901	Email robin@lamm-eng.com	Fax

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 366073

Zoning Information	Building Information
Zoning District(s) NB	Proposed building use(s) Convenience Store
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 64' x 26' = 1664
Overlay District	Proposed Building(s) sq. ft. gross 0
Total Site Acres 0.15 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 1664 Total
Off street parking Required Yes Provided 8 (7:1 Accessible)	Proposed height of building(s) 14'
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 100%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage 25% (site plans only)
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0.125 acres/square feet 5475	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0 acres/square feet 0	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

Plan conforms to guidelines of the comprehensive plan in revitalizing dilapidated portions of the cityscape and providing needed services to local residents.

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

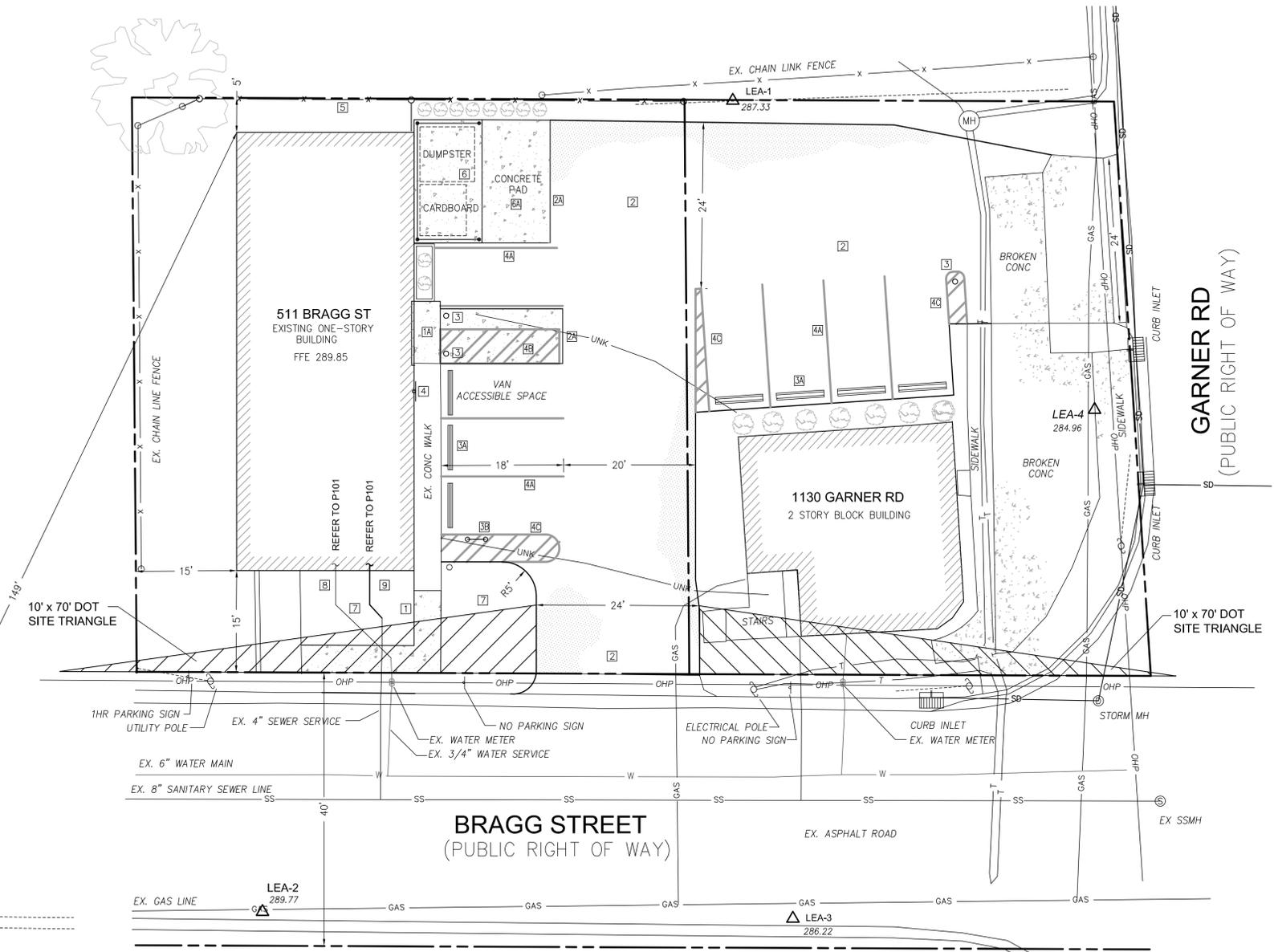
I hereby designate: ANDY LAWRENCE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed [Signature] Date 11/14/13
 Signed _____ Date _____

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)	X	\$333.00	✓		
2. Preliminary Development Plan Application completed and signed by the property owner	X		✓		
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)	X	<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	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site, Subdivision Plan, or Recombination Plan	X		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	X			✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	X	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	X			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	X	existing		✓
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	X				✓
7. Plan size 18"x24" or 24"x36"	X				✓
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	X				✓
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X				✓
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	X				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	X			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			✓
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"/>	X			✓

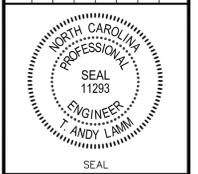
P:\Projects\2012\12.15 Bragg St Convenience_Design\DWG\BraggStr.dwg



CITY OF RALEIGH
All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING _____
FIRE _____
URBAN FORESTRY _____

REV	DESCRIPTION	BY	DATE



EXISTING FIRE HYDRANT ON THE CORNER OF GARNER ROAD AND BRAGG STREET

LEGEND

- OHE— OVERHEAD ELECTRIC
- UNK— UNKNOWN UTILITY
- T— UNDERGROUND TELEPHONE
- SD— STORM DRAIN PIPE
- SS— SANITARY SEWER PIPE
- W— WATER SUPPLY PIPE
- GAS— UNDERGROUND GAS PIPE
- ⊙ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- CURB INLET
- DROP INLET
- ⊙ DRAINAGE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC BOX
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ GAS METER

- — NEW ASPHALT PARKING AREA
- — NEW CONCRETE SURFACE

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF BUILDING, EDGE OF WALK, EDGE OF CONCRETE, EDGE OF DRIPLINE, PROPERTY LINE, EDGE OF CURB, CENTERLINE OF PIPE, EASEMENT, ETC, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS NECESSARY TO EXPEDITE HIS WORK. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, PERMITS, AND/OR ANY OTHER REQUIREMENTS WHICH MAY BE REQUIRED TO PERFORM CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL CONDITION, AND TO THE SATISFACTION OF THE OWNER.
- ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ANY EROSION CONTROL DEVICES, SILT FENCE OR OTHER MEASURES AS DEEMED NECESSARY BY THE ENGINEER OR GOVERNING AUTHORITY. EROSION CONTROL DEVICES SHALL BE CHECKED AFTER EVERY STORM EVENT, AND MAINTAINED AS NECESSARY TO ENSURE CONTINUED EFFECTUAL OPERATION DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN AN "AS BUILT" SET OF DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. RECORD DRAWINGS COVERING WORK PERFORMED SHALL BE GIVEN TO THE ENGINEER ALONG WITH MONTHLY PAY REQUESTS THROUGHOUT THE PROJECT FOR RECORD KEEPING. PAY REQUESTS WILL NOT BE EXECUTED WITHOUT ASSOCIATED RECORD DRAWINGS.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED TO THE ENGINEER AND THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER AND ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE AND MATERIAL COMPOSITION OF ANY EXISTING WATER OR SEWER SERVICE PROPOSED FOR CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REQUIRED TO COMPLETE ANY PORTION OF THESE CONSTRUCTION PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL NOTIFY NORTH CAROLINA ONE CALL AT 811 AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION ON SITE TO HAVE EXISTING UTILITIES LOCATED.
- THE CONTRACTOR, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIM, HIS EMPLOYEES OR HIS WORK. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

SITE NOTES

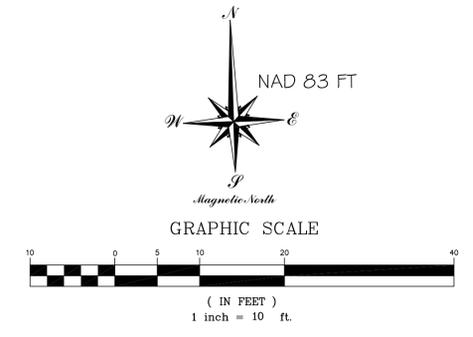
- SEE SITE DATA TABLE FOR PARKING REQUIREMENTS
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

CONSTRUCTION NOTES

- CONSTRUCT NEW ASPHALT AND CONCRETE DRIVE PER PLAN.

CONSTRUCTION NOTES

- 11 4" WIDE CONCRETE SIDEWALK; SEE DETAIL 4/901
- 1A DEPRESSED WALK; SEE DETAIL 9/901
- 1B 8'x18" CONCRETE PAD; SEE DETAIL 1/901
- 2 CONSTRUCT NEW ASPHALT DRIVE PER DETAIL
- 2A ASPHALT TO CONCRETE TRANSITION; SEE DETAIL 5/901
- 3 INSTALL BOLLARDS (TYP 3 PLACES)
- 3B INSTALL CONCRETE WHEELSTOPS
- 3C INSTALL BICYCLE RACKS; MODEL TO BE DETERMINED
- 4 INSTALL HANDICAP PARKING SIGN PER NCDOT STANDARDS
- 4A 4" WIDE PAINTED PARKING STRIPE (TYPICAL)
- 4B 18' LENGTH, 9' O.C.
- 4B THERMOPLASTIC WHITE 4" WIDE STRIPES @ 45' 2'-0" ON CENTERS (5' LANE WIDTH)
- 4C 4" WIDE X 2' OC PAINTED AREA STRIPING
- 5 INSTALL NEW FENCE AS SHOWN
- 6 CONSTRUCT 10'x16' CONCRETE DUMPSTER PAD
- 6A CONSTRUCT SCREENING AS REQUIRED
- 6A CONSTRUCT CONCRETE PAD
- 7 GRASSED LANDSCAPE AREA
- 8 NEW 3/4" WATER SERVICE TO TIE INTO EXISTING SERVICE LINE; REFER TO P10X
- 9 NEW 4" SEWER SERVICE TO TIE INTO EXISTING SERVICE LINE; REFER TO P10X



Meta Tadesse
SITE PLAN AND IMPROVEMENTS
RALEIGH, NC
511 BRAGG ST
SITE AND UTILITY PLAN

LAMM ENGINEERING ASSOCIATES, PLLC
Civil Engineering - Site Development - Municipal Utilities - Sports
4705 Lord Nelson Drive
Raleigh, NC 27610
(919) 740-9766 (919) 606-5901
www.lamm-eng.com

ENGR	TAL
DGN	RAJ
REV	BLD
SCALE:	1" = 10'
DATE:	04.03.13
PROJECT NO.	12.15
SHEET	C201

