CAPITAL CENTER BUSINESS PARK
S-12-2014

Zoning:	**O&I-2 CUD, SHOD-2**
CAC:	**West**
Drainage Basin:	**Walnut Creek**
Acreage:	**17.73**
Number of Lots:	**3**

Planner:	**Justin Rametta**
Phone:	**(919) 996-2665**
Applicant:	**The Dilweg Companies, LLC**
Phone:	**(919) 313-3482**

5 - 12 - 14

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)**	■ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 396113 Assigned Project Coordinator Assigned Team Leader Justin Rametta
* 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 # No

GENERAL INFORMATION

Development Name: Capital Center Business Park

Proposed Use: Office

Property Address(es): 5511 Capital Center Drive, Raleigh, North Carolina

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
0783048297			

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. The preliminary subdivision plan complies with all requirements of existing zoning.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A

CLIENT (Owner or Developer)	Company: The Dilweg Companies LLC	Name (s): John Weigle	
	Address: 5310 South Alston Avenue, Suite 210, Durham, North Carolina 27713		
	Phone: (919) 313 - 3482	Email: jweigle@dilweg.com	Fax: (919) 402 - 9119
CONSULTANT (Contact Person for Plans)	Company: McAdams Company	Name (s): Andy Padiak	
	Address: 2905 Meridian Parkway, Durham, North Carolina 27713		
	Phone: (919) 361-5000	Email: padiak@mcadamsco.com	Fax:

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

Zoning Information	Building Information
Zoning District(s) CUD - O&I - 2	Proposed building use(s) N/A
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 24,837
Overlay District SHOD - 2	Proposed Building(s) sq. ft. gross N/A
Total Site Acres 17.73 Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 24,837
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	
Stormwater Information	
Existing Impervious Surface acres/square feet 4.98	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet N/A	**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.

The subdivision is shown in the Office/Research & Development district and is consistent with the 2030 Comprehensive Plan.

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 Andrew Padiak of McAdams 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

Signed _____ Date

* Both Property owners *

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

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

Signed _____ Date 5.10.14

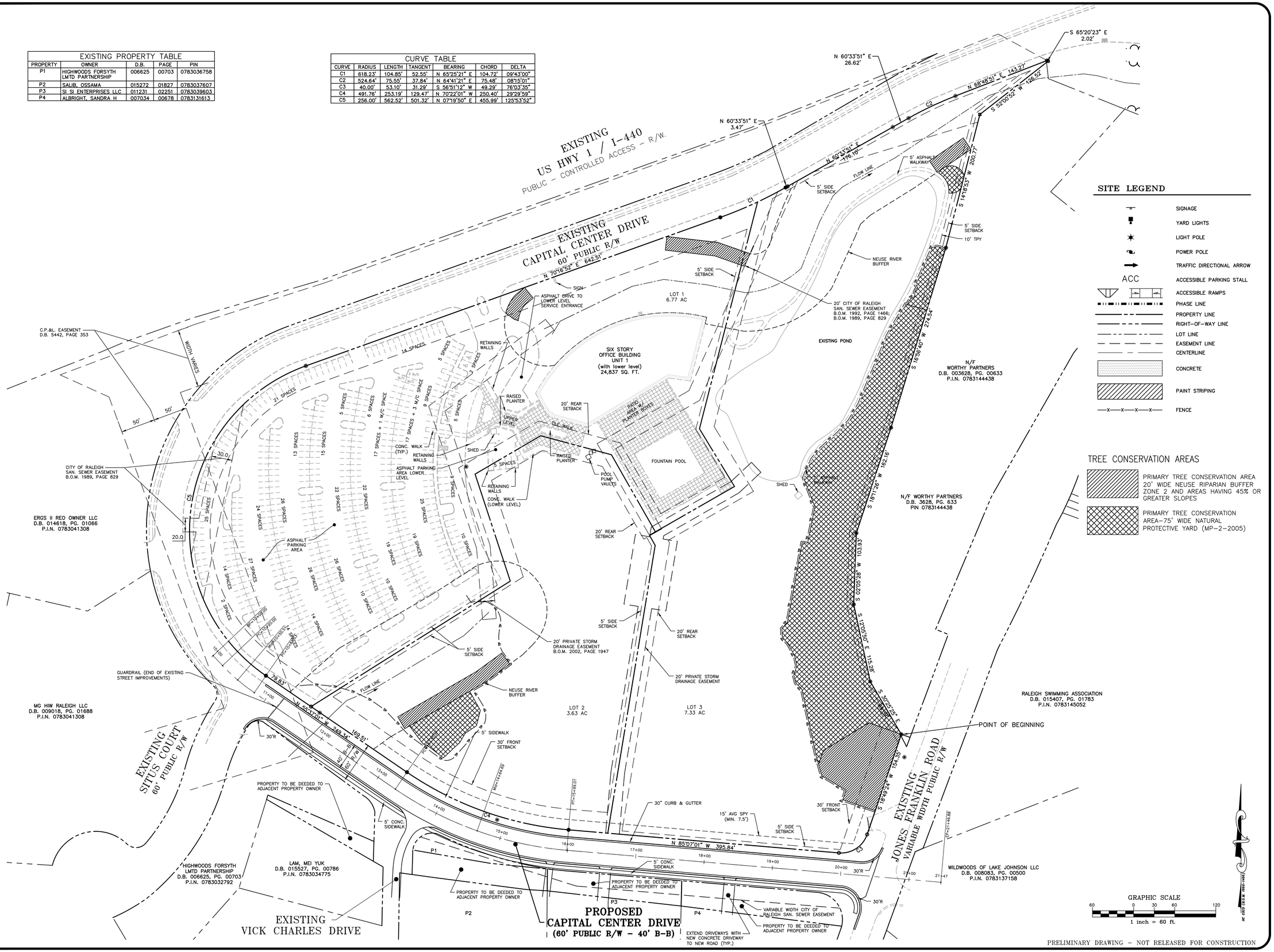
Signed _____ Date

* Both Property Owners *

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)	☒		✓		
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	☒	☐	✓		

EXISTING PROPERTY TABLE				
PROPERTY	OWNER	D.B.	PAGE	PIN
P1	HIGHWOODS FORSYTH LMTD PARTNERSHIP	006625	00703	0783036758
P2	SALIB, OSSAMA	015272	01827	0783037607
P3	SI SI ENTERPRISES LLC	011231	02251	0783039603
P4	ALBRIGHT, SANDRA H	007034	00678	0783131613

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	618.23'	104.85'	52.55'	N 65°25'21" E	104.72'	09°43'00"
C2	524.64'	75.55'	37.84'	N 64°41'21" E	75.48'	08°15'01"
C3	40.00'	53.10'	31.29'	S 56°51'12" W	49.29'	76°03'35"
C4	491.76'	253.19'	129.47'	N 70°22'01" W	250.40'	29°29'59"
C5	256.00'	562.52'	501.32'	N 07°19'50" E	455.99'	125°53'52"



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\DIL\DIL-14000\Land\Subdivision Plan\Current Drawings\DIL14000-S1.dwg, 4/30/2014 9:58:13 AM, Schmidt, Chris

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27045 ANDREW R. PADLIK

NOT RELEASED FOR CONSTRUCTION

REVISIONS:

DEVELOPER:
THE DILWEG COMPANIES LLC
5310 SOUTH ALSTON AVENUE, SUITE 2010
DURHAM, NORTH CAROLINA 27713

CAPITAL CENTER BUSINESS PARK
CAPITAL CENTER DRIVE
WAKE COUNTY, RALEIGH NORTH CAROLINA

SITE PLAN

PROJECT NO.	DIL-14000
FILENAME:	DIL14000-S1
DESIGNED BY:	ARP
DRAWN BY:	CNS
SCALE:	1" = 60'
DATE:	04-23-14
SHEET NO.	C-2

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LEGEND

- FIRE HYDRANT ASSEMBLY
- WATER METER
- WATER VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION ARROW
- FLARED END SECTION
- CATCH BASIN
- DROP INLET
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- SANITARY SEWER
- GAS LINE (G)
- OVERHEAD UTILITY (OU)
- UNDERGROUND ELECTRIC (UE)
- STORM DRAINAGE
- TREE PROTECTION (TP)
- LIMITS OF DISTURBANCE (LD)
- WOODED AREA
- 10' CONTOUR (250)
- 2' CONTOUR (252)
- EXISTING 10' CONTOUR (250)
- EXISTING 2' CONTOUR (252)
- EASEMENT LINE

TREE CONSERVATION AREAS

- PRIMARY TREE CONSERVATION AREA 20' WIDE NEUSE RIPARIAN BUFFER ZONE 2 AND AREAS HAVING 45% OR GREATER SLOPES
- PRIMARY TREE CONSERVATION AREA–75' WIDE NATURAL PROTECTIVE YARD (MP–2–2005)

EXISTING US HWY 1 / I-440 PUBLIC - CONTROLLED ACCESS - R/W.

EXISTING CAPITAL CENTER DRIVE 60' PUBLIC R/W

PROPOSED CAPITAL CENTER DRIVE (60' PUBLIC R/W – 40' B–B)

EXISTING SITUS COURT 60' PUBLIC R/W

EXISTING VICK CHARLES DRIVE

JONES FRANKLIN ROAD VARIABLE WIDTH PUBLIC R/W

SIX STORY OFFICE BUILDING UNIT 1 (with lower level) 24,837 SQ. FT.

EXISTING POND

N/F WORTHY PARTNERS D.B. 3628, PG. 633 PIN 0783144438

C.P.&L. EASEMENT D.B. 5442, PAGE 353

CITY OF RALEIGH SAN. SEWER EASEMENT B.O.M. 1989, PAGE 829

20' CITY OF RALEIGH SAN. SEWER EASEMENT B.O.M. 1992, PAGE 1466; B.O.M. 1989, PAGE 829

20' PRIVATE STORM DRAINAGE EASEMENT B.O.M. 2002, PAGE 1947

NEUSE RIVER BUFFER

5' ASPHALT WALKWAY

ASPHALT DRIVE TO LOWER LEVEL SERVICE ENTRANCE

ASPHALT PARKING AREA

GUARDRAIL (END OF EXISTING STREET IMPROVEMENTS)

VARIABLE WIDTH CITY OF RALEIGH SAN. SEWER EASEMENT

REMOVE EXISTING BLOW-OFF ASSEMBLY AND PLUG AT MAIN

APPROX. LOCATION OF EXISTING W/L

REMOVE PLUG AND EXTEND NEW 12"DIP. W/L

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

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NORTH CAROLINA PROFESSIONAL SEAL 27045 ENGINEER ANDREW R. PADLIK

NOT FOR CONSTRUCTION

REVISIONS:

DEVELOPER:
THE DILWEG COMPANIES LLC
5310 SOUTH ALSTON AVENUE,
SUITE 2010
DURHAM, NORTH CAROLINA 27713

CAPITAL CENTER BUSINESS PARK
CAPITAL CENTER DRIVE
WAKE COUNTY, RALEIGH NORTH CAROLINA

GRADING & UTILITY PLAN

PROJECT NO.	DIL–14000
FILENAME:	DIL14000–G1
DESIGNED BY:	ARP
DRAWN BY:	CNS
SCALE:	1" = 60'
DATE:	04–23–14
SHEET NO.	C-3

McADAMS

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CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	618.23'	104.85'	52.55'	N 65°25'21" E	104.72'	09°43'00"
C2	524.64'	75.55'	37.84'	N 64°41'21" E	75.48'	08°15'01"
C3	40.00'	53.10'	31.28'	S 56°51'12" W	49.29'	76°03'35"
C4	491.76'	253.19'	129.47'	N 70°22'01" W	250.40'	29°29'59"
C5	256.00'	562.52'	501.32'	N 07°19'50" E	455.99'	125°53'52"

TREE CONSERVATION AREA

SITE AREA: 17.73 AC
REQUIRED TCA: 10% (1.773 AC)
PROVIDED TCA: 10% (1.81 AC)

PRIMARY TREE CONSERVATION AREA: .40 AC

SECONDARY TREE CONSERVATION AREA: 1.40 AC

BASAL AREA TOTALS (SQ.FT/AC)

1. 51	13. 111	25. 216
2. 61	14. 75	26. 35
3. 52	15. 57	27. 76
4. 41	16. 47	28. 47
5. 46	17. 138	
6. 45	18. 85	
7. 36	19. 42	
8. 42	20. 63	
9. 30	21. 114	
10. 55	22. 74	
11. 126	23. 56	
12. 38	24. 34	

EXISTING
US HWY 1 / I-440
PUBLIC - CONTROLLED ACCESS - R/W.

EXISTING
CAPITAL CENTER DRIVE
60' PUBLIC R/W

N 60°33'51" E
26.62'

N 60°33'51" E
3.47'

N 60°33'51" E
176.10'

C1

C2

N 68°48'51" E 143.27'

S 52°00'52" W 126.52'

5' ASPHALT WALKWAY

FLOW LINE

S 14°18'03" W 200.17'

PRIMARY TREE CONSERVATION AREA–ZONE 2 OF RIPARIAN BUFFER (.03 AC)

SECONDARY TREE CONSERVATION AREA 'B'–TREE GREATER THAN 10" AND CRITICAL ROOT ZONE WITHIN 32' OF VACANT PROPERTY (.02 AC)

NEUSE RIVER BUFFER

N 70°16'52" E 642.51'

PRIMARY TREE CONSERVATION AREA–ZONE 2 OF RIPARIAN BUFFER (.06 AC)

PRIMARY TREE CONSERVATION AREA–ZONE 2 OF RIPARIAN BUFFER (.02 AC)

LOT 1
6.77 AC

20' CITY OF RALEIGH SAN. SEWER EASEMENT B.O.M. 1992, PAGE 1466; B.O.M. 1989, PAGE 829

SECONDARY TREE CONSERVATION AREA 'A'–TREE GREATER THAN 10" AND CRITICAL ROOT ZONE WITHIN 32' OF VACANT PROPERTY (.05 AC)

EXISTING POND

S 18°56'40" W 274.54'

C.P.&L. EASEMENT
D.B. 5442, PAGE 353

WIDTH VARIES

50'

50'

SIX STORY
OFFICE BUILDING
UNIT 1
(with lower level)
24,837 SQ. FT.

ASPHALT DRIVE TO LOWER LEVEL SERVICE ENTRANCE

PATIO AREA W/ PLANTER BOXES

DLE WALK

FOUNTAIN POOL

SHED

S 18°11'26" W 182.18'

N/F WORTHY PARTNERS
D.B. 3628, PG. 633
PIN 0783144438

CITY OF RALEIGH
30' SAN. SEWER EASEMENT
B.O.M. 1989, PAGE 829

30.0'

C5

20.0'

EXISTING
ASPHALT
PARKING
AREA

S 02°05'28" W 103.93'

20' PRIVATE STORM DRAINAGE EASEMENT

SECONDARY TREE CONSERVATION AREA–32' PERIMETER YARD (1.22 AC)

S 02°05'50" E 115.28'

S 30°25'22" E 82.55'

POINT OF BEGINNING

PRIMARY TREE CONSERVATION–AVERAGE 50' PERIMETER YARD (.21 AC)

S 18°56'24" W 134.45'

20' PRIVATE STORM DRAINAGE EASEMENT
B.O.M. 2002, PAGE 1947

PRIMARY TREE CONSERVATION AREA–ZONE 2 OF RIPARIAN BUFFER (.08 AC)

NEUSE RIVER BUFFER

LOT 2
3.63 AC

LOT 3
7.33 AC

79.83'

FLOW LINE

N 54°37'00" W 149.29'

109.51'

ALTERNATIVE COMPLIANCE SECONDARY TREE CONSERVATION AREA –32' PERIMETER YARD (1.7 AC)

EXISTING
SITUS COURT
60' PUBLIC R/W

PROPOSED
CAPITAL CENTER DRIVE
(60' PUBLIC R/W – 40' B-B)

C4

N 85°07'01" W 395.84'

C3

EXISTING
JONES FRANKLIN ROAD
VARIABLE WIDTH PUBLIC R/W

EXISTING
VICK CHARLES DRIVE

VARIABLE WIDTH CITY OF RALEIGH SAN. SEWER EASEMENT

GRAPHIC SCALE
60 0 30 60 120
1 inch = 60 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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License No.: C-0293
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McADAMS

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
1307
BRIAN O. PURDY

REVISIONS:

DEVELOPER:
THE DILWEG COMPANIES LLC
5310 SOUTH ALSTON AVENUE,
SUITE 2010
DURHAM, NORTH CAROLINA 27713

CAPITAL CENTER BUSINESS PARK
CAPITAL CENTER DRIVE
WAKE COUNTY, RALEIGH NORTH CAROLINA

TREE CONSERVATION PLAN

PROJECT NO.	DIL-14000
FILENAME:	DIL14000-TC-1
DESIGNED BY:	ARP
DRAWN BY:	CNS
SCALE:	1" = 60'
DATE:	04-23-14
SHEET NO.	TC-1

McADAMS

NC GRID (NAD 1983-HARN)

X:\Projects\DIL\DIL-14000\Land\Subdivision Plan\Current Drawings\DIL14000-TC-1.dwg, 4/30/2014 10:11:15 AM, Schmidt, Chris