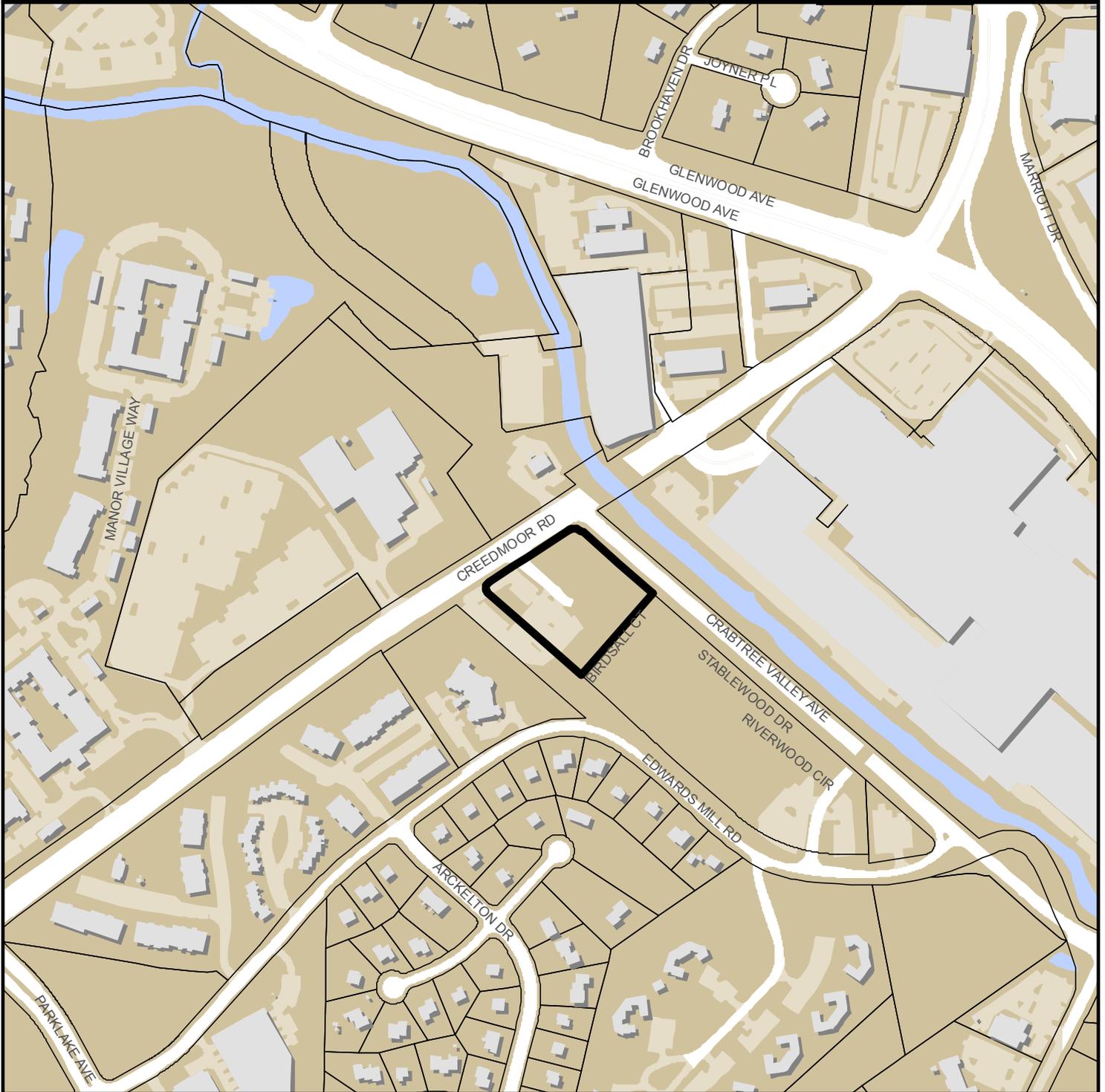


# CRABTREE COMMONS LOT 3 SP-9-2015



0 300 600 1,200 Feet

Zoning: **SC-CUD, PBOD**  
CAC: **Northwest**  
Drainage Basin: **Crabtree Creek**  
Acreage: **2.7**  
Square Feet: **8,420**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Weingarten Investments**  
Phone: **(919) 845-3950**





# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
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>421865</i> <i>S-Hodge</i> <i>Team-4</i>
* May require Planning Commission or City Council Approval		<i>Mende</i>

### Section A

### GENERAL INFORMATION

Development Name **Crabtree Commons Lot 3**

Proposed Use **Retail**

Property Address(es) **4600 Crabtree Valley Avenue**

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

P.I.N. **0796305907**

P.I.N.

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 not requiring Planning Commission or City Council approval. **N/A**

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. **The subject site wis within 400 feet of a residential district.**

CLIENT (Owner or Developer)

Company **Weingarten Investments, Inc.**

Name (s) **Michael Kaney**

Address **9420 Forum Drive, Suite 101, Raleigh, NC 27615**

Phone **919-845-3950**

Email **MKaney@Weingarten.com**

Fax

CONSULTANT (Contact Person for Plans)

Company **The John R. McAdams Company**

Name (s) **Andrew Padiak, PE**

Address **2905 Meridian Parkway, Durham, NC 27713**

Phone **919-361-5000 x128**

Email **padiak@johnrcadams.com**

Fax **919-361-2269**

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

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

Zoning Information	Building Information
Zoning District(s) SC	Proposed building use(s) Restaurant
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 0
Overlay District N/A	Proposed Building(s) sq. ft. gross <del>8,460</del> 8420
Total Site Acres 2.70 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <del>8,460</del> 8420
Off street parking Required Provided	Proposed height of building(s) 22'
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.07
BOA (Board of Adjustment) case # A-N/A	Building Lot Coverage percentage (site plans only) 0.07
CUD (Conditional Use District) case # Z-9-11	

**Stormwater Information**

Existing Impervious Surface acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 2.04 acres/square feet	If Yes, please provide Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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 This project complies with the guidelines described in the Comprehensive Plan 2030 because it contains the following design elements: (1) Access to the greenway that runs along Crabtree Valley Avenue and Crabtree Creek adjacent to the mall site, (2) Right-of-way dedication for the Crabtree Valley Avenue extension/Edwards Mill Road realignment, and (3) The site is located in the Northwest Planning District within the Crabtree Small Area Plan with a high intensity mix of uses.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	11. Total number of Open Space (only) lots 0
2. Total # Of Single Family Lots 0	12. Total number of all lots 1
3. Total # Of Apartment Or Condominium Units 0	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	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 0	
6. Total Number of Hotel Units 0	
7. Overall Total # Of Dwelling Units (1-6 Above) 0	
8. Bedroom Units 1br 0 2br 0 3br 0 4br or more 0	
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 55	
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 Andrew Padiak 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 12/17/14  
Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B					
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
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. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <b>Preliminary Development Plan Checklist</b> 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, Subdivision Plan, or Recombination 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 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, if applicable. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundary. The digital image should be provided in the form of .pdf on a CD. If the plan was not digitally created, provide an 8 ½" x 11" reduction of the plan. 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 checked="" type="checkbox"/>	<input 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"/>			✓

EXISTING  
CRABTREE VALLEY AVE.  
75' PUBLIC R/W

**GENERAL NOTE:**

1. EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEYS, THE BEST AVAILABLE RECORD DRAWINGS, AND DESIGN DRAWINGS FROM CRABTREE COMMONS LOT 1. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

SEE SHEET C-2 FOR PROJECT SITE, GRADING, STORM DRAINAGE, AND UTILITY NOTES.

THE JOHN R. MCADAMS COMPANY, INC.  
2905 Meridian Parkway  
Durham, North Carolina 27713  
Phone: 919-488-8888  
Fax: 919-488-8889  
www.mcadamsco.com  
(800) 733-5646



REVISIONS:

OWNER:  
WEINGARTEN INVESTMENTS INC.  
9420 FORUM DRIVE, SUITE 101  
RALEIGH, NC 27616

**CRABTREE COMMONS LOT 3**  
PRELIMINARY SITE PLAN  
RALEIGH, NORTH CAROLINA

PROJECT NO: WGT-14000  
FILENAME: WGT14000-S1  
DESIGNED BY: LAW  
DRAWN BY: JMS  
SCALE: 1"=20'  
DATE: 12-19-2014  
SHEET NO: C-3



RE-ALIGNED  
CRABTREE VALLEY AVE.  
90' PUBLIC R/W  
(BM 2013 PG 1592)

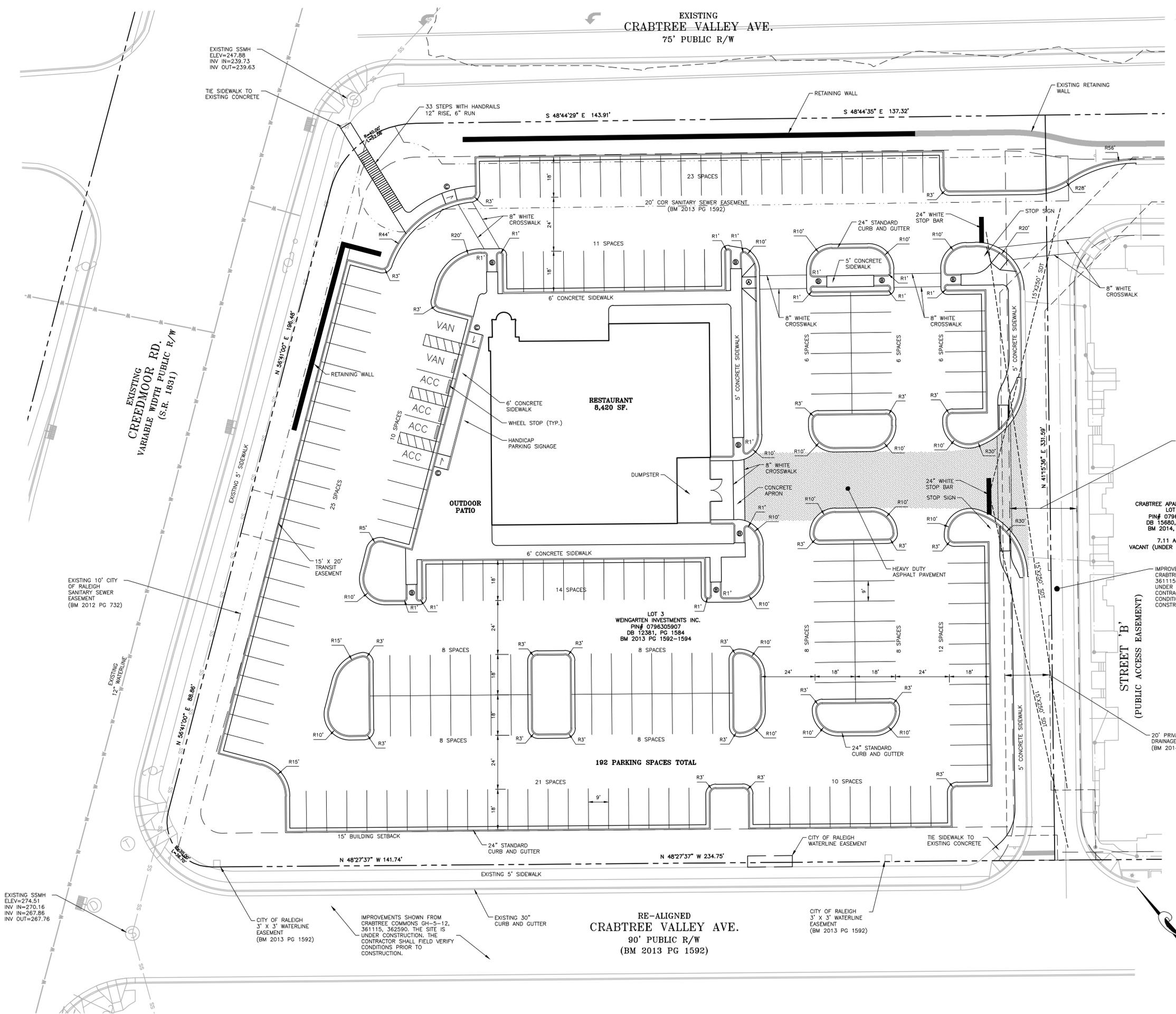
IMPROVEMENTS SHOWN FROM CRABTREE COMMONS GH-5-12, 361115, 362590. THE SITE IS UNDER CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO CONSTRUCTION.

**SITE LEGEND**

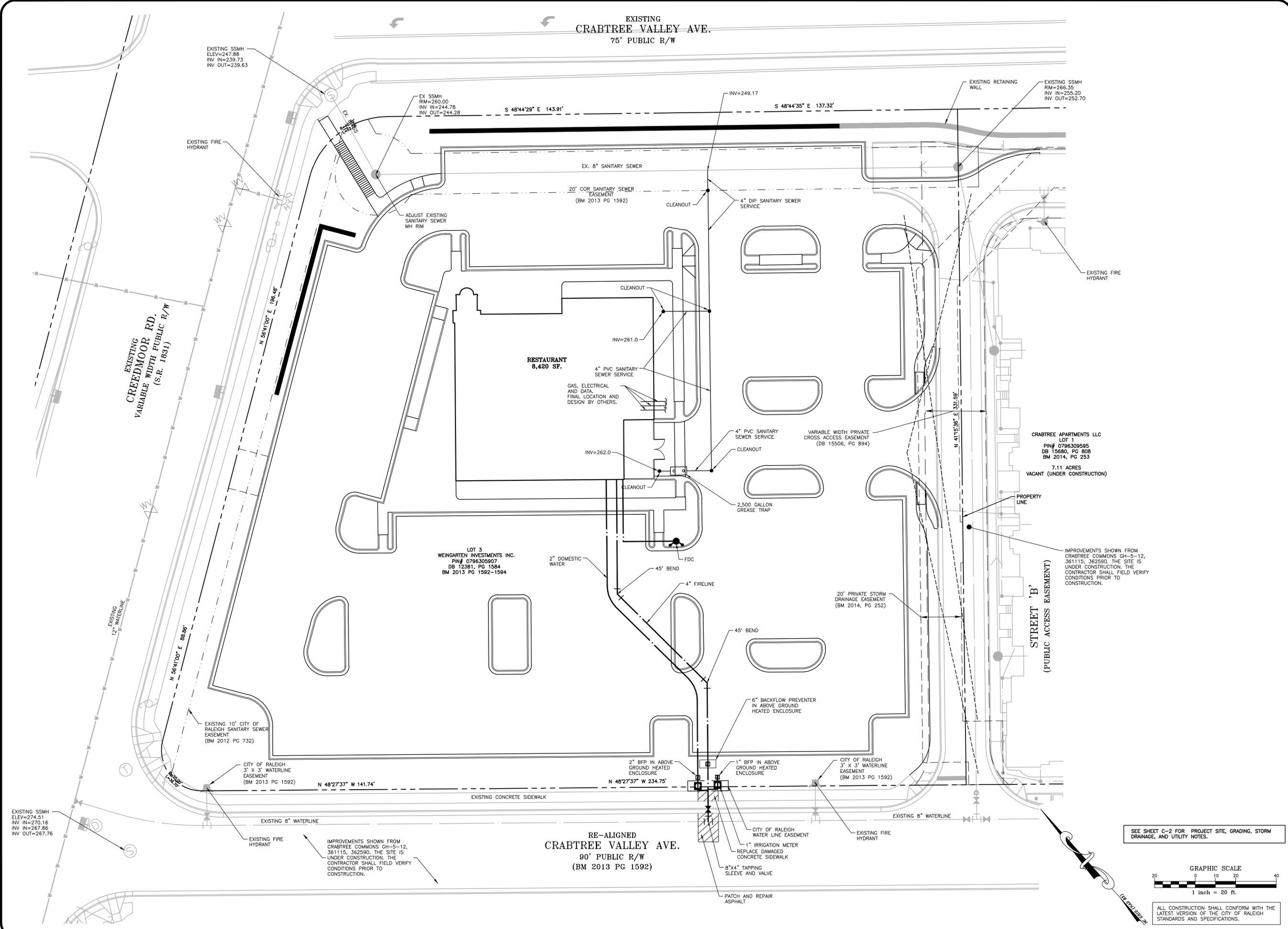
	SIGNAGE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT FOR EMERGENCY VEHICLES, GARBAGE PICKUP AND DELIVERIES (3" S9.58/4" 119.08/10" CABG)
	DECORATIVE CONCRETE (SEE PLANS BY CLINE DESIGN ASSOCIATES)
	FENCE

GRAPHIC SCALE  
1 inch = 20 ft

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



EXISTING SSMH  
ELEV=274.51  
INV IN=270.16  
INV OUT=267.76

EXISTING SSMH  
ELEV=247.88  
INV IN=239.73  
INV OUT=239.63

EX SSMH  
RIM=260.00  
INV IN=244.78  
INV OUT=244.28

EXISTING SSMH  
RIM=266.35  
INV IN=255.20  
INV OUT=252.70

EXISTING 10" CITY OF  
RALEIGH SANITARY SEWER  
EASEMENT  
(BM 2012 PG 732)

CITY OF RALEIGH  
3" X 3" WATERLINE  
EASEMENT  
(BM 2013 PG 1592)

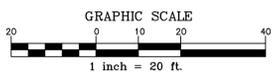
IMPROVEMENTS SHOWN FROM  
CRABTREE COMMONS GH-5-12,  
361115, 362590. THE SITE IS  
UNDER CONSTRUCTION. THE  
CONTRACTOR SHALL FIELD VERIFY  
CONDITIONS PRIOR TO  
CONSTRUCTION.

RE-ALIGNED  
CRABTREE VALLEY AVE.  
90' PUBLIC R/W  
(BM 2013 PG 1592)

CITY OF RALEIGH  
WATER LINE EASEMENT  
1" IRRIGATION METER  
REPLACE DAMAGED  
CONCRETE SIDEWALK  
8"x4" TAPPING  
SLEEVE AND VALVE

CITY OF RALEIGH  
3" X 3" WATERLINE  
EASEMENT  
(BM 2013 PG 1592)

SEE SHEET C-2 FOR PROJECT SITE, GRADING, STORM  
DRAINAGE, AND UTILITY NOTES.



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FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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**CRABTREE COMMONS LOT 3**  
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SHEET NO: **C-5**  
McAdams logo

