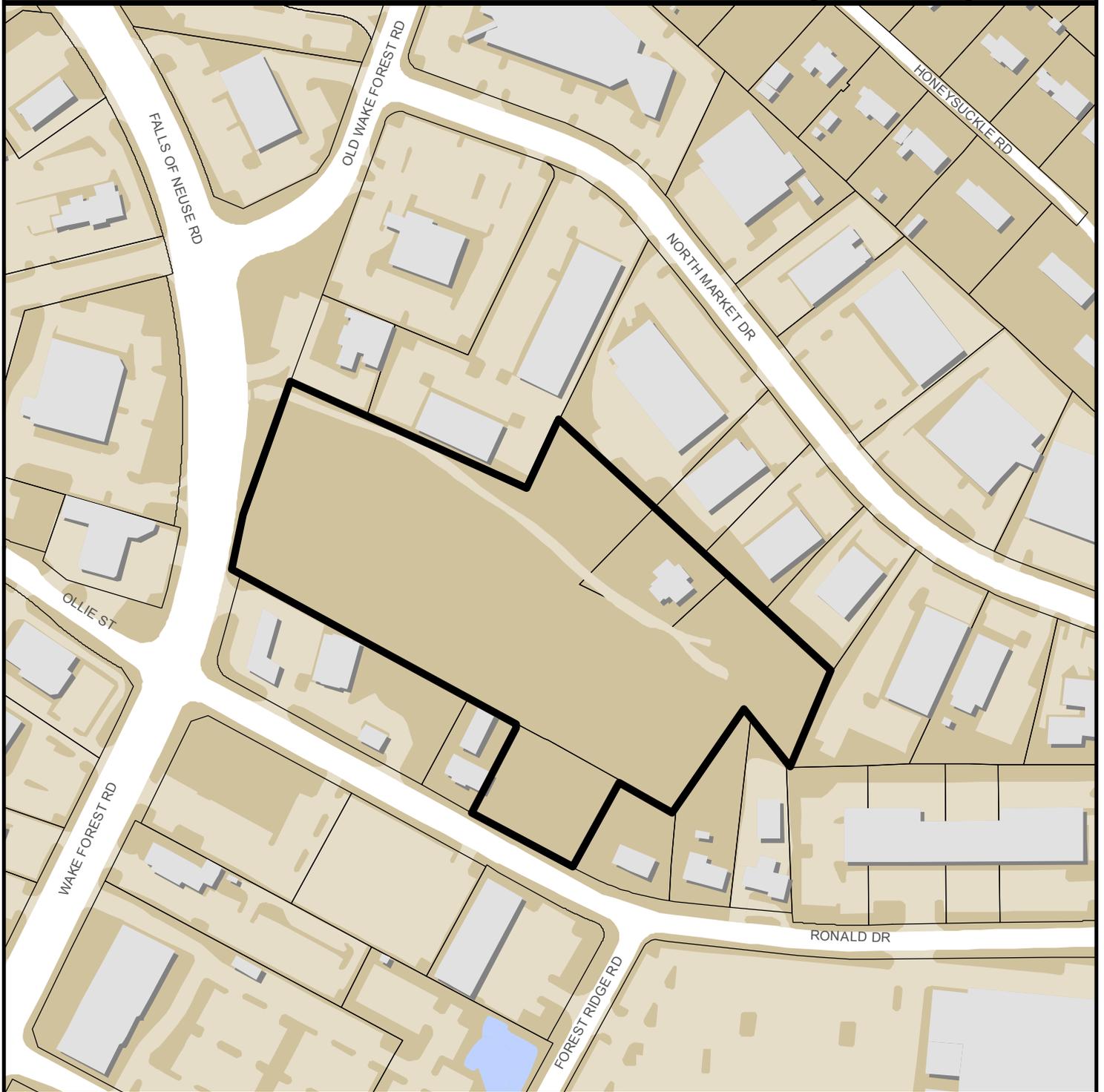


MGP RETAIL GROCERY STORE SP-79-2015



0 300 600 Feet

Zoning: **NB & IND-1**

CAC: **Atlantic**

Drainage Basin: **Marsh Creek**

Acreage: **7.19**

Square Feet: **36,170**

Planner: **Justin Rametta**

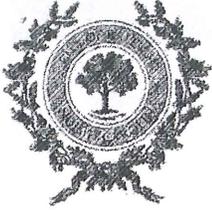
Phone: **(919) 996-2665**

Applicant: **LIDL US, LLC**

Phone: **(703) 340-7024**



SP-79-15



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	
<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 455437 Assigned Project Coordinator Chips 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 #			
GENERAL INFORMATION			
Development Name MGP Retail Grocery Store - NC1 Raleigh			
Proposed Use Grocery Store			
Property Address(es) 4308 Wake Forest Road, 4400 Old Wake Forest Road, 1603 Ronald Drive			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1716-50-4796	P.I.N. Recorded Deed 1716-50-7739	P.I.N. Recorded Deed 1716-50-5487	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> 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.		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. PER 10-2132.2(b)(2)(b) FOOD STORE - RETAIL LOCATED WITHIN 400' OF RETAIL.		
CLIENT (Owner or Developer)	Company Lidl US, LLC		Name (s) Turner Rose
	Address 1500 Sunday Drive, Suite 101, Raleigh, NC 27612		
	Phone (703) 340 7024	Email turner.rose@lidl.us	Fax
CONSULTANT (Contact Person for Plans)	Company Timmons Group		Name (s) Rick Baker, PE
	Address 5410 Trinity Road, Suite 112, Raleigh, NC 27607		
	Phone 919.866.4939	Email Rick.Baker@timmons.com	Fax 919.859.5663

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

Zoning Information	Building Information
Zoning District(s) NB & IND-1	Proposed building use(s) Grocery Store
If more than one district, provide the acreage of each NB= 2.65, IND-1 = 4.54	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 36,170
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 36,170
Off street parking Required 181 Provided 181	Proposed height of building(s) 32' 10"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 11.5%
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (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 acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input 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 Comprehensive Plan 2030 has the parcels listed under the Business and Commercial Services category. Grocery stores rely heavily on a location near major streets, such as Wake Forest Road, that provides convenience access to customers.

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:
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 <input type="checkbox"/> Yes <input type="checkbox"/> 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.

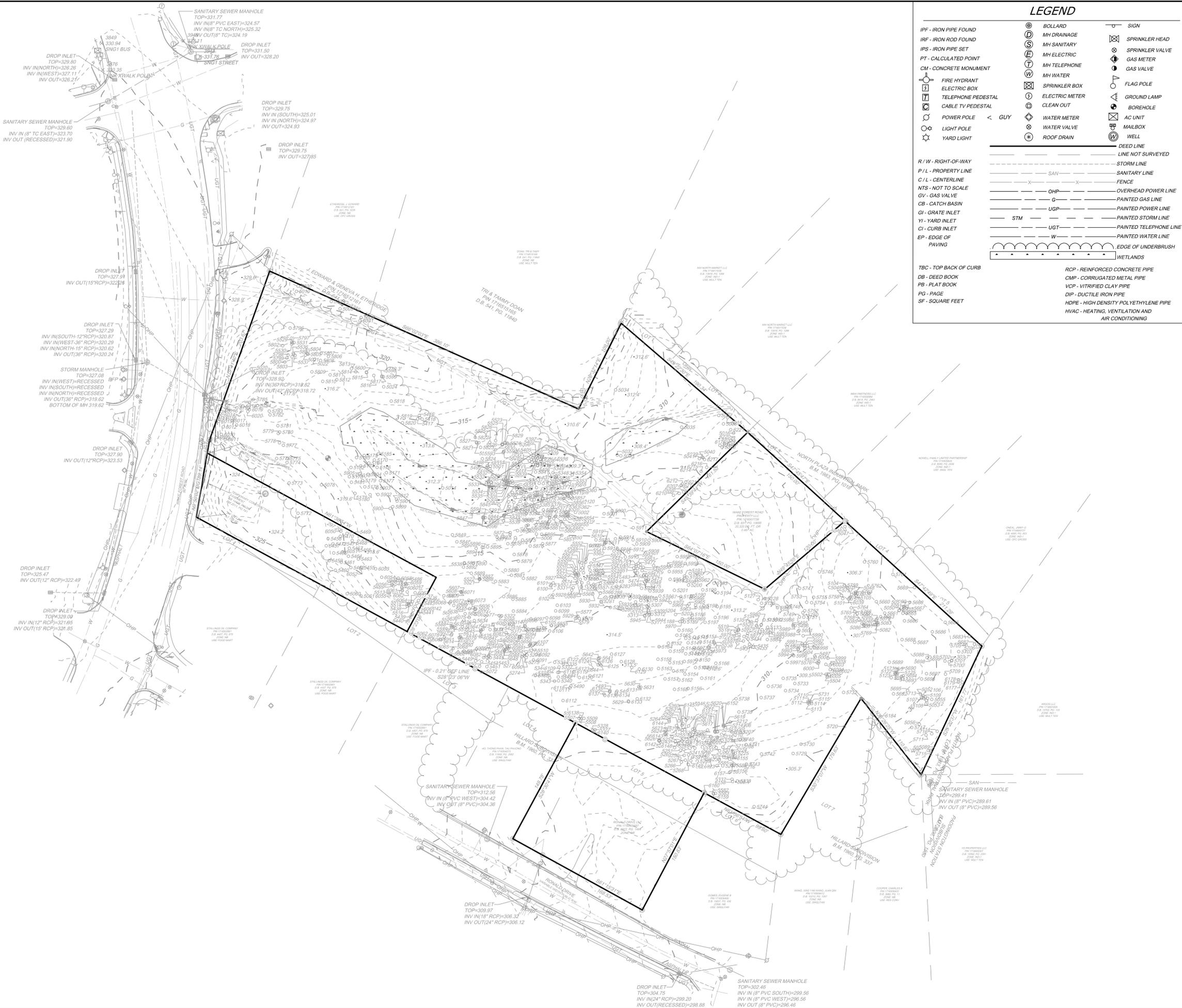
I hereby designate Timmons Group to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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

Signed Ozma Epitokhan 10-26-15 Date
 Signed _____ 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 type="checkbox"/>		✓
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input type="checkbox"/>		✓
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input type="checkbox"/>	<input type="checkbox"/>	✓
4. I have referenced the <u>Preliminary Development Plan Checklist</u> 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 type="checkbox"/>		✓
5. Provide the following plan sheets:	<input type="checkbox"/>		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>		✓
b) Existing Conditions Sheet	<input type="checkbox"/>	<input type="checkbox"/>	✓
c) Proposed Site or Subdivision Plan	<input type="checkbox"/>		✓
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input type="checkbox"/>	✓
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input 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 type="checkbox"/>	
i) Transportation Plan	<input type="checkbox"/>	<input 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 type="checkbox"/>		✓
7. Plan size 18"x24" or 24"x36"	<input 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 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 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 type="checkbox"/>		✓
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>	
12. Preliminary stormwater quantity and quality summary and calculations package	<input 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 type="checkbox"/>	✓

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LEGEND

IPF - IRON PIPE FOUND	⊗ BOLLARD	○ SIGN
IRF - IRON ROD FOUND	⊙ MH DRAINAGE	⊗ SPRINKLER HEAD
IPS - IRON PIPE SET	⊙ MH SANITARY	⊗ SPRINKLER VALVE
PT - CALCULATED POINT	⊙ MH ELECTRIC	⊗ GAS METER
CM - CONCRETE MONUMENT	⊙ MH TELEPHONE	⊗ GAS VALVE
⊙ FIRE HYDRANT	⊙ MH WATER	⊗ FLAG POLE
⊙ ELECTRIC BOX	⊙ SPRINKLER BOX	⊗ GROUND LAMP
⊙ TELEPHONE PEDESTAL	⊙ ELECTRIC METER	⊗ BOREHOLE
⊙ CABLE TV PEDESTAL	⊙ CLEAN OUT	⊗ AC UNIT
⊙ POWER POLE	⊙ WATER METER	⊗ MAILBOX
⊙ LIGHT POLE	⊙ WATER VALVE	⊗ WELL
⊙ YARD LIGHT	⊙ ROOF DRAIN	⊗ DEED LINE
		--- LINE NOT SURVEYED
		--- STORM LINE
		--- SANITARY LINE
		--- FENCE
		--- OVERHEAD POWER LINE
		--- PAINTED GAS LINE
		--- PAINTED POWER LINE
		--- PAINTED STORM LINE
		--- PAINTED TELEPHONE LINE
		--- PAINTED WATER LINE
		--- WETLANDS
		--- EDGE OF UNDERBRUSH
		--- WETLANDS

TBC - TOP BACK OF CURB	RCP - REINFORCED CONCRETE PIPE
DB - DEED BOOK	CMP - CORRUGATED METAL PIPE
PB - PLAT BOOK	VCP - VITRIFIED CLAY PIPE
PG - PAGE	DIP - DUCTILE IRON PIPE
SF - SQUARE FEET	HDPE - HIGH DENSITY POLYETHYLENE PIPE
	HVAC - HEATING, VENTILATION AND AIR CONDITIONING

SURVEY NOTES

1. THE TOPOGRAPHIC INFORMATION CONTAINED HEREIN IS BASED ON SURVEY PERFORMED BY TIMMONS GROUP ON MARCH 30, 2015 UNDER THE DIRECT SUPERVISION OF DAVID A. PERFATER, PLS L-4951.
2. SEE TITLE REPORT NO. 15AVL47527 DATED 03/03/15 FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY.
3. AREAS COMPUTED BY COORDINATE METHOD.
4. RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
5. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS FIRM.
7. RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
8. BASIS OF BEARING SHOWN HEREON IS NC GRID NAD 83 (NSRS 2007).
9. VERTICAL DATUM SHOWN HEREON IS NAVD88.
10. DELINEATED WETLAND BOUNDARIES ARE SHOWN ACCORDING TO THE REPORT DATED MARCH 3, 2015 PREPARED BY TIMMONS GROUP BY DANIEL COX AND BRIAN BREISSINGER.

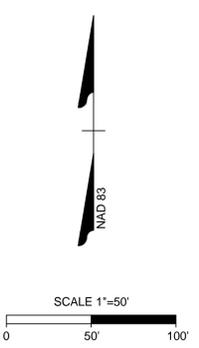
EXISTING ON-SITE IMPERVIOUS = 0.17 ACRES

EXISTING CONDITIONS NOTES

1. OTHER SOURCES OF INFORMATION INCLUDE CITY OF RALEIGH GIS AND AERIAL IMAGERY.
2. THE UTILITIES ON THESE PLANS ARE APPROXIMATE ONLY, AND ARE NOT ACCURATE FOR CONSTRUCTION PURPOSES. FOR FIELD MARKS CALL 1-800-632-4949.

DEMOLITION NOTES

1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION INCLUDING UNDERGROUND UTILITY CONNECTION POINTS, RECEIVING PIPE SIZES, INVERTS, AND PIPE MATERIALS FOR UNDERGROUND STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON FINDING A DIFFERENCE IN FIELD CONDITIONS AND WHAT IS DEPICTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY APPROPRIATE CITY OF RALEIGH DEPARTMENTS PRIOR TO BEGINNING ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS, RELOCATIONS, NEW SERVICES, AND TEMPORARY SERVICES WITH THE UTILITY OWNER.



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

LIDL US - RALEIGH NC01
CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

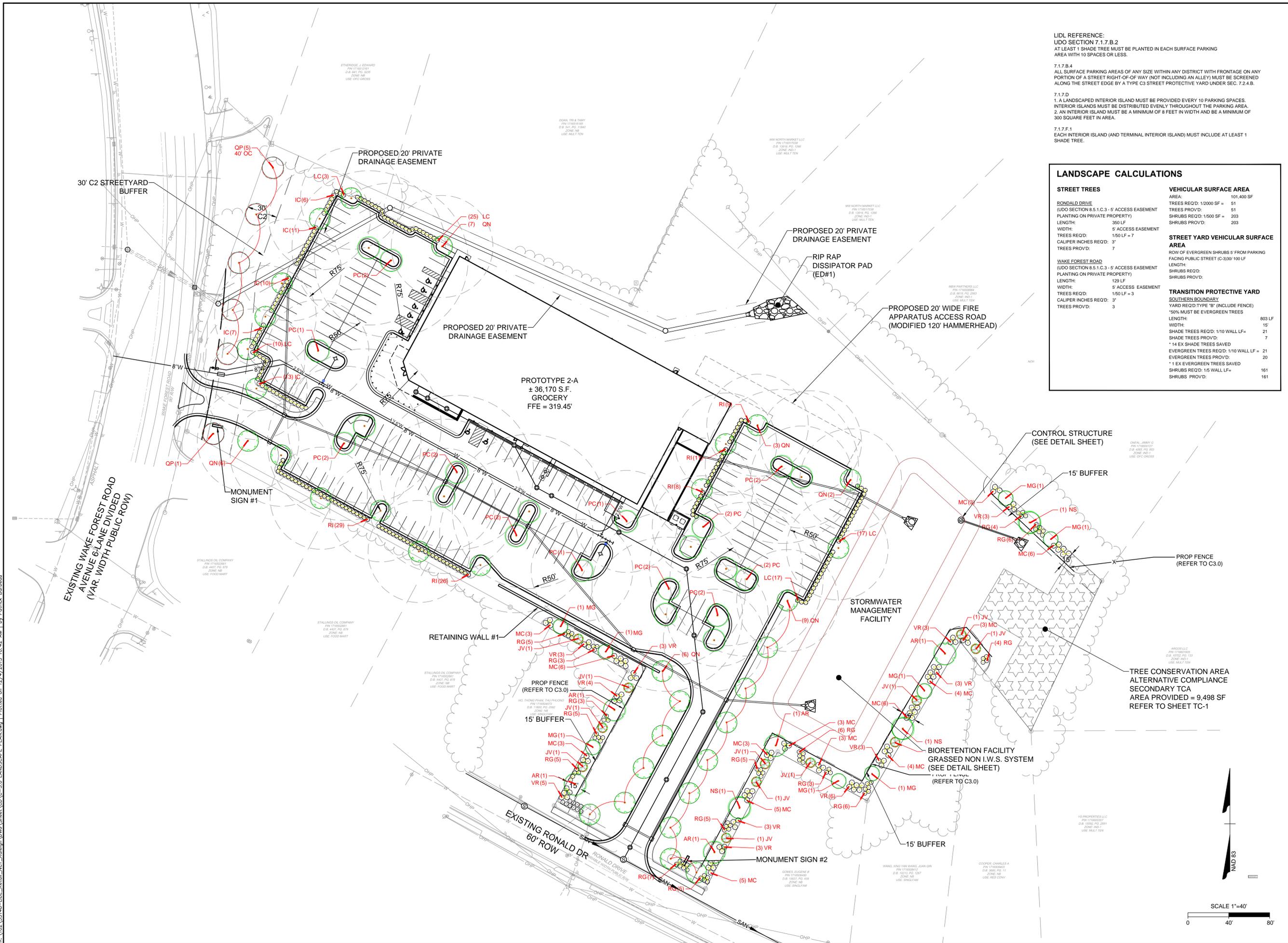
EXISTING CONDITIONS

YOUR VISION ACHIEVED THROUGH OURS.	REVISION DESCRIPTION #
DATE: 12/04/2015	DATE:
DRAWN BY: B. DOWNS	DRAWN BY:
DESIGNED BY: B. DOWNS	DESIGNED BY:
CHECKED BY: R. BAKER	CHECKED BY:
SCALE: 1" = 50'	SCALE:
JOB NO.: 35148	JOB NO.:
SHEET NO.: C-1.0	SHEET NO.:

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THIS DRAWING PREPARED AT THE RALEIGH OFFICE
 5410 Trinity Road, Suite 02 | Raleigh, NC 27607
 TEL 919.866.9551 FAX 919.833.8124 www.timmons.com

R:\102\35148-IDL-Retail\DWG\Sheet\CD-C-5.0 LANDSCAPE PLAN.dwg | Plotted on 12/4/2015 10:42 AM | by Patrick Barbeau



LIDL REFERENCE:
 UDO SECTION 7.1.7.B.2
 AT LEAST 1 SHADE TREE MUST BE PLANTED IN EACH SURFACE PARKING AREA WITH 10 SPACES OR LESS.

7.1.7.B.4
 ALL SURFACE PARKING AREAS OF ANY SIZE WITHIN ANY DISTRICT WITH FRONTAGE ON ANY PORTION OF A STREET RIGHT-OF-WAY (NOT INCLUDING AN ALLEY) MUST BE SCREENED ALONG THE STREET EDGE BY A TYPE C3 STREET PROTECTIVE YARD UNDER SEC. 7.2.4.B.

7.1.7.D
 1. A LANDSCAPED INTERIOR ISLAND MUST BE PROVIDED EVERY 10 PARKING SPACES. INTERIOR ISLANDS MUST BE DISTRIBUTED EVENLY THROUGHOUT THE PARKING AREA.
 2. AN INTERIOR ISLAND MUST BE A MINIMUM OF 8 FEET IN WIDTH AND BE A MINIMUM OF 300 SQUARE FEET IN AREA.

7.1.7.F.1
 EACH INTERIOR ISLAND (AND TERMINAL INTERIOR ISLAND) MUST INCLUDE AT LEAST 1 SHADE TREE.

LANDSCAPE CALCULATIONS

STREET TREES		VEHICULAR SURFACE AREA	
RONALD DRIVE (UDO SECTION 8.5.1.C.3 - 5' ACCESS EASEMENT PLANTING ON PRIVATE PROPERTY)	LENGTH: 350 LF	AREA: 101,400 SF	TREES REQ'D: 1/2000 SF = 51
WAKE FOREST ROAD (UDO SECTION 8.5.1.C.3 - 5' ACCESS EASEMENT PLANTING ON PRIVATE PROPERTY)	LENGTH: 129 LF		TREES PROV'D: 51
	TREES REQ'D: 1/50 LF = 7		SHRUBS REQ'D: 1/500 SF = 203
	CALIPER INCHES REQ'D: 3"		SHRUBS PROV'D: 203
	TREES PROV'D: 7		
STREET YARD VEHICULAR SURFACE AREA			
ROW OF EVERGREEN SHRUBS 5' FROM PARKING FACING PUBLIC STREET (C-3) 30' 100 LF			
	LENGTH: 129 LF		SHRUBS REQ'D: 1/500 SF = 203
	SHRUBS PROV'D: 203		
TRANSITION PROTECTIVE YARD			
SOUTHERN BOUNDARY			
YARD REQ'D TYPE "B" (INCLUDE FENCE)			
*50% MUST BE EVERGREEN TREES			
	LENGTH: 803 LF		
	WIDTH: 15'		
	SHADE TREES REQ'D: 1/10 WALL LF = 21		
	SHADE TREES PROV'D: 7		
	* 14 EX SHADE TREES SAVED		
	EVERGREEN TREES REQ'D: 1/10 WALL LF = 21		
	EVERGREEN TREES PROV'D: 20		
	* 1 EX EVERGREEN TREES SAVED		
	SHRUBS REQ'D: 1/5 WALL LF = 161		
	SHRUBS PROV'D: 161		

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 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.9511 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
12/04/2015	

DRAWN BY
B. DOWNS

DESIGNED BY
B. DOWNS

CHECKED BY
R. BAKER

SCALE
1" = 50'

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

LIDL US - RALEIGH NC01
 CITY OF RALEIGH - WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

JOB NO.
35148

SHEET NO.
C-5.0

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