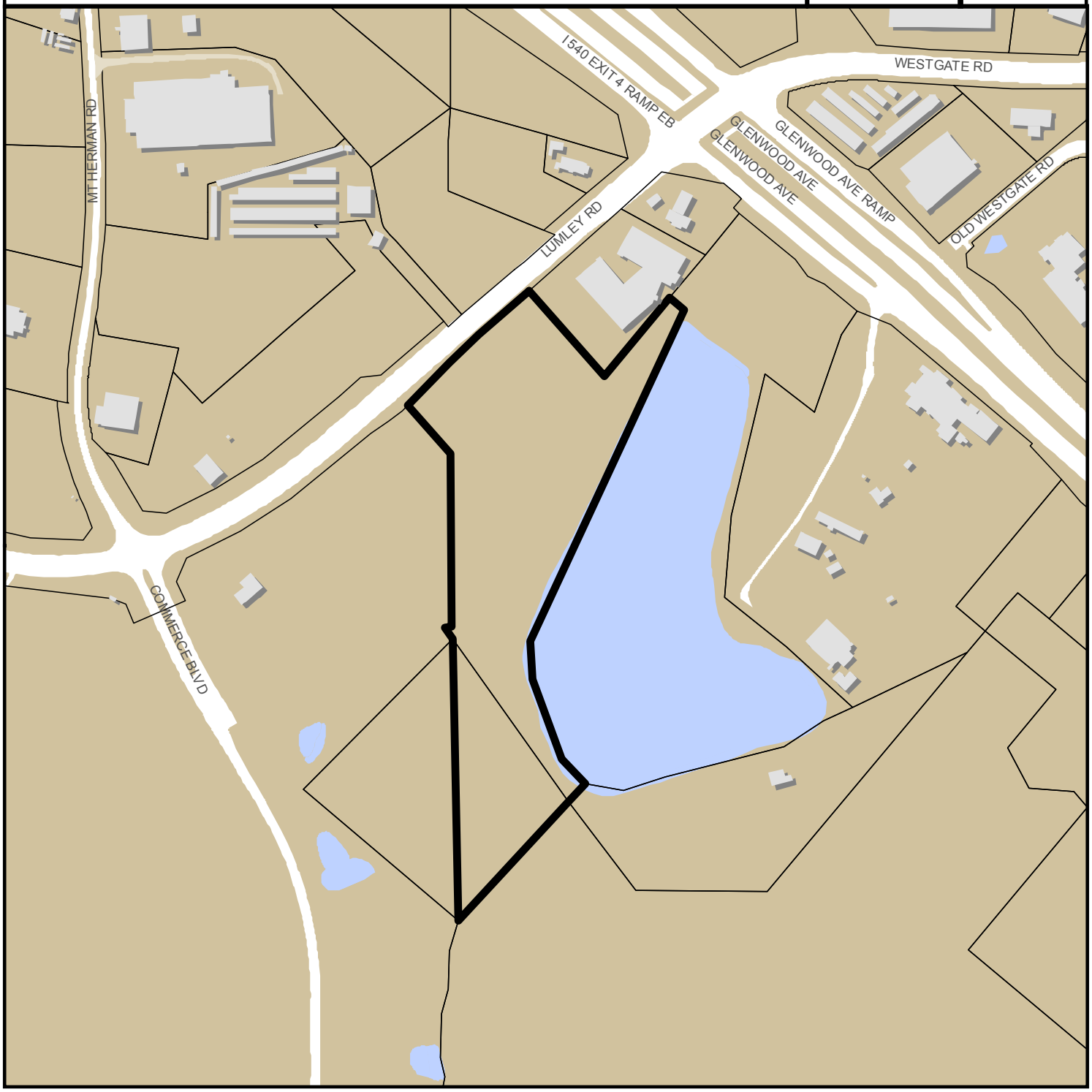
LUMLEY ROAD DEVELOPMENT
S-2-2015



Zoning: **TD, AOD, SHOD-2**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **11.6**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Lumley Commerical**
Phone: **(919) 821-7890**

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	☐ Subdivision*	Transaction Number
☐ Preliminary Administrative Site Plans	☐ Cluster Subdivision**	Assigned Project Coordinator
☐ Group Housing **	☐ Infill Subdivision**	Assigned Team Leader
☐ Multifamily (Infill)**	■ Expedited Subdivision Review	
	☐ Conventional Subdivision	
	☐ Compact Development	
	☐ Conservation Subdivision	
* 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 # 422318

GENERAL INFORMATION

Development Name: Lumley Road Development

Proposed Use: Warehouse/Storage

Property Address(es): 9621 Lumley Road

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0768-82-8006, 0768-81-7107

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
DB015901 Pg02785	DB015901 Pg02785		

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.
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company: The Lundy Company, Inc.	Name (s): Jon Keener	
	Address: Post Office Box 33279 Raleigh, NC 27636		
	Phone: (919) 821-7890	Email: jkeener@lundygroup.com	Fax:
CONSULTANT (Contact Person for Plans)	Company: Mulkey Engineers and Consultants	Name (s): Michael Allen	
	Address: 6750 Tryon Road Cary, NC 27518		
	Phone: (919) 858-1888	Email: mallen@mulkeyinc.com	Fax: (919) 851-1918

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

Zoning Information	Building Information
Zoning District(s) TD	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District AOD (entire parcel), SHOD-2 (entire parcel)	Proposed Building(s) sq. ft. gross N/A
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
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 N/A	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 # 3720076800J

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 proposed development will comply with the uses outlined in the TD zoning and the additional requirements outlined in the AOD and SHOD-2.

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.

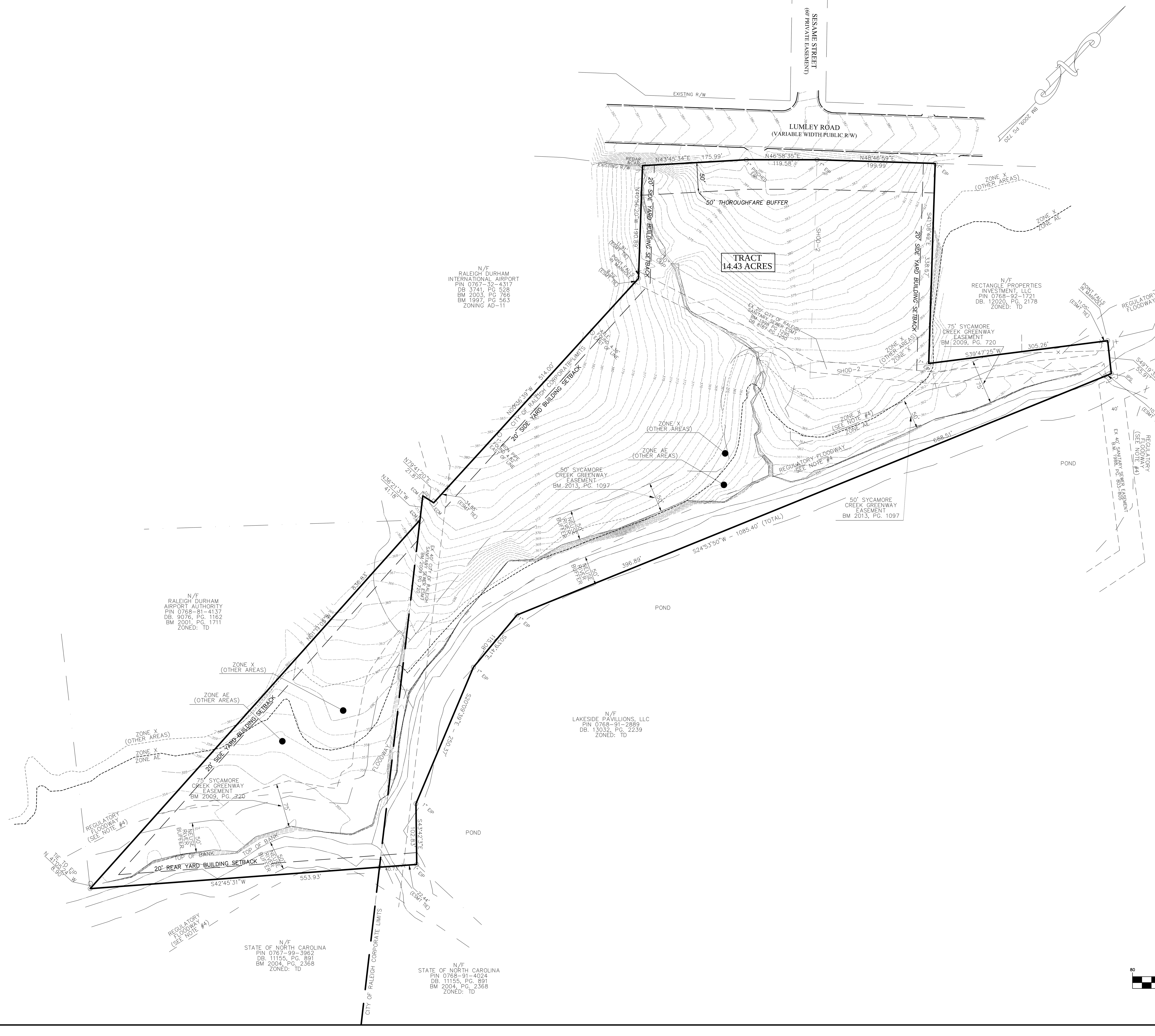
I hereby designate Mulkey Engineering to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

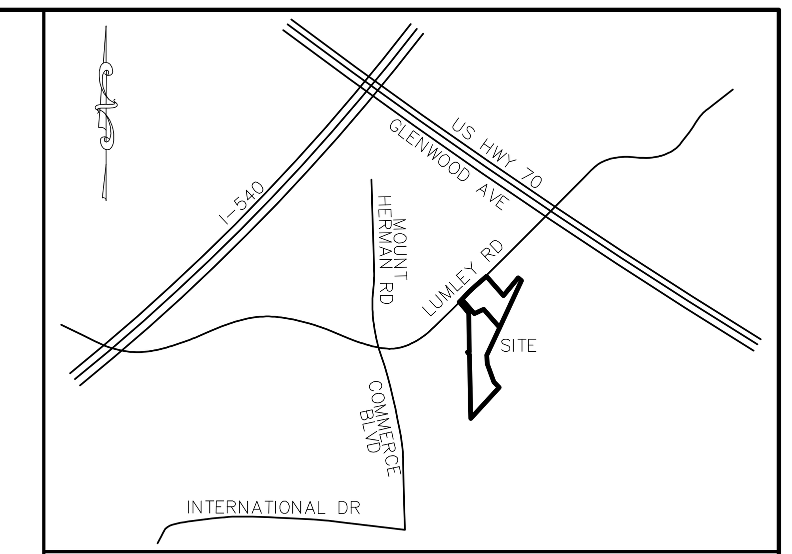
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed David Mann 2/21/14 Date MANAGER

Signed Gabriel Guillois 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)	x				
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	☐	✓		
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	☐	✓		
c) Proposed Site or Subdivision Plan	x		✓		
d) Proposed Grading and Stormwater Plan	☐	x			✓
e) Proposed Utility Plan, Including Fire	☐	x			✓
f) Proposed Tree Conservation Plan	x	☐	✓		
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	x			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	x			✓
I) Transportation Plan	☐	x			✓
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	☐	x			✓
12. Preliminary stormwater quantity and quality summary and calculations package	☐	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	☐	x			✓





VICINITY MAP - NOT TO SCALE

SITE DATA

OWNER:

LUMLEY COMMERCIAL OWNERS, LLC

SITE ADDRESS:

9621 LUMLEY RD
RALEIGH NC

PIN: 0768-82-8006 (IN CORP LIMITS)
PIN: 0768-81-7107 (OUT OF CORP LIMITS)

DEED REFERENCE:

DB 15901 PG 2785
BM 2009 PG 720
BM 2013 PG 1097

ZONING: TD (THOROUGHFARE DISTRICT)

MINIMUM SETBACK REQUIREMENTS:
-- FRONT YARD, SIDE YARD OR REAR YARD FRONTING A PUBLIC STREET: 50 FEET
-- SIDE YARD: 20 FEET
-- REAR YARD: 20 FEET

OVERLAY DISTRICT:

AIRPORT OVERLAY DISTRICT
AOD (ENTIRE PROPERTY)
SPECIAL HIGHWAY OVERLAY DISTRICT-2
SHOD-2 (SEE MAP)

GENERAL NOTES :

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS BM 2009 PG 720
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. ALL AREAS SHOWN WERE COMPUTED BY COORDINATE GEOMETRY UNLESS OTHERWISE SHOWN.
4. A PORTION OF THE SURVEYED PARCEL IS LOCATED IN THE FOLLOWING FEMA FLOOD HAZARD ZONE AREAS PER FIRM PANEL NUMBER 3720076800J, LAST REVISED MAY 2, 2006. (LINES TRACED).

   A: ZONE-AE: 1.0% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS ESTABLISHED
   B: ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
   C: REGULATORY FLOODWAY: THE CHANNEL OF A RIVER OR OTHER WATERCOURSE AND THE ADJACENT LAND AREAS THAT MUST BE RESERVED IN ORDER TO PASS THE BASE FLOOD DISCHARGE WITHOUT INCREASING FLOOD DEPTHS

   ZONE X "OTHER AREAS" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THE PROPERTY MAY BE SUBJECT TO ADDITIONAL MATTERS WHICH A COMPLETE TITLE SEARCH WOULD REVEAL.
6. 50' NEUSE RIVER BUFFERS TAKEN FROM BM 2009 PG 720.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

MULKEY
ENGINEERS & CONSULTANTS
6750 TRYON ROAD
RALEIGH, NC 27518
(919) 851-1912
(919) 851-1918 (FAX)
WWW.MULKEYINC.COM
FIRM LICENSE NO. C-1021

LUMLEY ROAD DEVELOPMENT

9621 LUMLEY ROAD

RALEIGH, NORTH CAROLINA 27617

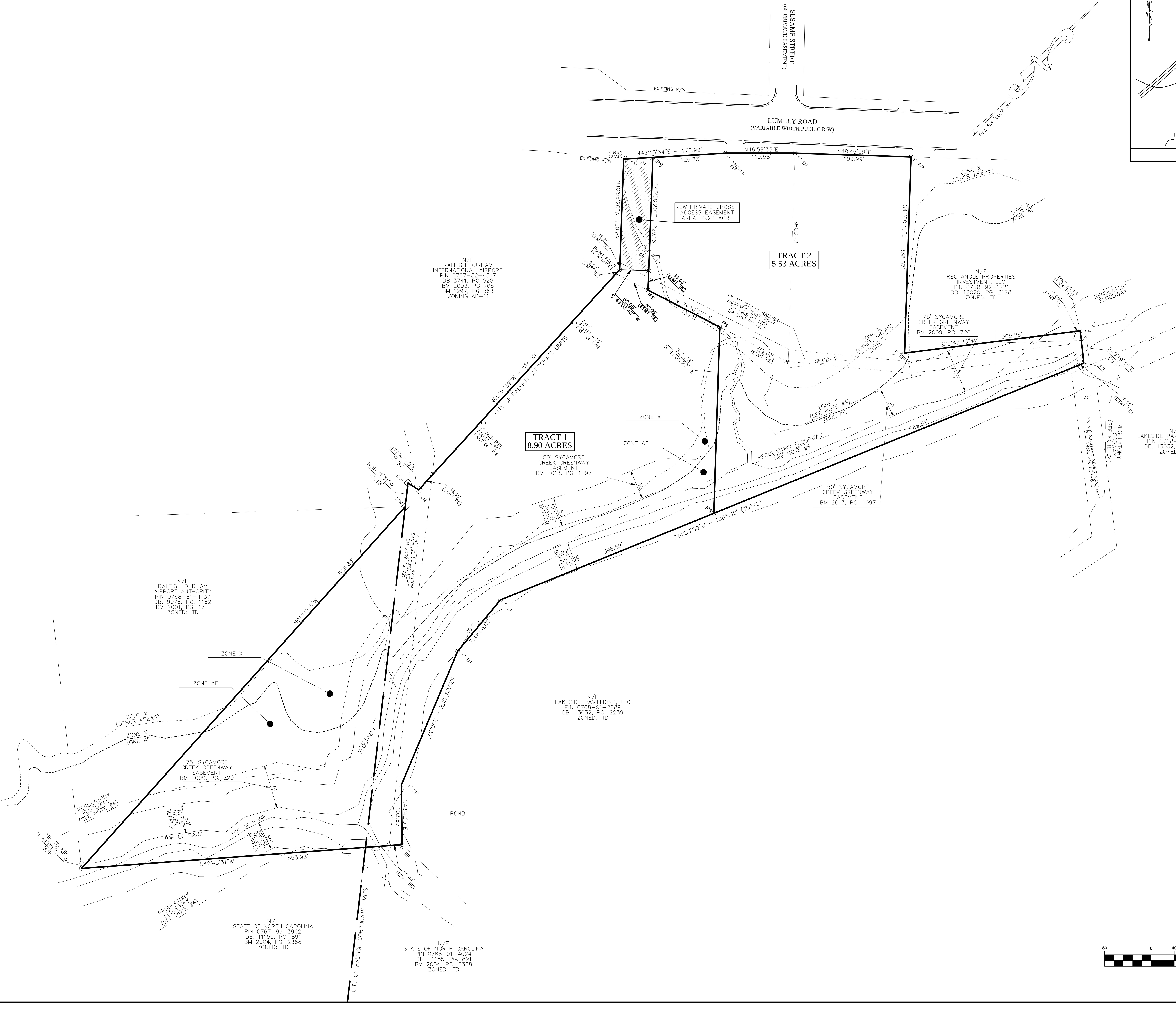
REVISIONS

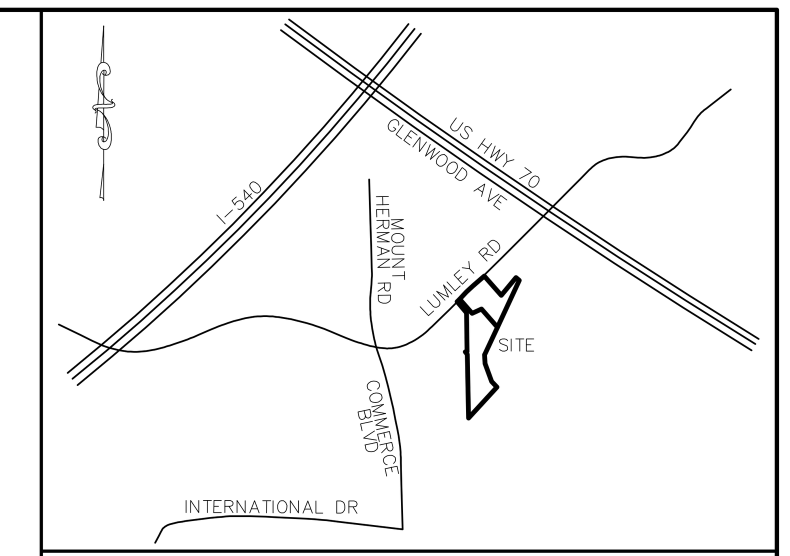
NO.	DATE	REMARKS
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

PROJECT NO:	2014092.00
DRAWN BY:	TSG
DWG. CHECKED BY:	MDA
SCALE:	SEE PLAN
DATE:	02-05-15

EXISTING CONDITIONS

C-100





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8.		
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PROJECT NO: 2014092.00
DRAWN BY: TSG
DWG. CHECKED BY: MDA
SCALE: SEE PLAN
DATE: 02-05-15

SUBDIVISION PLAN

C-200

TCA CALCULATIONS

TRACT 1

Tract Acreage:	**8.900ac**
Tract Area:	**387,680 sf**
TCA Percentage Req'd:	**10%**
TCA Area Req'd:	**0.890 ac**
TCA Area Provided:	**2.408 ac (26.5%)**

TRACT 2

Tract Acreage:	**5.534 ac**
Tract Area:	**241,077 sf**
TCA Percentage Req'd:	**10%**
TCA Area Req'd:	**0.553 ac**
TCA Area Provided:	**1.464 ac (26.5%)**

TOTAL SITE

Site Acreage:	**14.434 ac**
Site Area:	**628,756 sf**
TCA Percentage Req'd:	**10%**
TCA Area Req'd:	**1.443 ac**
TCA Area Provided:	**3.876 ac (26.8%)**
Method of Compliance:	**Primary Tree Conservation Area- 50' Thoroughfare District Yard**
	Primary Tree Conservation Area- 50' Wide Neuse Riparian Buffer Zone 2

Areas by Classification:	**TD Yard**	**0.406 ac**
	Riparian Buffer Zone 2	**3.467 ac**
	Total:	**3.873ac**

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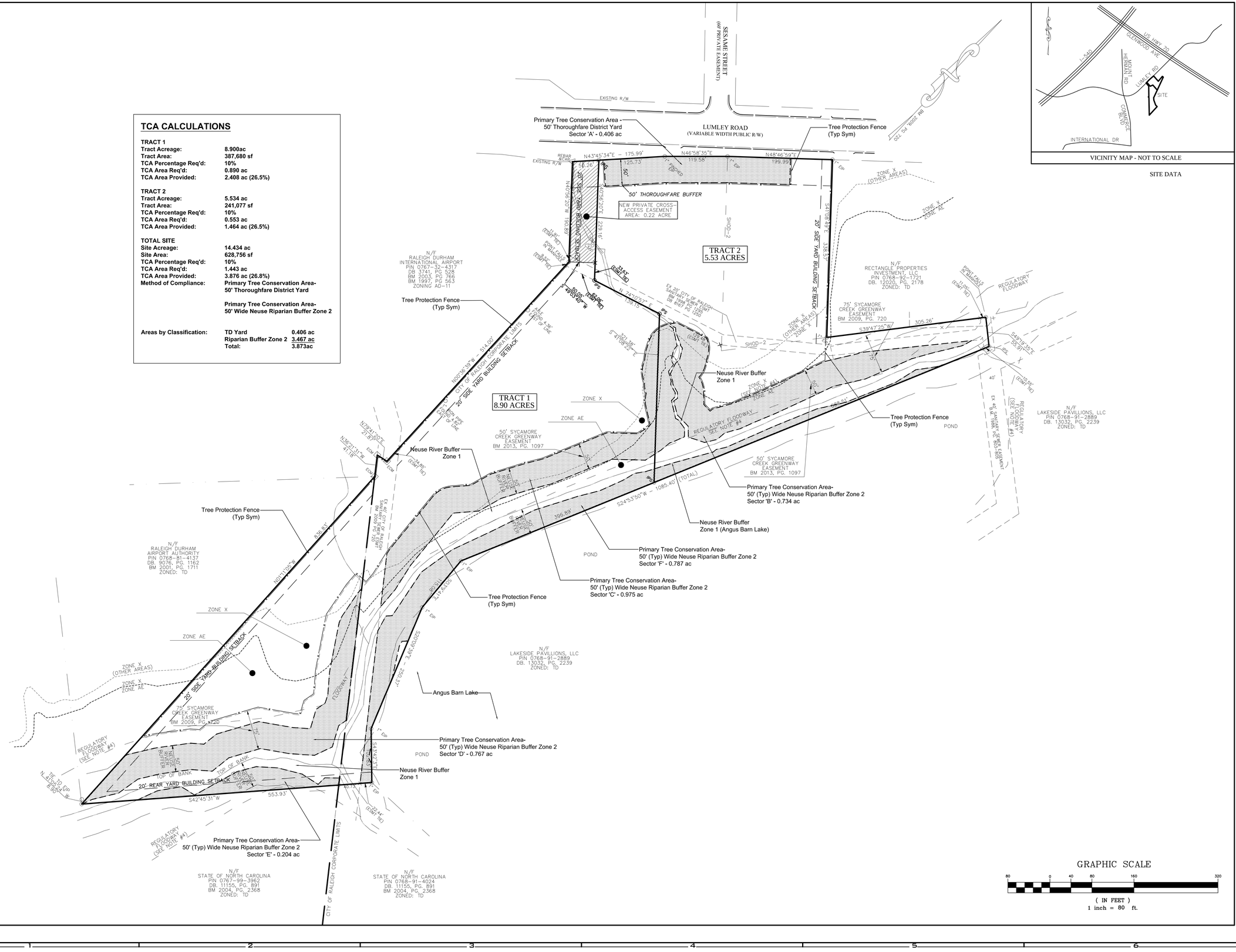

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LUMLEY ROAD DEVELOPMENT

9621 LUMLEY ROAD

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9.		

PROJECT NO: 2014092.00

DRAWN BY: TSG

DWG. CHECKED BY: MDA

SCALE: SEE PLAN

DATE: 02-05-15

TREE CONSERVATION PLAN

C-300