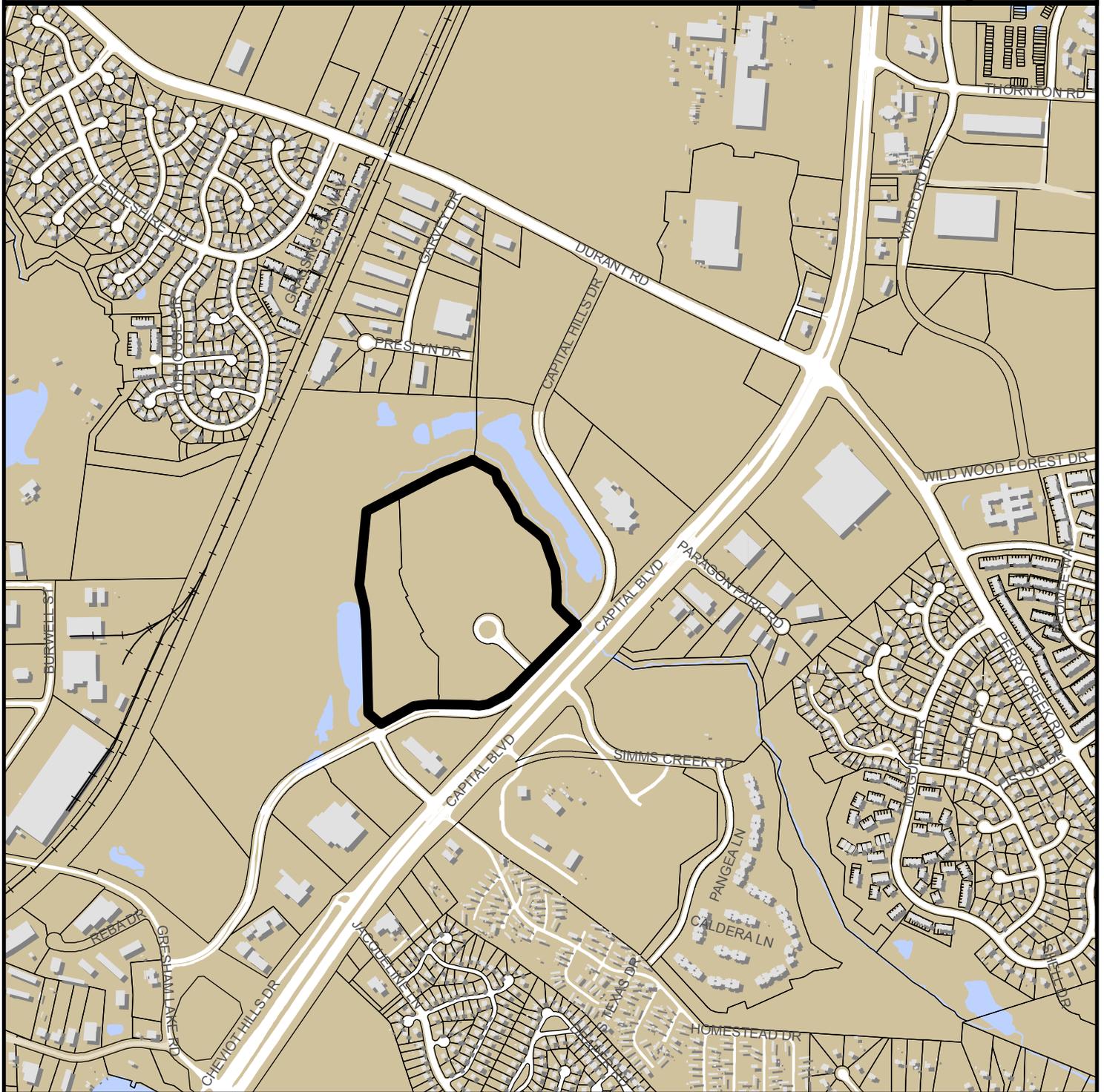


LEITH LINCOLN & LEITH ACURA SR-27-2018



0 300 600 1,200 1,800 2,400 Feet

Zoning: **IX-3**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **38.61**
Sq. Ft.: **56,522**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Bill Daniel**
Phone: **(919) 467-9708**





Administrative Approval Action

Leith Lincoln & Leith Acura: SR-27-18
Transaction# 548936, AA # 3840

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at the intersection Capital Hills Drive and Capital Summit Court. The address is 4001 Capital Hills Drive and 2350 Capital Summit Court. The PIN numbers are 1727786528 and 1727893012.

REQUEST: Development of a 33.01 acre tract zoned Industrial Mixed Use (IX-3) for Auto Sales and Service. There are two existing auto sales and service facilities at the site, the applicant is proposing 56,522 square feet of additional vehicle sales and service.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

An Administrative Alternate has been approved by the Planning and Development Director for this project, noted below:

1. The applicant requested an Administrative Alternate for Unified Development Ordinance Section 1.5.9 – Transparency. Please reference AAD-13-18. The Planning Director finds that the requested alternate meets the intent of the transparency requirements in the UDO. Furthermore, the approved alternate conforms with the Comprehensive Plan and adopted City Plans. The approval is subject to the following condition: the street facing façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency. The approval is dated June 20, 2018.

One Design Adjustment has been approved by the Development Services Director Designee for this project, noted below:

2. A Design Adjustment granting relief from the block perimeter requirements due to the location existing conditions surrounding the site make the connections extremely difficult. There are significant grade changes and a blue line stream surrounding the entire property. No proposed streets are shown on the Raleigh Street Plan for this area. Reference DA-28-2017.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Bill Daniel of William G. Daniel & Associates, P.A.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

- Stormwater impervious surface parameters from the original approved subdivision, S-94-07 are being met utilizing the previously approved Stormwater Management Facilities (SWMF). Therefore, no new TN buydown or 24% BMP construction cost payments or BMP sureties are required.



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PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Next Step: A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, right of way and/or Easement Dedications, and Tree Save Areas.
5. Provide fire flow analysis.

ENGINEERING

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the frontage of Capital Summit Ct shall be paid to the City of Raleigh.
9. A sidewalk deed of easement for any public sidewalk on Private Property shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of



Administrative Approval Action

Leith Lincoln & Leith Acura: SR-27-18
Transaction# 548936, AA # 3840

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recording of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

12. Next Step: All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

URBAN FORESTRY

13. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.
14. A fee-in-lieu for street trees on Capital Hills Dr. and Capital Summit Ct. must be paid to the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

15. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
16. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
17. Next Step: All street lights and street signs required as part of the development approval are installed.
18. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
19. Next Step: Final inspection of all required Tree Conservation Areas by Urban Forestry Staff.



Administrative Approval Action

Leith Lincoln & Leith Acura: SR-27-18
Transaction# 548936, AA # 3840

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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 7-26-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

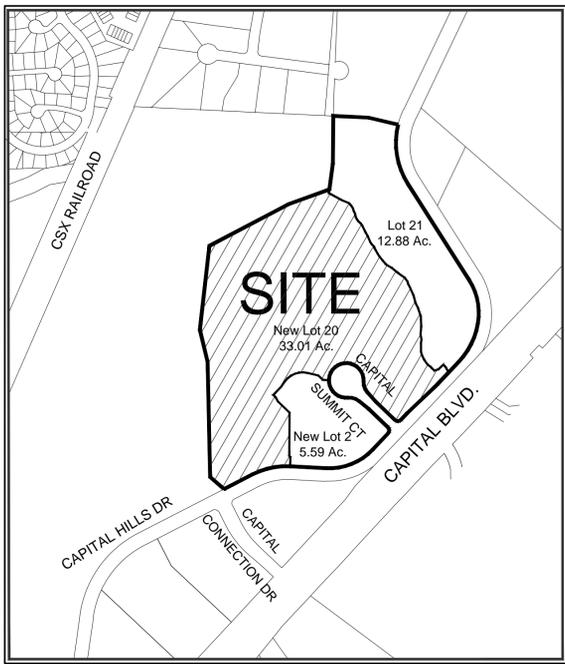
4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Aylin B. [Signature]* Date: 7/25/2018

Staff Coordinator: Daniel L. Stegall



VICINITY MAP
1" = 500'

Phase Number(s)	PHASE 1	PHASE 2	PHASE 3
Number of Lot (s)	1	0	0
Lot Number (s) by Phase	20	0	0
Number of Units	0	0	0
Liveable Buildings	0	0	0
Open Space ?	NO	0	0
Number of Open Space Lots	0	0	0
Public Water (LF)	0	0	0
Public Sewer (LF)	0	0	0
Public Street (LF)	0	0	0
Public Sidewalk (LF)	0	0	0
Street Signs	0	0	0
Water Service Stubs	2	0	0
Sewer Service Stubs	2	0	0

- NOTES:
- ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 - BOUNDARY IS TAKEN FROM NEW LOT 2 & 20 BM 2018 PG 475.
 - CONTOURS ARE A COMBINATION OF FIELD SURVEYED, PROPOSED ROADWAY GRADES, AND WAKE COUNTY CADASTRAL INFORMATION.
 - NO WETLANDS EXIST IN SITE PLAN AREA.
 - THIS SITE IS NOT FEMA MAPPED. (MAP # 3720172700J & 3720172800J)
 - CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 - ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
 - MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
 - RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
 - NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

Staff Report
Raleigh Appearance Commission
Administrative Alternate Request

Case File / Name: AAD-13-18 - 2350 Capital Summit Court

RECOMMENDED ACTION:

- The approved alternate meets the intent of the transparency requirements.
- The approved alternate conforms with the Comprehensive Plan and adopted City plans and
- The street facing building facade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

The Commission recommends approval.

CONDITIONS OF APPROVAL: None

Decision: The City Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance.

Signature: [Signature] Date: 6/20/18

PRIVATE IMPROVEMENT QUANTITIES

Private Water (LF)	2,271' (TOTAL)
8" DIP	747'
6" DIP	1,046'
4" DIP	478'
Private Sewer (LF)	973' (TOTAL)
4" PVC	108'
6" PVC	865'

Administrative Site Review Application
(for UDO Districts only)

Development Services Center: 5000 Capital Blvd., Suite 601 Raleigh, NC 27611 (919) 996-3000
Litchford Satellite Office: 1035 - 135 Litchford Blvd Raleigh, NC 27611 (919) 996-4000

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE

Attached Attached Attached Apartment Townhouse

FOR OFFICE USE ONLY

Transaction Number: [Blank]
Assigned Project Leader: [Blank]

GENERAL INFORMATION

Development Name: Leith Lincoln & Leith Acura
Zoning District: IX-3
Proposed Use: Automobile Dealerships
Property Address(es): 5601 Capital Hills Drive & 2350 Capital Summit Court
Major Street Location: Capital Hills Dr & Capital Summit Ct

WORK SCOPE

Per City Code Section 10.2.4.0.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Construction of two automobile dealerships and associated infrastructure (includes parcel recombination)

DESIGN ADJUSTMENT OR ADMIN ALTERNATE

Design adjustment required for administration along Capital Hills Dr - alternate located at part of 5601 and a Design Adjustment for the Block Perimeter

CLIENT/DEVELOPER/OWNER

Company: MLC Automotive LLC
Address: 5601 Capital Blvd Raleigh NC 27616
Phone: 919.876.5432 Email: kelks@leithinc.com Fax: 919.976.3258

CONSULTANT

Company: William G. Daniel & Associates, P.A.
Address: 1150 SE Maynard Road Suite 260 Cary NC 27511
Phone: 919.467.9708 Email: wdaniel@wgmda.com Fax: 919.460.7585

WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s): IX-3	Proposed building use(s): Sales/Service
More than one district, provide the acreage of each -	Existing Building(s) sq. ft. gross: 32,691
County District:	Proposed Building(s) sq. ft. gross: 32,691
Total Site Acres - Inside City Limits: 33.01	Total sq. ft. gross (existing & proposed): 65,382
Off street parking Required: 131	Proposed height of building(s): 22'-0" & 20'-0"
COA (Certificate of Appropriateness) Case #:	# of stories: 2
BOA (Board of Adjustment) Case #:	Ceiling height of 1 st floor: 15'-0" & 20'-0"
CUO (Conditional Use District) Case #:	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartments, Condominium or Residential Units	5. Bedroom Units: 2br 3br 3br 4br or more
2. Total # of Congregate Care Life Care Dwelling Units	6. In-Unit Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (lots of Amenity)
4. Overall Total # of Dwelling Units (1-4 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

I, the undersigned, hereby certify that I am the duly authorized agent of the applicant and that the information provided herein is true and correct to the best of my knowledge and belief.

Signature: William Daniel Date: 6/20/18

Cheviot Assemblage
Lot 2, 20, & 21

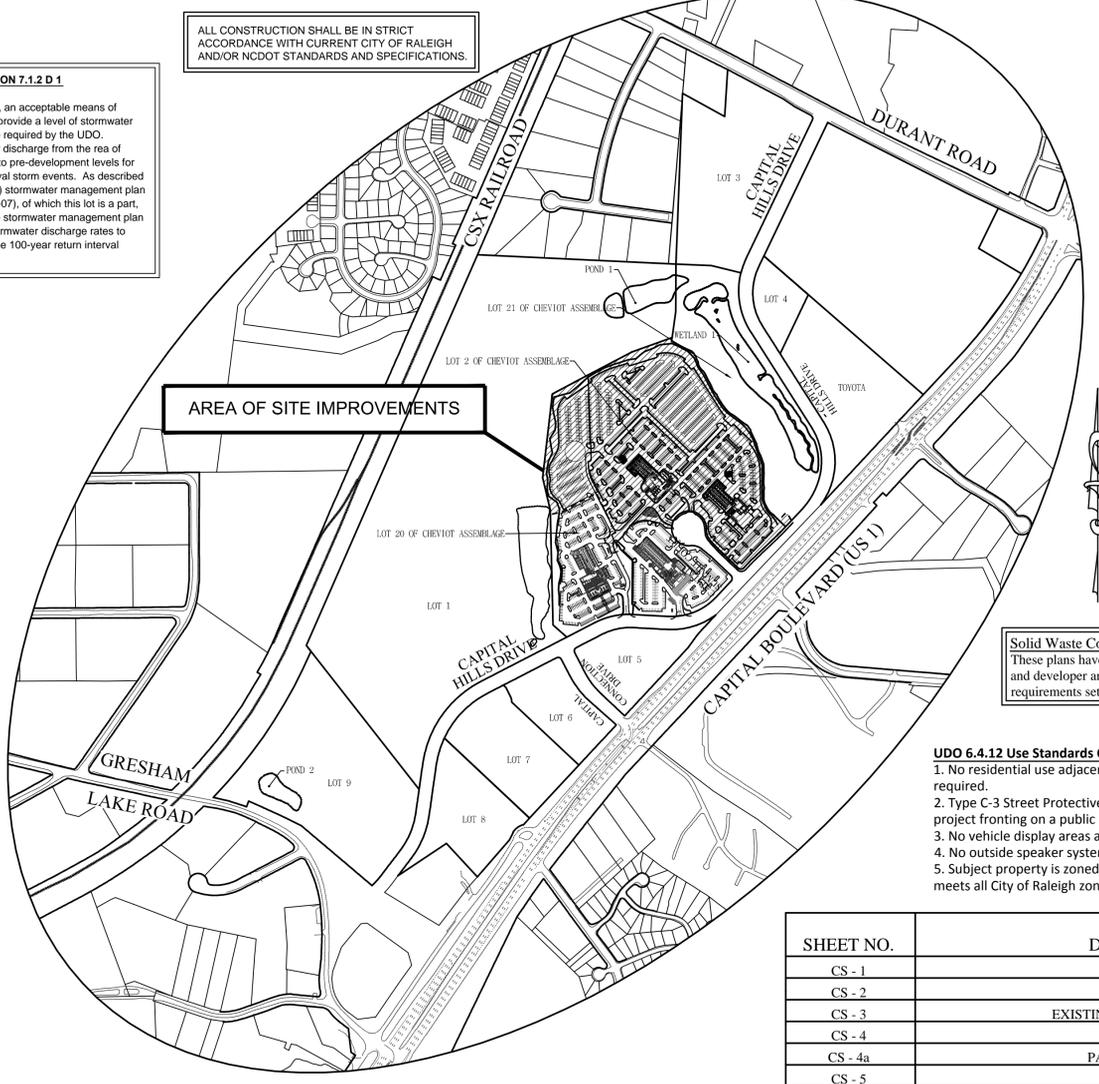
Impervious Area Allocation

Lot #	Total Lot Area (Ac.)	Impervious Area (Ac.)	Percentage of Total Impervious Area (%)
2 (VV)	5.59	4.41	15.08%
20	33.01	24.84	84.92%
21	12.88	0.00	0.00%

Values in the above table represent maximum allowable allocation of impervious area.

COMPLIANCE WITH UDO SECTION 7.1.2.D.1

As cited in UDO Section 7.1.2.D.1, an acceptable means of mitigating for excess parking is to provide a level of stormwater management above that otherwise required by the UDO. Specifically, the rate of stormwater discharge from the area of excess parking is to be controlled to pre-development levels for the 2, 10, and 30-year return interval storm events. As described in the approved (and implemented) stormwater management plan for the Cheviot Assemblage (S-94-07), of which this lot is a part, this criteria is satisfied. In fact, the stormwater management plan for S-94-07 achieves control of stormwater discharge rates to pre-development levels for even the 100-year return interval storm event.



Fee-in-Lieu (Street Tree Placement)
LF of Street Frontage = 1,010 LF
Street Trees Required @ 40' O.C. = 25

Fee-in-Lieu (1' Of Sidewalk)
A fee-in-lieu will be paid for any areas along property that have an existing 5' sidewalk.

Design Adjustment (Block Perimeter Length)
The site for which this design adjustment is requested is a partially developed site fronting on Capital Hills Drive to the south and surrounded by a living retaining wall (up to 20' tall in places) to the east, west, and north. On the low side of the retaining wall, a recorded Tree Conservation Area easement, a City of Raleigh Greenway easement, and an NCEP Stream Restoration easement effectively surround this parcel—making a roadway connection to abutting parcels impracticable. All access to this lot will be via Capital Hills Drive and Capital Summit Court. Due to existing development and site constraints, we request a design adjustment to not construct a public road (r/w) through the existing parcel.

Solid Waste Compliance Statement:
These plans have been reviewed by the design engineer and developer and are in compliance with the requirements set forth in the Solid Waste Design Manual.

- UDO 6.4.12 Use Standards Compliance Note:**
- No residential use adjacent to project, therefore, no TPY required.
 - Type C-3 Street Protective Yard shown along all portions of project fronting on a public right-of-way.
 - No vehicle display areas are artificially elevated on this project.
 - No outside speaker system proposed on these plans.
 - Subject property is zoned IX-3. The proposed plan as shown meets all City of Raleigh zoning requirements.

SITE DATA

OWNER:	MLC Automotive, LLC 5601 Capital Blvd. Raleigh, NC 27616 (919) 876-5432
BOM & PAGE:	BM 2018 PG 475, 476, & 477
TOWNSHIP:	NEUSE
TOTAL ACREAGE:	33.01 Ac. (New Lot 20)
ZONING:	IX-3
TOTAL DENUDED AREA:	23.87 Ac.
IMPERVIOUS AREA TOTAL:	SEE CALC'S & NOTE THIS SHEET
WATERSHED:	NEUSE
WAKE COUNTY PIN #:	1727786528 & 1727893012
PROJECTED SEWER FLOW:	4,750 GPD (SEE CALC'S THIS SHEET)
FLOOR AREA RATIO (F.A.R.): PROPOSED	(1.90ac/33.01ac) = 0.057
BUILDING LOT COVERAGE: PROPOSED	(2.05 ac/33.01ac) = 0.062
BUILDING SF (Jaguar/Land Rover):	32,691 SF
FIRST FLOOR:	30,071 SF
SECOND FLOOR:	2,620 SF
BUILDING SF (Acura):	32,009 SF
FIRST FLOOR:	29,597 SF
SECOND FLOOR:	2,412 SF
BUILDING SF (Lincoln):	24,513 SF
FIRST FLOOR:	22,952 SF
SECOND FLOOR:	1,561 SF

Sequence of Occupancy

Two buildings are proposed on this site plan. It is anticipated that construction of the two buildings and associated site improvements will proceed sequentially, but with overlapping construction schedules. As such, portions of the site improvements depicted on this plan will not be completed when the first of the two buildings is completed and occupied. At a minimum, for occupancy of the first of the two buildings, the site improvements to be completed at time of occupancy shall provide for: adequate routes of access for fire & protective services, completion of the number of parking spaces required for the building as stated on the site plan, and implementation of the landscaping plan associated with the building and its areas of required parking.

Lot 20
Existing Impervious Conditions (SR-63-17)

6.80 = Vehicular Use Area	22.14 = Vehicular Use Area
0.12 = Misc. Area (Walks, pads, etc.)	0.59 = Misc. Area (Walks, pads, etc.)
0.75 = Building	1.96 = Building
7.67 = Total Impervious Area	Jag / Land Rover = 32,691 sf
25.34 = Landscaped Area	Lincoln = 22,952 sf
33.01 = Total Site Area	Acra = 29,596 sf
	24.69 = Total Impervious Area
	8.32 = Landscaped Area
	33.01 = Total Site Area

Impervious Area Allocation

As specified by the stormwater Management Plan for S-94-07, an allocation of impervious area was established for each lot within the project. That allocation is documented in Restrictive Covenants recorded in BK 14065, PG 543. The impervious area allocation for Lot 2 is 1,274,130 SF (or 29.25 AC.). Lot 2 referred to in the original covenants has been subdivided via exempt subdivision and is now Lots 2, 20, & 21. The existing impervious area on Lot 2 is 4.62 ac. and Lot 20 is 7.67 ac. Impervious area on Lot 2 will be reduced by 0.28 ac. to 4.34 ac. and the proposed impervious area to be added to Lot 20 by this site plan is 17.02 ac. for a total of 24.69 ac.. This area of impervious coverage that will exist on Lot 2 & 20 after development of the proposed site plan is 29.03 ac., below the 29.25 ac. impervious area originally allocated for Lot 2.

Control of Peak Rate of Stormwater Discharge

The Stormwater Management Plan for the Cheviot Assemblage (S-94-07) employs three SCMs as the primary elements—two wet ponds and a constructed wetland—to achieve compliance with the stormwater discharge and quality requirements associated with the City's UDO and the States Neuse River Basin Rules. Conventional stormwater collection and piping systems transport stormwater from the sites to the SCMs. The three SCMs have been completed, are functional, and currently in conformity to the City's inspection and maintenance requirements—see File #N-0015-08.

The combined effect of the 3 SCMs is that the peak rate of stormwater discharge for built-out development conditions for the 2-yr and 10-yr interval rainfall events are controlled so as to be less than the corresponding discharges for pre-development conditions. The projected rates of stormwater discharge are:

Storm Event	Pre-develop. Rate (CFS)	Post-develop. Rate (CFS)
2 YR	137.5	52.6
10 YR	187.9	99.7

Implementation of the proposed stormwater management plan achieves in full conformity to all applicable stormwater regulations of the City and the State.

* The BMP (Wetland #1) to which stormwater runoff from this site will be routed, is completed and operational. City asbuilts and certifications are current.

Full development of Cheviot Assemblage will result in nitrogen export levels as listed below:

PROJECT SEWER FLOW
(gallons per day)

PROPOSED BLDG	EMPLOYEE	WASHBAY	AUTOMATIC CAR WASH	TOTAL
SALES (Acra)	20	0	0	500 gpd
SALES (Lincoln)	15	0	0	375 gpd
SERVICE (Acra)	30	6	0	2,250 gpd
SERVICE (Lincoln)	25	4	0	1,625 gpd

NOTE: SEWER FLOW CALCULATIONS BASED ON EMPLOYEES @ 25 gpd & WASHBAYS @ 250 gpd each, and AUTOMATIC CAR WASHES @ 1200 gpd each.

Tree Conservation Area

Tree Conservation Area was established for the entirety of the area of S-94-07 (including Lot 2) at the time of approval of S-94-07. TCA Areas are recorded in BOM 2009, PG 456-471. Applicable TCA Permit # is 14469.

Site Acreage / Site Data

The proposed development is located on a lot to be created via recombination. All site data listed on this site plan is based on the created lot.

SHEET NO.	DESCRIPTION
CS - 1	COVER
CS - 2	PLAT
CS - 3	EXISTING CONDITIONS PLAN
CS - 4	SITE PLAN
CS - 4a	PARKING EXHIBIT
CS - 5	UTILITY PLAN
CS - 6	GRADING / DRAINAGE PLAN
CS - 7	EROSION CONTROL PLAN
CS - 8	SOLID WASTE PLAN
CS - 9	STORM & EROSION CONTROL CHARTS
L - 1	LANDSCAPE PLAN
L - 2	LANDSCAPE DETAILS
EL 1 OF 2	FRONT LIGHTING PLAN
EL 2 OF 2	LIMITED OUTDOOR STORAGE LIGHTING PLAN
A100	FLOOR PLAN - ACURA
A300	BUILDING ELEVATIONS - ACURA
A100.1	FLOOR PLAN - LINCOLN
A300.1	BUILDING ELEVATIONS - LINCOLN

The owner has contracted with Restoration Systems for purchase of 11,710.61 Nitrogen Offset Credits from RS's Neuse River Riparian Buffer and Nutrient Mitigation Umbrella Bank. That amount of Nitrogen Offset Credits corresponds to the nutrient export above the target level of 3.6#/ac/yr calculated for Lots 2 through 8 as depicted on the preliminary S/D Plan (S-94-07), and further detailed in Stormwater Management Plan & Supporting Information for Cheviot Assemblage as prepared by Wm. G. Daniel & Associates, P.A. dated March 8, 2008 and as revised through March 31, 2009.

Wm. G. Daniel & Assoc.
Engineering Planning
Site Design

1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions

05/17/2018 Revisions per City of Raleigh 1st review comments

07/09/2018 Revisions per City of Raleigh 2nd express review comments

City of Raleigh
Preliminary Subdivision
S-94-07

Administrative
Site Plan
SR-27-18
Transaction #548936

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432
kelks@leithinc.com

Project
Leith Lincoln &
Leith Acura

Cover

Date
March 21, 2018

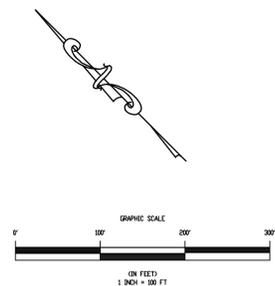
Scale
1" = 500'

Sheet

CS - 1



ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



- NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY IS TAKEN FROM NEW LOT 2 & 20 BM 2018 PG 475.
 3. CONTOURS ARE A COMBINATION OF FIELD SURVEYED, PROPOSED ROADWAY GRADES, AND WAKE COUNTY CADASTRAL INFORMATION.
 4. NO WETLANDS EXIST IN SITE PLAN AREA.
 5. THIS SITE IS NOT FEMA MAPPED. (MAP # 37201727000 & 37201728000)
 6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 7. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
 8. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAY OR PARKING SPACES SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
 9. RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 100 FEET OF ALL STREET INTERSECTIONS.
 10. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
 11. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

Book of Maps 2010 Page 84-93 defines the properties comprising 'Cheviot Assemblage'.

Tree Conservation Area
 Tree Conservation Area was established for the entirety of the area of S-94-07 (including Lot 2) at the time of approval of S-94-07. TCA Areas are recorded in BOM 2009, PG 456-471. Applicable TCA Permit # is 14469.

For Capital Hills Drive and Capital Connection Drive design and striping see construction plans entitled "Cheviot Assemblage - Public Infrastructure Plans" S-94-07 dated Feb. 4, 2007 by William G. Daniel & Associates, PA.

LEGEND	
PROP. SANITARY SEWER	
PROP. STORM DRAINAGE	
PROP. WATERLINE	
PROP. MANHOLE	
PROP. CATCH BASIN	
PROP. YARD INLET	
PROP. HEAD RAIL	
PROP. FLARED END SECTION	
PROP. HYDRANT ASSEMBLY	
PROP. GATE VALVE IN MANHOLE	
PROP. BLOW-OFF ASSEMBLY	
EX. MANHOLE	
EX. CATCH BASIN	
EX. WETLANDS	

Revisions
 05/17/2018 Revisions per City of Raleigh 1st review comments

OWNER:
 MLC Automotive, LLC
 5601 Capital Blvd.
 Raleigh, NC 27616
 (919) 876-5432

Project
 Leith Lincoln &
 Leith Acura

Existing Conditions

Date
 March 21, 2018

Scale
 1" = 100'

Sheet

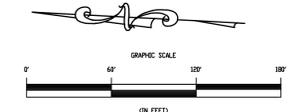
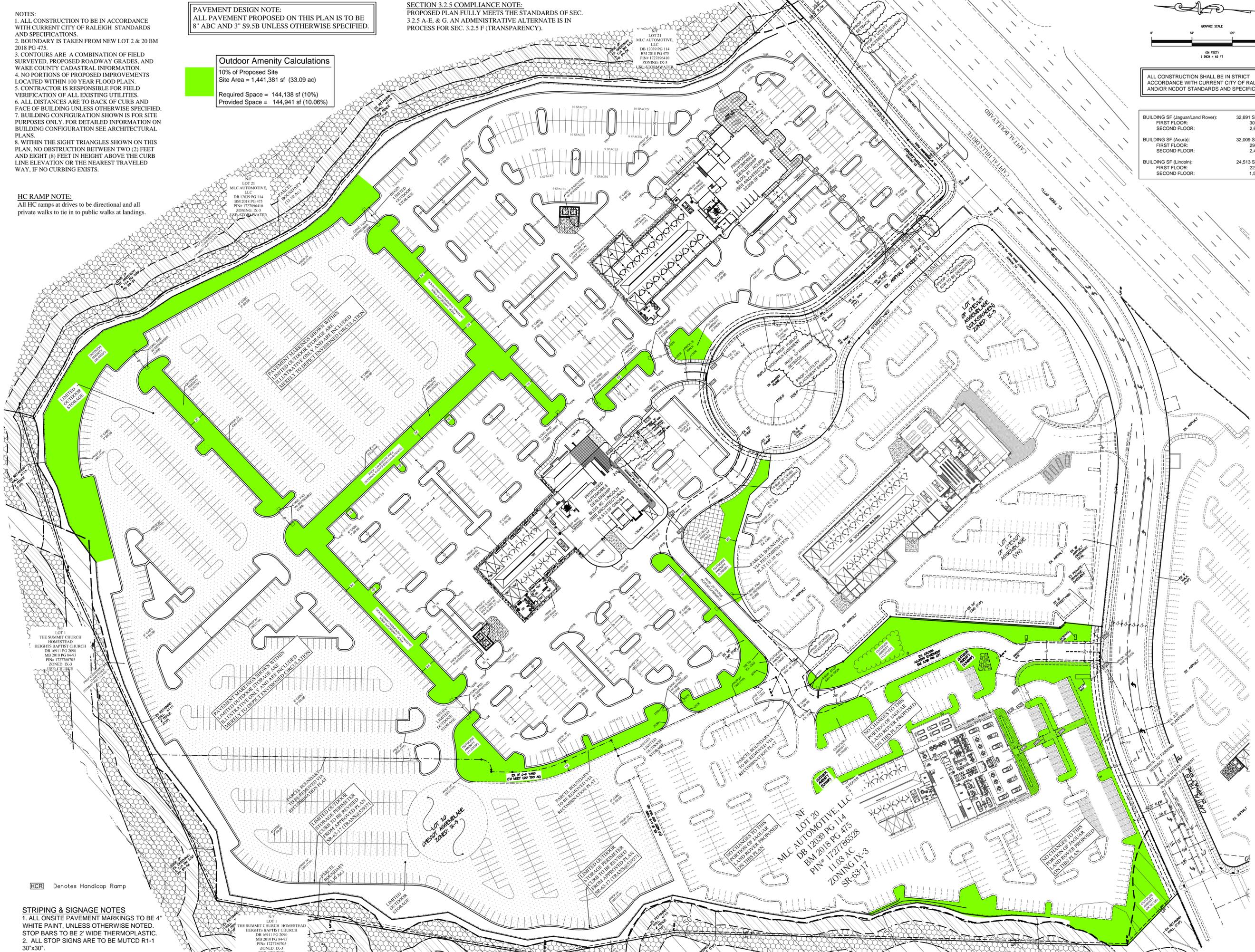
NOTES:
 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. BOUNDARY IS TAKEN FROM NEW LOT 2 & 20 BM 2018 PG 475.
 3. CONTOURS ARE A COMBINATION OF FIELD SURVEYED, PROPOSED ROADWAY GRADES, AND WAKE COUNTY CADASTRAL INFORMATION.
 4. NO PORTIONS OF PROPOSED IMPROVEMENTS LOCATED WITHIN 100 YEAR FLOOD PLAIN.
 5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
 6. ALL DISTANCES ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SPECIFIED.
 7. BUILDING CONFIGURATION SHOWN IS FOR SITE PURPOSES ONLY. FOR DETAILED INFORMATION ON BUILDING CONFIGURATION SEE ARCHITECTURAL PLANS.
 8. 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.

PAVEMENT DESIGN NOTE:
 ALL PAVEMENT PROPOSED ON THIS PLAN IS TO BE 8" ABC AND 3" \$9.5B UNLESS OTHERWISE SPECIFIED.

SECTION 3.2.5 COMPLIANCE NOTE:
 PROPOSED PLAN FULLY MEETS THE STANDARDS OF SEC. 3.2.5 A-E & G. AN ADMINISTRATIVE ALTERNATE IS IN PROCESS FOR SEC. 3.2.5 F (TRANSPARENCY).

Outdoor Amenity Calculations
 10% of Proposed Site
 Site Area = 1,441,381 sf (33.09 ac)
 Required Space = 144,138 sf (10%)
 Provided Space = 144,941 sf (10.06%)

HC RAMP NOTE:
 All HC ramps at drives to be directional and all private walks to tie in to public walks at landings.



ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

BUILDING SF (Jaguar/Land Rover):	32,691 SF
FIRST FLOOR:	30,071 SF
SECOND FLOOR:	2,620 SF
BUILDING SF (Acura):	32,009 SF
FIRST FLOOR:	29,597 SF
SECOND FLOOR:	2,412 SF
BUILDING SF (Lincoln):	24,513 SF
FIRST FLOOR:	22,952 SF
SECOND FLOOR:	1,561 SF

Wm. G. Daniel & Assoc.
 Engineering Planning
 Site Design

1150 SE MAYNARD ROAD
 SUITE 260
 CARY, NC 27511
 (919) 467-9708
 C-0329

Revisions

05/17/2018 Revisions per City of Raleigh 1st review comments
 07/09/2018 Revisions per City of Raleigh 2nd express review comments

OWNER:
 MLC Automotive, LLC
 5601 Capital Blvd.
 Raleigh, NC 27616
 (919) 876-5432

Project
 Leith Lincoln &
 Leith Acura

Site Plan

Date
 March 21, 2018

Scale
 1" = 60'

Sheet

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STRIPING & SIGNAGE NOTES
 1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED. STOP BARS TO BE 2" WIDE THERMOPLASTIC.
 2. ALL STOP SIGNS ARE TO BE MUTCD R1-1 30"x30".

HCR Denotes Handicap Ramp

STANDARD UTILITY NOTES (as applicable):

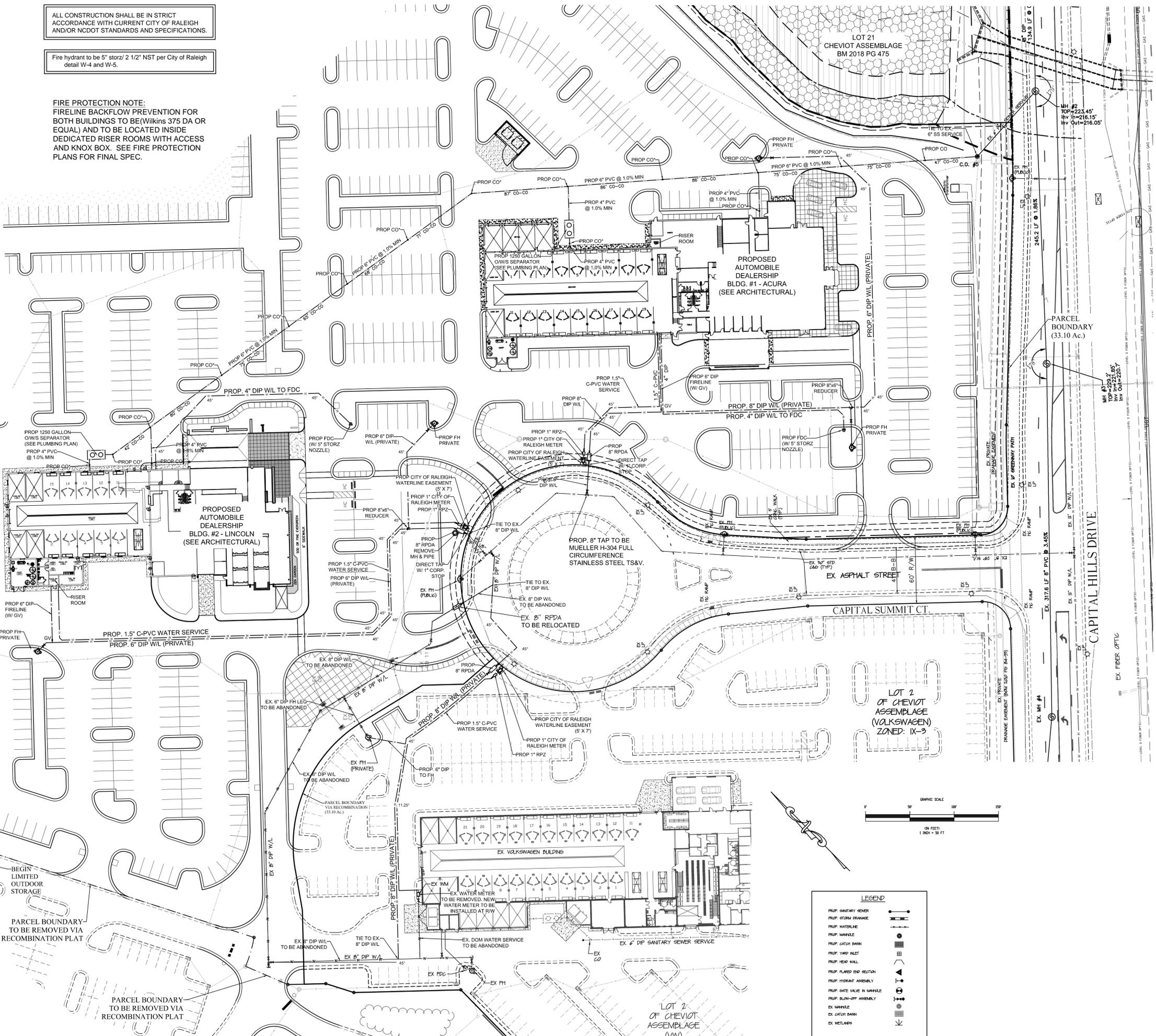
- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition)
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-4) & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department
- 3.0' minimum cover is required on all water mains & sewer force mains. 4.0' minimum cover is required on all rease mains
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning tap at main & removal of service from ROW or easement per CORPUD Handbook procedure
- Install 1" copper* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
- Install 6" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact: Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact: Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Fire hydrant to be 5" storz/ 2 1/2" NST per City of Raleigh detail W-4 and W-5.

FIRE PROTECTION NOTE:
FIRELINE BACKFLOW PREVENTION FOR BOTH BUILDINGS TO BE (Wilkins 375 DA OR EQUAL) AND TO BE LOCATED INSIDE DEDICATED RISER ROOMS WITH ACCESS AND KNOX BOX. SEE FIRE PROTECTION PLANS FOR FINAL SPEC.

- Install 1" copper* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: It is the applicant's responsibility to properly size the water service for each connection to provide adequate flow & pressure.*
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PROP CO: NON TRAFFIC RATED
PROP CO*: TRAFFIC RATED

PRIVATE WATER SERVICE NOTE:
Type "K" copper spec'd for all service lines between tap and meter. Domestic service line within property spec'd as C-PVC.

1150 SE MAYNARD ROAD
SUITE 260
CARY, NC 27511
(919) 467-9708
C-0329

Revisions
05/17/2018 Revisions per City of Raleigh 1st review comments

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616
(919) 876-5432

Project
Leith Lincoln & Leith Acura

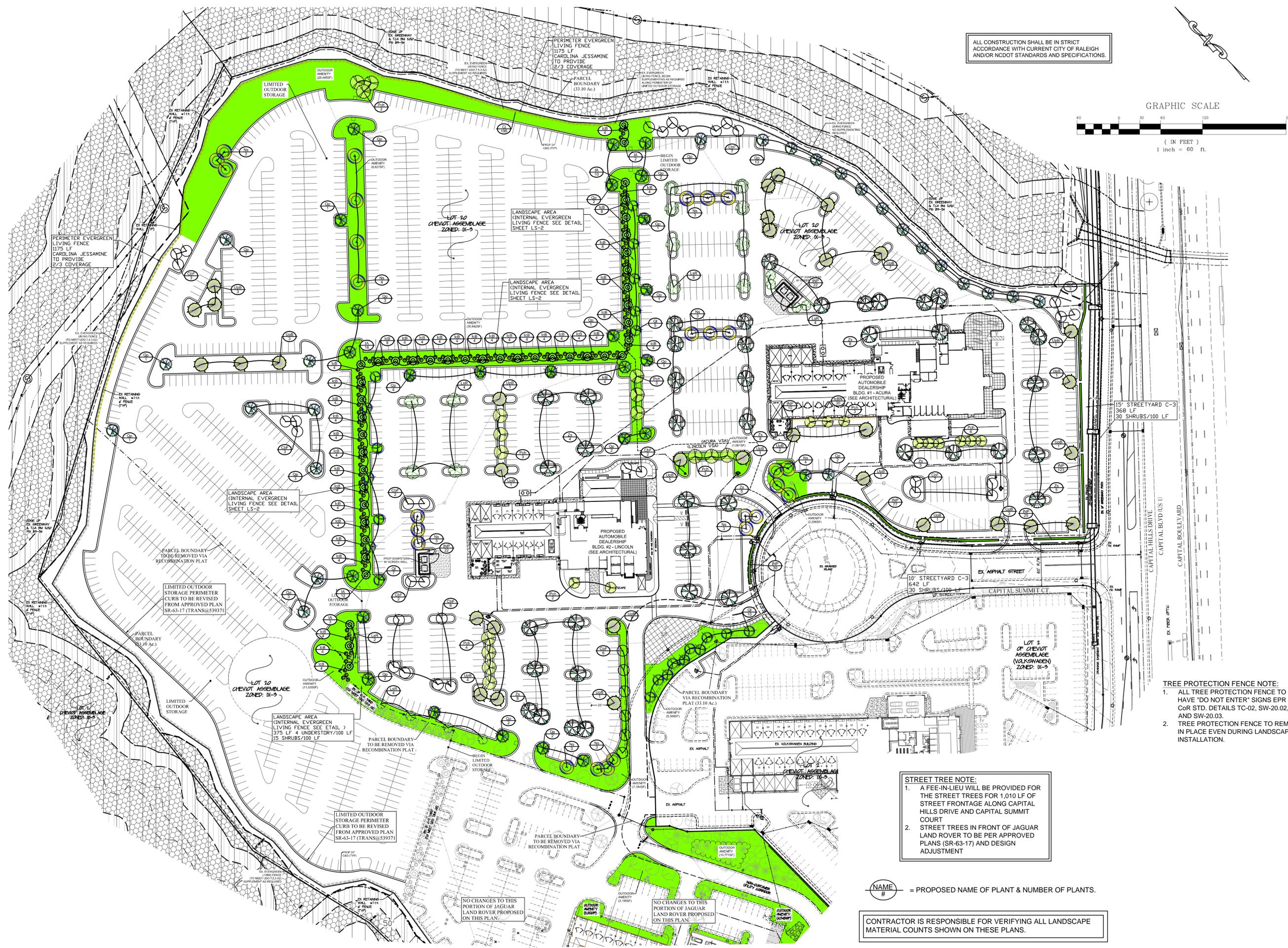
Utility Plan

Date
March 21, 2018

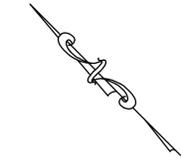
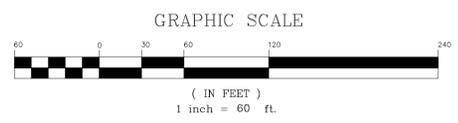
Scale
1" = 60'

Sheet

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ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



STREET TREE NOTE:
 1. A FEE-IN-LIEU WILL BE PROVIDED FOR THE STREET TREES FOR 1,010 LF OF STREET FRONTAGE ALONG CAPITAL HILLS DRIVE AND CAPITAL SUMMIT COURT
 2. STREET TREES IN FRONT OF JAGUAR LAND ROVER TO BE PER APPROVED PLANS (SR-63-17) AND DESIGN ADJUSTMENT

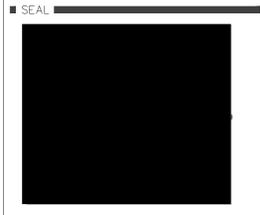
TREE PROTECTION FENCE NOTE:
 1. ALL TREE PROTECTION FENCE TO HAVE "DO NOT ENTER" SIGNS EPR COR STD. DETAILS TC-02, SW-20.02, AND SW-20.03.
 2. TREE PROTECTION FENCE TO REMAIN IN PLACE EVEN DURING LANDSCAPE INSTALLATION.

NAME # = PROPOSED NAME OF PLANT & NUMBER OF PLANTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LANDSCAPE MATERIAL COUNTS SHOWN ON THESE PLANS.

WILLIAM HOOD
 LANDSCAPE ARCHITECTURE
 LAND PLANNING
 ENVIRONMENTAL DESIGN

302 Jefferson Street
 Suite 225
 Raleigh, NC 27603
 williamhoodla@gmail.com



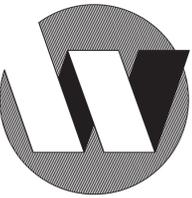
PROJECT
 LEITH LINCOLN &
 LEITH ACURA

REVISIONS

NO.	DESCRIPTION
1	5/17/18 Per 1st review
2	
3	
4	
5	
6	
7	
8	
9	
10	

DRAWN: _____ CHECKED: _____
 SCALE: _____ DATE: _____
 1" = 60' March 21, 2018

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 COPYRIGHT 2018 WILLIAM B. HOOD, PLLC
 FILE NAME: _____ JOB NO. _____
 OVERALL LINCOLN ACURA SHEET _____



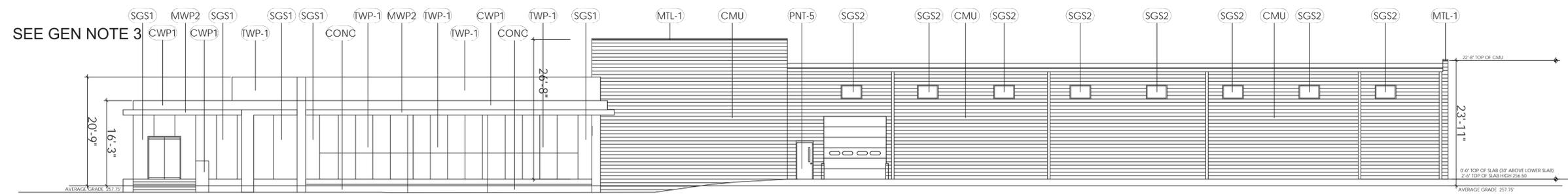
**WINSTEAD
WILKINSON**
ARCHITECTS
P L L C

1848 Wake Forest Road
Raleigh, NC 27608
t. 919-832-2878
f. 919-832-7901
info@wwa.us.com

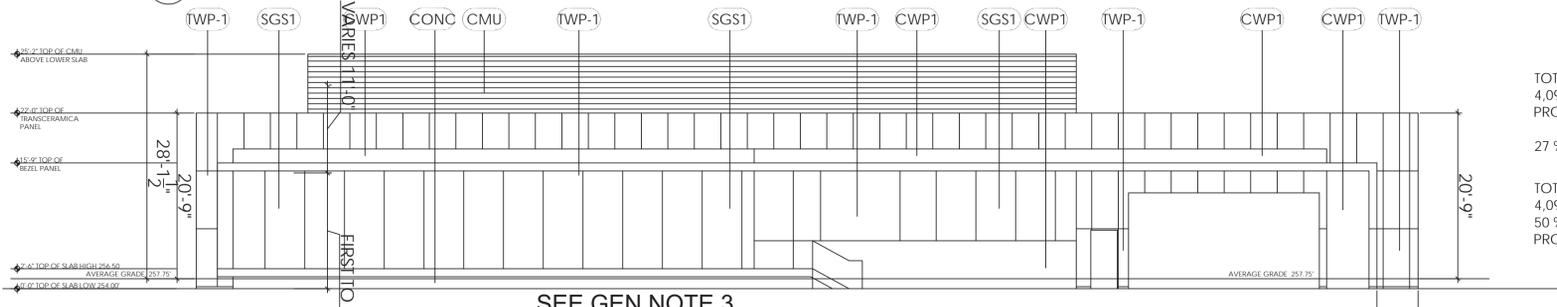
NEW CONSTRUCTION FOR:
LEITH LINCOLN
RALEIGH, NC

PROJECT NUMBER
217124
DATE
APRIL 13, 2018
REVISIONS

EXTERIOR
ELEVATIONS
A300.1



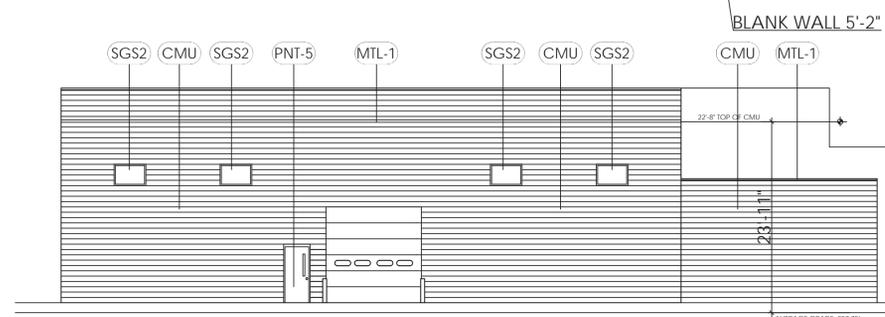
3 SIDE ELEVATION
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

TOTAL FACADE
4,095 SF (.20) PER IX ZONING=819 SF
PROVIDED= 1,100 SF
27% TRANSPARENCY

TOTAL FACADE (3' to 8')
4,095 SF (.20) PER IX ZONING=819 SF
50% of 819 sf = 410 sf
PROVIDED= 414 SF



4 REAR ELEVATION
SCALE: 3/32" = 1'-0"

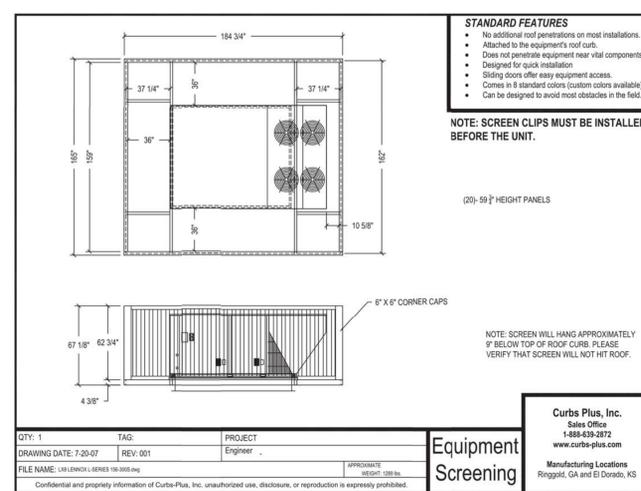
EXTERIOR FINISH SCHEDULE				
CODE	MATERIAL	MANUF.	DESCRIPTION	LOCATION
CMU	SPLIT-FACE CMU	JOHNSON CONCRETE COMPANY	COLOR TO MATCH PANTONE 12-0605 1PX	SERVICE BUILDING
CONC	EXPOSED CONCRETE	POURED IN PLACE	FORMED CONCRETE TO BE RUBBED AND STAINED TO MATCH CWP-1	AS SHOWN
MWP1	CORRUGATED METAL PANEL	ALCOA	1/2" CORRUGATED SIDING COLORWELD 500-OYSTER WHITE	AS SHOWN
MWP2	COMPOSITE METAL PANEL	ALPOLIC	FORD LINCOLN WHITE RVW 9-2015 BEZEL RAINSCREEN DRY JOINT	AS SHOWN
TWP-1	PORCELAIN TILE WALL CLADDING	TRANSCERMICA	40" WIDE X-LINCOLN PEARL RAINSCREEN SYSTEM W/ 1/2" JOINTS MITERED EDGE CORNER DETAIL VEIN ORIENTATION VERTICAL	AS SHOWN
CWP1	COMPOSITE WALL PANEL	TRESPA	TRESPA METEON WENGE NW09 SATIN UTILITY CAP OUTSIDE CORNERS FIXED CORNERS VERTICAL GRAIN DIRECTION	AS SHOWN
SGS1	ALUMINUM STOREFRONT & GLAZING	KAWNEER	TRIFAB 451 STRUCTURAL BUTT GLAZED FRAME 2 1/2 x 4 1/2 w 1" CLEAR GLASS INSULATED LOW E PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
SGS2	ALUMINUM STOREFRONT & GLAZING	KAWNEER	TRIFAB 451 FRAME 2 1/2 x 4 1/2 w 1" CLEAR GLASS INSULATED LOW E PANELS, ANODIZED ALUMINUM FRAMING	AS SHOWN
PNT-5	EXTERIOR PAINT	BENJAMIN MOORE	LOW LUSTRE AC-26 OZARK SHADOWS	AS SHOWN
MTL-1	METAL COPING	GC TO SUBMIT FOR APPROVAL	COLOR TO MATCH CMU-1 AND TWP-1	TOP OF PARAPETS

GENERAL NOTES:

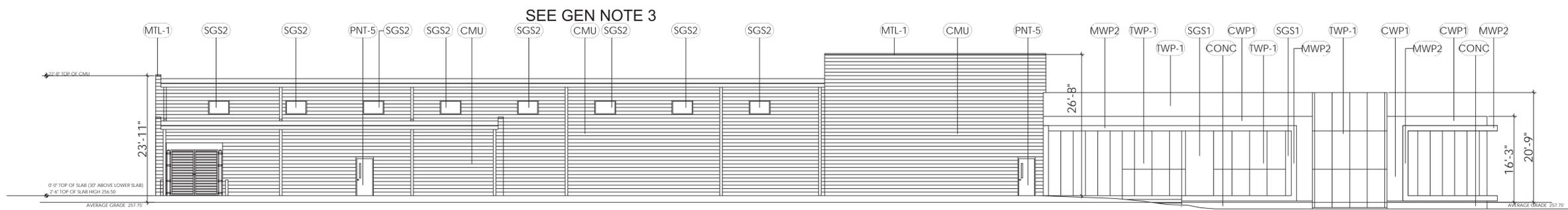
- GC TO PROVIDE ELECTRICAL CONNECTIONS FOR ALL EXTERIOR BUILDING SIGNAGE BY OTHERS. GC TO VERIFY/COORDINATE ELECTRICAL REQUIREMENTS & INSTALLATION W/ SIGN PROVIDER
- BUILDING SIGNAGE N.I.C. - TO BE SUBMITTED UNDER SEPARATE PERMIT. GC IS RESPONSIBLE FOR PROVIDING POWER & F.R.T. BLOCKING (OR OTHER REQUIRED ANCHORING OR SUPPORT) FOR ALL FUTURE SIGNAGE LOCATIONS AS ILLUSTRATED IN ADJACENT ELEVATION DRAWINGS. GC TO CONTACT SIGNAGE PROVIDER FOR SUPPORT AND ELECTRICAL REQUIREMENTS.
- ALL HVAC EQUIPMENT TO BE ROOF MOUNTED. FINAL LOCATIONS OF UNITS IS YET TO BE DETERMINED. ANY AND ALL ROOF EQUIPMENT WILL BE SCREENED PER TYPICAL ROOF SCREEN DETAIL ON A300.1.

NOTE:

- STORE FRONT ELEVATIONS ON A601
- DOORS ON A600



TYPICAL ROOF SCREEN DETAIL



2 SIDE ELEVATION
SCALE: 3/32" = 1'-0"