LOCATION: This site is located on the north side of Capital Hills Drive, west of intersection of Capital Hills Drive and Capital Summit Court, adjacent to 2350 Capital Summit Court.

REQUEST: Development of a proposed 11.03 acre tract zoned IX-3 into a two story, 32,691 square foot automobile dealership.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Due to existing streams, tree conservation area, significant grades, and necessary retaining walls, a design adjustment waiving the block perimeter requirement was approved.

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 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.

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

STORMWATER

1. This site will meet the impervious surface limitations set in the approved subdivision S-94-07.

2. Prior to any grading in accordance with Part 10A Section 9.4.4 a surety for the erosion control is required.

3. Prior to concurrent review or final site or ICP’s an additional TN offset payment (the SWMF already exist) is required.

4. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

5. That a nitrogen offset payment must be made to a qualifying mitigation bank;

6. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with S-94-07.

7. That 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.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

8. That the 11.03 tract proposed as an exempt subdivision is approved and recorded in the Wake County Register of Deeds.

9. 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, Tree Save Areas, the 5'x7' CORWLE around the water meter.

ENGINEERING

10. A cross access agreement between the proposed 11.03 acre tract and the adjacent parcel owned by MLC Automotice LLC. shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded off of cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.

11. 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.

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: 12-7-2020
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.) [Signature] Date: 12/7/2017

Staff Coordinator: Michael Walters
Control of Peak Rate of Stormwater Discharge

The City of Raleigh Stormwater Management Plan for S-94-07 requires that the project, including all stormwater control measures, is designed to achieve continuous peak rate of stormwater discharge to the City's sewer system in accordance with the City's standards and specifications. This is done to ensure that peak rates of stormwater runoff do not exceed the City's sewer system capacity, thereby preventing overflows and backups. Discharge rates are calculated based on runoff volume, soil type, and other factors.

Implementation of the proposed stormwater management plan achieves in full conformity to all Sewer Service Stubs.

Water Service Stubs

4" DIP

Building Elevations

CS - 1

CS - 2

CS - 3

CS - 4

CS - 5

CS - 6

Area of Site Improvements

Total Site Area = 11.03 AC

Landscaped Area = 0.07 AC

Total Impervious Area = 7.67 AC

Remaining Vehicular Use Area = 0.12 AC

enusing or Partly Obstructing Wall, Fence, or Hedge

Between the Heights of Two (2) Feet and Eight (8) Feet Above Ground Level

3.6/#/ac/yr calculated for Lots 2 through 8 as depicted on the preliminary site plan. Design Adjustment (Total Impervious Area)

NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, OR HEDGE ENCROACH ON THIS MINIMUM CORNER CLEARANCE.

MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF ALL STREET INTERSECTIONS.

8. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE GROUND LEVEL.

2. Design Adjustment (Street Tree Placement)

Street Trees are required to be maintained at the minimum maintenance standards for a minimum of five (5) years, unless specifically approved by the city of Raleigh. Street trees should be located in accordance with the City's standards and specifications.

Street Trees

Number of Street Trees = 30

HARDSCAPE

PAVEMENT

Total Provided = 47 Spaces

TOTAL HC PROVIDED = 2 SPACES

TOTAL PROVIDED = 47 SPACES

Livable Buildings

19,639 sf @ 1 SP/ 600 SF = 33 SPACES

Number of Open Space Lots

Lot #s by Phase

MOVE IN, MOVE OUT

The site plan includes details on the proposed construction activities, including the construction of streets, public and private utilities, and landscaping. The site plan also includes information on the proposed stormwater control measures and the site's development history.

The site for which this design adjustment is requested is a partially developed site existing curb is only 3.5 feet, and this space between the walk and curb is currently.

Cheviot Assemblage. The distance between the existing multi-use trail and the existing curb is only 3.5 feet, and this space between the walk and curb is currently.

Nitrogen Offset Credits from RS's Neuse River Basin Riparian Buffer and Nutrient Mitigation Umbrella Bank

11,710.61 Nitrogen Offset Credits from RS's Neuse River Basin Riparian Buffer and Nutrient Mitigation Umbrella Bank

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

FOR LOCATION OF REQUIRED, DISPLAY, AND PRIVATE SIGNS:

Proposed Development Site

Parking Calculations for Proposed Development

VEHICLE SALES COMPONENT (PROPOSED):

1. ALTERNATIVE PARKING CALCULATION (if greater)

2. PARKING COUNT DOES NOT INCLUDE AREA FOR LOCATION OF REQUIRED, DISPLAY, AND PRIVATE SIGNS:

151' 289'

IN FULL CONFORMITY TO ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT IF APPLICABLE.
S-94-07 Preliminary Subdivision
City of Raleigh

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

Existing Conditions

ALL VEHICULAR USE AREAS (TRAVEL LANES) TO BE 8" CABC 3" S9.5B, PARKING STALLS TO BE 6" CABC 3" S9.5B.

24" STD. CURB & GUTTER
24" STD. SPILL CURB & GUTTER
24" TRANSITION CURB STD. TO FLAT

All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

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

Jaguar Land Rover Raleigh
July 21, 2017

Tree Conservation Area
Tree Conservation Area was established for the entirety of the area of the property with the exception of an area of 150 feet between the property line and the control point.

NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS.
4. ALL DISTANCES ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SPECIFIED.
5. BUILDING CONFIGURATION SHOWN IS FOR SITE PURPOSES ONLY. FOR DETAILED INFORMATION ON BUILDING CONFIGURATION SEE ARCHITECTURAL PLANS.
6. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO FEET AND EIGHT FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

City of Raleigh
Preliminary Subdivision
S-94-07

OWNER:
MLC Automotive, LLC
5601 Capital Blvd.
Raleigh, NC 27616

Project
Jaguar Land Rover Raleigh

Existing Conditions

Date
July 21, 2017

Scale
1" = 80'

Sheet
CS - 2
NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY IS TAKEN FROM LOT 2 OF BM 2010 PG 84-93.
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.

RESIN SET GRAVEL WALKWAY
CONCRETE PAVING
STAMPED CONCRETE PAVING
BLOCK PATTERN STAMPED CONCRETE
PAVEMENT MATERIAL LEGEND
ASPHALT PAVING
(DRIVES TO BE 8" CABC/3" S 9.5B)
OR APPROVED EQUAL

Outdoor Amenity Calculations
(Proposed Project)

Outdoor Amenity
Area = 480,334 sf (11.03ac)
Required Space = 48,033 sf
Provided Space = 48,466 sf

Parking Calculations for Proposed Development

Vehicle Sales Component (Proposed):
13,052 sf @ 1 SP/1000 SF = 14 SPACES

Vehicle Service Component (Proposed):
19,639 sf @ 1 SP/600 SF = 33 SPACES

Total Required = 47 SPACES

Notes:
1. SEE VEHICLE PARKING KEY ON SHEET CS-4 FOR LOCATION OF REQUIRED, DISPLAY, AND VEHICLE STORAGE SPACES.
2. PARKING COUNT DOES NOT INCLUDE AREA OF LIMITED OUTDOOR STORAGE

Total HC Required = 2 SPACES
Total HC Provided = 2 SPACES
Total Provided = 47 SPACES

REQ'D = 1 SPACE/4500 SF

Vehicle Display Area: 37,460 SF
Alternate Parking Calculation (if greater)
9 SPACES REQUIRED.
NOTE: THIS ALTERNATE CALCULATION REQUIRES LESS SPACES. THEREFORE, PARKING SHALL BE BASED ON SALES/SERVICE COMPONENT

Vehicle Storage = 183 SPACES
Display Parking = 93 SPACES
### Exterior Finish Schedule

<table>
<thead>
<tr>
<th>Code</th>
<th>Material</th>
<th>Manufacturer</th>
<th>Color(s)</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACM-1</td>
<td>Alucobond</td>
<td>Composite Metal Panel System</td>
<td>&quot;JLR Sunshine Grey Metallic&quot;</td>
<td>Main Facade Color</td>
</tr>
<tr>
<td>CF-2</td>
<td>Frameless Structural Glazing</td>
<td>Butt Glazed Structural Storefront</td>
<td>'Clear Anodized'</td>
<td>Showrooms</td>
</tr>
<tr>
<td>ACM-2</td>
<td>Alucobond</td>
<td>Composite Metal Panel System</td>
<td>&quot;JLR Champagne Metallic&quot;</td>
<td>Chamfer Color</td>
</tr>
</tbody>
</table>

**Notes:**
- Longest available service building top of main facade metal panels.
- Smooth-face CMU.
- JC-526 'Dove Tail'.
- Horizontal trapezoidal cladding.
- 333 or similar.

**Transparency Requirements:**
- 50% Transparencies between 3' and 8' provided 3,392 SF.
- Building elevation = 4,931 SF (20% transparency = 986 SF required provided 4,008 SF).
- 50% transparency between 3' and 8' required.