



Administrative Approval Action

Case File / Name: ASR-0001-2022
DSLCL - Midway West ASR

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 21.05 acre site zoned IX-3-PK and within AOD and SHOD-2 Overlays is located on the south side of Interstate 540 at the end of Midway West Road at 8924 Midway West Road.

REQUEST: Construction of a 120,120 square foot industrial building with outdoor storage, associated facilities, and infrastructure.

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

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 dated May 11, 2022 by Kimley-Horn.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. See sheet C2.0/Notes - For clarification specify that this plan demonstrates compliance to 7.1.2 D, be specific - "Detain stormwater runoff to pre-development levels for the 2-, 10- and 30 year storm event for the parking area above the maximum. "
2. Solid Waste - Please contact solid waste for review comments and if acceptability by COR solid waste. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan . Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245
-If required by COR Solid Waste, provide a will serve letter/agreement from a private vendor for waste management for this site.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Urban Forestry

1. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 acres of tree conservation area.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A 5' utility placement easement (shown at Midway West Road) deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities



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2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
4. 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 (UDO 9.2).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

The following are required prior to issuance of building occupancy permit:

General

1. 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.
2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

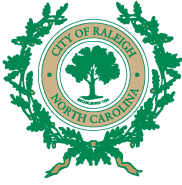
Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: October 12, 2025

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



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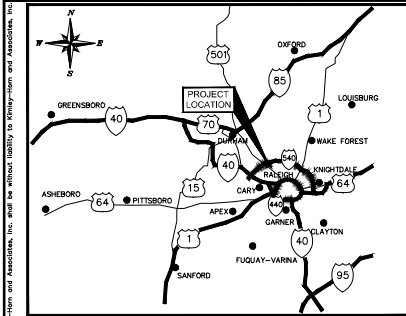
project.

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: *Daniel L. Stegall* Date: 06/15/2022
Development Services Dir/Designee
Staff Coordinator: Michael Walters



PROJECT LOCATION

ADMINISTRATIVE SITE REVIEW MIDWAY WEST

ASR-0001 - 2022
SKETCH TRANS.# SCOPE-0187-2021
8924 MIDWAY WEST ROAD (PIN: 0778252885)
RALEIGH, NORTH CAROLINA 27617



VICINITY MAP

SCALE: 1" = 500'



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-999-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Subdivision case #: Scoping/sketch plan case #: SCOPE-0187-2021 Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:		

Development name: Midway West	
Inside City limits?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Property address(es): 8924 Midway West Road, Raleigh, NC 27617	

Site P.I.N. (s): 077825885
Please describe the scope of work. Include any additions, expansions, and change of use.
Project includes the demolition of existing sports fields and construction of an industrial building with associated facilities and infrastructure.

Current Property Owner/Developer Contact Name: Suncap Property Group, LLC	
NOTE: please attach purchase agreement when submitting this form.	
Company: Suncap Property Group, LLC	Title: Vice President, Adam Essink
Address: 6101 Carnegie Boulevard, Suite 180, Charlotte, NC 28209	
Phone #: 704-945-8000	Email: aessink@suncapgroup.com
Applicant Name: Chases Myers	
Company: Kimley-Horn and Associates, Inc.	Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Phone #: 919-677-2034	Email: chases.myers@kimley-horn.com

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DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): IX-3-PK	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 0 SF
Gross site acreage: 21.05	New gross floor area: 120,120 SF
# of parking spaces proposed: 57	Total sf of gross (to remain and new): 120,120 SF
# of parking spaces proposed: 99	Proposed # of buildings: 1
Overlay District (if applicable): AOD and SHOD-2	Proposed # of stories for each: 3
Existing use (UDO 6.1.4): Outdoor Recreation	
Proposed use (UDO 6.1.4): Light Industrial	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.48 Square Feet: 64,480	Proposed Impervious Surface: Acres: 9.30 Square Feet: 405,015
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #: 3720077800J	
Neuse River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: # of bedroom units: 1br 2br 3br	Total # of hotel units: 4br or more
# of lots: Is your project a cottage court? Yes <input type="checkbox"/> No <input type="checkbox"/>	

SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Kimley-Horn and Associates, Inc., will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 03/04/2022
Printed Name: Adam Essink	

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Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	WETPOND DETAIL
LT1.0	LIGHTING PLAN
LT1.1	LIGHTING PLAN
LT1.2	LIGHTING PLAN
LT1.3	LIGHTING PLAN
LT2.0	LIGHTING DETAILS
L1.0	LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN
L1.4	WETPOND PLANTING PLAN
L2.0	LANDSCAPE DETAILS
TC1.0	TREE CONSERVATION PLAN
A1-A2	ARCHITECTURAL ELEVATIONS

DECEMBER 22, 2021

JOB NUMBER:
015634022

PRELIMINARY PLANS
DO NOT USE FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY
1	03/04/22	1	NC
2	04/06/22	1	NC

Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2034 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#P-002

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT
015634022
DATE
12/22/21
SCALE
AS SHOWN
DESIGNED BY
JCM
DRAWN BY
CLS
CHECKED BY
CAH

COVER SHEET

MIDWAY WEST
PREPARED FOR
SUNCAP PROPERTY
GROUP, LLC

RALEIGH

SHEET NUMBER
C0.0

- BLOCK PERIMETER/STREET**
- 4.00 LF MAX BLOCK LENGTH FOR FK
 - EXISTING BLOCK IS ~4.3 MILES (~56,000 LF)
 - PROJECT IS EXEMPT PER TC-19, 8.3.2.4 (R. VI. VII - CONTROL OF ACCESS NORTH AND EAST)
 - STEEP SLOPES TO THE SOUTH

- CROSS ACCESS**
- PROJECT IS EXEMPT PER TC-19, 8.3.2.4.2 (R. III AND III - CONTROL OF ACCESS (EAST) AND STEEP SLOPES (EAST) IS NOT APPLICABLE)
 - CROSS ACCESS TO THE NORTHWEST PARCEL IS EXEMPT DUE TO 8.3.2.4.2 (R. III)

PROJECT OWNER AND CONSULTANT

OWNER

SUNCAP PROPERTY GROUP
807 CARRIAGE BOULEVARD, SUITE 180
CHARLOTTE, NC 28209
CONTACT: KIM ESSINK
PHONE: (301) 564-1192
EMAIL: KESSINK@SUNCAPGROUP.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: CHASE MYERS
PHONE: (919) 677-2034
EMAIL: CHASE.MYERS@KIMLEY-HORN.COM

SURVEYOR

TAYLOR WISEMAN & TAYLOR
2405 ENERGY DRIVE
APEX, NC 27502
CONTACT: CHAD T. HOWARD, NC PLS
PHONE: (919) 677-4885
EMAIL: HOWARD@TAYLORWISEMAN.COM

DEVELOPER

SUNCAP PROPERTY GROUP
807 CARRIAGE BOULEVARD, SUITE 180
CHARLOTTE, NC 28209
CONTACT: KIM ESSINK
PHONE: (301) 564-1192
EMAIL: KESSINK@SUNCAPGROUP.COM

ARCHITECT

WANG MALCOLM
300 W. WASHINGTON ST #100
CHICAGO, IL 60601
CONTACT: CAMERON W. TERRY, RA, LEED AP
PHONE: (301) 570-6780
EMAIL: CTERRY@WANGMALCOLM.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD BROWN
PHONE: (919) 677-2034
EMAIL: RICHARD.BROWN@KIMLEY-HORN.COM

PREPARED IN THE OFFICE OF:

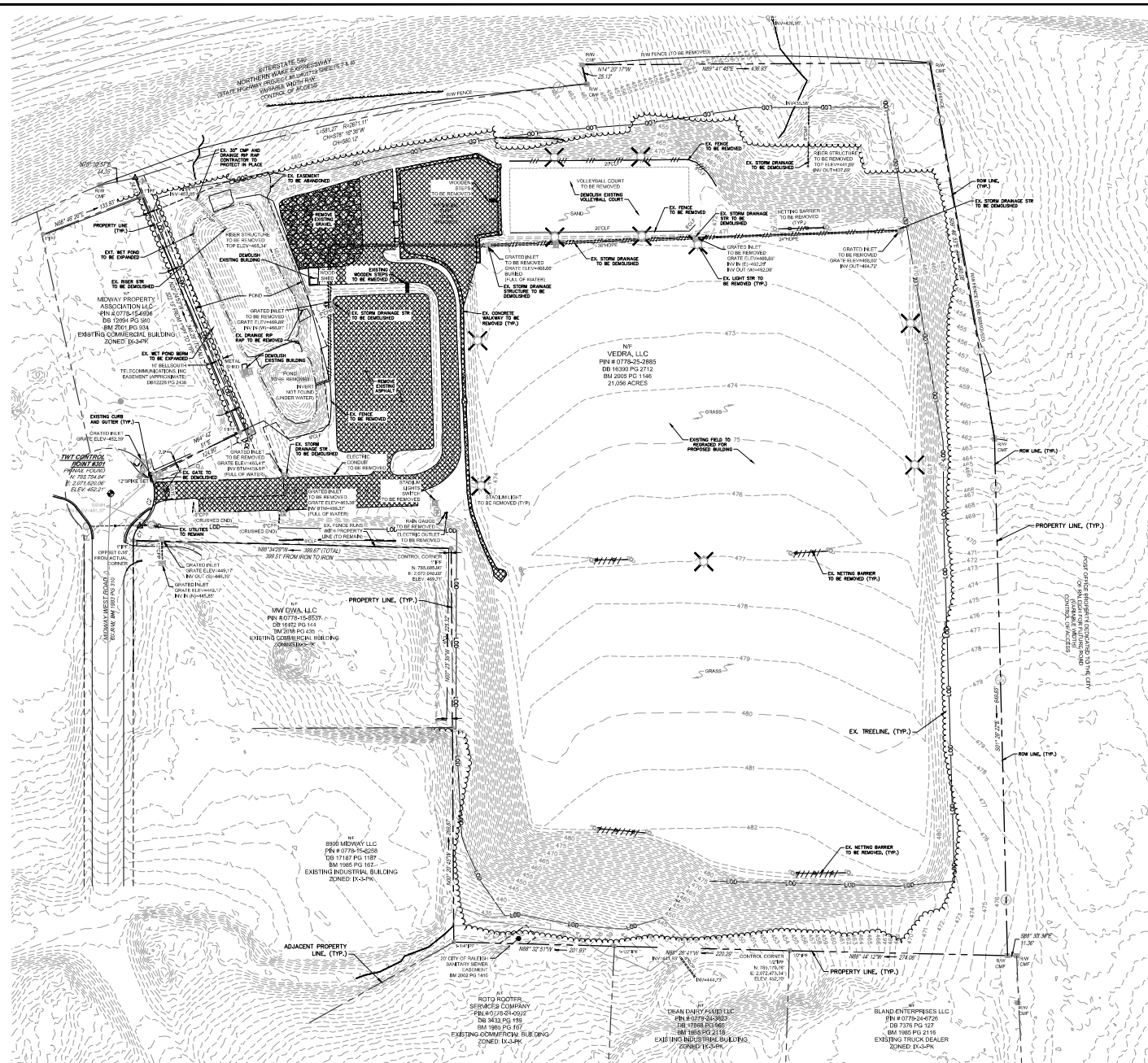
Kimley-Horn

421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601

PHONE: (919) 677-2000 © 2021 Kimley-Horn and Associates, Inc.

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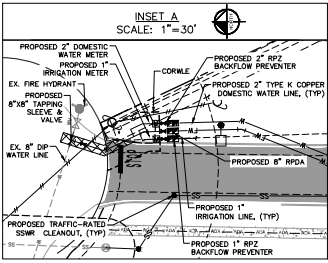
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PHONE: 919-677-2000 FAX: 919-677-2050
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KF-0102

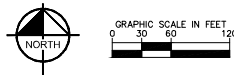
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CHM	DRAWN BY	CLS	CHECKED BY	CJH
015634022	12/22/21								

WIDWAY WEST
PREPARED FOR
NCAP PROPERTY
GROUP, LLC

Liability to Kin

[illegible]

MIDWAY WEST PREPARED FOR SUNCAP PROPERTY GROUP, LLC	UTILITY PLAN		KHA PROJECT 01/25/2022					
			12/22/21					
			SCALE AS SHOWN					
			DESIGNED BY CHM DRAWN BY CLS					
SHEET NUMBER C7.0				© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 431 F.W. WYATT DRIVE SUITE 27001 PHONE: 919-477-2000 FAX: 919-477-2050 WWW.KIMLEY-HORN.COM				
				3	CITY COMMENTS	05/11/22 JCM		
				2	CITY COMMENTS	04/02/22 JCM		
				1	CITY COMMENTS	03/04/22 JCM		



NOTES:

1. PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2-FEET AND 6-FEET ABOVE FINISHED GRADE.
2. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. THIS SHEET IS INTENDED FOR REFERENCE ONLY, FOR SITE IMPROVEMENTS. SEE CIVIL SHEETS.
4. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
5. SEE SHEET TC1.0 FOR TREE CONSERVATION AREA CALCULATIONS.
6. TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM A TREE SURVEY PERFORMED BY KIMLEY-HORN & ASSOCIATES DATED DECEMBER 2, 2021.

PRIMARY TCA - SHOD-1

OUTDOOR AMENITY SPACE

LIMITED OUTDOOR STORAGE

TREE PROTECTION FENCE

LIMITS OF DISTURBANCE

EXISTING TREE

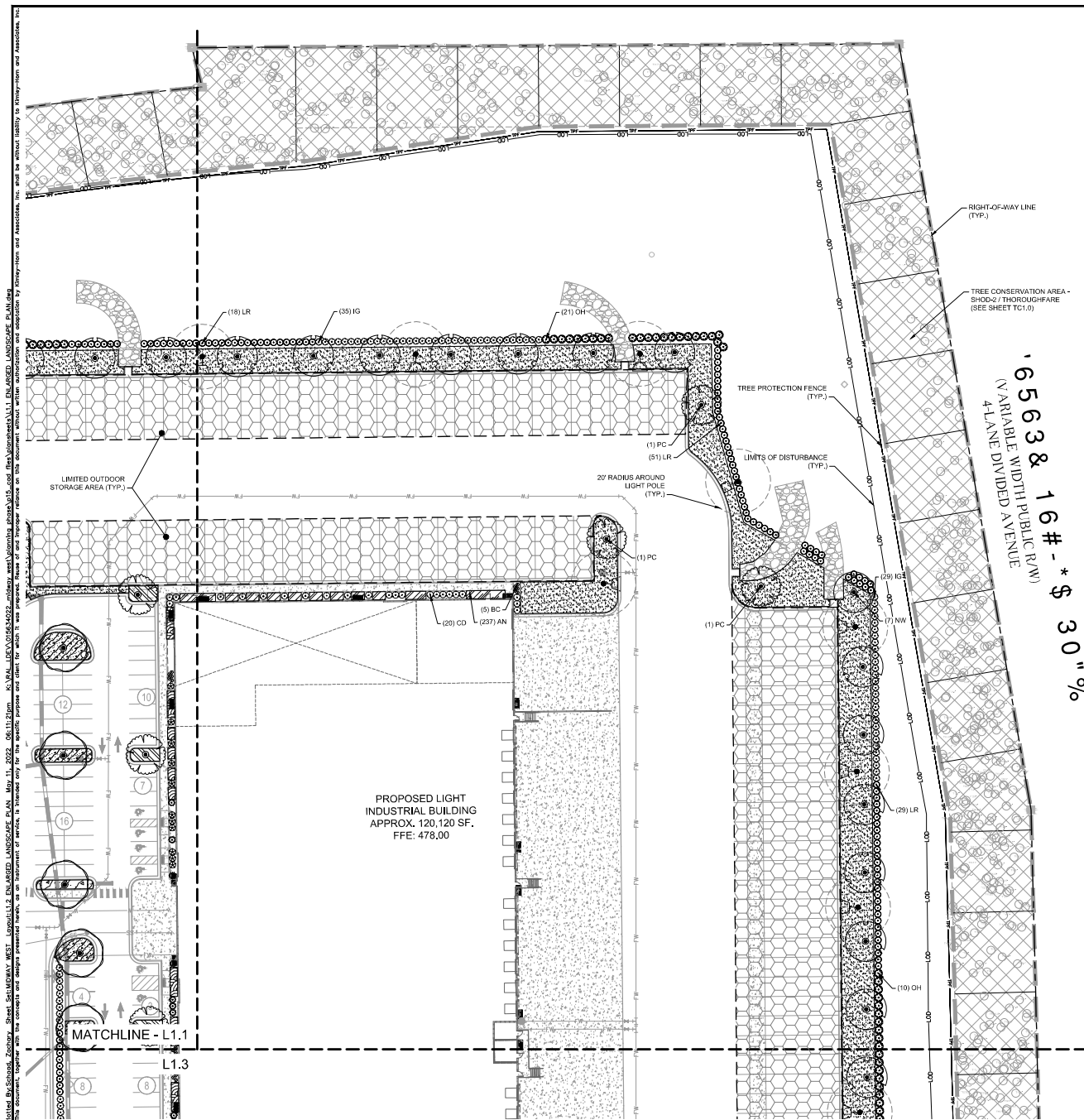
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SHEET NUMBER
L1.0

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Printed By: mrcs, Choose Sheet S4: MIDWAY WEST LANDSCAPE PLAN May 11, 2022 09:18:39pm K:\RAW\IDEV\0156340222_midway west\plan sheets\0111 ENLARGED LANDSCAPE PLAN.dwg

					JCM	JCM	JCM	BY
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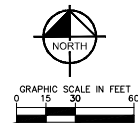
PLANT SCHEDULE L1.2

SHADE TREES	CODE	QTY	BOTANICAL COMMON NAME	COST	CANIER	HEIGHT
	NV	14	NYSSA SYLVATICA 'WEDDIE' WEDDIE TUPLO	B&B	7' GAL	10-12' HT.
	PC	3	PRINUS CARENICA CHINER PRITCH	B&B	7' GAL	10-12' HT.
SHRUBS	CODE	QTY	BOTANICAL COMMON NAME	COST	HEIGHT	LOCATION
	BC	5	BEBBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY CRIMSON PYGMY CRIMSON PYGMY	3 GAL	12" MIN.	
	CD	20	CERATOPHYLLUM HARRINGTONI 'YOUNG GARDENS' DUKE GARDENS PLUM 'YEN'	3 GAL	24" MIN.	
	IG	64	ILEX GLABRA 'NEXRA' NEXRA BARBERSHILL HOLLY	3 GAL	24" MIN.	
	LR	88	LOEBNERIA CHINENSIS 'RUBRUM RUBRUM' RUBY PRINCE FLOWER	3 GAL	24" MIN.	
	OH	33	OMORHIZA HETEROPHYLLUS 'SUSHI-HI' GOSH-KHILL OLIVE	3 GAL	24" MIN.	
GROUND COVERS	CODE	QTY	BOTANICAL COMMON NAME	COST	SPACING	
	AN	288	ATHYRIA MICHOLICUS 'RECTUM' JAPANESE PAINTED FERN	1 GAL	18" x 6"	
	CH	1,671 SF	CHYMOND DACTYLON 419 HYBRID BERNARD GRASS	BCD		

- NOTES:
1. PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 2-FEET AND 6-FEET ABOVE FINISHED GRADE.
 2. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THIS SHEET IS INTENDED FOR REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CML SHEETS.
 3. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
 4. SEE SHEET TC1.0 FOR TREE CONSERVATION AREA CALCULATIONS.
 5. TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM A TREE SURVEY PERFORMED BY KIRBY+HORN & ASSOCIATES DATED DECEMBER 2, 2021.

LEGEND

-  PRIMARY TCA - SHOD-2 / THOROUGHFARE
 LIMITED OUTDOOR STORAGE
 TREE PROTECTION FENCE
 LIMITS OF DISTURBANCE
 EXISTING TREE



ENLARGED
LANDSCAPE PLAN

**MIDWAY WEST
PREPARED FOR
SUNCAP PROPERTY
GROUP, LLC**

SHEET NUMBER
L1.2

Kimley»»Horn

KHA PROJECT	DATE	SCALE	AS SHOWN
015634022	12/22/21	DESIGNED BY	AWF
		DRAWN BY	AWF
		CHECKED BY	RLB

NC

HIGH
S
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SHEET NUMBER
L1.2

ENLARGED
LANDSCAPE PLAN

**MIDWAY WEST
PREPARED FOR
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SHEET NUMBER
L1.2

Kimley»Horn

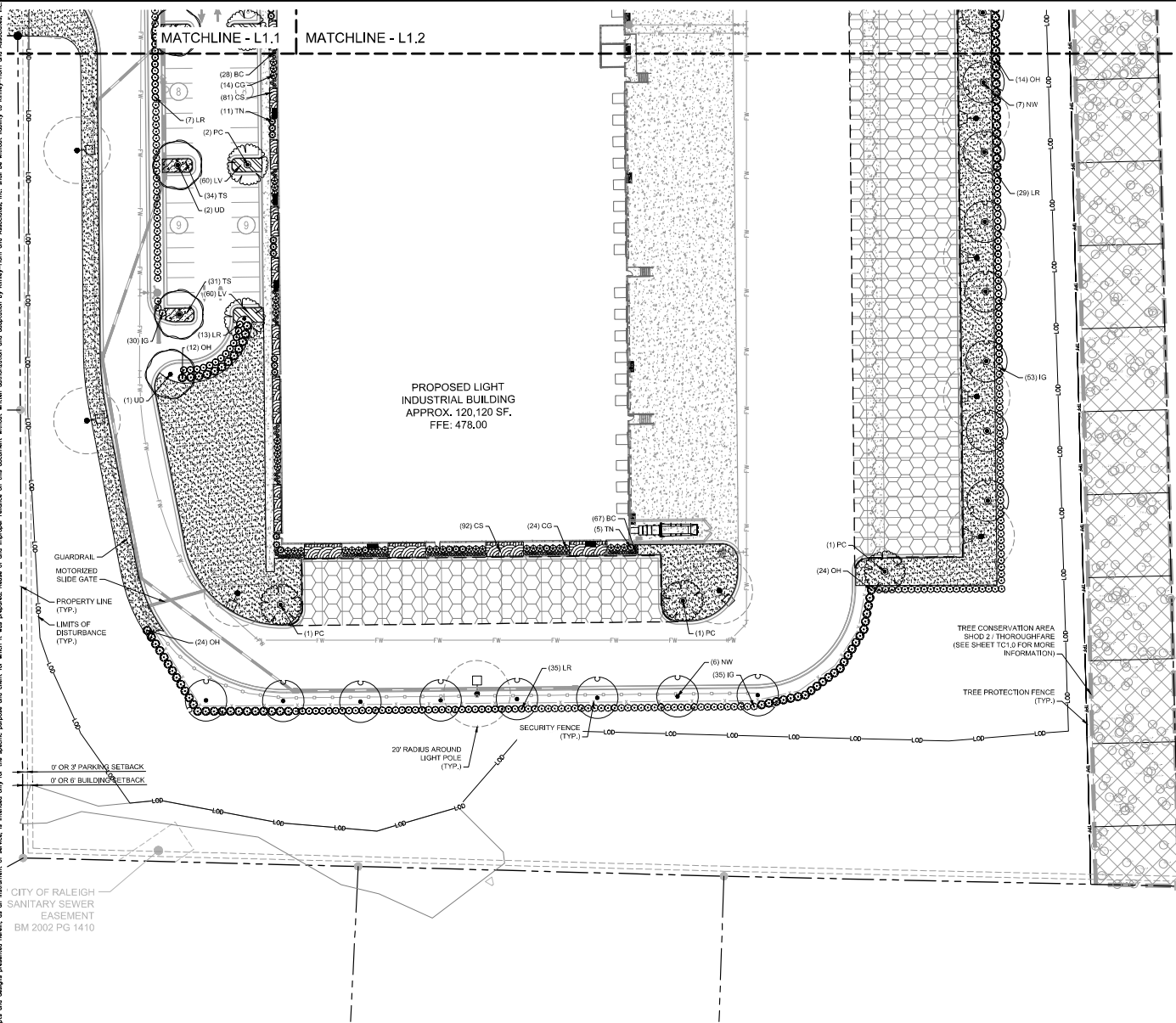
KHA PROJECT	DATE	SCALE	AS SHOWN
015634022	12/22/21	DESIGNED BY	AWF
		DRAWN BY	AWF
		CHECKED BY	RLB

NC

HIGH
S
N

SHEET NUMBER
L1.2

Enlarged Landscape Plan for Midway West SunCap Property, LLC. This plan was prepared by Kimley-Horn & Associates, Inc. (KHA) under contract to Midway West SunCap Property, LLC. KHA is not responsible for any errors or omissions in this plan. The user of this plan assumes all liability for any and all consequences of its use. This plan is not to be used for any other purpose without the written consent of KHA. KHA is not responsible for any errors or omissions in this plan. The user of this plan assumes all liability for any and all consequences of its use. This plan is not to be used for any other purpose without the written consent of KHA.



PLANT SCHEDULE L1.3						
EVERGREEN TREES						
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	GALLERIES	HEIGHT	
TN	18	THUJA OCCIDENTALIS AMERICAN PILLAR	7 GAL.	-	4'-6' HT.	
SHADE TREES						
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	GALLERIES	HEIGHT	
NW	15	NYSSA SYLVATICA WILDFIRE	88B	3' GAL	10'-12' HT.	
PC	5	PISTACHIA CHINENSIS	88B	3' GAL	10'-12' HT.	
UD	3	ULMUS PARVIFOLIA DYNASTY	88B	3' GAL	10'-12' HT.	
SHRUBS						
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT	LOCATION	
BC	84	BERBERIS THUNBERGII CRIMSON PYGMY	3 GAL	12' MIN.		
CG	38	CAMELLIA SASANOWA 'SHERII GASHRA'	3 GAL	24" MIN.		
KS	118	LEX GLABRA 'NIGRA	3 GAL	24" MIN.		
LR	84	LOROPETALUM CHINENSIS RUBRUM 'RUBY'	3 GAL	24" MIN.		
OH	74	OSMAINTHUS HYBRIDUS 'DOLBYN'	3 GAL	24" MIN.		
GROUND COVERS						
CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING		
OH	11,387 SF	CYNODON DACTYLON 418 HYBRID	800			
CS	173	COTONEASTER SALICIFOLIA 'SCARLET LEADER'	1 GAL	30" o.c.		
LV	120	LIROPE MUSCARI VARIEGATA	1 GAL	18" o.c.		
TS	65	TRACHELOSPERMUM ASHLEYANUM 'SNOW N SUMMER'	1 GAL	24" o.c.		

- NOTES:
1. PLANTINGS LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE PRUNED TO MAINTAIN VISIBILITY BETWEEN 24 FEET AND SHEET ABOVE FINISHED GRADE.
 2. UTILITIES ON THIS SHEET ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 3. THIS SHEET IS INTENDED FOR REFERENCE ONLY. FOR SITE IMPROVEMENTS, SEE CIVIL SHEETS.
 4. SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS.
 5. SEE SHEET TC1.0 FOR TREE CONSERVATION AREA CALCULATIONS.
 6. TREE LOCATIONS ON THIS PLAN HAVE BEEN TAKEN FROM A TREE SURVEY PERFORMED BY KIMLEY-HORN & ASSOCIATES DATED DECEMBER 2, 2021.

LEGEND

PRIMARY TCA - SHOD-2 / THOROUGHFARE

LIMITED OUTDOOR STORAGE

— 30' — TREE PROTECTION FENCE

— 100' — LIMITS OF DISTURBANCE

○ — EXISTING TREE

Kimley-Horn

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PHONE: 919-972-2000 FAX: 919-972-2050
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MIDWAY WEST
PREPARED FOR
SUNCAP PROPERTY
GROUP, LLC

**ENLARGED
LANDSCAPE PLAN**

PLANT SCHEDULE L1.3

REVISIONS

NO.	DATE	REVISIONS
1	05/11/22 JCM	CITY COMMENTS
2	04/06/22 JCM	CITY COMMENTS
3	03/04/22 JCM	CITY COMMENTS

PROJECT INFORMATION

NO.	DATE	REVISIONS
1	12/22/21	SCALE AS SHOWN
2	12/22/21	DESIGNED BY AWF
3	12/22/21	DRAWN BY AWF
4	12/22/21	CHECKED BY RLB

RALEIGH



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

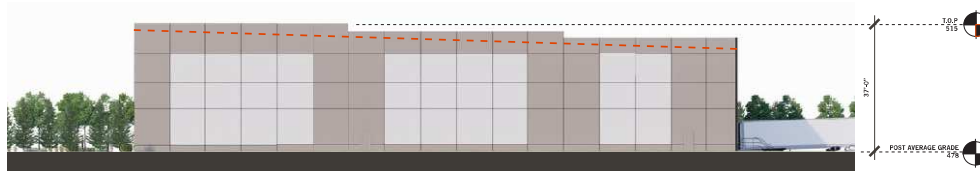
CONCEPTUAL RENDERING NORTHWEST PERSPECTIVE

8924 MIDWAY WEST ROAD
RALEIGH, NC 27617

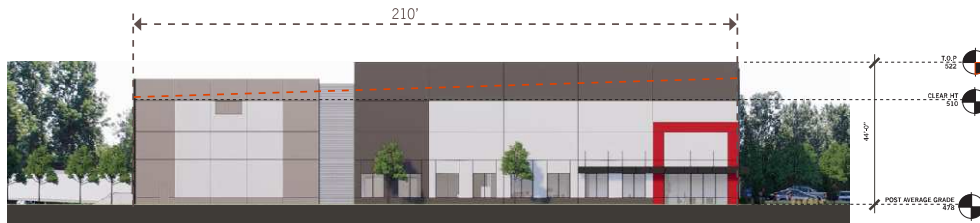
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03.04.2022

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South Conceptual Elevations



North Conceptual Elevations

Transparency Requirements		
Elevations	*Glazing Area Required	Glazing Area Provided
North	* 20% = 504 SF (210' x 12' x 0.2) ** 50 % = 252 SF (504 x 0.5)	668 SF (>504 SF) 430 SF (>252 SF)
West	* 20% = 562 SF = (234' x 12' x 0.2) ** 50% = 281 SF (562 X 0.5)	594 SF (>562 SF) 345 SF (>281 SF)

* Minimum of 20% of glazing must cover the ground story facade measured between 0 and 12' above finish ground floor for all street-facing elevations above-grade
 **Minimum of 50% of the required 20% transparency must be located between 3' and 8' from finish ground floor

AVERAGE GRADE CALCULATIONS			
BLD'G SIDE	PROPOSED HIGH PT	PROPOSED LOW PT	AVERAGE PROPOSED PT
WEST	478.00	478.00	478.00
PROPOSED AVERAGE GRADE (MOST RESTRICTIVE)			478.00

ROOFTOP MATERIAL WIL BE
NONREFLECTIVE AND UNIFROM IN COLOR



East Conceptual Elevations



West Conceptual Elevations



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CONCEPTUAL ELEVATIONS
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