



# Administrative Approval Action

Case File / Name: ASR-0004-2019  
8000 Kodiak Drive

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

**LOCATION:** This site is located on the south side of Glenwood Avenue, north of Winchester Drive at 8000 Kodiak Dr.

**REQUEST:** Development of a vacant site zoned CX-3-PK consisting of a 2.801 acre/122,098 sf tract (being Lot 1) and a .002 ac tract (being Lot 2) with 751 sf (.017ac) of right-of-way dedication and a net area of 2.784 ac (121, 347sf), into proposed vehicles sales display on Lot 1.

**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 January 28, 2021 by The Site Group, PLLC.

## **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. Show the design for the road in accordance with the description of the project in the Public/Private agreement signed November 4, 2020.
2. Revise and note, on the Site Permit Review (SPR) summary data table, the 751 sf/0.017 ac or 2 foot right-of-way dedication along Kodiak Drive.

### **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).
6. 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).



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7. 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

8. A fee-in-lieu of compliance with tree conservation area requirements for 0.17 acres must be paid to The City of Raleigh. (UDO 9.1.5.E.)

☒ **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 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:***

## General

1. A new and revised plat is recorded separately or in conjunction with any other plat recording, for Lots 1, 2 as shown and noted on the coversheet for ASR-0004-2019, correcting the recording error in BM 2006 PG 875.

## Engineering

2. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

☒ **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:***

## General

1. A new plat, revising the boundary survey recorded in BM 2006 PG 875, is recorded prior to any permit issuance.



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2. That all associated documents are submitted to the City in accordance with Section 11 of the Public/Private agreement signed November 4, 2020.

## Engineering

3. 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.

## Public Utilities

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for public water line extension in Winchester Rd.

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along Kodiak Drive.
6. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**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:** June 30, 2024

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.

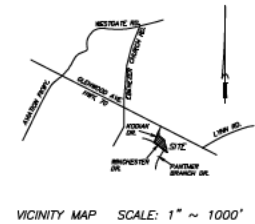
Signed: Alysin Bailey Taylor Date: 03/03/2021  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# SIR WALTER CHEVROLET

## 8000 KODIAK DRIVE

### Raleigh, North Carolina

#### VEHICLE SALES | ASR-0004-2019



**DEVELOPMENT SERVICES**

**Administrative Site Review Application**

This form is required when submitting site plans as referenced in Submittal/Development Ordinance (SDO) Section 15.2.3. Please check the appropriate building types and include the plan checklist document when submitting.

**Office Use Only: Transaction #**

**Building Type**

☐ Detached ☐ General ☐ Subdivision Transaction #

☐ Attached ☐ Mixed Use ☐ Switch Transaction #

☐ Apartment ☐ Open lot ☐ Certificate of Appropriateness #

☐ Townhome ☐ Only ☐ Board of Adjustment #

☐ Administration Alternative #

**Developer Name:** 8000 Kodiak Drive Vehicle Sales and Storage Lot

**Inside City limits?** ☒ Yes ☐ No

**Project Name:** 8000 Kodiak Drive

**Site P.I.N. (or 0777-00-0015)**

Please describe the nature of work. Include any additions, expansions, and changes of use.

Principal parking lot use as defined by C.O.R. UDO will be Vehicle Sales. Sales employees and customers for Sir Walter Chevrolet will have access to the lot and vehicles. The lot will also be used for employees, overflow vehicles and fleet vehicle parking and storage.

**Current Property Owner/Developer Contact Name:**

**NOTE: please attach purchase agreement when submitting this form.**

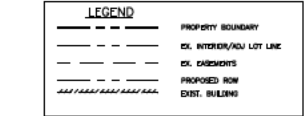
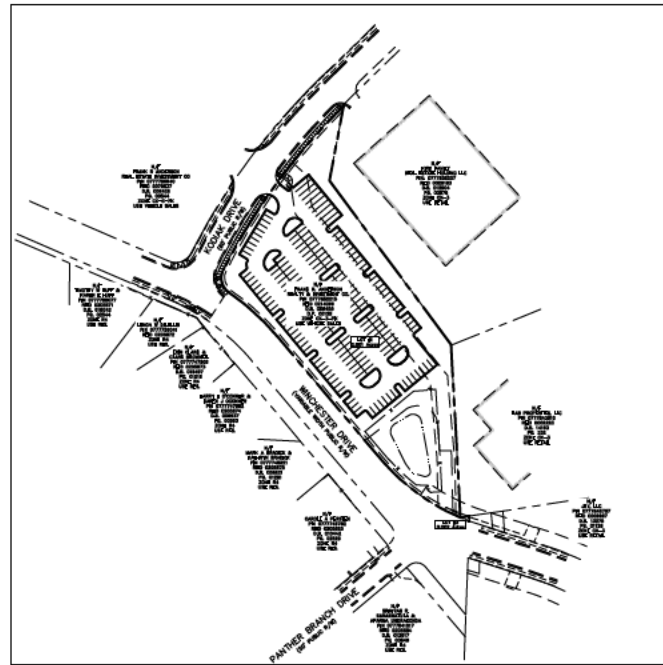
**Company Name:** Sir Walter Chevrolet & Co., Inc. **City:** Raleigh **State:** NC

**Address:** PO Box 30367 Raleigh, NC 27615-0367

**Phone #:** 919-418-4827 **Email:** g@swc.com

**Address:** PO Box 30367 Raleigh, NC 27615-0367

**Phone #:** 919-418-4827 **Email:** g@swc.com



**SITE DATA SUMMARY**

<b>PROJECT NAME:</b>	SIR WALTER CHEVROLET STORAGE LOT
<b>PIN:</b>	0777-00-0015
<b>SITE ADDRESS:</b>	8000 KODIAK DRIVE RALEIGH, NC
<b>JURISDICTION:</b>	CITY OF RALEIGH
<b>TOTAL EXISTING ACRES:</b>	2.803 AC./123,088 SF.
<b>REQUIRED T.C.A.:</b>	0.28 AC.
<b>PROPOSED T.C.A.:</b>	0.17 AC.
<b>CURRENT USE:</b>	VACANT
<b>PROPOSED USE:</b>	VEHICLE SALES
<b>EXISTING IMPERVIOUS AREA:</b>	0 SF./ 0.00 AC.
<b>PROPOSED IMPERVIOUS AREA:</b>	85,084 SF./ 1.48 AC.
<b>TOTAL DISTURBED AREA:</b>	2.70 AC.
<b>PARKING SPACES:</b>	187
<b>ZONING:</b>	CR-3-PK

**TREE CONSERVATION FEE-IN-LIEU:**

§ 15.2.3.C

PROJECTS FOR TREE-IN-LIEU PAYMENTS WILL BE CONSIDERED, BUT NOT LIMITED TO THE FOLLOWING CASES:

1. SITE CONDITIONS CAUSED BY MAN-MADE OR NATURAL TOPOGRAPHY THAT WOULD REQUIRE USE OF A RETAINING WALL WHERE THE COST OF WALL CONSTRUCTION WOULD BE GREATER THAN THE TREE-IN-LIEU FOR THE AREA BEING RELIED UPON FOR COMPLIANCE. IN SUCH CASES, JUSTIFICATION MUST BE PROVIDED TO DEMONSTRATE THERE ARE NO ALTERNATE METHODS OF CONSTRUCTION OTHER THAN USE OF A RETAINING WALL. QUOTES FROM 3 REPUTABLE LANDSCAPE FIRMS OR CONSTRUCTORS MUST BE PROVIDED TO ESTIMATE THE CONSTRUCTION COST OF THE RETAINING WALL.

THIS PROJECT REQUESTS A FEE-IN-LIEU FOR THE TREE REQUIREMENT BASED ON THE RETAINING WALLS REQUIRED JUSTIFICATION SETTER AND PROCEED FROM THREE CONTRACTORS IS INCLUDED. SEE THE DOCUMENTATION ATTACHED TO THIS SUBMITTAL FOR DETAILS.

**WINCHESTER DRIVE IMPROVEMENTS/CONNECTION:**

WINCHESTER DRIVE HAS BEEN DESIGNATED A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. CONSTRUCTION PLANS FOR THE ROAD, SIDEWALK AND DRIVEWAY EXTENSION WILL BE SUBMITTED UNDER A SEPARATE PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.

**PUBLIC UTILITY EXTENSIONS:**

WINCHESTER DRIVE HAS BEEN DESIGNATED A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. CONSTRUCTION PLANS FOR THE ROAD, SIDEWALK AND DRIVEWAY EXTENSION WILL BE SUBMITTED UNDER A SEPARATE PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.

WATER UTILITIES ARE EXISTING ON-SITE AND HOME ARE PROPOSED WITH THIS SITE PLAN THEREFORE NO UTILITY PLAN IS INCLUDED WITH THIS SUBMITTAL.

**ACKNOWLEDGEMENT OF EXISTING RECORDED MAP ERROR**

DURING THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THIS PROPERTY THE EXISTING RECORDED MAP (P.W. 3006 PAGE 070) WAS FOUND TO BE IN ERROR.

CITY OF RALEIGH STAFF WILL REQUIRE A NEW PLAT BE SUBMITTED PRIOR TO APPROVAL OF SITE PLAN REVIEW OR BUILDING PERMIT, WHICHEVER IS FIRST OR REQUIRED FIRST.

THIS CORRECTION WILL BE WRITTEN INTO THE ADMINISTRATIVE ACTION APPROVAL DOCUMENT.

**DRAWINGS INDEX:**

PA 1.0	COVER SHEET
PA 2.0	EXISTING CONDITIONS & DEMOLITION PLAN
PA 3.0	SITE LAYOUT PLAN
PA 4.0	GRADING PLAN
PA 4.1	STORMWATER PLAN
PA 5.0	TREE CONSERVATION & LANDSCAPE PLAN
PA 6.0	DETAILS
ENGR 200	EXHIBIT B FROM WINCHESTER DRIVE EXTENSION AGREEMENT W/ PUBLIC UTILITIES

**OWNER:**

FRANK R. ANDERSON, REALTY AND INVESTMENT COMPANY, LLC

4701 GEORGE ANDERSON

P.O. BOX 80367

RALEIGH, NC 27615-0367

PHONE: 919-418-4827

EMAIL: g@swc.com

**CONTRACT:**

SAMUEL B. WYSE, P.E.

THE SITE GROUP, PLLC

1111 GREENLAWN ROAD

RALEIGH, NC 27605

PHONE: (919) 835-2255

CELL: (919) 835-2255

EMAIL: sw@thesitegroup.net



- GENERAL NOTES**
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR SHALL VERIFY NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  - CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  - BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBERTSON & PLANT, P.A. TITLED BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR SIR WALTER CHEVROLET - GEO DATED 28 JANUARY 2018.
  - ALL CONSTRUCTION SHALL CONFORM TO A.S.A. STANDARDS.
  - THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720277700J PANEL 0777 EFFECTIVE DATE MAY 2, 2005.

**THE SITE GROUP**

CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

1111 Greenlawn Road  
Raleigh, NC 27605-1138 USA  
PHONE: 919-835-2255  
CELL: 919-835-2255  
EMAIL: sw@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-0004-2019) FOR:

**8000 KODIAK SALES LOT**

VEHICLE SALES

8000 KODIAK DRIVE

RALEIGH, NORTH CAROLINA

**Drawn By:** SWJ

**Checked By:** SRN

**DATE:** 25 JUN 2019

**REVISED:**

△ 30 SEP 2019

△ 02 DEC 2019

△ 15 JUN 2020

△ 11 NOV 2020

△ 28 JAN 2021

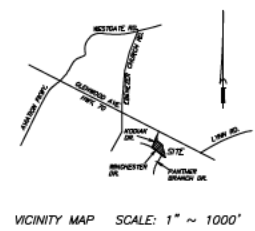
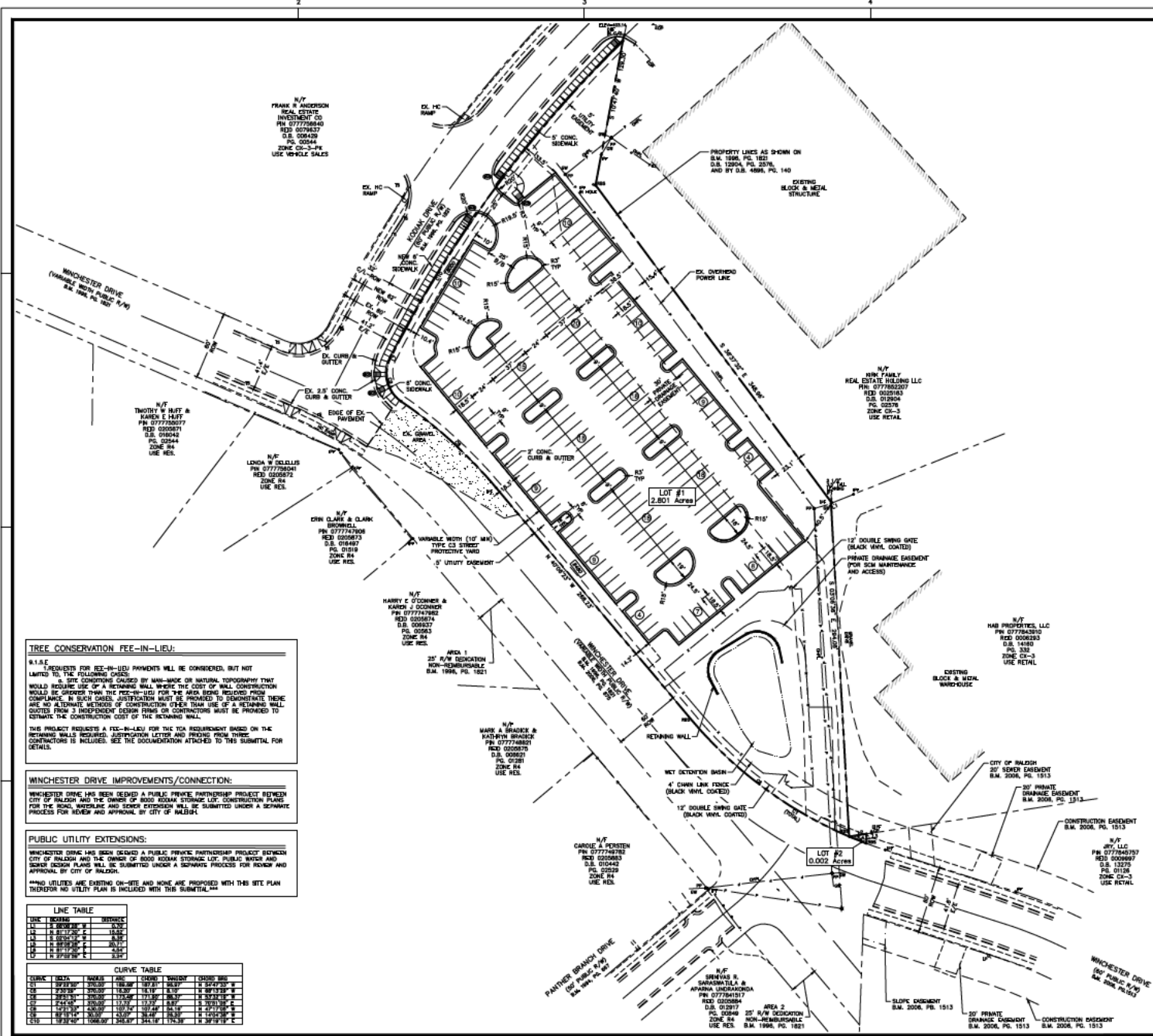
**ADMINISTRATIVE SITE PLANS**

**COVER SHEET**

Job Code: SWCGL2

Dwg No. PA 1.0





- GENERAL NOTES**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
  2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
  3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR COMPLETS PRIOR TO BEGINNING CONSTRUCTION.
  4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBINSON & PLANTS, P.A. TITLED: BOUNDARY, TOPOGRAPHY AND TREE SURVEY FOR 8000 KODIAK CHEVROLET - RED DATED 29 JANUARY 2018.
  5. ALL CONSTRUCTION SHALL CONFORM TO ADA STANDARDS.
  6. THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 37200777700J PAVIL. 0777 EFFECTIVE DATE MAY 2, 2006.

**SITE DATA SUMMARY**

PROJECT NAME:	DR. WALTER CHEVROLET STORAGE LOT
PN:	0777-85-0018
SITE ADDRESS:	8000 KODIAK DRIVE RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
TOTAL EXISTING ACREAGE:	2.503 AC./122,096 SF.
REQUIRED T.O.A.:	0.38 AC.
PROPOSED T.O.A.:	0.17 AC.
CURRENT USE:	VACANT
PROPOSED USE:	VEHICLE SALES
EXISTING IMPERVIOUS AREA:	0 SF / 0.00 AC.
PROPOSED IMPERVIOUS AREA:	65,084 SF / 1.48 AC.
TOTAL DISTURBED AREA:	2.70 AC.
PARKING SPACES:	197
ZONING:	CR-3-PK

**ACKNOWLEDGEMENT OF EXISTING RECORDED MAP ERROR**

DURING THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THIS PROPERTY THE EXISTING RECORDED MAP (DR 2006 PAVIL 810) WAS FOUND TO BE IN ERROR.

CITY OF RALEIGH STAFF WILL INQUIRE A NEW PLAT BE RECORDED PRIOR TO APPROVAL OF SITE PLAN REVIEW OR BUILDING PERMIT; WHICHEVER IS FIRST OR REQUIRED FIRST.

THIS CONDITION WILL BE WRITTEN INTO THE ADMINISTRATIVE ACTION APPROVAL DOCUMENT.

**TREE CONSERVATION FEE-IN-LIEU:**

8.1.1.2.1. FREQUENTS FOR FEE-IN-LIEU PAYMENTS WILL BE CONSIDERED, BUT NOT LIMITED TO, THE FOLLOWING CRITERIA:

A. SITE CONDITIONS CAUSED BY MAN-MADE OR NATURAL TOPOGRAPHY THAT WOULD REQUIRE USE OF A RETAINING WALL WHERE THE COST OF WALL CONSTRUCTION WOULD BE GREATER THAN THE FEE-IN-LIEU FOR THE AREA BEING INCLUDED FROM COMPLIANCE. IN SUCH CASES, JUSTIFICATION MUST BE PROVIDED TO DEMONSTRATE THERE ARE NO ALTERNATE METHODS OF CONSTRUCTION OTHER THAN USE OF A RETAINING WALL. QUOTES FROM 3 INDEPENDENT DESIGN FIRMS OR CONTRACTORS MUST BE PROVIDED TO ESTIMATE THE CONSTRUCTION COST OF THE RETAINING WALL.

THIS PROJECT REQUESTS A FEE-IN-LIEU FOR THE TCA REQUIREMENT BASED ON THE RETAINING WALLS REQUIRED. JUSTIFICATION LETTER AND PRICING FROM THREE CONTRACTORS IS INCLUDED. SEE THE DOCUMENTATION ATTACHED TO THIS SUBMITTAL FOR DETAILS.

**WINCHESTER DRIVE IMPROVEMENTS/CONNECTION:**

WINCHESTER DRIVE HAS BEEN DESIGN A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. CONSTRUCTION PLANS FOR THE ROAD, RETAILING AND SCENERY EXTENSION WILL BE SUBMITTED UNDER A SCENARIO PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.

**PUBLIC UTILITY EXTENSIONS:**

WINCHESTER DRIVE HAS BEEN DESIGN A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. CONSTRUCTION PLANS FOR THE ROAD, RETAILING AND SCENERY EXTENSION WILL BE SUBMITTED UNDER A SCENARIO PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.

\*\*\*NO UTILITIES ARE EXISTING ON-SITE AND NONE ARE PROPOSED WITH THIS SITE PLAN THEREFORE NO UTILITY PLAN IS INCLUDED WITH THIS SUBMITTAL.\*\*\*

**LINE TABLE**

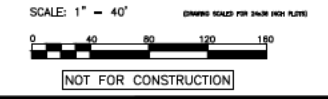
LINE	BEARING	LENGTH	STATION	REMARKS
1	N 89° 00' 00" W	1.000	1+00.00	1+00.00
2	S 89° 00' 00" E	1.000	2+00.00	2+00.00
3	N 89° 00' 00" W	1.000	3+00.00	3+00.00
4	S 89° 00' 00" E	1.000	4+00.00	4+00.00
5	N 89° 00' 00" W	1.000	5+00.00	5+00.00
6	S 89° 00' 00" E	1.000	6+00.00	6+00.00
7	N 89° 00' 00" W	1.000	7+00.00	7+00.00
8	S 89° 00' 00" E	1.000	8+00.00	8+00.00
9	N 89° 00' 00" W	1.000	9+00.00	9+00.00
10	S 89° 00' 00" E	1.000	10+00.00	10+00.00

**CURVE TABLE**

LINE	BEARING	LENGTH	STATION	REMARKS
1	N 89° 00' 00" W	1.000	1+00.00	1+00.00
2	S 89° 00' 00" E	1.000	2+00.00	2+00.00
3	N 89° 00' 00" W	1.000	3+00.00	3+00.00
4	S 89° 00' 00" E	1.000	4+00.00	4+00.00
5	N 89° 00' 00" W	1.000	5+00.00	5+00.00
6	S 89° 00' 00" E	1.000	6+00.00	6+00.00
7	N 89° 00' 00" W	1.000	7+00.00	7+00.00
8	S 89° 00' 00" E	1.000	8+00.00	8+00.00
9	N 89° 00' 00" W	1.000	9+00.00	9+00.00
10	S 89° 00' 00" E	1.000	10+00.00	10+00.00



**SITE LAYOUT PLAN**



**THE SITE GROUP**  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS

THE SITE GROUP, P.L.L.C.  
1111 Oakleaf Road  
Raleigh, NC 27605-1138 USA  
Phone: 919.430.4787  
Fax: 919.430.4787  
Email: info@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-004-2019) FOR:  
**8000 KODIAK SALES LOT**  
VEHICLE SALES  
8000 KODIAK DRIVE  
RALEIGH, NORTH CAROLINA

Drawn By: SWJ  
Checked By: SRN

DATE:  
25 JUN 2019  
REVISED:  
02 DEC 2019  
15 JUN 2020  
11 NOV 2020  
28 JAN 2021

ADMINISTRATIVE SITE PLANS

SITE LAYOUT PLAN

Job Code: SWCGL2

Dwg No. PA 3.0



- GENERAL NOTES**
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  3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
  4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY ROBERTSON & PLANTE, P.A. TITLED BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR 500 WINCHESTER DRIVE - GEO DATED 23 JANUARY 2018.
  5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
  6. THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 37020777000 PANEL 0777 EFFECTIVE DATE MAY 2, 2006.

**TREE CONSERVATION FEE-IN-LIEU:**

R.A.S.C. REQUESTS FOR FEE-IN-LIEU PAYMENTS WILL BE CONSIDERED, BUT NOT LIMITED TO THE FOLLOWING CASES:  
 1. TREE REMOVALS CAUSED BY MAN-MADE OR NATURAL TOPOGRAPHY THAT WOULD REQUIRE USE OF A RETAINING WALL WHERE THE COST OF WALL CONSTRUCTION WOULD BE GREATER THAN THE FEE-IN-LIEU FOR THE AREA BEING REMOVED FROM COMPLIANCE IN SUCH CASES, JUSTIFICATION MUST BE PROVIDED TO DEMONSTRATE THERE ARE NO ALTERNATE METHODS OF CONSTRUCTION OTHER THAN USE OF A RETAINING WALL QUOTED FROM A INDEPENDENT DESIGN FIRM ON CONTRACTORS MUST BE PROVIDED TO ESTIMATE THE CONSTRUCTION COST OF THE RETAINING WALL.

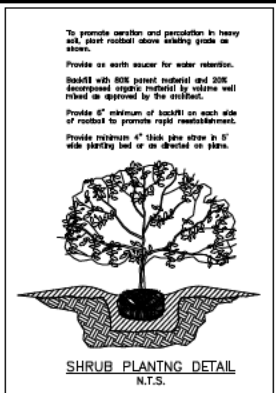
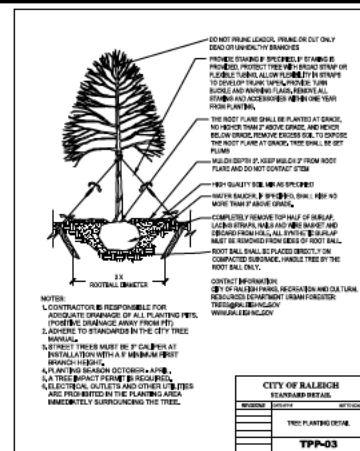
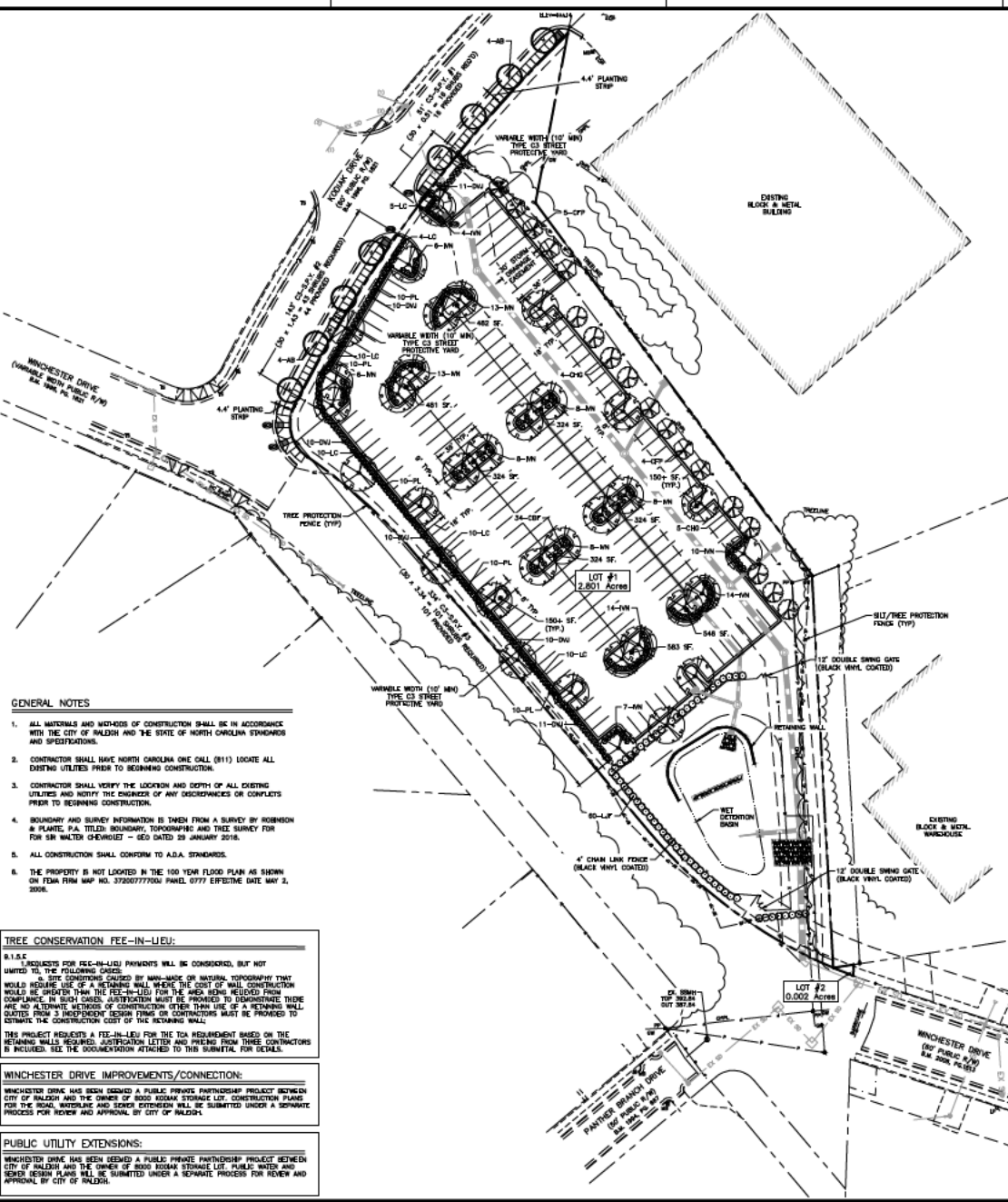
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**WINCHESTER DRIVE IMPROVEMENTS/CONNECTION:**

WINCHESTER DRIVE HAS BEEN DESIGNATED A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. CONSTRUCTION PLANS FOR THE ROAD, WATERLINE AND SEWER EXTENSION WILL BE SUBMITTED UNDER A SEPARATE PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.

**PUBLIC UTILITY EXTENSIONS:**

WINCHESTER DRIVE HAS BEEN DESIGNATED A PUBLIC PRIVATE PARTNERSHIP PROJECT BETWEEN CITY OF RALEIGH AND THE OWNER OF 8000 KODIAK STORAGE LOT. PUBLIC WATER AND SEWER DESIGN PLANS WILL BE SUBMITTED UNDER A SEPARATE PROCESS FOR REVIEW AND APPROVAL BY CITY OF RALEIGH.



**OVERALL PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	COMPLIANCE/REQUIREMENT	CALIPER/HEIGHT AT PLANTING	MATURE HEIGHT /CROWN SPREAD	ROOT	REMARKS
48	8	ACER RUPESTRIS	THREAT MAPLE	STREET TREE	3" CAL/10' HT.	25'/20'	BBB	WATCHING
34	34	CORNUS BACCATA 'PACIFICANA'	EUROPEAN HORNBEAM	PARKING LOT	3" CAL/10' HT.	40'/20'	BBB	WATCHING
10	10	CORNUS CANADENSIS 'HEART OF GOLD'	HEART OF GOLD RED BUD	PARKING LOT	3" CAL/10' HT.	20'/20'	BBB	WATCHING
9	9	CORNUS CANADENSIS 'FOREST PANTRY'	FOREST PANTRY RED BUD	PARKING LOT	3" CAL/10' HT.	20'/20'	BBB	WATCHING
82	82	DESYLIUM 'VINTAGE JADE'	VINTAGE JADE DESYLIUM	CS-S.P.V.	3" CAL/10' HT.	3.5'/4'	CONT.	WATCHING
118	118	LUX VOMITORIA 'NANA'	DWARF VOMITORIA NANA	PARKING LOT	3" CAL/10' HT.	3'/3'	CONT.	WATCHING
40	40	LOQUETUM JAPONICUM 'JACK FROST'	JACK FROST PRUNELLA	SCM SCREEN	7" CAL/24' HT.	5'/5'	CONT.	WATCHING
48	48	LOQUETUM JAPONICUM 'EMERALD SNOW'	EMERALD SNOW LOQUETUM	CS-S.P.V.	3" CAL/10' HT.	3.5'/4'	CONT.	WATCHING
50	50	PRUNUS LAURICOMMIS 'OTTO LYNNEN'	OTTO LYNNEN LAUREL	CS-S.P.V.	3" CAL/10' HT.	3.5'/4'	CONT.	WATCHING

**PLANTING NOTES:**

1. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
2. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
3. STREET TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.

**CS-STREET PROTECTIVE YARD:**

CS-S.P.V. #1 (8000 KODIAK DRIVE)  
 SHRUBS REQ'D: (30 SHRUBS/100 LF)  
 SHRUBS PROVIDED:  
 CS-S.P.V. #2 (8000 KODIAK DRIVE)  
 SHRUBS REQ'D: (30 SHRUBS/100 LF)  
 SHRUBS PROVIDED:  
 CS-S.P.V. #3 (8000 KODIAK DRIVE)  
 SHRUBS REQ'D: (30 SHRUBS/100 LF)  
 SHRUBS PROVIDED:  
 STREET TREES:  
 KODIAK DRIVE  
 STREET TREES REQUIRED: (1/40')  
 STREET TREES PROVIDED:  
 WINCHESTER DRIVE  
 STREET TREES TO BE INSTALLED WITH PUBLIC PROJECT.  
 THIS DEVELOPMENT IS PROVIDING FOR 1/2 AND THEREFORE MEETING REQUIREMENTS OF A.D.A.

**STREET PROTECTIVE YARD CLARIFICATION TABLE:**

KODIAK DRIVE:  
 81 LF CS STREET PROTECTIVE YARD REQUIRES 16 SHRUBS  
 SHRUBS PROVIDED:  
 5 LOQUETUM JAPONICUM 'EMERALD SNOW' (LJ)  
 11 DESYLIUM 'VINTAGE JADE' (DJ)  
 16 TOTAL PROVIDED  
 143 LF CS STREET PROTECTIVE YARD REQUIRES 43 SHRUBS  
 SHRUBS PROVIDED:  
 20 PRUNUS LAURICOMMIS 'OTTO LYNNEN' (PL)  
 14 LOQUETUM JAPONICUM 'EMERALD SNOW' (LJ)  
 9 DESYLIUM 'VINTAGE JADE' (DJ)  
 44 TOTAL PROVIDED  
 WINCHESTER DRIVE:  
 324 LF CS STREET PROTECTIVE YARD REQUIRES 101 SHRUBS  
 SHRUBS PROVIDED:  
 41 DESYLIUM 'VINTAGE JADE' (DJ)  
 30 LOQUETUM JAPONICUM 'EMERALD SNOW' (LJ)  
 30 PRUNUS LAURICOMMIS 'OTTO LYNNEN' (PL)  
 101 TOTAL PROVIDED

**ACKNOWLEDGEMENT OF EXISTING RECORDED MAP ERROR**

DURING THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THIS PROPERTY THE EXISTING RECORDED MAP (DW 2006 PAGE 610) WAS FOUND TO BE IN ERROR.  
 CITY OF RALEIGH STAFF WILL REQUIRE A NEW MAP TO BE RECORDED PRIOR TO APPROVAL OF SITE PLAN REVIEW OR BUILDING PERMIT, WHICHEVER IS FIRST OR REQUIRED FIRST.  
 THIS CONDITION WILL BE WRITTEN INTO THE ADMINISTRATIVE ACTION APPROVAL DOCUMENT.



**THE SITE GROUP**  
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 Email: info@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASK-004-2019) FOR:  
**8000 KODIAK SALES LOT**  
 VEHICLE SALES  
 8000 KODIAK DRIVE  
 RALEIGH, NORTH CAROLINA

Drawn By: JHU  
 Checked By: BOM

DATE: 25 JUN 2019  
 REVISIONS:  
 01 30 SEP 2019  
 02 02 DEC 2019  
 03 15 JUN 2020  
 04 11 NOV 2020  
 05 28 JAN 2021

ADMINISTRATIVE SITE PLANS  
 TREE CONSERVATION & LANDSCAPE PLAN  
 Job Code: SWCGL2  
 Dwg No.: PA  
 5.0