



Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

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: Transaction #: <u>ASR-0074-2019</u>		Planning Coordinator: <u>Ryan Babin</u>	
Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: <u>536214, S-81-17</u>	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: _____	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: <u>N/A</u>	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: <u>A-119-17</u>	
		Zoning Case #: <u>N/A</u>	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: <u>Wakefield Pines Lot 3</u>			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Property address(es): <u>13411 Falls of Neuse Road Raleigh, NC</u>			
Site P.I.N.(s): <u>1739-08-6811</u>			
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Project includes construction of commercial building and associated infrastructure.</u>			
Current Property Owner/Developer Contact Name: <u>Wakefield Outparcels, LLC</u> NOTE: please attach purchase agreement when submitting this form.			
Company: <u>Wakefield Outparcels, LLC</u>		Title: <u>Marlane Klintworth</u>	
Address: <u>11509 John Allen Road Raleigh, NC 27614</u>			
Phone #: <u>919-868-4472</u>		Email: <u>mvkcommercial@gmail.com</u>	
Applicant Name: <u>Chris Bostic, P.E.</u>			
Company: <u>Kimley-Horn and Associates</u>		Address: <u>421 Fayetteville Street, Suite 600, Raleigh, NC 27601</u>	
Phone #: <u>919-653-2927</u>		Email: <u>chris.bostic@kimley-horn.com</u>	

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.07	Existing gross floor area to be demolished: 0
# of parking spaces required:	New gross floor area: 8,475 SF
# of parking spaces proposed:	Total sf gross (to remain and new): 8,475 SF
Overlay District (if applicable): UWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Retail & Restaurant	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.16</u> Square Feet: <u>7,144</u>	Proposed Impervious Surface: Acres: <u>0.91</u> Square Feet: <u>39,800</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____ Flood stu _____ FEMA Map Panel #: _____	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Kimley-Horn and Associates</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. 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: <u>10/6/19</u>
Printed Name: <u>marlane klintworth</u>	



Administrative Site Review Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
<p>Mailed notice is required for projects that:</p> <ol style="list-style-type: none"> 1. Include new buildings greater than 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND; 2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10 <p>If your project requires mailed notice, click here to download the letter template and other helpful information.</p>
<p>Please check one of the following:</p> <p>Yes, my project meets the mailed notification requirement and my letters are provided with this application.</p> <p><input checked="" type="checkbox"/> The mailed notification is not applicable for my project.</p>

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>1. Cover sheet and/or second sheet: include project name and location; site data table (include <i>Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations</i>); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)</p>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>2. Existing conditions sheet: including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (<i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i>); built improvements (<i>parking, driveways, alleys</i>); and vegetation</p>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>3. Demolition plan: Clearly indicate items to be removed</p>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p>4. Proposed site plan: including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (<i>structures, streets, driveways, parking, storage areas, service areas, etc.</i>); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (<i>HVAC, generators, etc.</i>); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (<i>UDO Section 7.1.2</i>); amenity area (<i>UDO Section 1.5.3</i>); open space and/or greenways; transition protective yard (<i>UDO Section 7.2.4</i>); Site Data (<i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations; Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B.</i>)</p>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

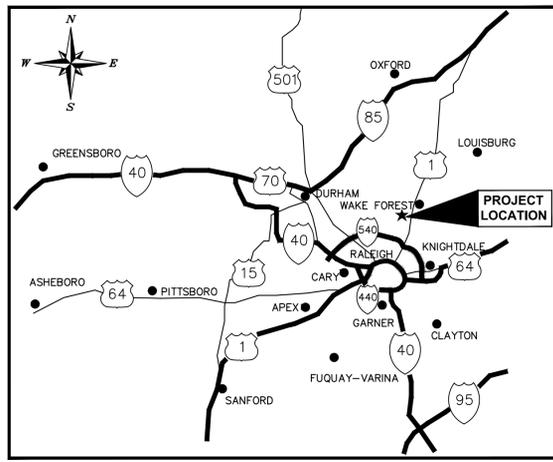
Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. Proposed grading plan: including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Proposed stormwater plan: include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed Utility Plan: All utilities (shown underground); above ground utilities and equipment with required screening (<i>UDO Section 7.2.5.D.</i>); include Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Lighting Plan: Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Proposed tree conservation plan: for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Proposed landscape plan: (<i>UDO Section 7.2</i>) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (<i>UDO Section 7.1.7.</i>) include existing and/or proposed parking lot light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Architectural Elevations showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>				
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>				
3. List date of previously approved site plan.	<input type="checkbox"/>				
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>				
5. Provide updated site data table including building square footages, parking calculations, etc.	<input type="checkbox"/>				
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>				

Plotted By: Carter, Tim Sheet: Sht: WAKEFIELD PINES LOT 3 Layout: CO.0 COVER SHEET November 20, 2019 02:01:37pm K:\RAL-DOE\013031000-WakefieldPines\15-CAD-Files\PlanSheets\LOT 3 PLANSET\PlanSheets\CO.0 COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
NTS

ADMINISTRATIVE SITE PLAN SUBMITTAL FOR: WAKEFIELD PINES LOT 3

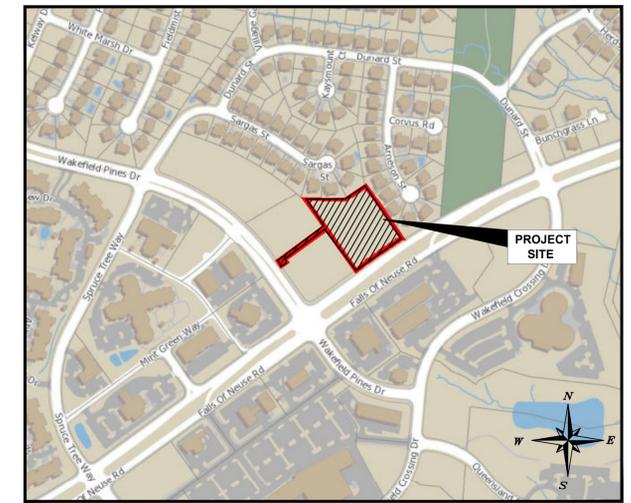
ASR-0074-2019

FOR REFERENCE: S-81-17 (SUBDIVISION)

13411 FALLS OF NEUSE ROAD
RALEIGH, NORTH CAROLINA 27614

A DEVELOPMENT BY: WAKEFIELD OUTPARCELS, LLC.

11509 JOHN ALLEN ROAD
RALEIGH, N.C. 27614
PHONE: (919) 868-4472



VICINITY MAP

SCALE: 1" = 500'

CONDITIONS OF APPROVAL

A-119-17 WHEREAS CK Wakefield Properties, LLC, property owner, requests a complete variance to the 40% forestation standard set forth in Section 5.1.9 of the Unified Development Ordinance as well as a complete variance to the primary tree conservation requirement for an undisturbed area adjoining a thoroughfare set forth in Section 9.1.4.A.8 of the Unified Development Ordinance as applied to the property's frontage along Falls of Neuse Road and Wakefield Pines Drive on a 4.93 acre parcel zoned Commercial Mixed Use -3-Urban Watershed Protection Overlay District and located at 2801 Wakefield Pines Drive.

- Approved the variance from the 40% forestation.
- Approved the complete variance from the primary tree conservation requirement with the following conditions:
 - At least 16% tree conservation area shall be provided, as shown on the site plan presented at the hearing;
 - A Type C2 street protective yard is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - A 20-foot wide building and parking setback is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - Dumpsters on the property shall be located at least 70 feet from any single-family lot on Sargas Street or Armeson Street;
 - Unless required by the City, the Applicant shall not clear the area within the 20' wide City of Raleigh sanitary sewer easement along the rear of the property as shown on plat recorded in Book of Maps 2001, Page 2359, but exclusive of those areas also within the 20' private drainage easement and 60' private cross access, private drainage and private utility easement as shown on the plat. Subject to the consent of the owner of the single-family lot, the Applicant shall, at the sole cost of the Applicant, construct a wood fence where there is no wood fence along the property boundary adjacent to the single-family lots. If agreement cannot be reached with the adjoining owner(s), then the wood fence shall be provided on the other side of the tree conservation area interior to the property in a location that generally corresponds with the common boundary line with that adjoining lot.

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

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016 AND WAKEFIELD PINES SUBDIVISION PLANS BY KIMLEY-HORN AND SHEETZ WAKEFIELD SITE PLANS BY KIMLEY-HORN.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: WAKEFIELD OUTPARCELS, LLC.
11509 JOHN ALLEN ROAD
RALEIGH, NORTH CAROLINA 27614
PHONE: (919) 868-4472
ATTN: MARLANE KLINTWORTH
mvkcommercial@gmail.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2976
ATTN: RICHARD BROWN, PLA
richard.brown@kimley-horn.com

SURVEYOR: GSC SURVEYING, INC.
4072 BARRETT DRIVE
RALEIGH, NORTH CAROLINA 27609
PHONE: (919) 787-5805
ATTN: GREG S. CROWDER, PLS
greg@gscsurveying.com

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



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: Transaction #:		Planning Coordinator:	
<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 transaction #: 530214, S-81-17		Sketch transaction #:	
Certificate of Appropriateness #: N/A		Board of Adjustment #: A-119-17	
Zoning Case #: N/A		Administrative Alternate #:	

GENERAL INFORMATION

Development name: Wakefield Pines Lot 3

Inside City limits? Yes No

Property address(es): 13411 Falls of Neuse Road Raleigh, NC

Site P.I.N.(s): 1739-08-6811

Please describe the scope of work. Include any additions, expansions, and change of use.
Project includes construction of commercial building and associated infrastructure.

Current Property Owner/Developer Contact Name: Wakefield Outparcels, LLC
NOTE: please attach purchase agreement when submitting this form.

Company: Wakefield Outparcels, LLC Title: Marlane Klintworth, Managing Member
Address: 11509 John Allen Road Raleigh, NC 27614

Phone #: 919-868-4472 Email: mvkcommercial@gmail.com

Applicant Name: Chris Bostic, P.E.
Company: Kimley-Horn and Associates Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601
Phone #: 919-653-2927 Email: chris.bostic@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 0
Gross site acreage: 2.07	Existing gross floor area to be demolished: 0
# of parking spaces required: 51	New gross floor area: 8,475 SF
# of parking spaces proposed: 52	Total sf gross (to remain and new): 8,475 SF
Overlay District (if applicable): UWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Retail & Restaurant	

STORMWATER INFORMATION

Existing Impervious Surface:
Acres: 0.16 Square Feet: 7,144

Proposed Impervious Surface:
Acres: 0.91 Square Feet: 39,600

Is this a flood hazard area? Yes No

If yes, please provide:
Alluvial soils: _____
Flood stu: _____
FEMA Map Panel #: _____
Neuse River Buffer Yes No Wetlands Yes No

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: _____ Total # of hotel units: _____

of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____

of lots: _____ Is your project a cottage court? Yes No

SIGNATURE BLOCK

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

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

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. 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: *Marlane Klintworth* Date: 10/6/19
Printed Name: marlane klintworth

PREPARED IN THE OFFICE OF:



© 2019 Kimley-Horn and Associates, Inc.
421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	SUBDIVISION PLAN
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
A1.1-A1.2.1	BUILDING ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

WAKEFIELD PINES LOT 3
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC.
CITY OF RALEIGH
NORTH CAROLINA

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Copyright Kimley-Horn and Associates, Inc., 2019

DATE: **OCTOBER 04, 2019**

SEAL:
JOB NUMBER:
013031001

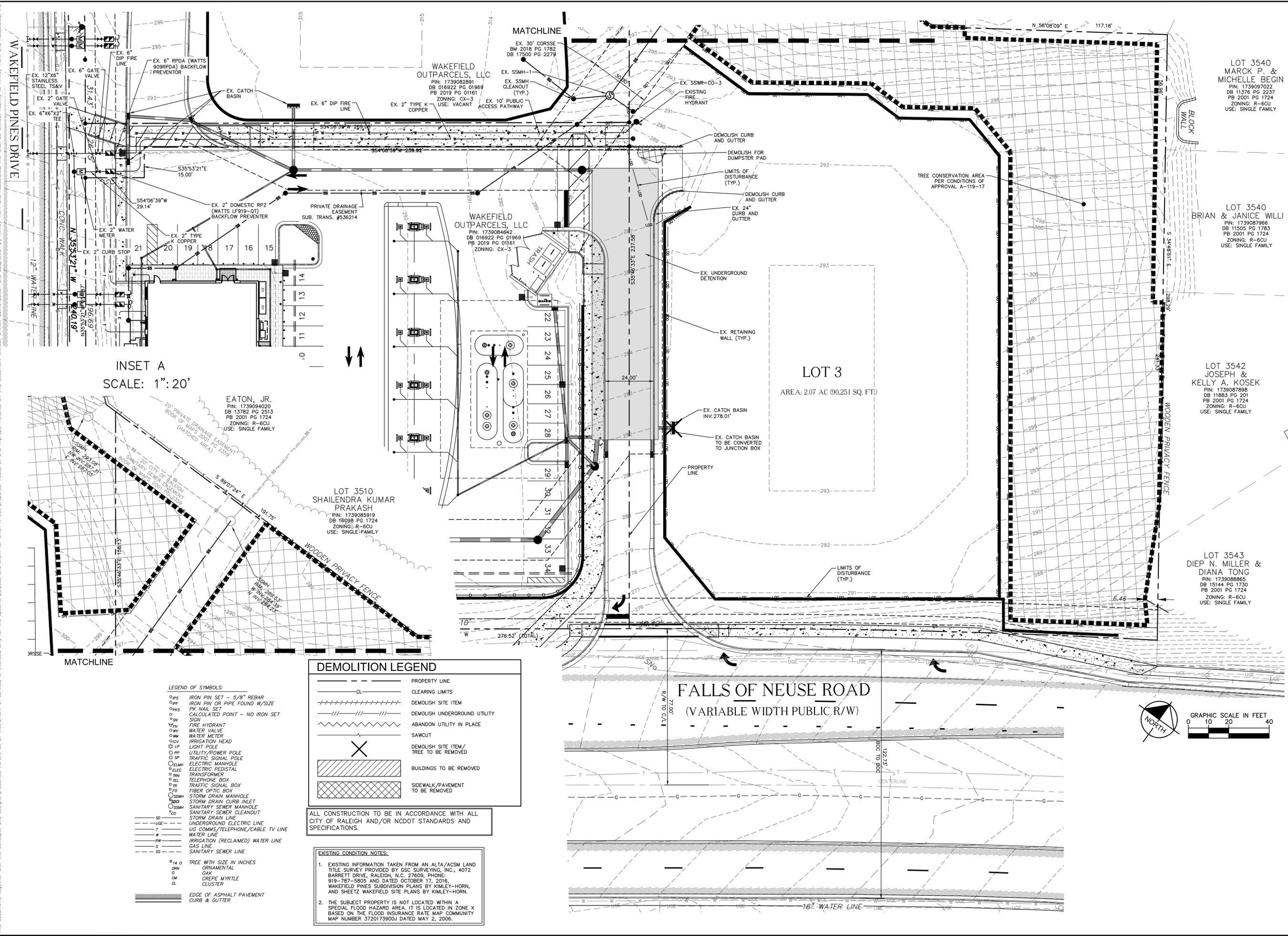
SHEET NUMBER
C0.0

NO.	REVISED PER CITY COMMENTS	DATE
1		11/17/19

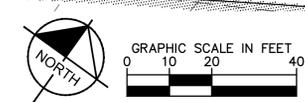
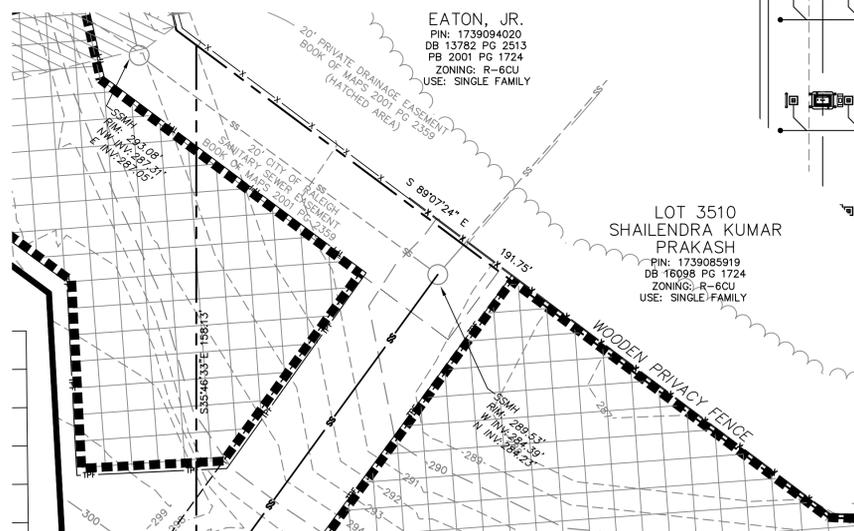
Kimley-Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

KHA PROJECT
013031001
DATE
10/04/2019
SCALE AS SHOWN
DESIGNED BY JCB
DRAWN BY JCB
CHECKED BY COB

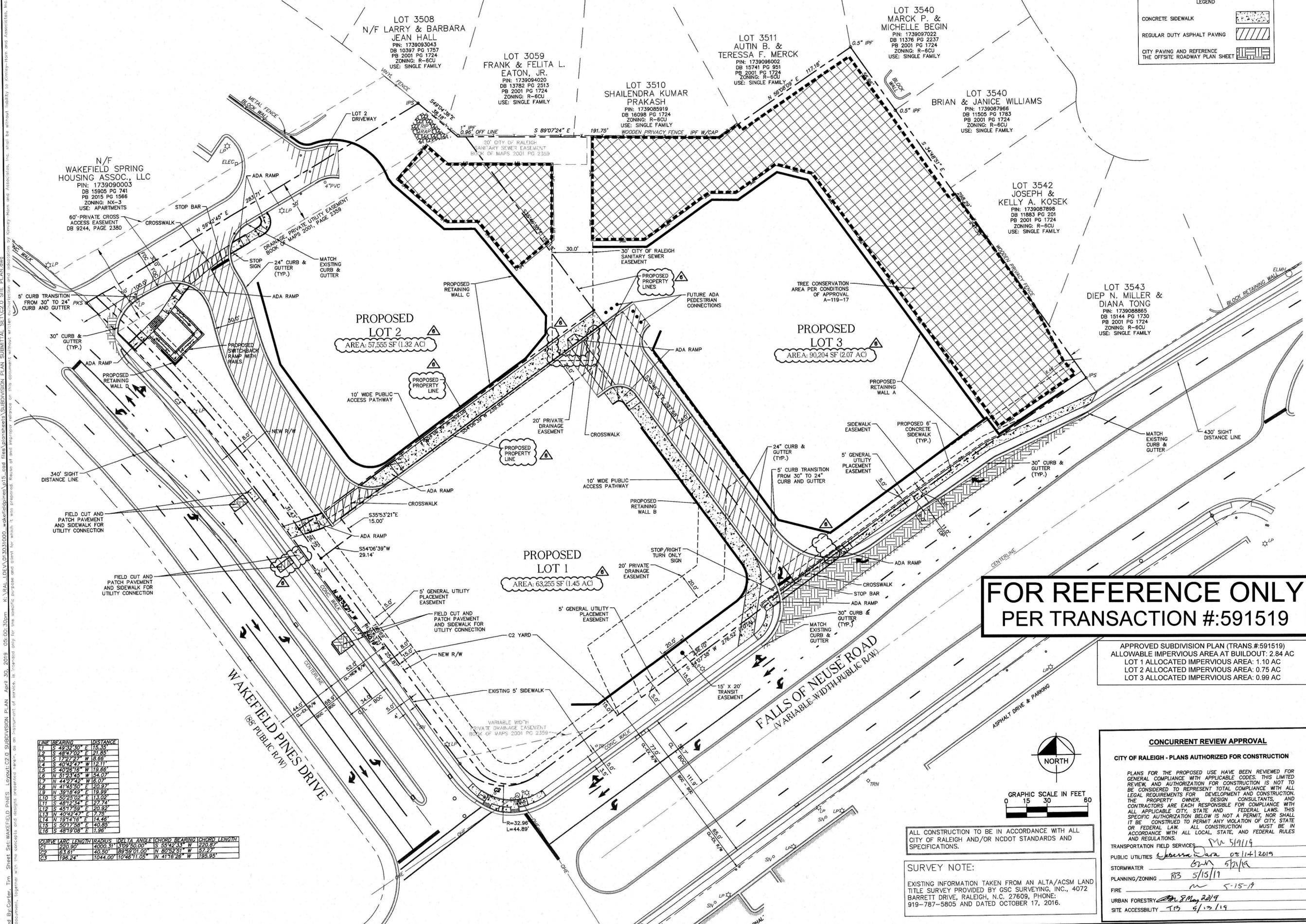
Plotted By: Carter, Tim. Sheet: Sht: WAKEFIELD PINES LOT 3. Layout: C1.0. EXISTING CONDITIONS & DEMOLITION PLAN. November 20, 2019. 02:01:51pm. K:\RAL\LEDA\013031000 - WakefieldPines\15-CAD Files\PlanSheets\15-CAD Files\PlanSheets\LOT 3 PLANSET\PlanSheets\C1.0 - EXISTING CONDITIONS PLAN.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



INSET A
SCALE: 1" = 20'



		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 WWW.KIMLEY-HORN.COM			
		KHA PROJECT 013031001	DATE 10/04/2019	SCALE AS SHOWN	DESIGNED BY JCB
WAKEFIELD PINES LOT 3 PREPARED FOR WAKEFIELD OUTPARCELS, LLC.		EXISTING CONDITIONS & DEMOLITION PLAN		NORTH CAROLINA	
SHEET NUMBER C1.0		CITY OF RALEIGH		REVISIONS 1 11/17/19 TRC DATE BY	



LEGEND

CONCRETE SIDEWALK	
REGULAR DUTY ASPHALT PAVING	
CITY PAVING AND REFERENCE THE OFFSITE ROADWAY PLAN SHEET	

NO.	REVISIONS	DATE	BY
7	LOT 2 IRRIGATION	4/28/19	TRC
6	LOT 3 WATER SERVICE	3/28/19	TRC
5	ADD 14" STEEL CASING AT WALL	11/19/18	JCB
4	REVISE SANITARY SEWER	9/21/18	JCB
3	CITY COMMENTS	6/28/18	TRC
2	CITY COMMENTS	5/7/18	TRC
1	CITY COMMENTS	4/12/18	TRC

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-677-2000
 WWW.KIMLEY-HORN.COM

KHA PROJECT	013031000
DATE	03/30/2018
SCALE	AS SHOWN
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

SUBDIVISION PLAN

WAKEFIELD PINES
 PREPARED FOR
WAKEFIELD
OUTPARCELS, LLC
 NORTH CAROLINA
 CITY OF RALEIGH
 SHEET NUMBER
C1.1

FOR REFERENCE ONLY
PER TRANSACTION #:591519

APPROVED SUBDIVISION PLAN (TRANS.#591519)
 ALLOWABLE IMPERVIOUS AREA AT BUILDOUT: 2.84 AC
 LOT 1 ALLOCATED IMPERVIOUS AREA: 1.10 AC
 LOT 2 ALLOCATED IMPERVIOUS AREA: 0.75 AC
 LOT 3 ALLOCATED IMPERVIOUS AREA: 0.99 AC

CONCURRENT REVIEW APPROVAL
 CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES: *MS 5/15/19*

PUBLIC UTILITIES: *Josefa Dara 05/11/2019*

STORMWATER: *BM 5/15/19*

PLANNING/ZONING: *RB 5/15/19*

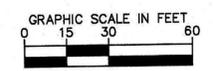
FIRE: *MS 5-15-19*

URBAN FORESTRY: *BM 5/15/19*

SITE ACCESSIBILITY: *TR 5/15/19*

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609, PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016.

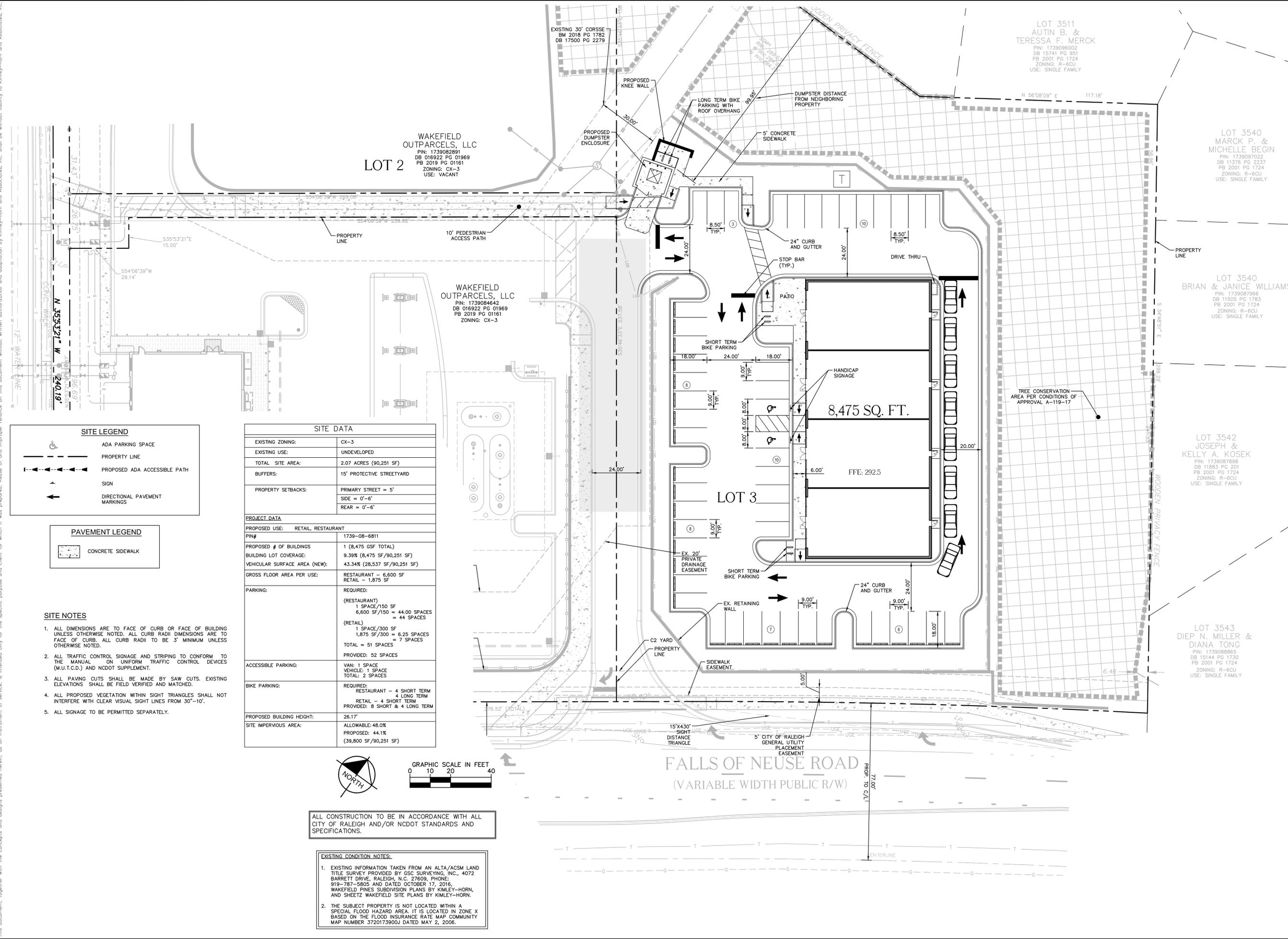


LINE BEARING	DISTANCE
L1 S 49°32'30" E 15.30'	
L2 S 48°47'02" E 21.85'	
L3 S 17°27'27" W 8.86'	
L4 S 40°42'47" W 12.11'	
L5 S 40°26'16" W 19.66'	
L6 N 51°23'45" W 54.07'	
L7 N 44°27'42" W 16.07'	
L8 N 41°55'50" E 20.92'	
L9 N 39°18'49" E 19.99'	
L10 S 50°25'02" E 13.02'	
L11 S 48°12'34" E 27.72'	
L12 S 45°17'59" E 20.92'	
L13 N 40°42'47" E 7.25'	
L14 N 19°47'18" E 14.48'	
L15 S 50°17'58" E 40.89'	
L16 S 48°19'08" E 1.96'	

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 220.90'				
C2 163.81'				
C3 1196.24'				

Plotted By: Carter, Trm. Sheet: S:\WAKEFIELD PINES - Layout\C2.0 SUBDIVISION PLAN April 30, 2019 05:00:20pm. X:\N\AL-LEVA\013031000 - WakefieldPines\15 - road files\procbeta\SUBDIVISION PLAN SUBMITTAL SET\C2.0 SHE PLAN.dwg
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Plotted By: Carter, Tim Sheet Set: WAKEFIELD PINES LOT 3 Layout: C2.0 SITE PLAN November 20, 2019 02:02:03pm K:\RAL_LDE\013031000_WakefieldPines\LOT 3 PLANSET\PlanSheets\C2.0 SITE PLAN.dwg
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SITE DATA	
EXISTING ZONING:	CX-3
EXISTING USE:	UNDEVELOPED
TOTAL SITE AREA:	2.07 ACRES (90,251 SF)
BUFFERS:	15' PROTECTIVE STREETYARD
PROPERTY SETBACKS:	PRIMARY STREET = 5' SIDE = 0'-6" REAR = 0'-6"
PROJECT DATA	
PROPOSED USE:	RETAIL, RESTAURANT
PIN#	1739-08-6811
PROPOSED # OF BUILDINGS	1 (8,475 GSF TOTAL)
BUILDING LOT COVERAGE:	9.39% (8,475 SF/90,251 SF)
VEHICULAR SURFACE AREA (NEW):	43.34% (28,537 SF/90,251 SF)
GROSS FLOOR AREA PER USE:	RESTAURANT - 6,600 SF RETAIL - 1,875 SF
PARKING:	REQUIRED: (RESTAURANT) 1 SPACE/150 SF 6,600 SF/150 = 44.00 SPACES (RETAIL) 1 SPACE/300 SF 1,875 SF/300 = 6.25 SPACES TOTAL = 51 SPACES PROVIDED: 52 SPACES
ACCESSIBLE PARKING:	VAN: 1 SPACE VEHICLE: 1 SPACE TOTAL: 2 SPACES
BIKE PARKING:	REQUIRED: RESTAURANT - 4 SHORT TERM RETAIL - 4 LONG TERM PROVIDED: 8 SHORT & 4 LONG TERM
PROPOSED BUILDING HEIGHT:	26.17'
SITE IMPERVIOUS AREA:	ALLOWABLE: 48.0% PROPOSED: 44.1% (39,800 SF/90,251 SF)

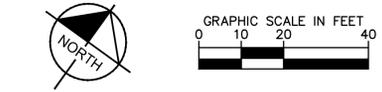
- SITE NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADI DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADI TO BE 3' MINIMUM UNLESS OTHERWISE NOTED.
 - ALL TRAFFIC CONTROL SIGNAGE AND STRIPING TO CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NCDOT SUPPLEMENT.
 - ALL PAVING CUTS SHALL BE MADE BY SAW CUTS. EXISTING ELEVATIONS SHALL BE FIELD VERIFIED AND MATCHED.
 - ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINES FROM 30'-10'.
 - ALL SIGNAGE TO BE PERMITTED SEPARATELY.

SITE LEGEND

- ADA PARKING SPACE
- PROPERTY LINE
- PROPOSED ADA ACCESSIBLE PATH
- SIGN
- DIRECTIONAL PAVEMENT MARKINGS

PAVEMENT LEGEND

- CONCRETE SIDEWALK



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

- EXISTING CONDITION NOTES:**
- EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY GSC SURVEYING, INC., 4072 BARRETT DRIVE, RALEIGH, N.C. 27609. PHONE: 919-787-5805 AND DATED OCTOBER 17, 2016. WAKEFIELD PINES SUBDIVISION PLANS BY KIMLEY-HORN, AND SHEETZ WAKEFIELD SITE PLANS BY KIMLEY-HORN.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE X BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720173900J DATED MAY 2, 2006.

WAKEFIELD PINES LOT 3
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC.
CITY OF RALEIGH NORTH CAROLINA

SITE PLAN

Kimley»Horn
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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	013031001
DATE	10/04/2019
SCALE AS SHOWN	JCB
DESIGNED BY	JCB
DRAWN BY	JCB
CHECKED BY	COB

REVISIONS	DATE	BY
1	11/11/19	TRC

LOT 3511
AUTIN B. & TERESSA F. MERCK
PIN: 1739096002
DB 15741 PG 951
PB 2001 PG 1724
ZONING: R-6CU
USE: SINGLE FAMILY

LOT 3540
MARCK P. & MICHELLE BEGIN
PIN: 1739097022
DB 11376 PG 2237
PB 2001 PG 1724
ZONING: R-6CU
USE: SINGLE FAMILY

LOT 3540
BRIAN & JANICE WILLIAMS
PIN: 1739087966
DB 11505 PG 1783
PB 2001 PG 1724
ZONING: R-6CU
USE: SINGLE FAMILY

LOT 3542
JOSEPH & KELLY A. KOSEK
PIN: 1739087898
DB 11883 PG 201
PB 2001 PG 1724
ZONING: R-6CU
USE: SINGLE FAMILY

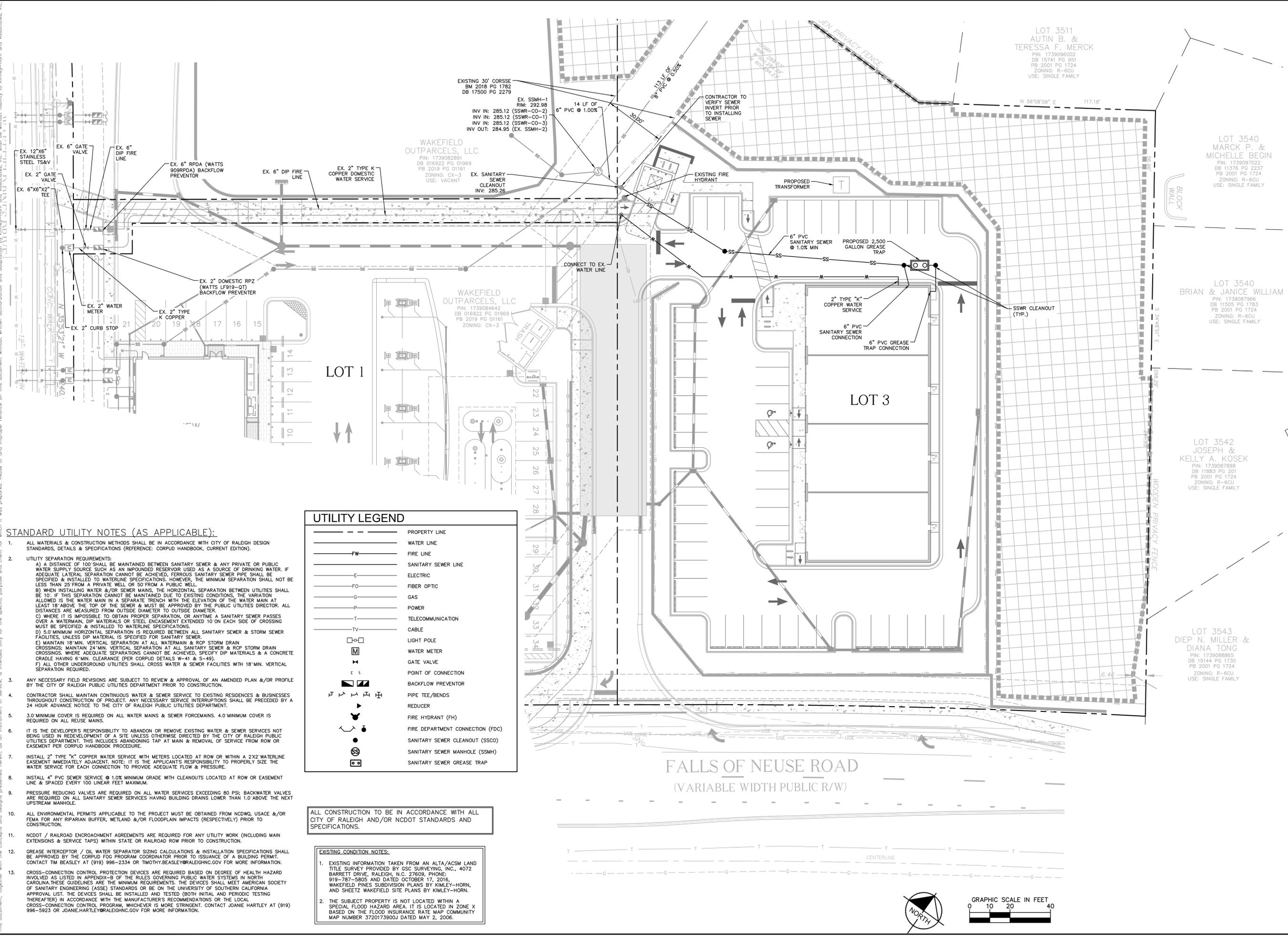
LOT 3543
DIEP N. MILLER & DIANA TONG
PIN: 1739088865
DB 15144 PG 1730
PB 2001 PG 1724
ZONING: R-6CU
USE: SINGLE FAMILY

WAKEFIELD OUTPARCELS, LLC
PIN: 1739082891
DB 016922 PG 01969
PB 2019 PG 01161
ZONING: CX-3
USE: VACANT

WAKEFIELD OUTPARCELS, LLC
PIN: 1739084642
DB 016922 PG 01969
PB 2019 PG 01161
ZONING: CX-3

SHEET NUMBER
C2.0

Plotted By: Corbin, Tim Sheet Set: WAKEFIELD PINES LOT 3 Layout: C5.0 UTILITY PLAN November 20, 2019 02:02:18pm K:\RAL_DEM\013031000-WakefieldPines\15-CAD_Files\PlanSheets\LOT_3_PLANSET\PlanSheets\C5.0 UTILITY PLAN.dwg
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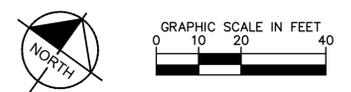


- STANDARD UTILITY NOTES (AS APPLICABLE):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100 SHALL BE MAINTAINED BETWEEN 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 WATERLINE 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 ENGAGEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE 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-41 & 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 FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE 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 2" TYPE "K" COPPER WATER SERVICE 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 4" PVC SEWER SERVICE @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 100 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 NCDWM, 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 FOO 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.

UTILITY LEGEND	
---	PROPERTY LINE
---	WATER LINE
---	FIRE LINE
---	SANITARY SEWER LINE
---	ELECTRIC
---	FIBER OPTIC
---	GAS
---	POWER
---	TELECOMMUNICATION
---	CABLE
---	LIGHT POLE
---	WATER METER
---	GATE VALVE
---	POINT OF CONNECTION
---	BACKFLOW PREVENTOR
---	PIPE TEE/BENDS
---	REDUCER
---	FIRE HYDRANT (FH)
---	FIRE DEPARTMENT CONNECTION (FDC)
---	SANITARY SEWER CLEANOUT (SSCO)
---	SANITARY SEWER MANHOLE (SSMH)
---	SANITARY SEWER GREASE TRAP

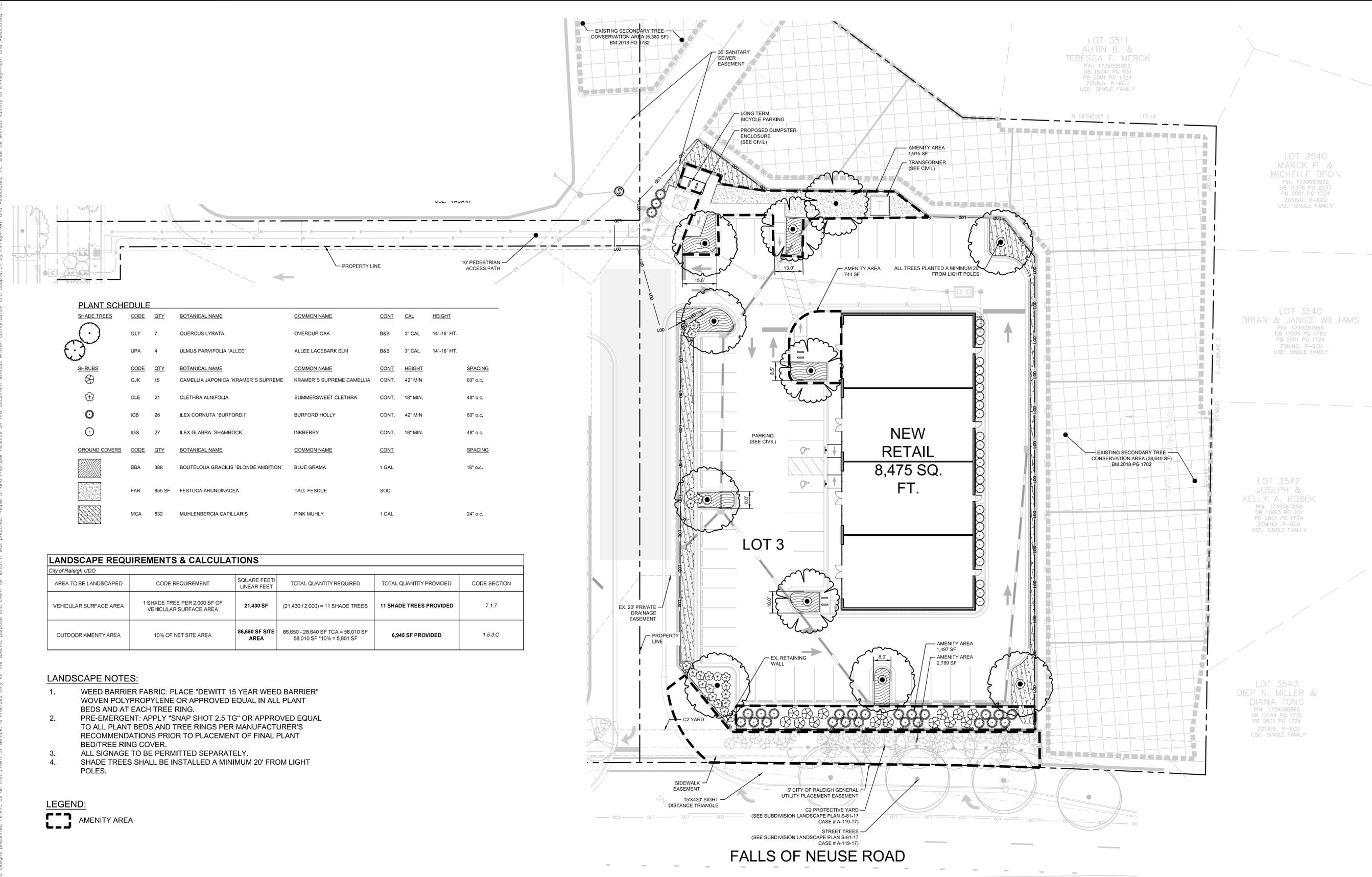
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PRELIMINARY		NOT FOR CONSTRUCTION	
KHA PROJECT	DATE	SCALE	DESIGNED BY
013031001	10/04/2019	AS SHOWN	JCB
			DRAWN BY
			JCB
			CHECKED BY
			COB
UTILITY PLAN		WAKEFIELD PINES LOT 3	
PREPARED FOR		NORTH CAROLINA	
WAKEFIELD OUTPARCELS, LLC.		CITY OF RALEIGH	
SHEET NUMBER		REVISIONS	
C4.0		DATE	
		BY	
		11/11/19 TRC	

Plotted By: Carter, Tim. Sheet Set: WAKEFIELD PINES LOT 3. Layout: L1.0. LANDSCAPE PLAN. November 20, 2019. 02:02:35pm. K:\RAL\DEV\013031000_WakefieldPines\PI.5_CAD_Files\PlanSheets\L1.0_LANDSCAPE_PLAN.dwg
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PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT
	QLY	7	QUERCUS LYRATA	OVERCUP OAK	B&B	3" CAL	14'-16' HT.
	UPA	4	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B&B	3" CAL	14'-16' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	SPACING
	CJK	15	CAMELLIA JAPONICA 'KRAMER'S SUPREME'	KRAMER'S SUPREME CAMELLIA	CONT.	42" MIN	60" o.c.
	CLE	21	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	CONT.	18" MIN.	48" o.c.
	ICB	26	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	CONT.	42" MIN	60" o.c.
	IGS	27	ILEX GLABRA 'SHAMROCK'	INKBERRY	CONT.	18" MIN.	48" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	
	BBA	388	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	18" o.c.	
	FAR	855 SF	FESTUCA ARUNDINACEA	TALL FESCUE	SOD		
	MCA	532	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL	24" o.c.	

LANDSCAPE REQUIREMENTS & CALCULATIONS

City of Raleigh UDO

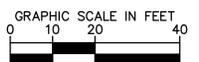
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
VEHICULAR SURFACE AREA	1 SHADE TREE PER 2,000 SF OF VEHICULAR SURFACE AREA	21,430 SF	(21,430 / 2,000) = 11 SHADE TREES	11 SHADE TREES PROVIDED	7.1.7
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	86,650 SF SITE AREA	86,650 - 28,640 SF TCA = 58,010 SF 58,010 SF * 10% = 5,801 SF	6,946 SF PROVIDED	1.5.3 C

- LANDSCAPE NOTES:**
- WEED BARRIER FABRIC: PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANT BEDS AND AT EACH TREE RING.
 - PRE-EMERGENT: APPLY "SNAP SHOT 2.5 TG" OR APPROVED EQUAL TO ALL PLANT BEDS AND TREE RINGS PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO PLACEMENT OF FINAL PLANT BED/TREE RING COVER.
 - ALL SIGNAGE TO BE PERMITTED SEPARATELY.
 - SHADE TREES SHALL BE INSTALLED A MINIMUM 20' FROM LIGHT POLES.

LEGEND:

AMENITY AREA

FALLS OF NEUSE ROAD



EXISTING CONDITION NOTES:

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PRELIMINARY
NOT FOR CONSTRUCTION

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PHONE: 919-677-2000
WWW.KIMLEY-HORN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

WAKEFIELD PINES LOT 3
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC.
CITY OF RALEIGH NORTH CAROLINA

LANDSCAPE PLAN

NO.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	11/11/19	TRC

KHA PROJECT: 013031001
DATE: 10/04/2019
SCALE: AS SHOWN
DESIGNED BY: DSG
DRAWN BY: VAO
CHECKED BY: DSG

SHEET NUMBER
L1.0

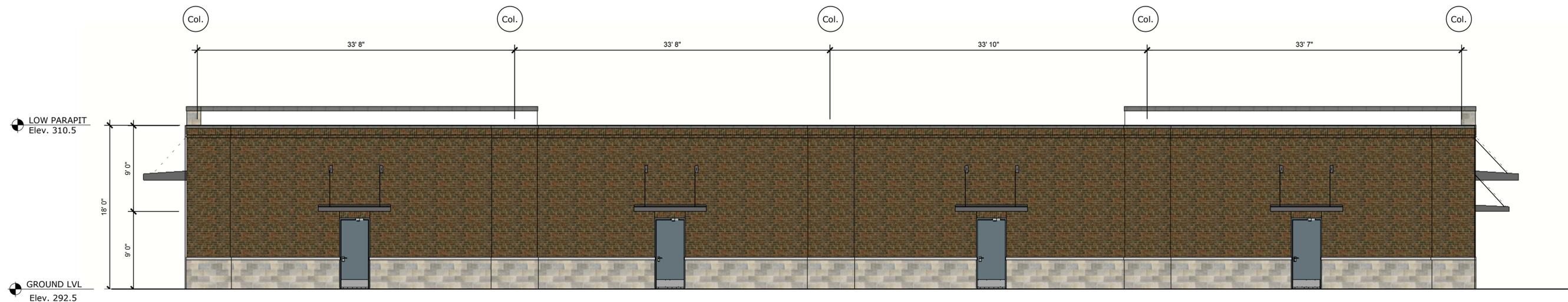
10/4/2019 12:32:17 PM



ROOFTOP EQUIP. SCREENED BY PARAPIT, TYP

292.5 = AVERAGE PROPOSED NEW GRADE = AVERAGE EXISTING GRADE

1 WEST ELEVATION SCALE: 3/16"=1'-0"



2 EAST ELEVATION SCALE: 3/16"=1'-0"



Stone Veneer



Brick Veneer



Metal coping and canopy



Concrete Sill



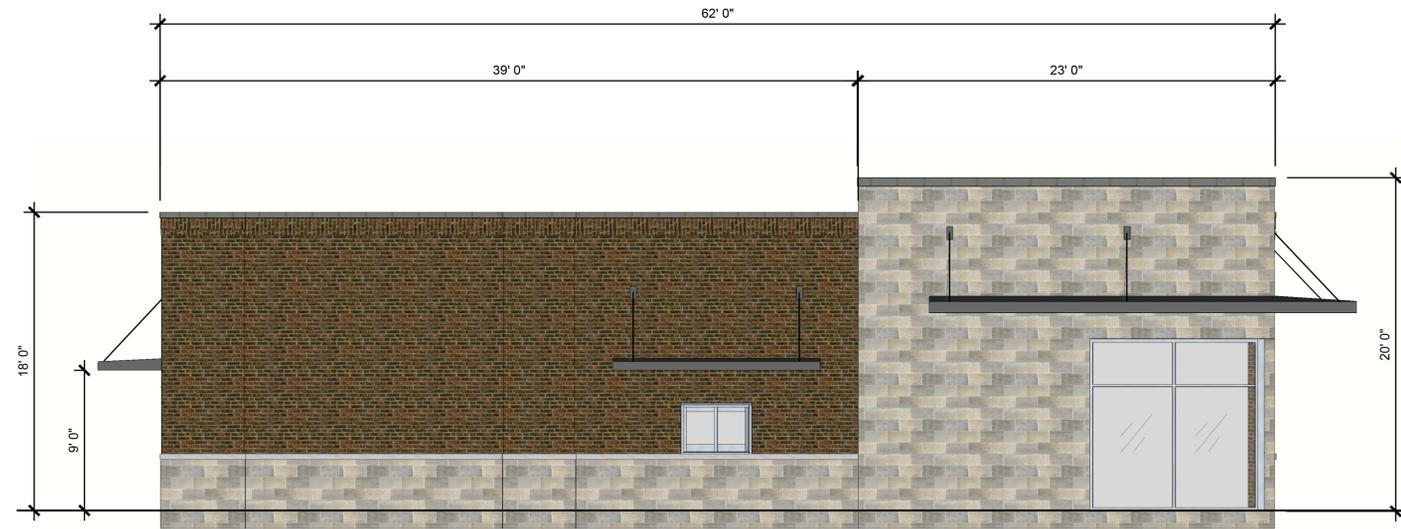
Glass Storefront

3 FINISH LEGEND

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LOW PARAPIT
Elev. 310.5

GROUND LVL
Elev. 292.5



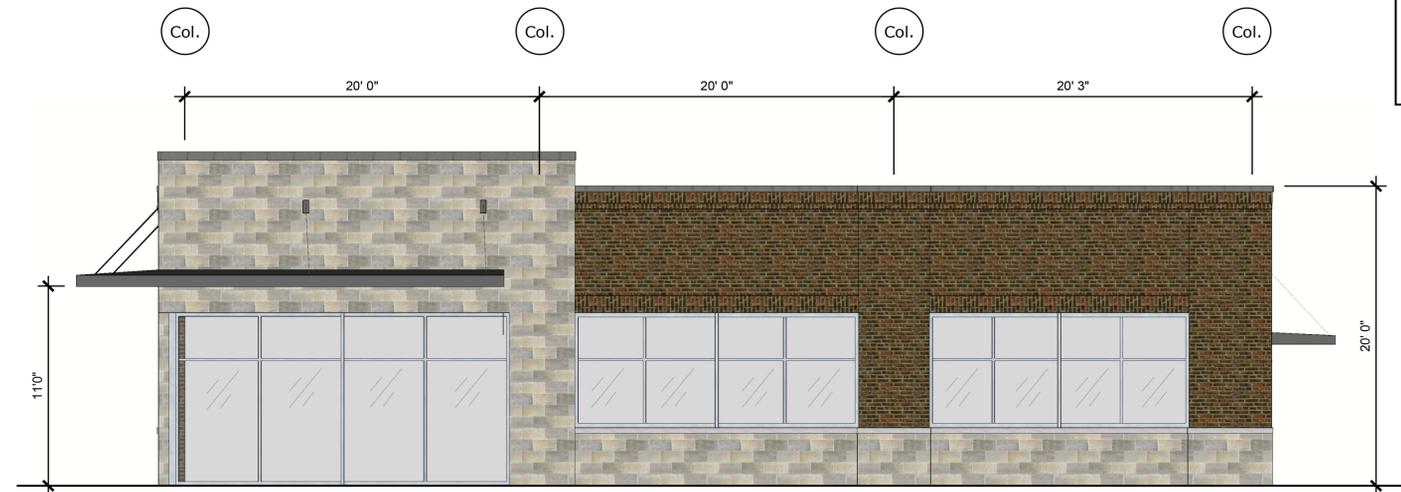
292.5 = AVERAGE PROPOSED NEW GRADE = AVERAGE EXISTING GRADE

1 NORTH ELEVATION

SCALE: 3/16"=1'-0"

HIGH PARAPIT
Elev. 312.5

GROUND LVL
Elev. 292.5



ROOFTOP EQUIP. SCREENED
BY PARAPIT, TYP

2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"



Stone Veneer



Brick Veneer



Metal coping
and canopy



Concrete Sill



Glass Storefront

3 FINISH LEGEND

TRANSPARENCY OVERLAY

GROUND STORY TRANSPARENCY FROM 0-12' 

GROUND STORY TRANSPARENCY FROM 3'-8" 

WEST FACADE AREA OF TRANSPARENCY (0-12') 1112 SF

WEST FACADE AREA OF TRANSPARENCY (3'8" -12') 480 SF

ALL GLASS ON WEST FACADE (1112SF)
TO COMPLY WITH UDO 1.5.9.B.4

TRANSPARENCY OVERLAY

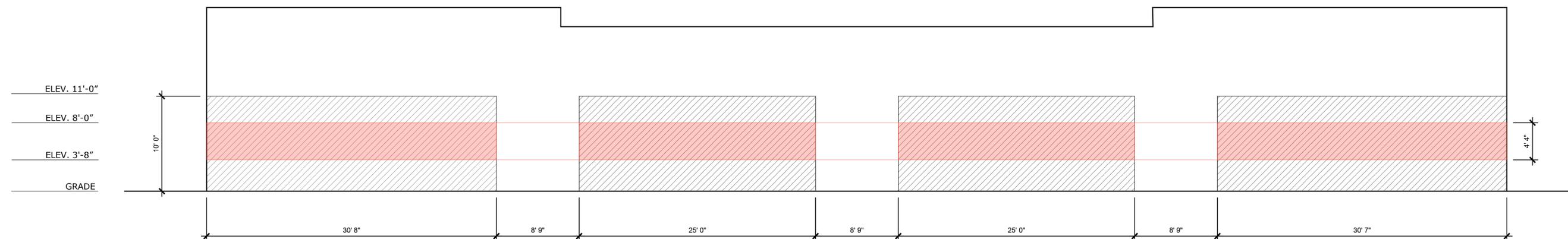
MINIMUM REQUIREMENTS FOR PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE

WEST FACADE

GROUND LEVEL SURFACE AREA 2670 SF

AREA OF REQUIRED TRANSPARENCY FOR CX DISTRICT (33% OF FACADE) (CALCULATED WITHIN FIRST 12' HT) 881 SF

ACTUAL AREA OF TRANSPARENCY 1112SF



1 WEST ELEVATION

SCALE: 3/16"=1'-0"

TRANSPARENCY OVERLAY

GROUND STORY TRANSPARENCY FROM 0-12' 

GROUND STORY TRANSPARENCY FROM 3'-8" 

SOUTH FACADE AREA OF TRANSPARENCY (0-12') 402 SF

SOUTH FACADE AREA OF TRANSPARENCY (3'8"-12') 219 SF

ALL GLASS ON W FACADE (1402 SF)
TO COMPLY WITH UDO 1.5.9.B.4

TRANSPARENCY OVERLAY

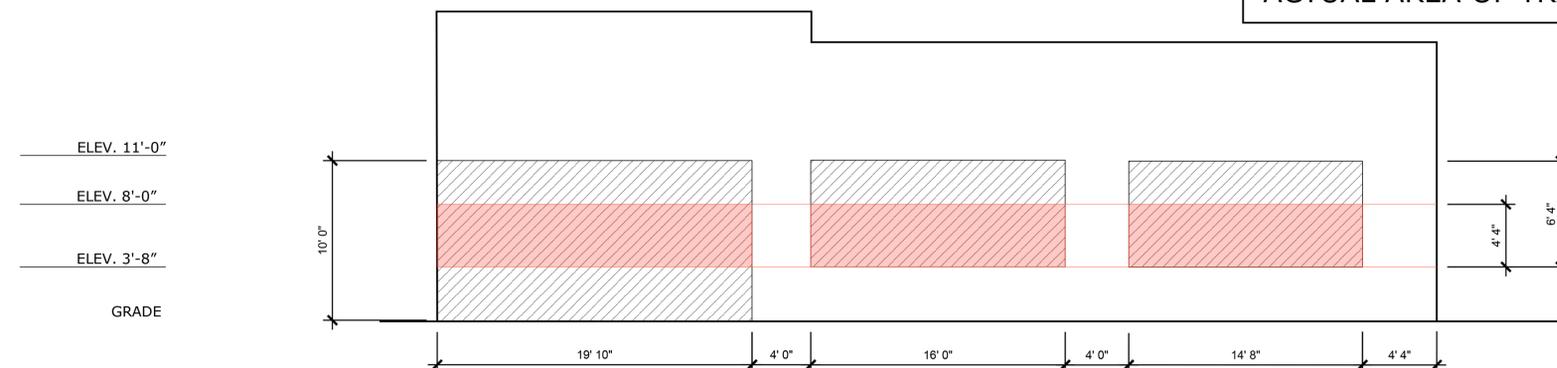
MINIMUM REQUIREMENTS FOR PERCENTAGE OF WINDOWS AND DOORS THAT MUST COVER A GROUND STORY FACADE

SOUTH FACADE

GROUND LEVEL SURFACE AREA 1199 SF

AREA OF REQUIRED TRANSPARENCY FOR CX DISTRICT (33% OF FACADE) (CALCULATED WITHIN FIRST 12' HT) 395 SF

ACTUAL AREA OF TRANSPARENCY 402 SF



2 SOUTH ELEVATION

SCALE: 3/16"=1'-0"