



Administrative Site Review Application

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

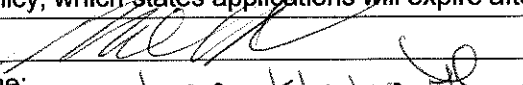
This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

| | | | |
|---|------------------------------------|---|--|
| 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. Project includes construction of commercial building and associated infrastructure. | | | |
| 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 DATA 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 |
| | Existing gross floor area to be demolished: 0 |
| Gross site acreage: 2.07 | New gross floor area: 8,475 SF |
| # of parking spaces required: | Total sf gross (to remain and new): 8,475 SF |
| # of parking spaces proposed: | Proposed # of buildings: 1 |
| Overlay District (if applicable): UWPOD | Proposed # of stories for each: 1 |
| Existing use (UDO 6.1.4): Vacant | |
| 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

Mailed notice is required for projects that:

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

If your project requires mailed notice, [click here to download the letter template](#) and other helpful information.

Please check one of the following:

Yes, my project meets the mailed notification requirement and my letters are provided with this application.

☒ The mailed notification is not applicable for my project.

| GENERAL REQUIREMENTS Applicant to provide the following plan information: | APPLICANT | | CITY STAFF | | |
|---|-------------------------------------|-----|-------------------------------------|--------------------------|-----|
| | YES | N/A | YES | NO | N/A |
| 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) | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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 | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 3. Demolition plan: Clearly indicate items to be removed | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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>) | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

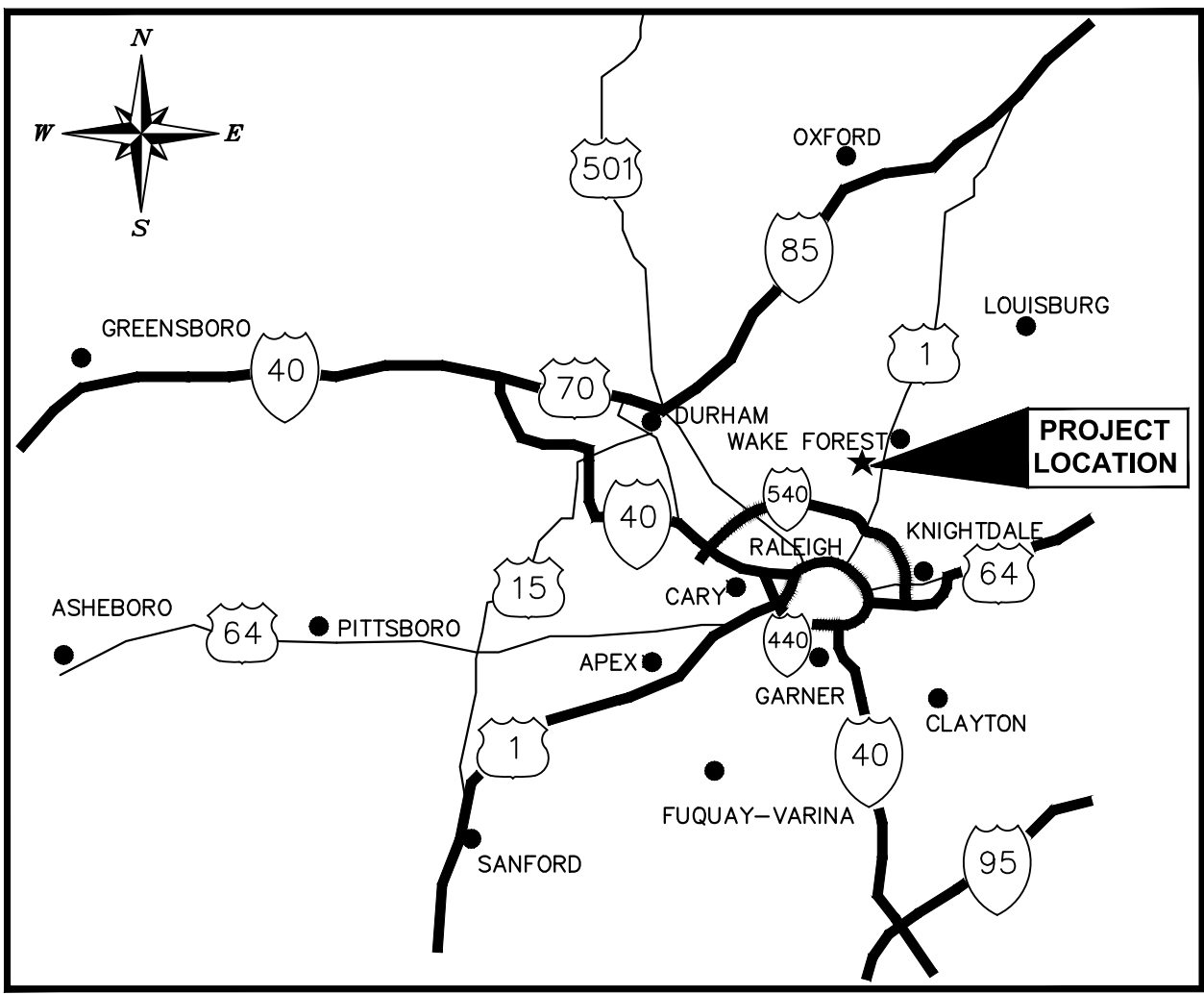
Please continue to page two >

| 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 (UDO Section 7.2.5.D.); 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: (UDO Section 7.2) 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 (UDO Section 7.1.7.) 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"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. List date of previously approved site plan. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <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"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Provide updated site data table including building square footages, parking calculations, etc. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Provide documented history of impervious surfaces with dates | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Plotted By: Carter, Tim Sheet Set: WAKEFIELD PINES LOT 3 Layout: C0.0 COVER SHEET November 20, 2019 02:01:37pm K:\RAL-LOEX\013031000-WakefieldPines\PI5-CAD-Files\PlanSheets\LOT 3-PLANSET\PlanSheets\C0.0 COVER SHEET.dwg
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PROJECT LOCATION
NTS

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.
1. Approved the variance from the 40% forestation.
 2. Approved the complete variance from the primary tree conservation requirement with the following conditions:
 - a. At least 16% tree conservation area shall be provided, as shown on the site plan presented at the hearing;
 - b. A Type C2 street protective yard is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - c. A 20-foot wide building and parking setback is provided along Wakefield Pines Drive and Falls of Neuse Road;
 - d. Dumpsters on the property shall be located at least 70 feet from any single-family lot on Sargas Street or Arneson Street;
 - e. 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;
 - f. 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 | 919-998-2495



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

| | | | |
|---|---|--|--|
| Office Use Only: Transaction #: | | Planning Coordinator: | |
| Building Type | | Site Transaction History | |
| <input type="checkbox"/> Detached | <input checked="" type="checkbox"/> General | Subdivision transaction #: 530214, S-81-17 | |
| <input type="checkbox"/> Attached | <input type="checkbox"/> Mixed use | Sketch transaction #: N/A | |
| <input type="checkbox"/> Apartment | <input type="checkbox"/> Open lot | Certificate of Appropriateness #: A-119-17 | |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Civic | Board of Adjustment #: N/A | |
| | | Zoning Case #: N/A | |
| | | Administrative Alternate #: | |
| GENERAL INFORMATION | | | |
| Development name: Wakefield Pines Lot 3 | | | |
| Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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 | |

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

ADMINISTRATIVE SITE PLAN SUBMITTAL FOR:

WAKEFIELD PINES
LOT 3

ASR-0074-2019

FOR REFERENCE: S-81-17 (SUBDIVISION)

13411 FALLS OF NEUSE ROAD

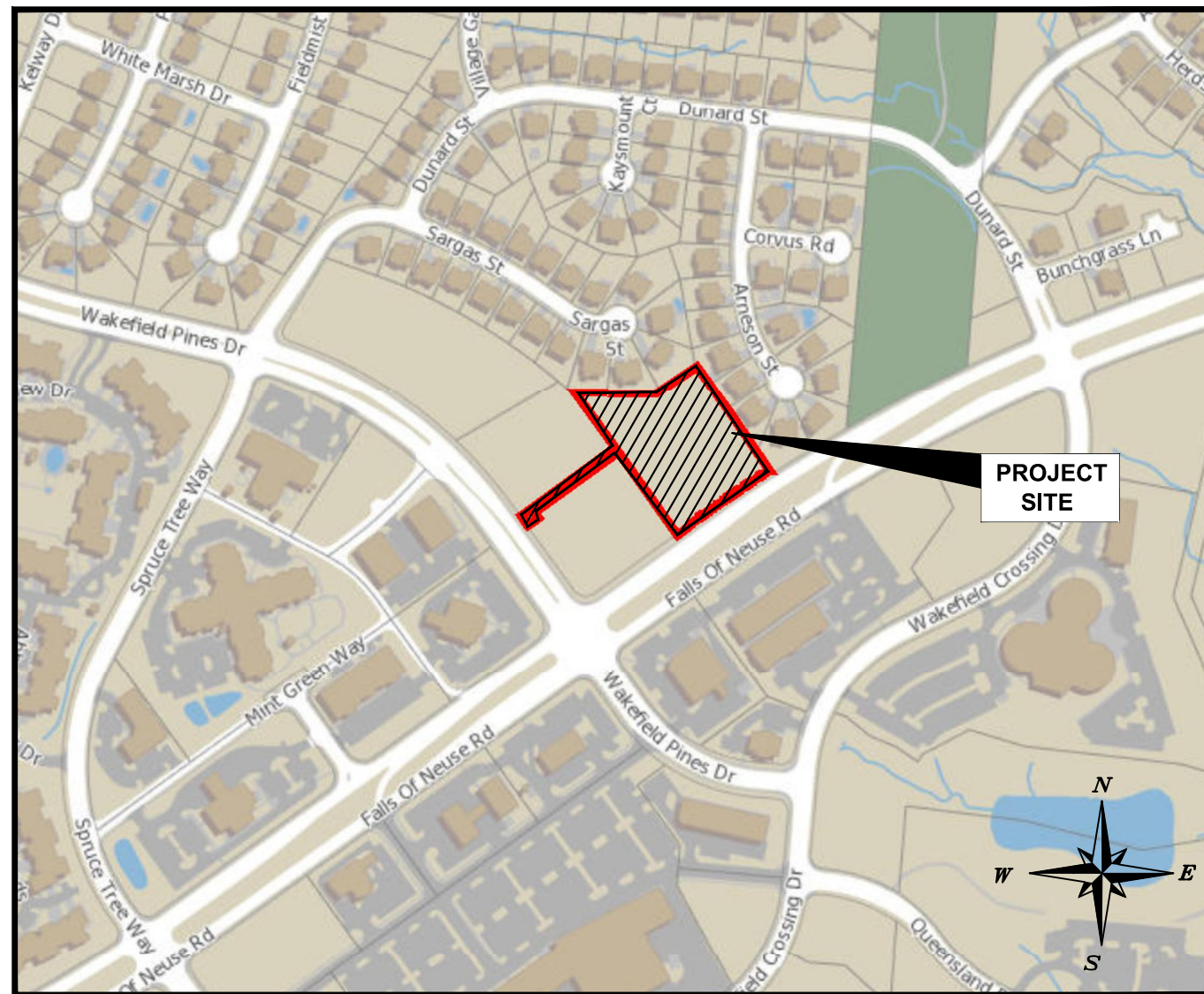
RALEIGH, NORTH CAROLINA 27614

A DEVELOPMENT BY: WAKEFIELD OUTPARCELS, LLC.

11509 JOHN ALLEN ROAD

RALEIGH, N.C. 27614

PHONE: (919) 868-4472



VICINITY MAP

SCALE: 1" = 500'

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

SHEET NUMBER
C0.0

NC CERTIFICATE OF AUTHORIZATION: F-0102

PREPARED IN THE OFFICE OF:

Kimley»Horn

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421 FAYETTEVILLE STREET — SUITE 600 — RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

PRELIMINARY
NOT FOR CONSTRUCTION

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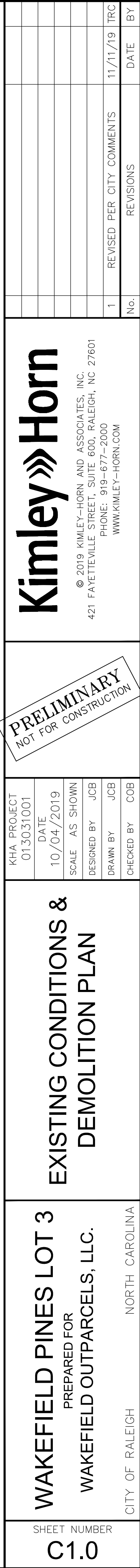
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OCTOBER 04, 2019

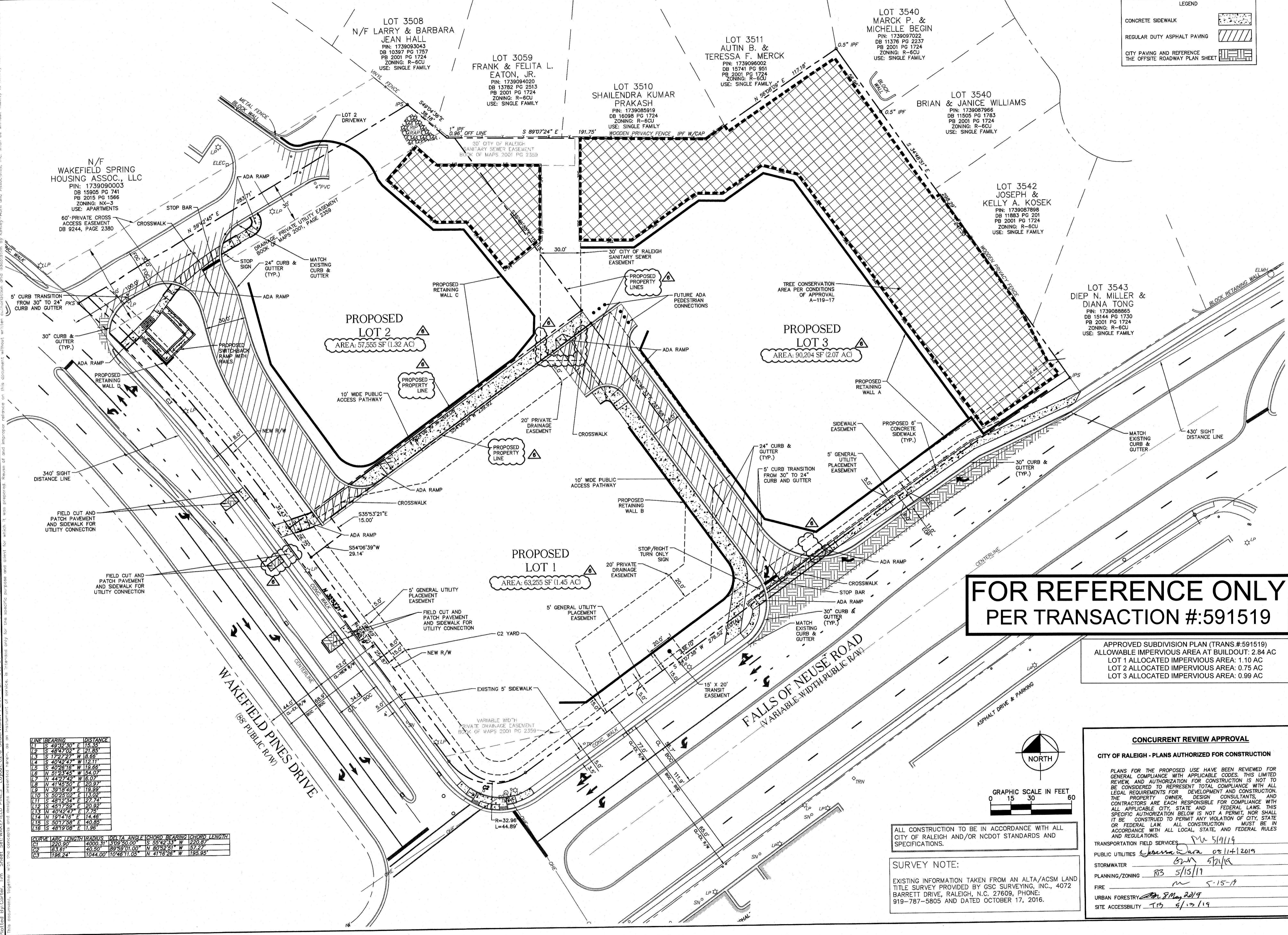
SEAL:

JOB NUMBER:

013031001



Plotted By: Carter, Inc. Sheet Set: WAKEFIELD PINES, Layout: C2.0 SUBDIVISION PLAN April 30, 2019 05:00:30pm K:\N\AL-DEVELOPMENT\WAKEFIELD PINES\SUBDIVISION PLAN SUBMITTAL SET\C2.0 SHEET PLAN.DWG



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

WAKEFIELD PINES
PREPARED FOR
WAKEFIELD
OUTPARCELS, LLC

SUBDIVISION PLAN

CITY OF RALEIGH

REVISIONS

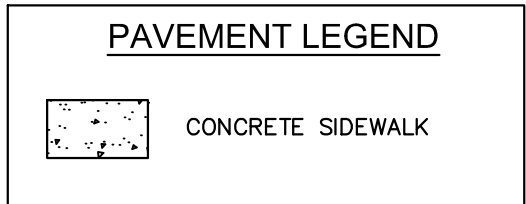
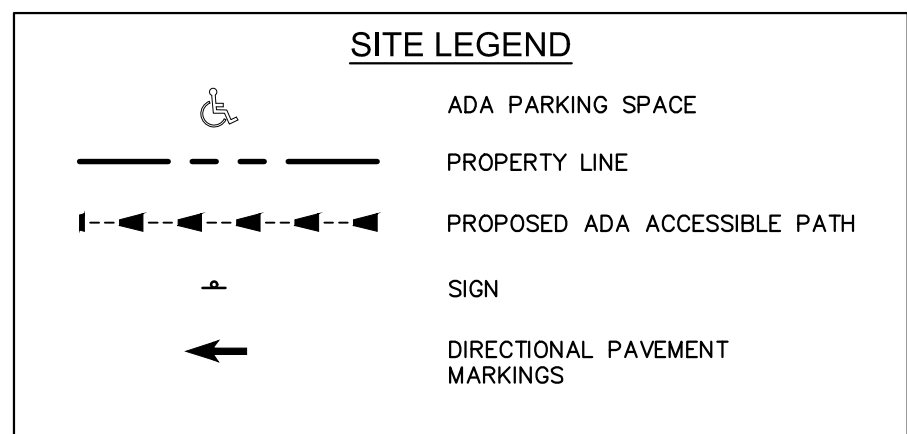
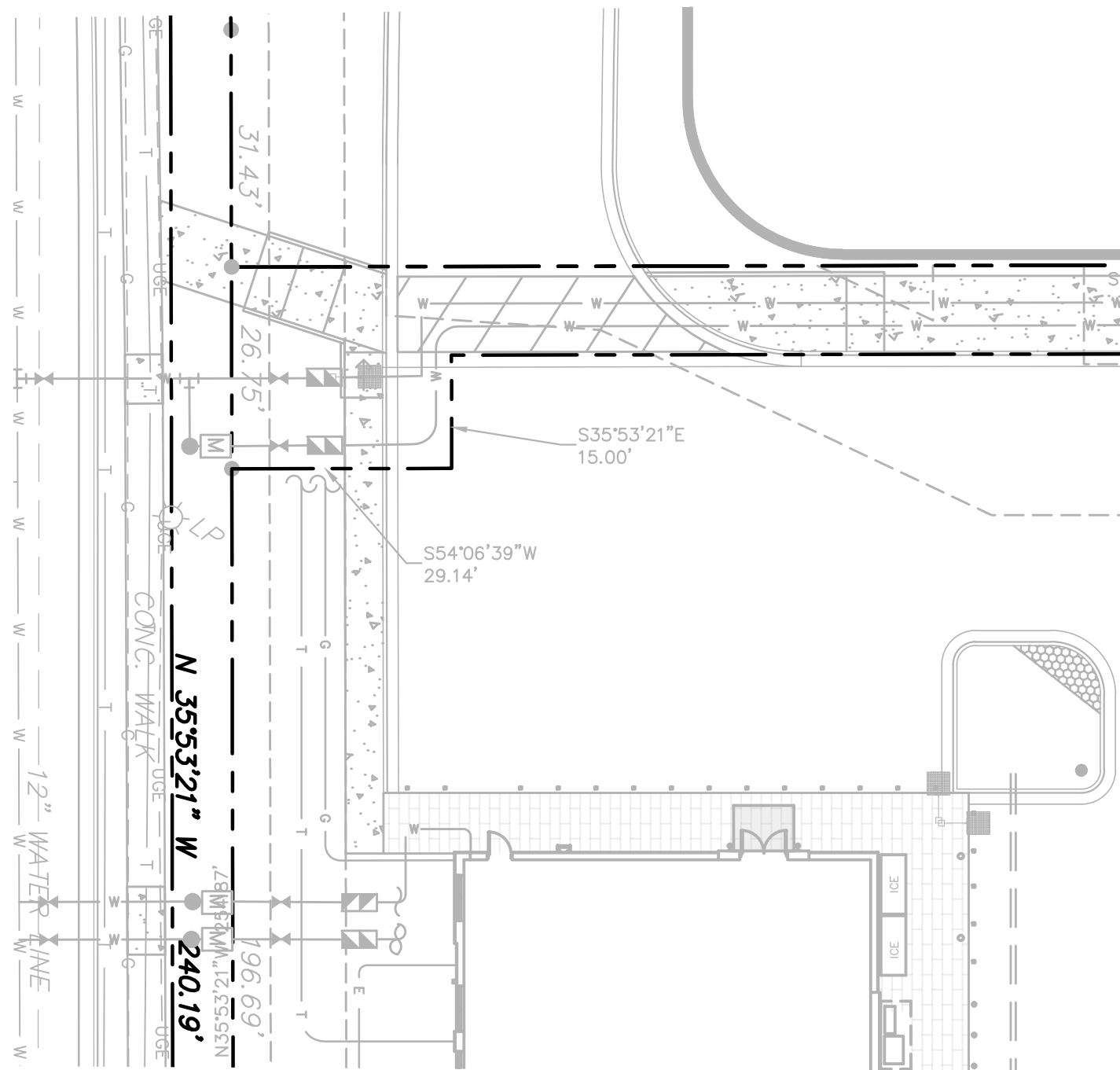
| NO. | DATE | REVISIONS |
|-----|----------|------------------------------|
| 1 | 4/12/18 | CITY COMMENTS |
| 2 | 5/7/18 | CITY COMMENTS |
| 3 | 6/8/18 | CITY COMMENTS |
| 4 | 9/21/18 | REVISE SANITARY SEWER |
| 5 | 11/19/18 | ADD 14" STEEL CASING AT WALL |
| 6 | 3/28/19 | LOT 3 WATER SERVICE |
| 7 | 4/8/19 | LOT 2 IRRIGATION |

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

SHEET NUMBER
C1.1

Plotted By: Carter, Tim Sheet Set: WAKEFIELD PINES LOT 3 Layout: C2.0 SITE PLAN November 20, 2019 02:02:03pm K:\RAL_LOE\013031000_WakefieldPines\LOT 3 PLANSET\PlanSheets\C2.0 SITE PLAN.dwg K:\RAL_LOE\013031000_WakefieldPines\LOT 3 PLANSET\PlanSheets\C2.0 SITE PLAN.dwg

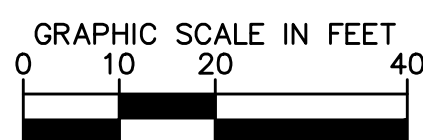
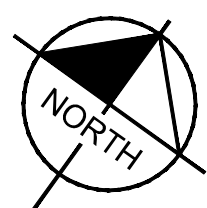
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SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. ALL CURB RADIi DIMENSIONS ARE TO FACE OF CURB. ALL CURB RADIi 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.

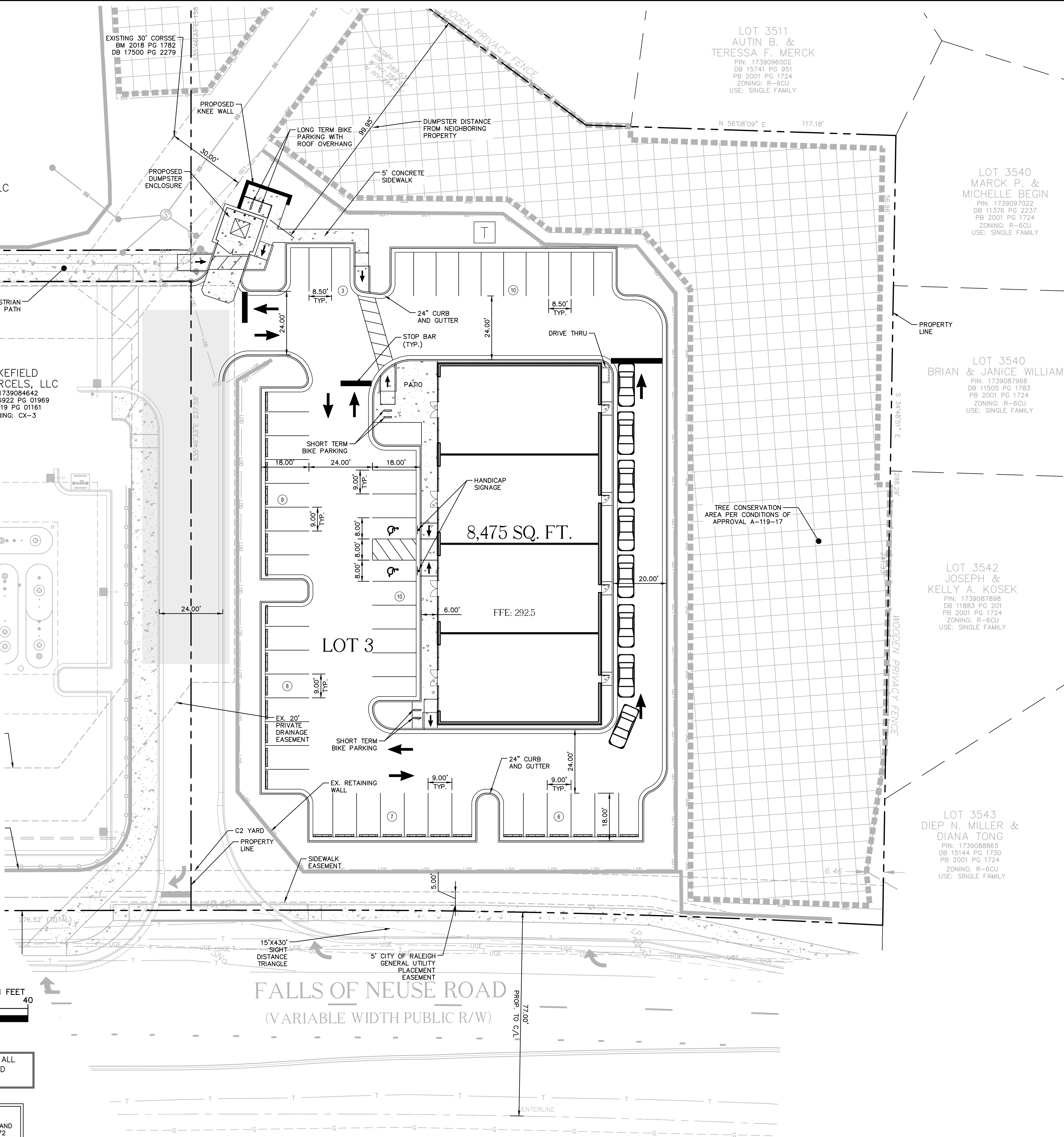
| SITE DATA | |
|-------------------------------|--|
| EXISTING ZONING: | CX-3 |
| EXISTING USE: | UNDEVELOPED |
| TOTAL SITE AREA: | 2.07 ACRES (90,251 SF) |
| BUFFERS: | 15' PROTECTIVE STREETYARD |
| PROPERTY SETBACKS: | PRIMARY STREET = 5' SIDE = 0'-6' REAR = 0'-6' |
| PROJECT DATA | |
| PROPOSED 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) |



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 3720173800J DATED MAY 2, 2006.



WAKEFIELD PINES LOT 3
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC.

CITY OF RALEIGH

NORTH CAROLINA

SHEET NUMBER
C2.0

SITE PLAN

KHA PROJECT
013031001

DATE
10/04/2019

SCALE AS SHOWN

DESIGNED BY JCB

DRAWN BY JCB

CHECKED BY COB

PRELIMINARY
NOT FOR CONSTRUCTION

Kimley»Horn

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

REVISIONS

11/11/19

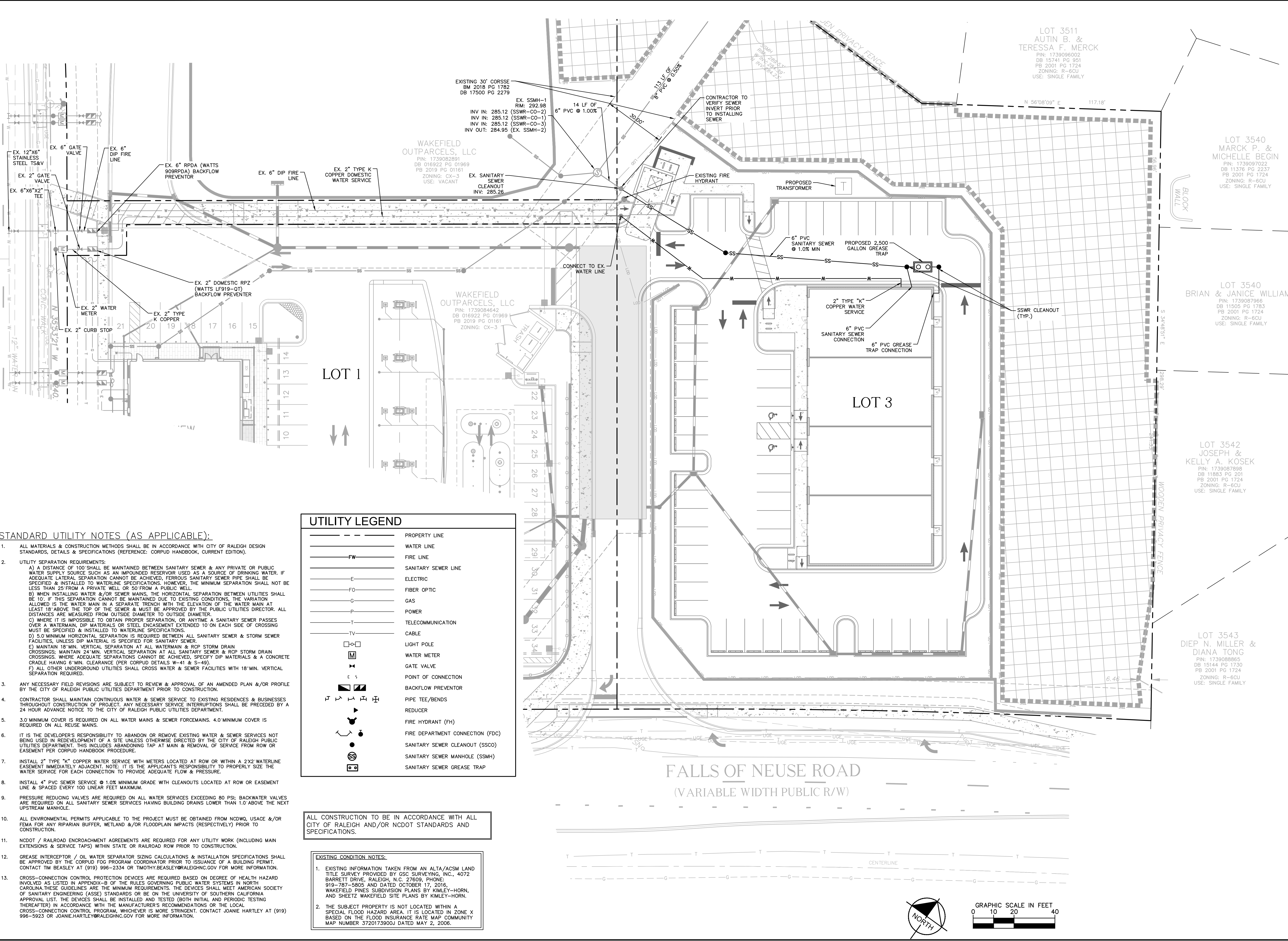
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BY

DATE

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WAKEFIELD PINES LOT 3

PREPARED FOR

WAKEFIELD OUTPARCELS, LLC.

SHEET NUMBER

C4.0

UTILITY PLAN

NOT FOR CONSTRUCTION

KHA PROJECT

013031001

DATE

10/04/2019

SCALE

AS SHOWN

DESIGNED BY

JCB

DRAWN BY

JCB

CHECKED BY

COB

Kimley»Horn

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PHONE: 919-677-2000

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REVISIONS

1

REVISED PER CITY COMMENTS




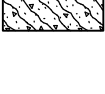
11/11/19

TRC

BY

DATE

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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.

| 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. | |

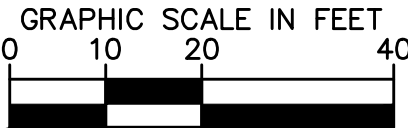
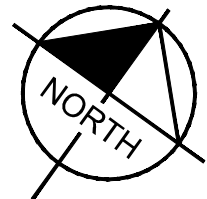
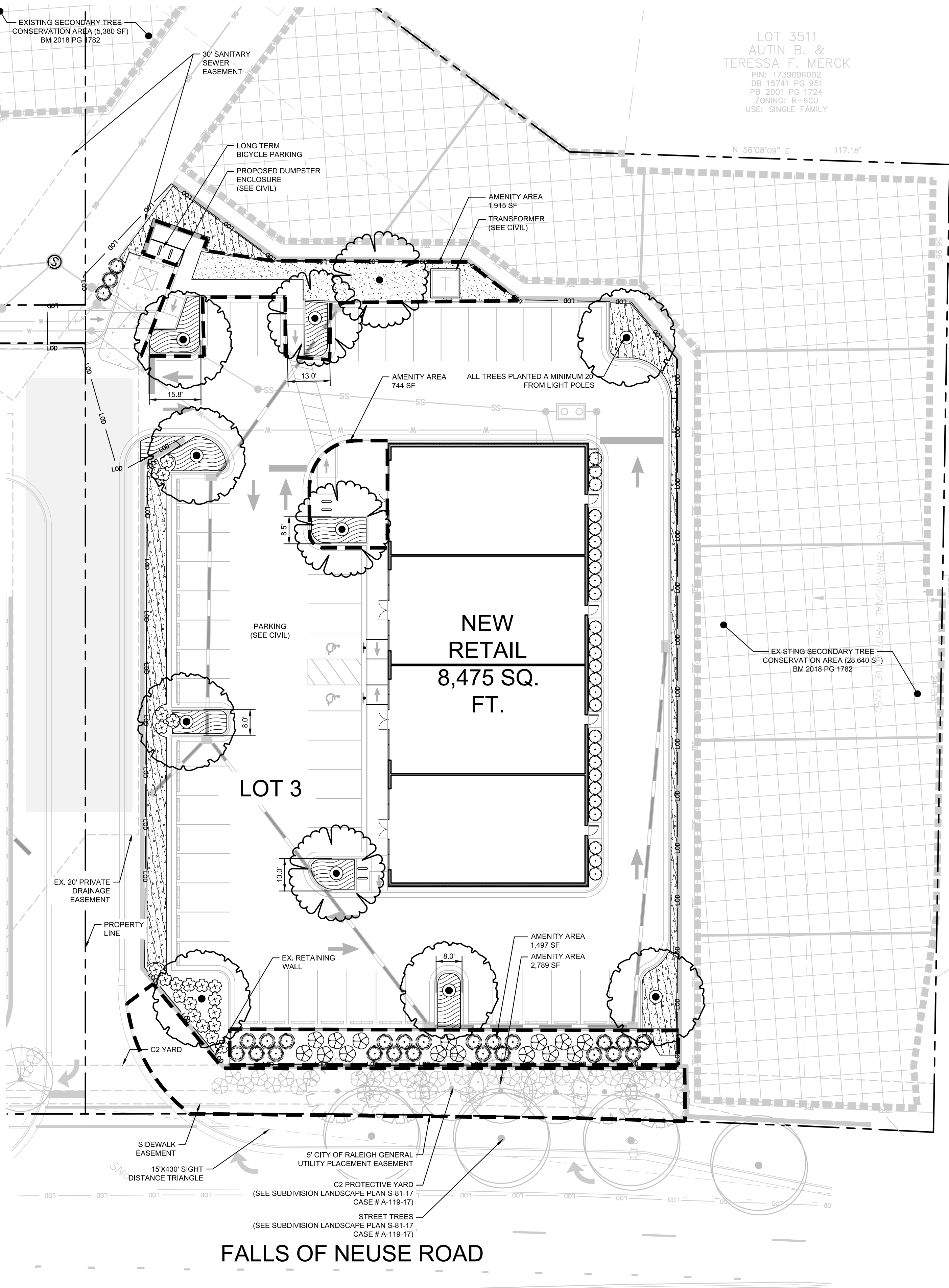
| LANDSCAPE REQUIREMENTS & CALCULATIONS | | | | | |
|---------------------------------------|---|----------------------------|--|--------------------------------|----------------|
| City of Raleigh UDO | | | | | |
| AREA TO BE LANDSCAPED | CODE REQUIREMENT | SQUARE FEET/ LINEAR FEET | TOTAL QUANTITY 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 | 6,945 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



- 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.
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PRELIMINARY
NOT FOR CONSTRUCTION

WAKEFIELD PINES LOT 3
PREPARED FOR
WAKEFIELD OUTPARCELS, LLC.

CITY OF RALEIGH

NORTH CAROLINA

LANDSCAPE PLAN

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

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

1

REVISED PER CITY COMMENTS

11/11/19

TRC

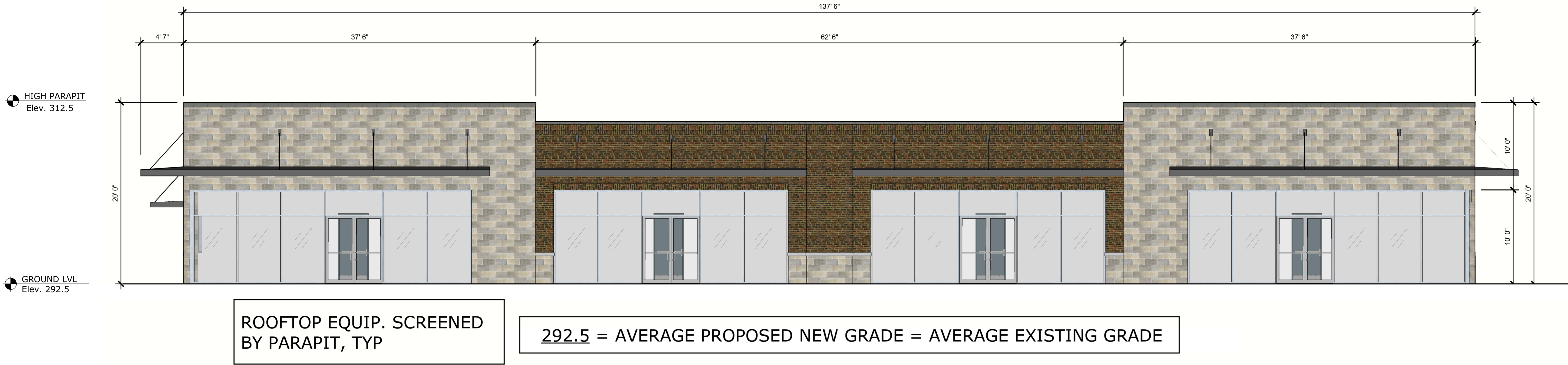
No.

REVISIONS

DATE

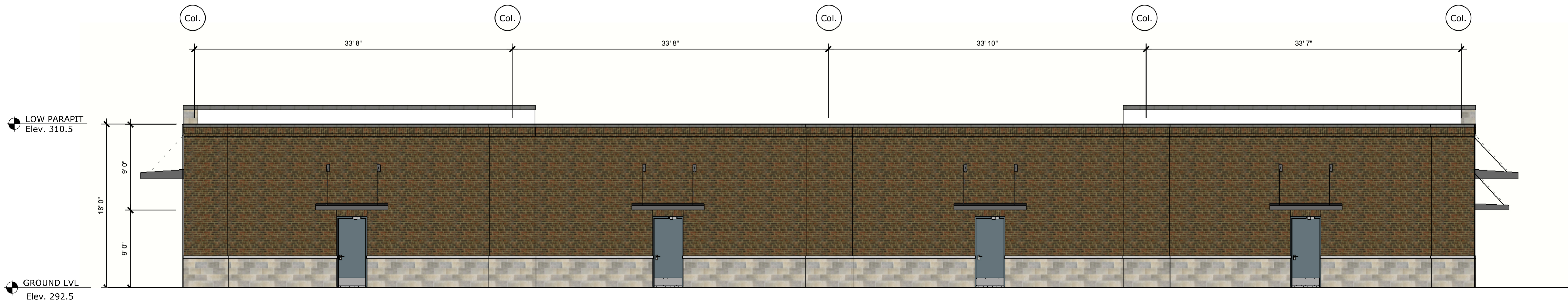
BY

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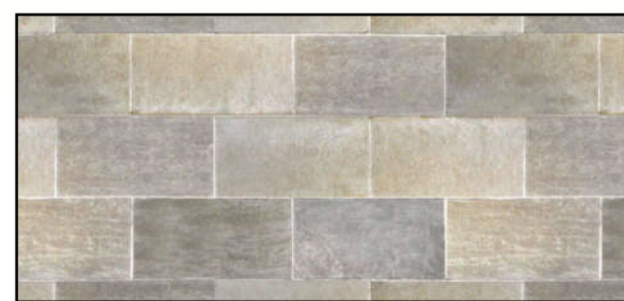
1 WEST ELEVATION

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

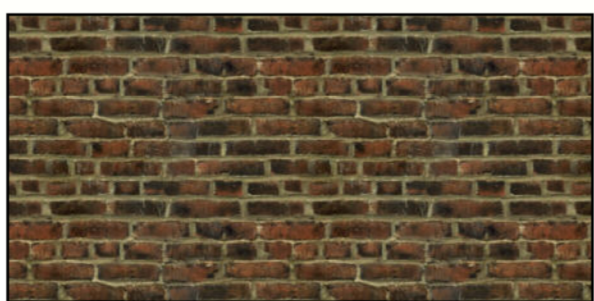


2 EAST ELEVATION

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



Stone Veneer



Brick Veneer



Metal coping
and canopy



Concrete Sill



Glass Storefront

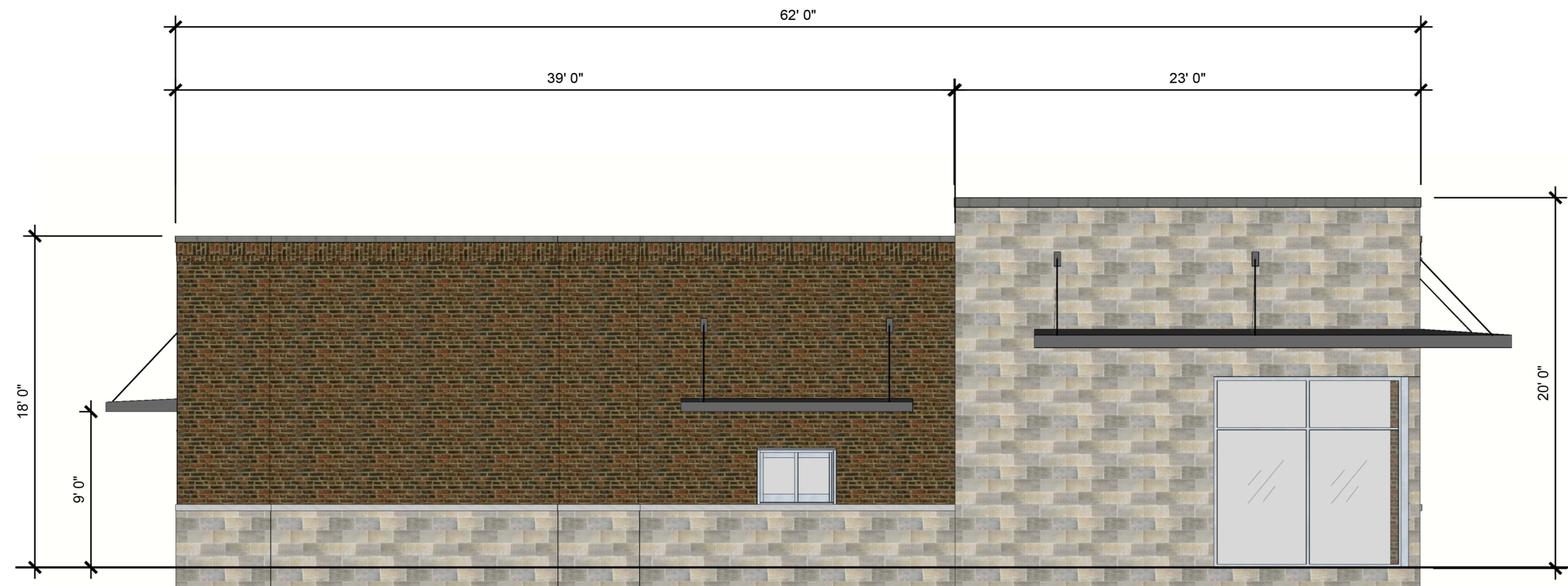
3 FINISH LEGEND

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LOW PARAPIT
Elev. 310.5

GROUND LVL
Elev. 292.5



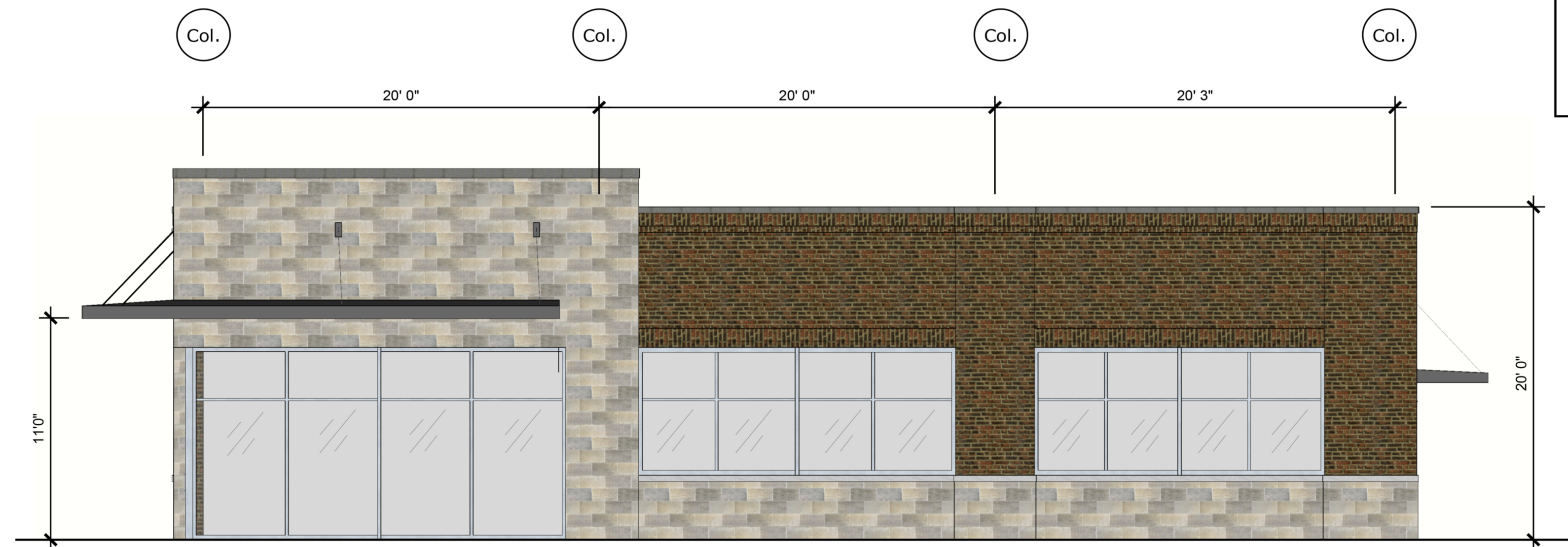
292.5 = AVERAGE PROPOSED NEW GRADE = AVERAGE EXISTING GRADE

1 NORTH ELEVATION

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

HIGH PARAPIT
Elev. 312.5

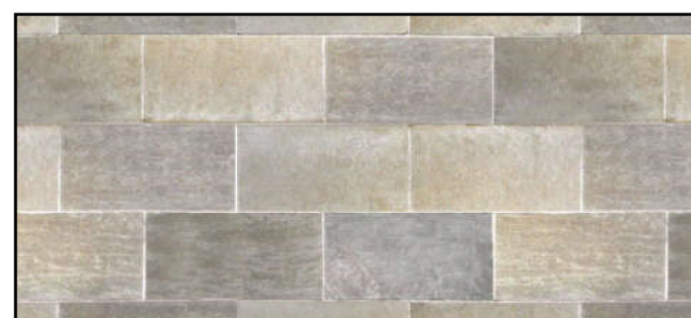
GROUND LVL
Elev. 292.5



ROOFTOP EQUIP. SCREENED
BY PARAPIT, TYP

2 SOUTH ELEVATION

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



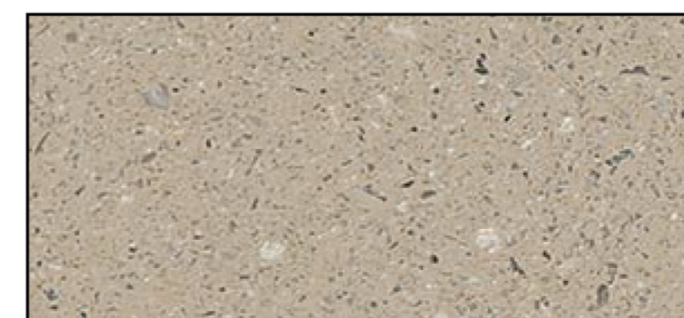
Stone Veneer



Brick Veneer



Metal coping
and canopy



Concrete Sill



Glass Storefront

3 FINISH LEGEND

phillips
architecture pa

6601 Six Forks Road, Suite 130
Raleigh, NC 27615
O: 919.878.1660
F: 919.878.4432

PROJECT NO. 219528
DRAWN BY: JVB
CHECKED BY: JDB

SCHEMATIC DESIGN
NOT FOR PRICING OR PERMIT

NCSBC 2018

WAKEFIELD PINES
LOT #3

Client: Project Coordinator
Company
Phone
Contact name
Contact email
Landlord: Project Coordinator
Company
Address
Phone
Contact name
Contact email
Architect: Project Coordinator
Phillips Architecture, PA
6601 Six Forks Rd. Ste. 130
Raleigh, NC 27615
O: 919.878.1660
Contact name
Contact email@phillipsarch.com
PME Engineers:
Company
Address
Phone
P: Name
Email
M: Name
Email
E: Name
Email
Structural Engineers:
Company
Address
Phone
Contact name
Contact email
Furniture Vendor:
Company
Address
Phone
Contact name
Contact email

DATE: 10/04/19
REVISIONS: 11/14/19

DRAWING TITLE:
EXTERIOR
ELEVATIONS

SHEET NO.
A1.2

10/4/2019 12:32:17 PM

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TRANSPARENCY OVERLAY

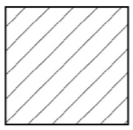
GROUND STORY TRANSPARENCY FROM 0-12'

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

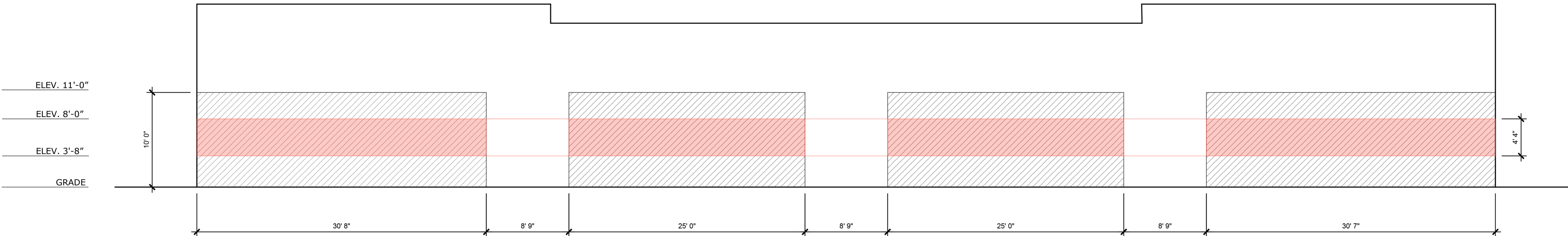
MINIMUM REQUIREMENTS FOR PERCENTAGE OF WINDOWS
AND DOORS THAT MUST COVER A GROUND STORY FACADE

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

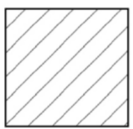
GROUND STORY TRANSPARENCY FROM 0-12'

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

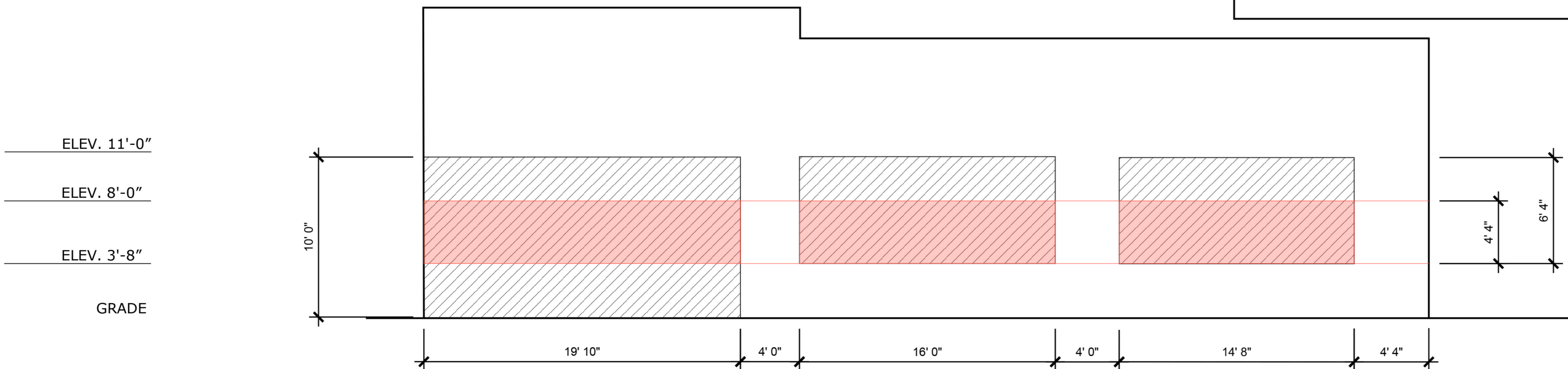
MINIMUM REQUIREMENTS FOR PERCENTAGE OF WINDOWS
AND DOORS THAT MUST COVER A GROUND STORY FACADE

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"