



# Administrative Approval Action

Case File / Name: ASR-SR-24-2019  
Fresenius Medical Care

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 west side of Rock Quarry Road, north of Martin Luther King, Jr Blvd at 1205 Martin L. King Jr Blvd.

**REQUEST:** Development of a 1.43 acre tract zone OX-3-PL-CU (Z-35-17) into a proposed 7,207 square foot, one-story, medical clinic office.

BOA Variance - BOA-0027-2020 - An approved Board of Adjustment Variance, for relief of the Neighborhood Transition Yard - Zone A, along Martin Luther King, Jr Blvd.

**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 September 9, 2020 by Pabst Design Group, PA.

## **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. A detail for the bike rack placement, per Raleigh Street Design Manual B.20-01, is provided for long-term & short-term bicycle parking.
2. All details for any proposed wall pack & building lighting is provided with Site Permit Review plans & demonstrate compliance with Sec.7.4.10.

### **Engineering**

3. Notification will need to be given to the property owners at 1132 Upchurch Street and 1125 Page Street as a condition through certified mailing. A copy of the approved site plan sheet would need to be included. An updated survey of the driveway location existing at 1132 Upchurch Street is to be provided (specific to that mailing.) The driveway cut location along Vardaman Street for 1132 Upchurch Street is to be further analyzed pending conversations with the property owner. Kevin Kidd would be a City contact subsequent to a contact from the engineering design firm of the developer. The developer's team is to continue to look into the property research for the most current survey information.



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4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
6. The developer has proposed a temporary construction easement on a portion of the property at PIN 1713258291 for construction of Vardaman Street. Recordation of an approved easement shall be required prior to site permitting.

## Stormwater

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

## Urban Forestry

10. A tree impact permit must be obtained for the removal of existing trees in the public street right-of-way along Vardaman Street.

☒ **LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto: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
<input checked="" type="checkbox"/>	Slope Easement Required

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Temp Const Easement Required

☒ **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:***

## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.



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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.
3. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
4. A cross access agreement among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

## Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

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

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

## Engineering

1. A fee-in-lieu for a 1' width of sidewalk for a length of 268' and 6' wide sidewalk for a length of 34' shall be paid to the City of Raleigh (UDO 8.1.10).
2. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities

3. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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5. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

## Stormwater

6. 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).
7. 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).
8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

9. 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 Martin Luther King, Jr. Boulevard and 3 street trees along Vardaman Street for a total of 11 street trees.
10. A public infrastructure surety for 11 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

### General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

### Stormwater

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

**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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**3-Year Expiration Date:** October 23, 2023

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: Alysia Bailey Taylor Date: 10/23/2020  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# ADMINISTRATIVE SITE REVIEW PLANS FOR: FRESENIUS MEDICAL CARE RALEIGH, NORTH CAROLINA

**DEVELOPMENT SERVICES**  
**Administrative Site Review Application**

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.1. Please check the appropriate building type and indicate the plan document number when submitting.

Office Use Only: Transaction #	Planning Coordinator	Site Transaction History
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #:
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Switch transaction #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #:
		Zoning Case #:
		Administrative Alternate #:

**GENERAL INFORMATION**

Development name: FRESENIUS MEDICAL CARE  
 Parcel ID: 1205 MARTIN LUTHER KING JR BLVD. RALEIGH, NC 27610  
 Please describe the scope of work, include any additions, expansions, and change of use.  
 PROPOSED MEDICAL CLINIC (DIALYSIS CLINIC) WITH PARKING AND ASSOCIATED STORMWATER UTILITY, LANDSCAPING AND INFRASTRUCTURE IMPROVEMENTS.

Current Property Owner/Developer Contact Name:  
**NOTE: please attach purchase agreement when submitting this form.**  
 Company: NC NEPHROLOGY HOLDINGS, LLC - ROCK QUARRY | Title: COMPANY OFFICIAL (MEMBER, MICHAEL J. CASEY, MD)  
 Address: 3031 NEW BERN AVENUE STE 306 RALEIGH, NC 27610  
 Phone # 919-221-7827 | Email: MICHAEL@NCNEPHROLOGY.COM  
 Applicant Name: MARK PHILLIPS, PLA | Address: 404-B GLENWOOD AVENUE, RALEIGH, NC 27603  
 Company: PABST DESIGN GROUP, PA | Address: 404-B GLENWOOD AVENUE, RALEIGH, NC 27603  
 Phone # 919-848-4399 | Email: MPPHILLIPS@PABSTDDESIGN.COM



VICINITY MAP  
1" = 500'

## INDEX TO PLANS

- C-0.0 COVER SHEET
- C-0.1 ASR-SR-24-19 SUPPORTING DOCUMENTS RECOMBINATION SURVEY
- C-1.0 EXISTING CONDITIONS / DEMOLITION PLAN
- C-2.0 SITE LAYOUT PLAN
- C-2.1 TRASH TRUCK INGRESS / EGRESS PLAN
- C-2.2 FIRE TRUCK INGRESS / EGRESS PLAN
- C-2.3 SIGHT TRIANGLE PLAN
- C-3.0 UTILITY LAYOUT PLAN
- C-4.0 GRADING AND STORM DRAINAGE PLAN
- D-1.0 SITE DETAIL SHEET
- D-1.1 SITE DETAIL SHEET
- D-1.2 SITE DETAIL SHEET
- D-2.0 UTILITY DETAIL SHEET
- D-2.1 UTILITY DETAIL SHEET
- D-2.2 UTILITY DETAIL SHEET
- D-3.0 STORM DRAINAGE DETAIL SHEET
- L-1.0 LANDSCAPE PLAN
- LP-1.0 LIGHTING PLAN
- A2.0 BUILDING FLOOR PLAN
- A3.0 BUILDING ELEVATIONS

BOA-0027-2020 - 08/10/2020

Decision: Approved as requested.

WHEREAS NC Nephrology Holdings LLC - Rock Quarry, property owner, requests a variance for relief from the neighborhood transition zone A requirements for a wall or fence and landscaping called for in Section 3.5.3 of the Unified Development Ordinance in order to permit an approximately 7,207 square foot general building on a 1.65-acre parcel owned by C-0.1 located at 1205 Martin Luther King Jr. Boulevard.

## NOTES

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDOT AND MUTCD STANDARDS AND SPECIFICATIONS.
2. PRELIMINARY STORMWATER QUANTITY AND QUALITY SUMMARY AND CALCULATIONS PACKAGE REQUIRED PER CITY OF RALEIGH LAND DEVELOPMENT ORDINANCE SECTIONS 9.2.2.E AND 9.2.2.B AND PROVIDED WITH THIS ADMINISTRATIVE SITE REVIEW PLAN.
3. TREE CONSERVATION AREA NOT REQUIRED BECAUSE THE TRACT IS LESS THAN 2 ACRES, PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE SECTION 9.1.2.
4. BASED ON COR TO SA-18 THE PRIMARY STREET DETERMINATION - MARTIN L. KING JR. BOULEVARD

**OWNER:**  
NC NEPHROLOGY HOLDINGS LLC -  
ROCK QUARRY  
3031 NEW BERN AVENUE STE 306  
RALEIGH, NC 27610  
TEL:  
E-MAIL:

**CIVIL ENGINEER:**  
PABST DESIGN GROUP, PA  
107 FAYETTEVILLE ST, SUITE 200  
RALEIGH, NC 27601  
TEL: 919-848-4399  
E-MAIL: DPABST@PABSTDDESIGN.COM

**SURVEYOR:**  
CDK GEOMATICS, P.C.  
1340 SE MAYNARD RD, SUITE 204  
CARY, NC 27511  
TEL: 919-535-3225  
E-MAIL: INFO@CDK-GEO.COM

**ARCHITECT:**  
DUNN & DALTON ARCHITECTS  
401 N HERRITAGE STREET  
KINSTON, NC 28501  
TEL: 252-527-1523  
E-MAIL: THOMAS@DUNNDALTON.COM

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

## CONDITIONS OF Z-35-17 APPLICABLE TO PARCEL

1. THE FOLLOWING USES SHALL NOT BE PERMITTED: (A) RESIDENTIAL USES; (B) RESTAURANTS/BARS USES; (C) RETAIL SALES; AND (D) INDUSTRIAL USES.
2. SERVICE FUNCTIONS (INCLUDING PLACEMENT, REMOVAL, RELOCATION, EMPTYING AND CLEANING) FOR ANY DUMPSTER LOCATED ON THE PROPERTY SHALL BE ALLOWED TO OCCUR ONLY BETWEEN 7:00 AM AND 9:00 PM, MONDAY THROUGH FRIDAY.
3. A MAXIMUM OF 8,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED UPON THE PROPERTY.
4. THE EXTERIOR OF BUILDING(S) ON THE PROPERTY, EXCLUSIVE OF ROOF, WINDOWS AND DOORS, SHALL BE COMPOSED OF AT LEAST SEVENTY PERCENT (70%) GLASS, BRICK, STONE AND/OR HARDWARE OR SIMILAR CEMENTITIOUS MATERIAL. NO EIFS, CONCRETE MASONRY UNITS OR VINYL SIDING SHALL BE PERMITTED TO BE USED ON THE EXTERIOR OF ANY BUILDING ON THE PROPERTY.
5. NO VEHICULAR SURFACE AREAS SHALL BE LOCATED BETWEEN THE FRONT, STREET-FACING FACADE OF THE PRINCIPAL STRUCTURE ON THE PROPERTY AND THE RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD.

## COMPLYING WITH CONDITIONS OF Z-35-17

1. PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE PROPOSED USE OF THE PROPERTY IS MEDICAL OFFICE WHICH IS NOT LISTED FOR USES THAT SHALL NOT BE PERMITTED WITHIN THE FIRST CONDITION OF Z-35-17.
2. SERVICE FUNCTIONS FOR THE DUMPSTER LOCATED ON THE PROPERTY SHALL ONLY OCCUR BETWEEN 7:00 AM AND 9:00 PM, MONDAY THROUGH FRIDAY WHICH ADHERES TO THE SECOND CONDITION OF Z-35-17.
3. PER THE ADMINISTRATIVE SITE REVIEW APPLICATION, THE ONLY PROPOSED BUILDING ON THE PROPERTY HAS A GROSS FLOOR AREA OF 7,207 SQUARE FEET WHICH IS LESS THAN THE MAXIMUM 8,000 SQUARE FEET OF GROSS FLOOR AREA ALLOWED FOR DEVELOPMENT ON THE PROPERTY PER THE THIRD CONDITION OF Z-35-17.
4. PER THE BUILDING ELEVATIONS, THE BUILDING EXTERIOR MATERIALS EXCLUSIVE OF ROOF, WINDOWS AND DOORS IS PLUS-MINUS NINETY-FIVE PERCENT (95%) STONE/MASONRY WHICH MEETS THE MINIMUM SEVENTY PERCENT (70%) PER THE FOURTH CONDITION OF Z-35-17.
5. PER THE SITE LAYOUT SHEET, NO VEHICULAR SURFACE AREAS ARE LOCATED BETWEEN THE FRONT, STREET-FACING FACADE OF THE PRINCIPAL STRUCTURE AND THE RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD WHICH ADHERES TO THE FIFTH CONDITION OF Z-35-17.

## SOLID WASTE INSPECTION STATEMENT:

1. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE OWNER/DEVELOPER ACKNOWLEDGES THAT THEY PLAN TO USE A PRIVATE HAULING FIRM TO REMOVE ALL ON-SITE TRASH NEEDS.
3. SEE PLAN SHEET C-2.1 TRASH TRUCK INGRESS AND EGRESS PLAN FOR MORE INFORMATION.

Land Use (ITE Code)	Size	Daily Traffic (vph)	AM Peak Hour Trips (vph)	PM Peak Hour Trips (vph)
Medical-Dental Office (720)	8,000 L.F.	278	17	11
			13	20

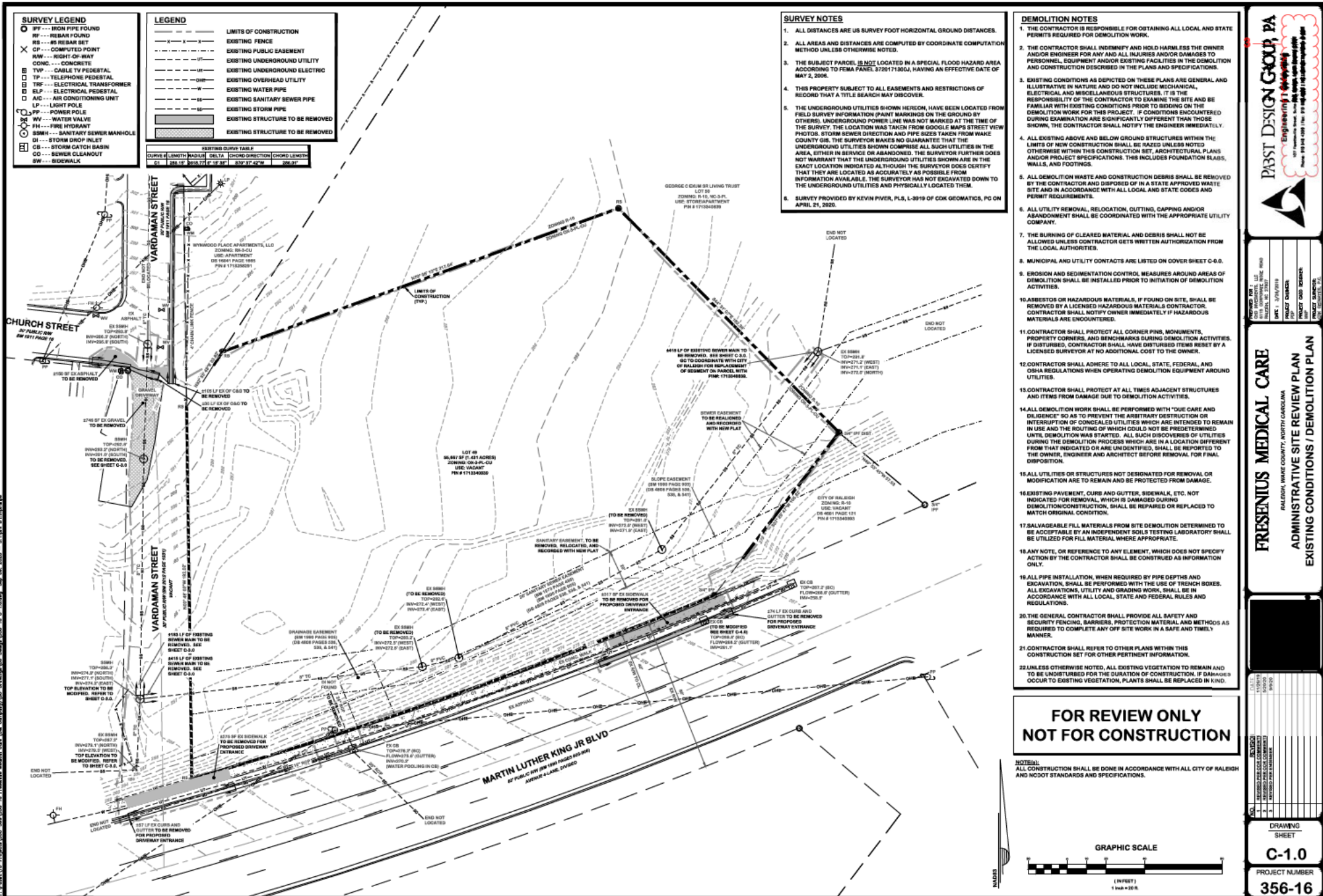
Note: Due to limitations in the ITE Trip Generation Manual, rates were used instead of local data.

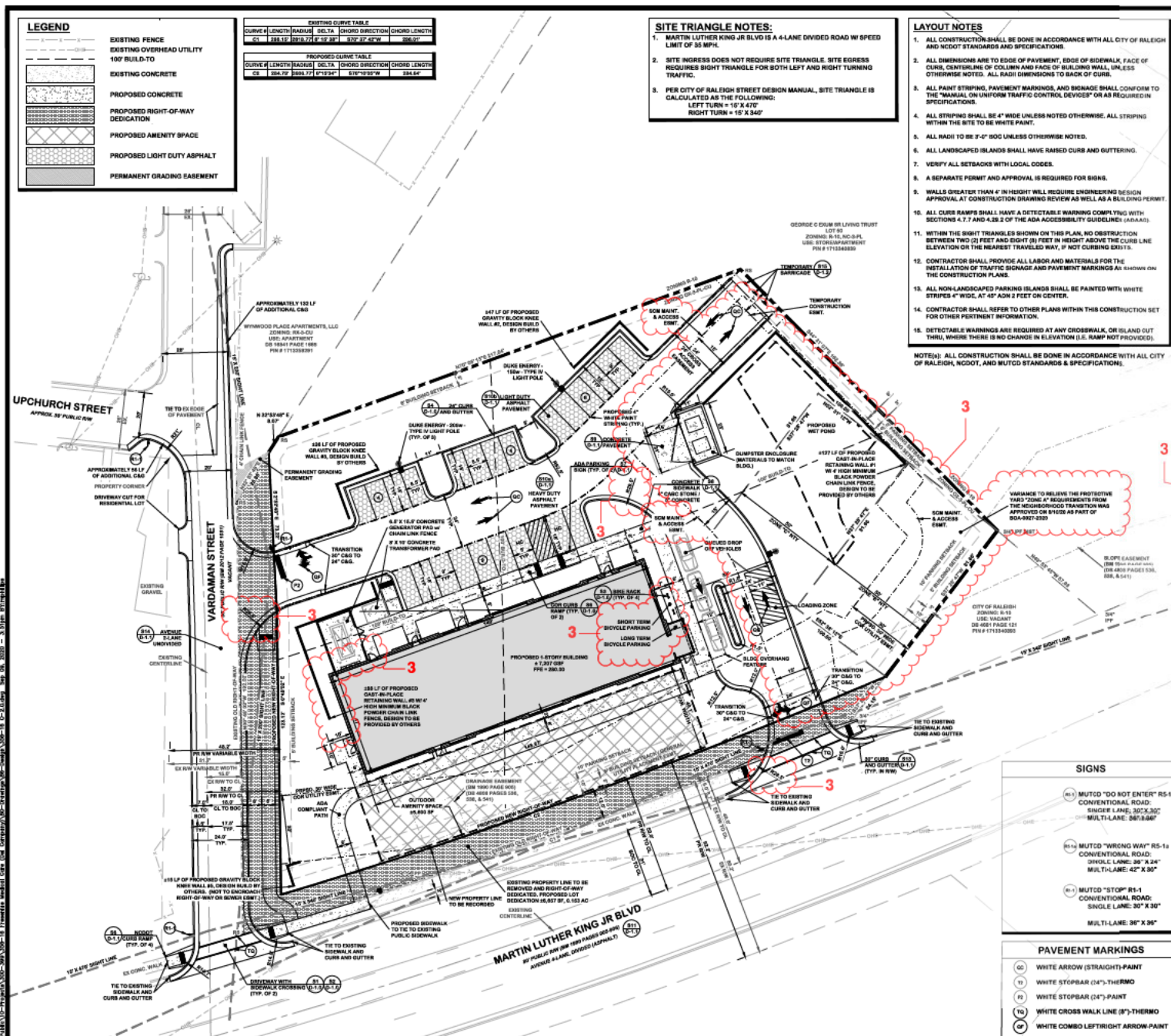
FRESENIUS MEDICAL CARE  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
ADMINISTRATIVE SITE REVIEW PLAN  
COVER SHEET

Digitally signed by  
Jerm...  
Reason: I am  
approving this  
document  
Date: 2020.08.10 10:50:03 -0400  
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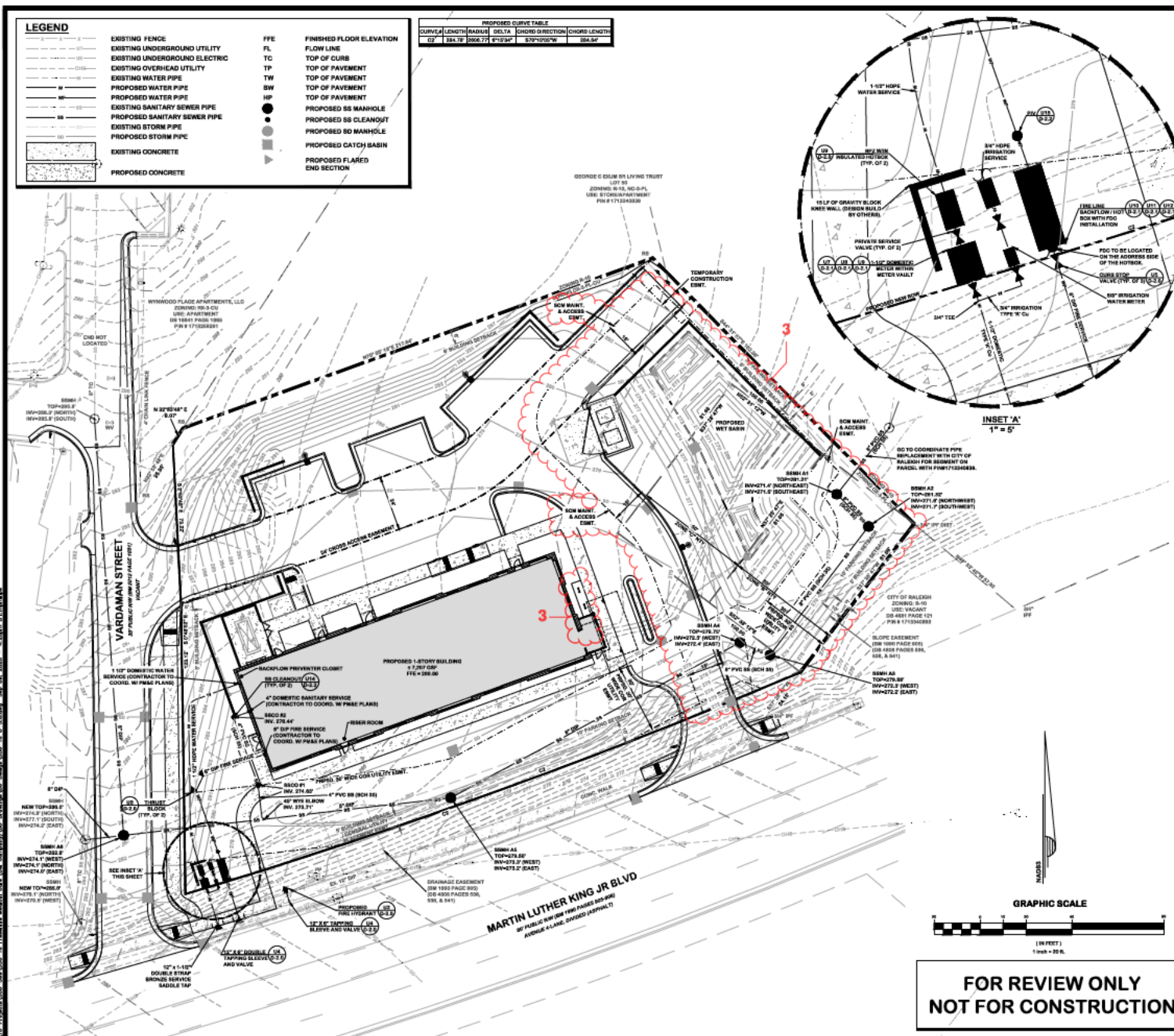


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NOTE(s): ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY  
RALEIGH, NCDOT, AND MUTCD STANDARDS & SPECIFICATIONS.

[illegible]

**PROJECT NO :** \_\_\_\_\_

**CITY/STATE/ZIP :** \_\_\_\_\_

**CLIENT :** \_\_\_\_\_

**DATE :** 3/29/2018

**PROJECT NUMBER :** \_\_\_\_\_

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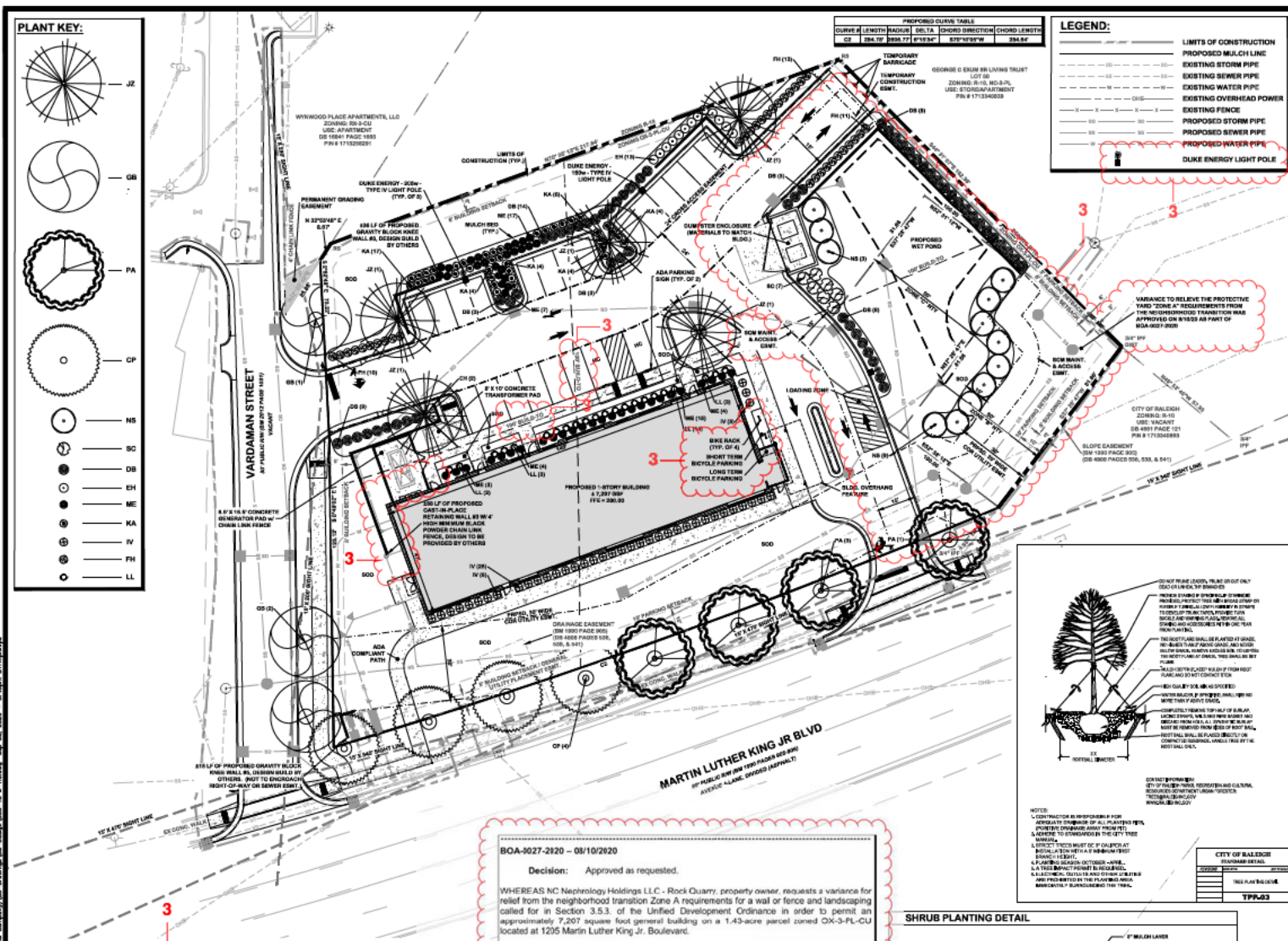
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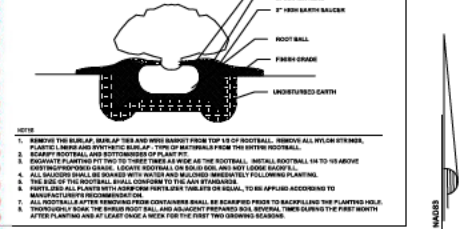
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- GENERAL PLANTING NOTES:**
1. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
  2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWINGS SHALL TAKE PRECEDENCE.
  3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE DESIGNER.
  4. CONTRACTOR SHALL HAVE UTILITY COMPANY LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HISHER WORK.
  5. METHODS OF TREE STAKING INDICATED ON THE DRAWINGS ARE SUGGESTIONS ONLY. THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE DEEMS FIT, HOWEVER HE WILL BE HELD LIABLE FOR ANY DAMAGES CAUSED TO TREES BY IMPROPER STAKING METHODS (OR ABSENCE OF STAKING) AND IS RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES WHICH ARE BLOWN OVER.
  6. ALL AREAS NOT SHOWN AS HARD SURFACES, PLANT BED, MULCHED OR UNDISTURBED AREAS, SHALL BE SEEDED OR SOOLED AS LAWN WITH "REGGIE" LV, CONFEDERATE PLUS OR LESCO TALL TURF TYPE FESCUE FOR IN ALL AREAS IN RIGHT OF WAY UP TO THE ROAD.
  7. ALL LANDSCAPE BEDS CONTAIN TRIPLE SHREDED HARDWOOD MULCH AT A THICKNESS OF 3".
  8. ALL LANDSCAPE BEDS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
  9. ALL PLANT BEDS SHALL BE TREATED WITH PRE-EMERGENT WEED CONTROL, I.E. TREES ON GRASS MULCH.
  10. ALL PLANTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL BE VIGOROUS, HEALTHY MATERIAL FREE OF PESTS AND DISEASE.
  11. VERIFICATION OF TOTAL QUANTITIES AS SHOWN ON THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE PLANTING CONTRACTOR, AND THE TOTAL QUANTITIES SHALL BE REQUIRED ON THE PLANTING PLAN.
  12. OWNERS SHALL MAINTAIN ALL PLANT BEDS AND PLANT MATERIAL IN GOOD HEALTH, AND ANY DEAD, UNHEALTHY OR MISSING PLANTS SHALL BE REPLACED WITH THE SAME PLANT MATERIAL ORIGINALLY SPECIFIED ON THIS PLAN.
  13. PLANT MATERIAL ON THIS SITE MUST BE INSTALLED IN CONFORMANCE WITH THE GENERAL PLANTING NOTES AND DETAILS ON THIS PLAN OR TO THE STANDARDS OF THE CITY OF RALEIGH.
  14. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND LICENSES TO PERFORM THE REQUIRED WORK.
  15. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
- LANDSCAPE CALCULATIONS**
- STREETSCAPE TREES**
- VARDAMAN STREET (AVENUE 2-LANE, UNDIVIDED)
- REQUIRED: 3' CANOPY TREE SPACES EVERY 40' O.C. AVG.
- 130.1 LF / 40 LF = 3.25 TREES
- PROVIDED: 3 TREES
- MARTIN LUTHER KING JR. BLVD. (4-LANE, DIVIDED)
- REQUIRED: 3' CANOPY TREE SPACES EVERY 40' O.C. AVG.
- 1.5' UNDERSTORY TREE SPACES EVERY 20' O.C. AVG. WHEN OVERHEAD POWER LINES ARE PRESENT
- 200 LF / 40 LF = 5 TREES
- PROVIDED: 4 CANOPY TREES
- 4 UNDERSTORY TREES
- (4 UNDERSTORY TREES IN SUBSTITUTION FOR 2 CANOPY TREES DUE TO OVERHEAD POWER LINES)
- VEHICLE SURFACE AREA**
- REQUIRED: 1 TREE PER EVERY 2,000 SF OF PARKING AREA
- 3,816 / 2,000 = 1.91 = 2 TREES
- PROVIDED: 2 CANOPY TREES
- PERIMETER (ISLAND FL. 523 LF)**
- REQUIRED: 30 SHRUBS (15" MIN. AT TIME OF PLANTING) PER 100 LF OF PERIMETER
- ISLAND THAT IS ALONG PRIMARY INTERNAL ACCESS DRIVES
- 523 / 100 = 5.23 = 5.23 SHRUBS = 156.9 = 157 SHRUBS
- PROVIDED: 157 SHRUBS
- SCREENING**
- WET POND:**
- REQUIRED: 75% EVERGREEN MATERIAL AND 25% OF PERIMETER 6' TALL AT MATURITY
- 317 LF x 75% = 238 LF
- PROVIDED: 247 LF (77.9%) SCREENING BY PLANTS
- DUMPSITE ENCLOSURE:**
- REQUIRED: EVERGREEN PLANT MATERIAL 6' IN HEIGHT AT MATURITY
- PROVIDED: 100% SCREENING BY PLANTS
- TRANSFORMER:**
- REQUIRED: SCREENING SHALL BE AS HIGH AS THE HIGHEST POINT ON EQUIPMENT
- PROVIDED: 100% SCREENING BY COMBINATION OF WALLS AND PLANTS

PLANT LIST									
KEY	QTY.	SOTANICAL NAME	COMMON NAME	GAL./CONT.	HT.	MATURE HEIGHT / CROWN SPREAD	ROOT	REMARKS	LOCATION / USE
GB	1	<i>Ginkgo biloba</i>	Maidenhair Tree	3" MIN.	10'	50'-80' / 30'-40'	B&B	STRAIGHT LEADER, FULL MATCHING, MALE / FRUITLESS ONLY	STREETSCAPE
PA	1	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	3" MIN.	10'	50'-70' / 30'-50'	B&B	STRAIGHT LEADER, FULL MATCHING	STREETSCAPE
CP	4	<i>Pistacia chinensis</i>	Chinese Pistache	1.5" MIN.	6'	25'-30' / 25'-30'	B&B	SINGLE-STEM, FULL MATCHING	STREETSCAPE
EVERGREEN SHRUBS									
NS	12	<i>Illex x 'Nellie Stevens'</i>	Nellie Stevens Holly	N/A	15" MIN.	10'-25' / 8'-12'	CONTAINER	FULL MATCH	VIA & SCREENING (LOADING, SCM & DUMPSITE)
SC	7	<i>Prunus 'Schipkayana'</i>	Schipka Cherry Laurel	N/A	15" MIN.	6'-10' / 6'-10'	CONTAINER	FULL MATCH	VIA & SCREENING (TRANSFORMER & SCM)
DE	61	<i>Azalea 'Dwarf Burford'</i>	Dwarf Burford Azalea	N/A	15" MIN.	6'-4' / 8'-10'	CONTAINER	FULL MATCH	VIA & SCREENING (SCM)
EH	15	<i>Euonymus alatus</i> 'Alatus'	Euonymus alatus	N/A	15" MIN.	7'-9'	CONTAINER	FULL MATCH	VIA
ME	50	<i>Mahonia eurybracteata</i> 'Soft Caress'	Soft Caress Mahonia	N/A	15" MIN.	2'-5' / 3'-4'	CONTAINER	FULL MATCH	VIA & BLDG. FOUNDATION
KA	36	<i>Abelia x 'gracilliflora'</i> 'Kaleidoscope'	Kaleidoscope Abelia	N/A	15" MIN.	2'-5' / 3'-4'	CONTAINER	FULL MATCH	VIA
IV	39	<i>Arctostaphylos 'Cordana'</i>	Cordana Arctostaphylos	N/A	15" MIN.	7'-9'	CONTAINER	FULL MATCH	VIA
PH	34	<i>Cephaelis 'Fritschii'</i>	Fritschii Cephaelis	N/A	15" MIN.	3'-0' / 3'-4'	CONTAINER	FULL MATCH	VIA
LL	22	<i>Nandina domestica</i> 'Lemon Lime'	Lemon Lime Nandina	N/A	15" MIN.	3'-2' / 3'-4'	CONTAINER	FULL MATCH	BLDG. FOUNDATION



**GRAPHIC SCALE**

1" = 10' (1:120)

**FOR REVIEW ONLY**

**NOT FOR CONSTRUCTION**

NOTES: ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NC, AND MUTCD STANDARDS & SPECIFICATIONS.

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**FRESENIUS MEDICAL CARE**

ADMINISTRATIVE SITE REVIEW PLAN

SITE LAYOUT PLAN

**DRAWING SHEET**

**L-1.0**

PROJECT NUMBER

**356-16**

ASR-SR-24-19 TR#592016

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