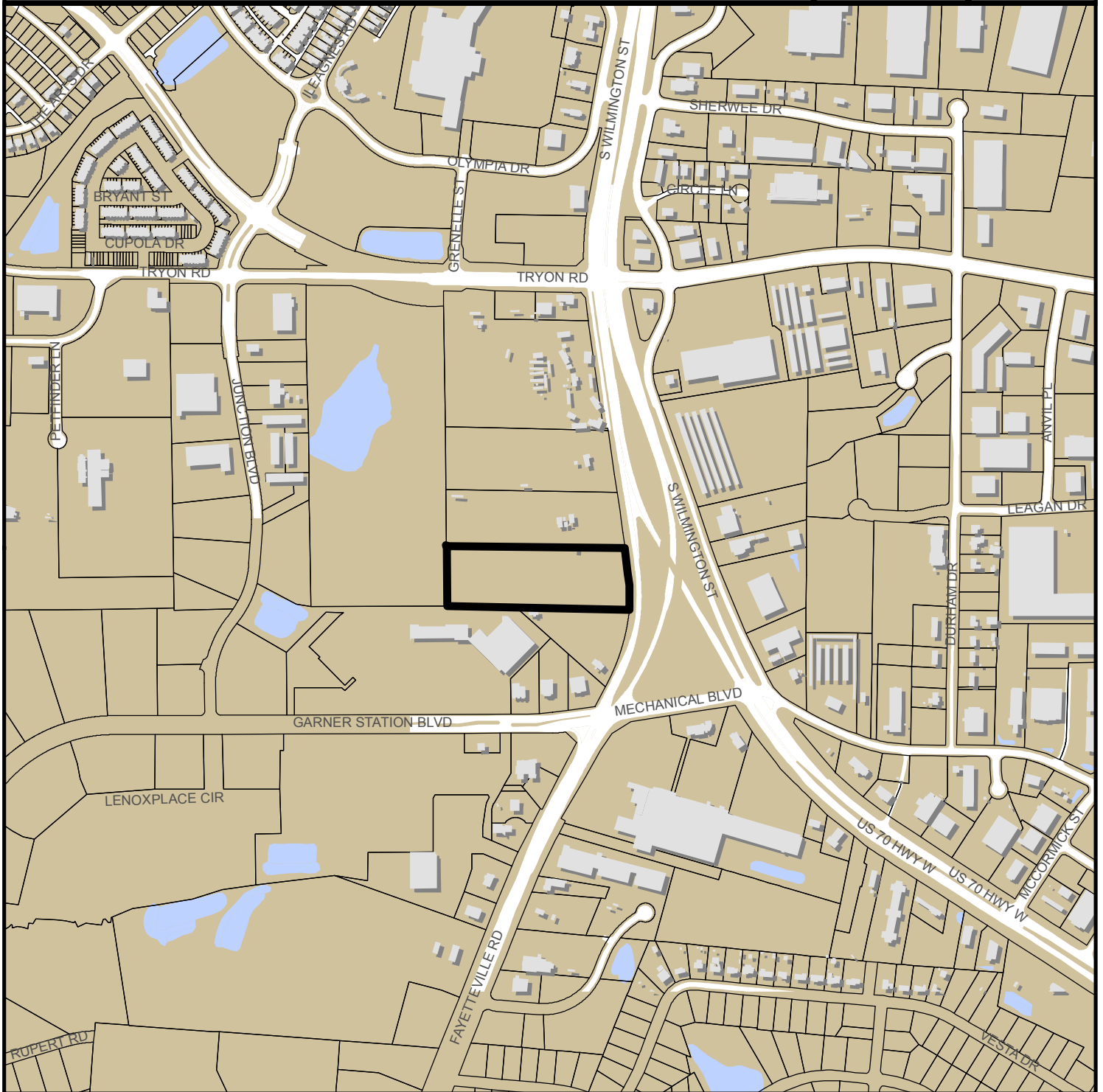


ELITE AUTO SR-102-2017



0 300 600 1,200 1,800 Feet

Zoning: **IX-3 w/SWPOD**

CAC: **Southwest**

Drainage Basin: **Wildcat**

Acreage: **7.1**

Sq. Ft.: **196,060**

Planner: **Ryan Boivin**

Phone: **(919) 996-2681**

Applicant: **Michael Stewart**

Phone: **(919) 779-1855**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 536757 Assigned Project Coordinator Assigned Team Leader Boivin

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

SR-102-17

GENERAL INFORMATION

Development Name **ELITE AUTO**

Zoning District **IX-3**

Overlay District (If applicable)

Inside City Limits? ☒ Yes ☐ No

Proposed Use **CAR DEALERSHIP**

Property Address(es) **3808 S WILMINGTON ST.**

Major Street Locator: **HWY 401**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1701-39-1659**

P.I.N.

P.I.N.

P.I.N.

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☒ Retail ☐ Cottage Court
☐ Other: If other, please describe: **CAR LOT**

WORK SCOPE

Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
CHANGE IN USE FROM MOBILE HOME SALES TO CAR SALES
PARKING REQUIREMENTS CHANGE DUE TO USE/OFFICE

DESIGN ADJUSTMENT OR ADMIN ALTERNATE


Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/ OWNER

Company **ELITE AUTO SALES INC.** Name (s) **NATHANIEL WEAVER**
 Address **3804 FAYETTEVILLE ROAD**
 Phone **919-832-7060** Email **ELITEAUTOWEAVER@GMAIL.COM** Fax

CONSULTANT (Contact Person for Plans)

Company **STEWART-PROCTOR** Name (s) **MICHAEL STEWART**
 Address **319 CHAPANOKE ROAD**
 Phone **919-779-1855** Email **STEWARTPE@aol.com** Fax **919-779-1661**

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)			
Zoning Information		Building Information	
Zoning District(s) <u>IX-3</u>		Proposed building use(s)	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross	
Overlay District		Proposed Building(s) sq. ft. gross	
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Total sq. ft. gross (existing & proposed)	
Off street parking: Required Provided		Proposed height of building(s)	
COA (Certificate of Appropriateness) case #		# of stories	
BOA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor	
CUD (Conditional Use District) case # Z-			
Stormwater Information			
Existing Impervious Surface <u>3.0</u> acres/square feet <u>130,680</u>		Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface <u>4.5</u> acres/square feet <u>196,060</u>		If Yes, please provide:	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Alluvial Soils Flood Study FEMA Map Panel #	
FOR RESIDENTIAL DEVELOPMENTS			
1. Total # Of Apartment, Condominium or Residential Units		5. Bedroom Units: 1br 2br 3br 4br or more	
2. Total # Of Congregate Care Or Life Care Dwelling Units		6. Infill Development 2.2.7	
3. Total Number of Hotel Units		7. Open Space (only) or Amenity	
4. Overall Total # Of Dwelling Units (1-6 Above)		8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No	
SIGNATURE BLOCK (Applicable to all developments)			
<p>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.</p> <p>I hereby designate <u>MICHAEL STEWART</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u></u> Date _____</p> <p>Printed Name <u>NATHANIEL WEAVER</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>			

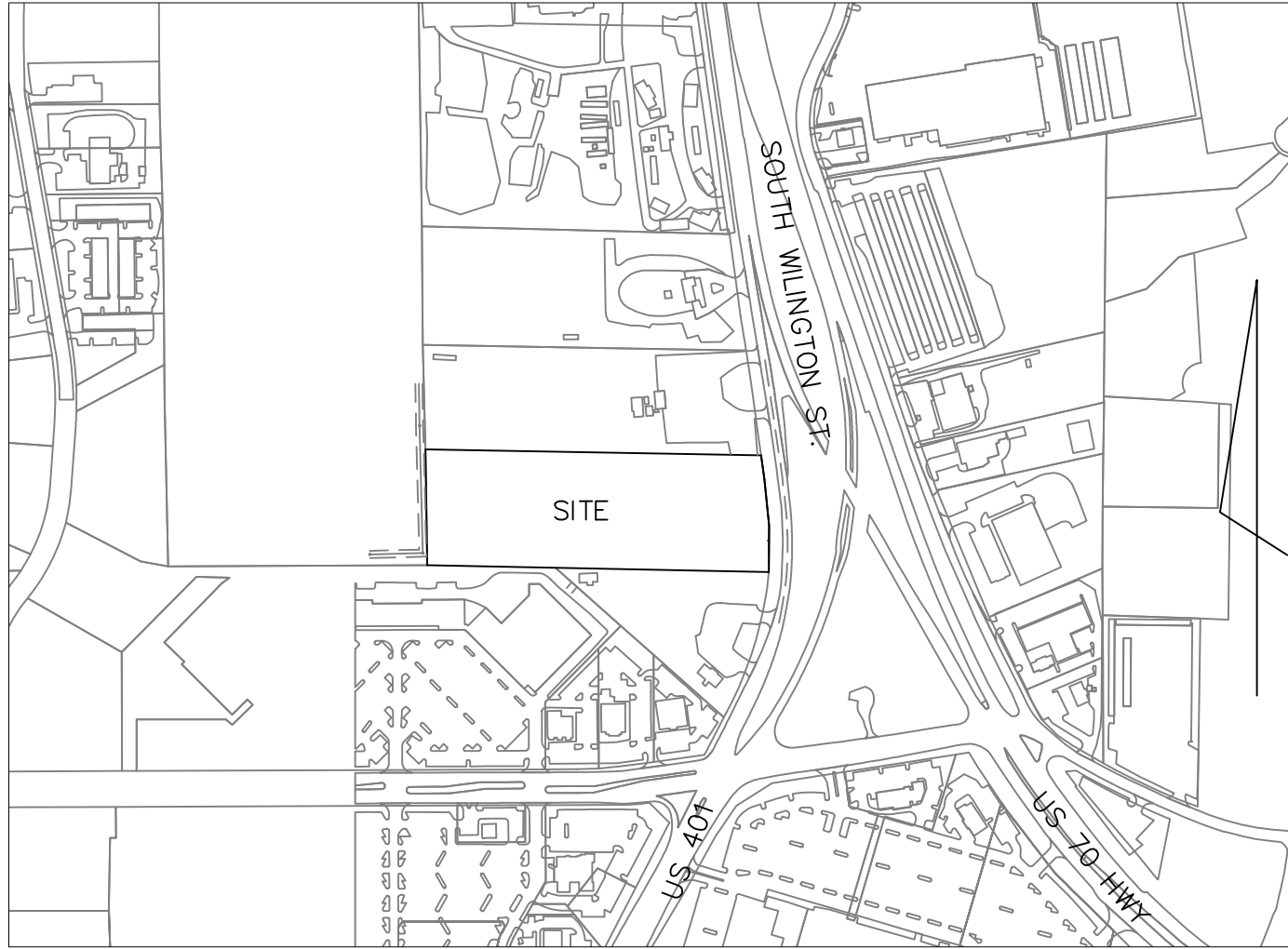
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input type="checkbox"/>			
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

ADMINISTRATIVE SITE REVIEW ELITE AUTO

CITY OF RALEIGH, NORTH CAROLINA

SITE ADDRESS: 3808 S. WILMINGTON ST.

DEVELOPER: NATHANIEL WEAVER
3804 FAYETTEVILLE ROAD
RALEIGH, NC 27603



VICINITY MAP
SCALE: 1"=500'

INDEX TO PLANS

- | | |
|----------|---|
| SHEET 1 | COVER SHEET |
| SHEET 1A | EXISTING CONDITIONS AND DEMOLITION PLAN |
| SHEET 2 | SITE AND UTILITY PLAN |
| SHEET 3 | GRADING AND STORMWATER MANAGEMENT PLAN |
| SHEET 5 | LANDSCAPING PLAN |
| SHEET 6 | TREE SURVEY AND CONSERVATION AREA |
| SHEET 6A | TREE SURVEY/GRADING PLAN |
| SHEET 7 | UTILITY DETAILS |

ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF WATER AND SEWER, AS APPROVED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING AND THE PUBLIC UTILITIES DEPARTMENT AT (919)996-4540 AT LEAST TWENTY FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

FAILURE TO NOTIFY BOTH CITY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION, WILL RESULT IN THE ISSUANCE OF MONETARY FINES, AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWN STREAM PLUG, HAVE PERMITTED PLANS ON THE JOBSITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

GENERAL SITE NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS
ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES (ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES) ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL.
CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY SIGNAGE.

NOTE:

1. SITE IS LOCATED IN THE SWPDD.
2. THE SITE TO HAVE A PRIVATE SOLID WASTE CONTRACTOR.

SITE DATA

TOTAL TRACT SIZE	309,276 S.F.	7.1 ACRES
LESS R/W	16,988 S.F.	0.39 ACRES
TOTAL NET AREA	292,288 S.F.	6.71 ACRES
EXISTING USE	VACANT	
PROPOSED USE	VEHICLE SALES	
PROPOSED BUILDING SIZE	7,950 S.F.	
PROPOSED BUILDING HEIGHT	1 STORY	
OFFICE SPACE	2,560 S.F.	
SHOP SPACE	4,860 S.F.	
VEHICLE DISPLAY AREA	32,926 S.F.	
SPACES PARKING REQUIRED	(79,697/4,500)	18 SPACES
SPACES PARKING PROPOSED (INCL. 2 HC.)	26 SPACES	
EXISTING IMPERVIOUS AREA	130,680 S.F.	44.7%
IMPERVIOUS AREA	182,640 S.F.	62.4%
DENUDED AREA	243,936 S.F.	5.6 AC.
WAKE COUNTY P.I.N.	1701-39-1659	
REQUIRED AMENITY AREA (10%)	0.67 AC.	
PROPOSED AMENITY AREA	0.69 AC.	

FOR REVIEW ONLY--
NOT FOR CONSTRUCTION
PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER COR COMMENTS	4-23-18
2.	PER COR COMMENTS	12-12-18

SP

STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL: 919 779-1855 FAX 919 779-1661

DATE 10-24-17

SURVEYED BY

JOB

SCALE

DRAWN BY

DWG. NO.

REVISIONS

CASE FILE SR-102-17
TRANSACTION #536751

SHEET 1

COVER SHEET
ELITE AUTO

SWIFT CREEK TOWNSHIP

NORTH CAROLINA

WAKE COUNTY

OWNER

ZONED: IX-3

P.I.N. 1701-39-1659

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cdx 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<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 Transaction Number _____ Assigned Project Coordinator _____ Assigned Plans Leader _____

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

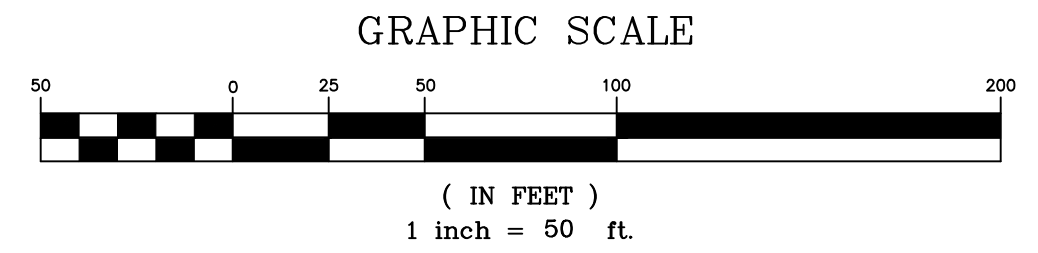
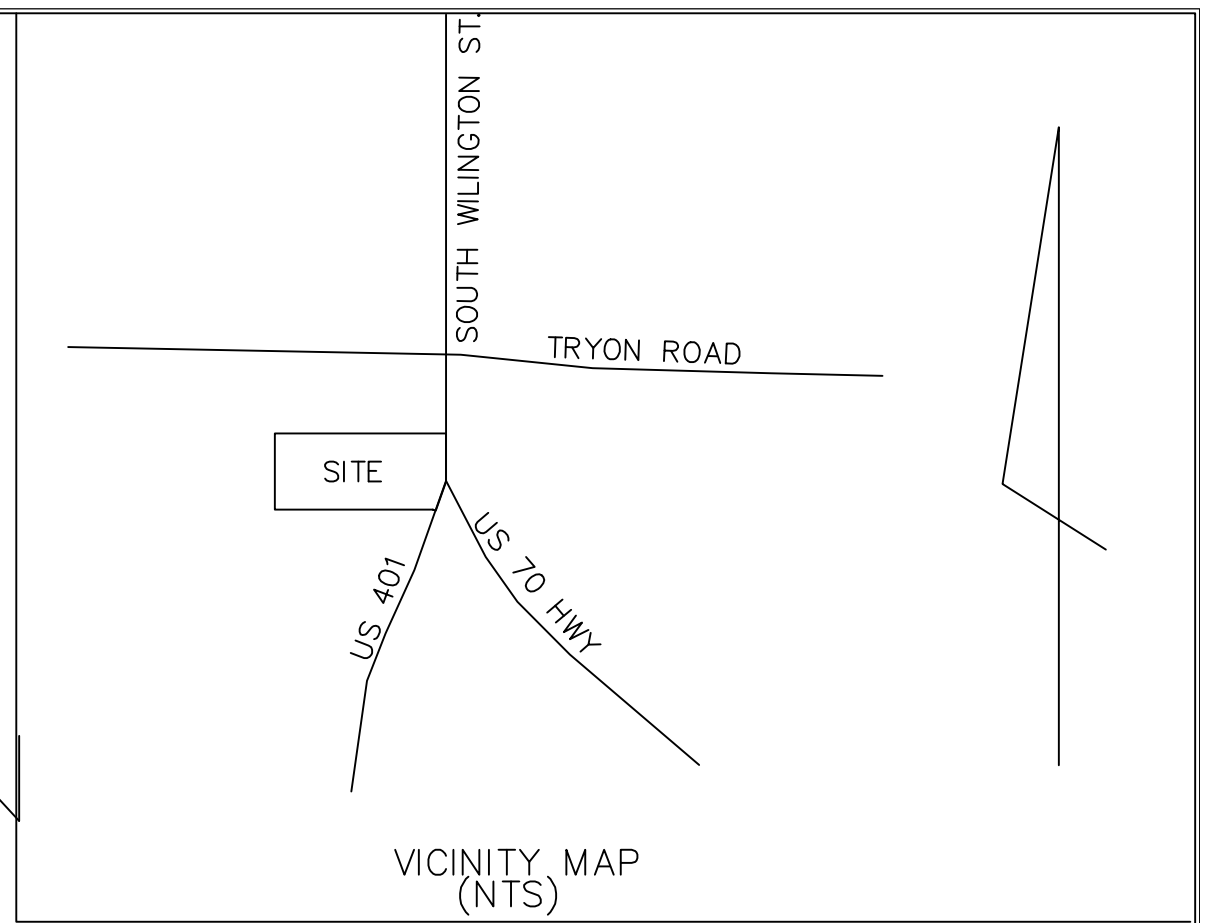
GENERAL INFORMATION			
Development Name Elite Auto			
Zoning District IX-3	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Proposed Use Vehicle Sales			
Property Address(es) 3808 S Wilmington LLC		Major Street Locator: U.S.401	
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. 1701391659	P.I.N.	P.I.N.	P.I.N.
<input type="checkbox"/> What is your project type? <input type="checkbox"/> School <input type="checkbox"/> Duplex <input checked="" type="checkbox"/> Other: If other, please describe: Vehicle Sales			
<input type="checkbox"/> Non-Residential Office <input type="checkbox"/> Non-Residential Office <input type="checkbox"/> Religious Institution <input type="checkbox"/> Hospital <input type="checkbox"/> Assembly Center <input type="checkbox"/> Industrial Building <input type="checkbox"/> Retail <input type="checkbox"/> Storage/Truck			
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Vehicle sales, storage yard and vehicle repair.		
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act		
CLIENT/DEVELOPER/OWNER	Company 3808 S Wilmington LLC Name (s) Nathaniel Weaver Address 3808 Wilmington LLC, Raleigh NC, 27603 Phone 919-779-1855 Email eliteautoweaver@gmail Fax _____		
CONSULTANT (Contact Person for Plans)	Company Stewart-Proctor PLLC Name (s) Michael Stewart Address 319 Chapanoke Road Raleigh NC, 27603 Phone 919-779-1855 Email stewartp@aol.com Fax 919-779-1855		

PAGE 1 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) IX-3	Proposed building use(s) Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Proposed Building(s) sq. ft. gross 7,950	
Overlay District	Proposed Building(s) sq. ft. gross 7,950
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 6.71	Total sq. ft. gross (existing & proposed) 7,950
Off street parking Required 18 Provided 18	Proposed height of building(s) 20'
CDA (Certificate of Appropriateness) case # SR-102-17	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor 12'
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 3,01130,680 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 4,5196,06 acres/square feet	If Yes, please provide: Alluvial Soils FEMA Map Panel # Flood Study
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
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.	
I hereby designate Michael Stewart	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.	
Signed _____	Date 6/24/18
Printed Name _____	
Signed NATHANIEL WEAVER	Date _____
Printed Name NATHANIEL WEAVER	



NOTES:

- PRESENT LAND USE IS VACANT, WOODED AND FALLOW
- TOPO TAKEN FROM NCDOT LIDAR TOPOGRAPHY MAPS
- CONTOUR INTERVAL IS 2'
- BOUNDARY INFORMATION TAKEN FROM STEWART-PROCTOR SURVEY

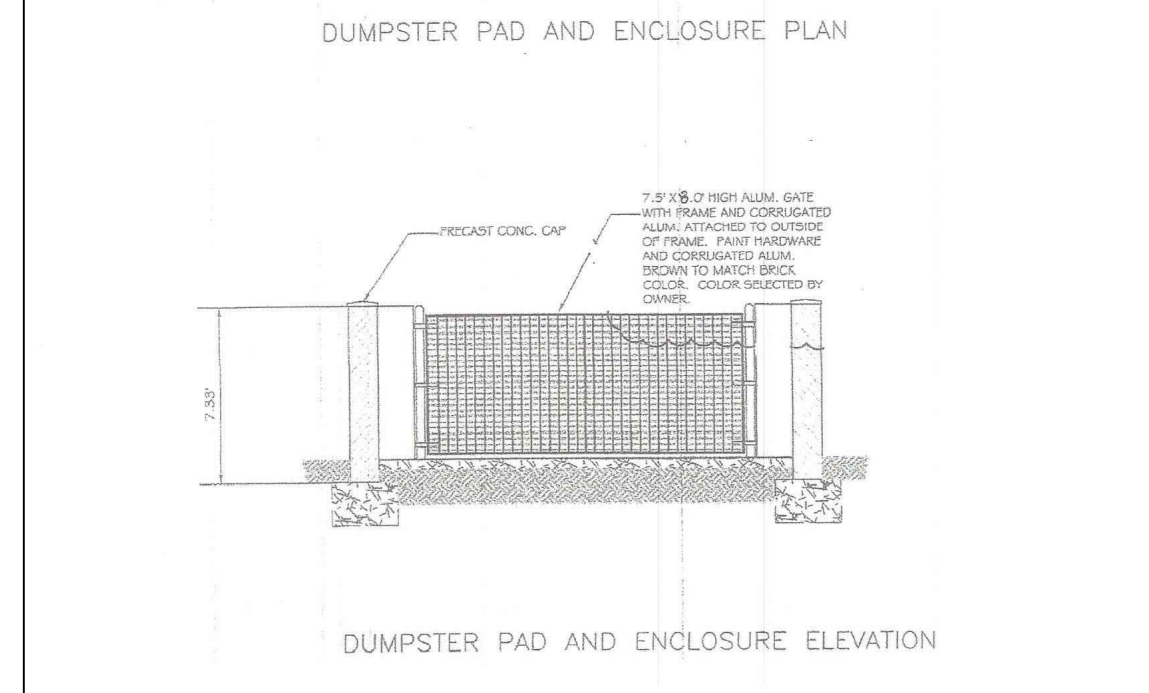
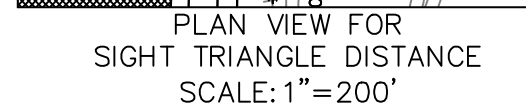
FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

NO.	REVISION	DATE
1.	PER COR COMMENTS	4-23-18
2.	PER COR COMMENTS	12-12-18





STEWART-PROCTOR ENGINEERING and SURVEYING (LICENSE CERTIFICATE P-0148) 319 CHAPANOKE ROAD RALEIGH, NC 27603 TEL: 919 779-1855 FAX 919 779-1661			EXISTING CONDITIONS AND DEMOLITION PLAN ELITE AUTO	
DATE 10-24-17	SURVEYED BY	JOB	SWIFT CREEK TOWNSHIP	NORTH CAROLINA
SCALE 1"=50'	DRAWN BY	DWG. NO.	WAKE COUNTY	OWNER
REVISIONS			ZONED: IX-3	P.I.N. 1701-39-1659



NOTE:
SITE IS LOCATED IN THE SWPOD

SITE DATA		
TOTAL TRACT SIZE	309,276 S.F.	7.1 ACRES
LESS R/W	16,988 S.F.	0.39 ACRES
TOTAL NET AREA	292,288 S.F.	6.71 ACRES
EXISTING USE		VACANT
PROPOSED USE		VEHICLE SALES
PROPOSED BUILDING SIZE		7,950 S.F.
PROPOSED BUILDING HEIGHT		1 STORY
OFFICE SPACE		2,560 S.F.
SHOP SPACE		4,860 S.F.
VEHICLE DISPLAY AREA		32,926 S.F.
SPACES PARKING REQUIRED	(79,697/4,500)	18 SPACES
SPACES PARKING PROPOSED	(INCL. 2 HC.)	26 SPACES
EXISTING IMPERVIOUS AREA		130,680 S.F. 44.7%
IMPERVIOUS AREA		182,640 S.F. 62.4%
DENuded AREA		243,936 S.F. 5.6 AC.
WAKE COUNTY P.I.N.		1701-39-1659
REQUIRED AMENITY AREA (10%)		0.67 AC.
PROPOSED AMENITY AREA		0.69 AC.

 GRASSED AMENITY
AREA = 0.69 AC.
 TCA AREA AND
PERMANENTLY PROTECTED
UNDISTURBED OPEN SPACE

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

FOR REVIEW ONLY—
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

[illegible]

SP

STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL. 919 779-1855 FAX 919 779-1661

DATE 10-24-17

DATE TO SET UP	
SCALE	1" = 5'

SCALE 1" = 50'

REVISIONS

SURVEYED BY	
-------------	--

DRAWN BY:

DRAWN BY	
----------	--

SITE AND UTILITY PLAN
ELITE AUTO

SWIFT CREEK TOWNSHIP

WAKE COUNTY

WAKE COUNTY

ZONED: IX-3

	NORTH CAROLINA
--	----------------

	NORTH CAROLINA
	OWNED

OWNER

P.I.N. 1701-39-1659

SHEET 2

TCA CONSERVATION ORDINANCE CALCULATIONS

TRACT SIZE = 7.11 Ac - 0.39 Ac (NEW R/W) = 6.72 Ac. X 0.10 = 0.672 Ac.

PRIMARY TCA CALCULATION

PRIMARY TCA - 50' ALONG NEW R/W AND 50'X50' BLOCK ALONG HWY 401= 0.057 Ac.

SECONDARY TCA CALCULATION

SECONDARY TREE CONSERVATION AREA - 513' x 40 = 0.471 Ac

SECONDARY TREE CONSERVATION AREA - 324' x 28 = 0.208 Ac

TOTAL SITE TREE CONSERVATION AREA = 0.736 AC. > 0.672 AC. >10%

PLANT REQUIREMENT FOR WET RETENTION POND

REQUIRED SHADE TREES = 2 TREES
PROVIDED SHADE TREES = 2 TREES
REQUIRED UNDERSTORY TREES = 3 TREES
PROVIDED UNDERSTORY TREES = 3 TREES
REQ. SHRUBS (PERIMETER WET POND=509')= 21 SHRUBS
PROV. SHRUBS (PERIMETER WET POND=509')= 21 SHRUBS

PLANT REQUIREMENT FOR LANDSCAPE ISLANDS

REQUIRED SHADE TREES = 10 TREES
PROVIDED SHADE TREES = 10 TREES

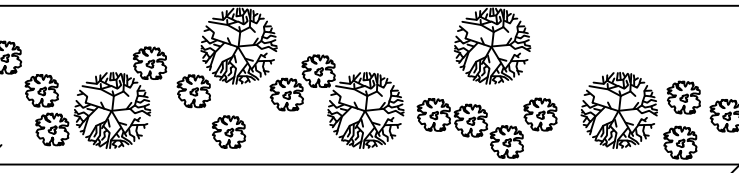
LANDSCAPING PLAN

PLANT LIST

	DESCRIPTION	CALIPER TREES FOR WINSTON ROAD	PLANTING HEIGHT AT	TREATMENT ROOT	QUANTITY
SUGAR MAPLE (ACER SACCHARUM)	SHADE	3" CAL.	10' HEIGHT MIN.	B&B	12
AMERICAN HOLLY (LLEX OPACA)	UNDERSTORY/EVERGREEN	1.5" CAL.	6' HEIGHT MIN.	B&B	9
ICR ILEX CORNUTA ROTUNDA (DWARF HORNED HOLLY)	SHRUB	2 GAL.	3' HEIGHT MIN.	B&B	32

PLANT REQUIRMENT PER 100 LINEAR FEET

PERIMETER LENGTH (TYPE C2) = 210'
REQUIRED UNDERSTORY TREES = 9 TREES
REQUIRED SHRUBS = 32 TREES



ENLARGEMENT: 100' X 15' SECTION
TYPE C2

FAYETTEVILLE ROAD
D.B.9314 PG.2131
PIN: 1701-39-1971
ZONED: AC-W/IMP
USE: CAR LOT

BROOMFIELD LLC
D.B.8568 PG.2153
PIN: 1702-20-1920
ZONED: FLORICULTURE-FARM
USE: VACANT

CMH HOMES/INC
D.B.10792/PG.588
PIN: 1701-39-4348
ZONED: COMMERCIAL
USE: MOBILE HOME SALES

NORTH SOUTH STATION LLC
B.M.1995 PG.1550
PIN: 1701-29-5217
ZONED: COMMERCIAL
USE: SHOPPING CENTER

REQUIRED LANDSCAPING FOR STORMWATER POND 1:

LANDSCAPING FOR VEGETATED SHELF:
REQUIREMENT: PLANT A MINIMUM OF 3 DIVERSE SPECIES OF
SHALLOW WATER EMERGENT AND SHALLOW LAND HERBACEOUS

REQUIRED LANDSCAPING:
VEGETATED SHELF PLANTS = 50 PLANTS PER 200 SF OF
SHELF AREA = 5,160 SF/200 SF = 26 X 50 = 1,290 PLANTS

PROVIDED LANDSCAPING:
VEGETATED SHELF PLANTS = 1,290 PLANTS

LANDSCAPING FOR BERM AND SIDE SLOPES: CENTIPEDE GRASS
TO BE PLANTED ON TOP OF BERM AND EXTERIOR SLOPES OF
CONTAINMENT BERM

PLANT LIST
VEGETATED SHELF

item	common name	size	quan.	remarks
A	WATERPOD HYDROLEA QUADRIVALVIS	4 CUBIC- INCH CONTAINER	215	1.5' O.C. IN STAGGERED ROWS
B	PRIMROSE WILLOW LUDWIGIA SPP.	4 CUBIC- INCH CONTAINER	215	1.5' O.C. IN STAGGERED ROWS
C	ARROW ARUM PELTANDRA VIRGINICA	4 CUBIC- INCH CONTAINER	215	1.5' O.C. IN STAGGERED ROWS
D	SWAMP MILKWEED ASCLEPIAS INCARNATA	4 CUBIC- INCH CONTAINER	215	3' O.C. IN STAGGERED ROWS
E	WHITE TURTLEHEAD CHELONE GLABRA	4 CUBIC- INCH CONTAINER	215	3' O.C. IN STAGGERED ROWS
F	JOE PYE WEED EUPATORIADELPHUS FISTULOSUS	4 CUBIC- INCH CONTAINER	215	3' O.C. IN STAGGERED ROWS

NOTE: PLANTS LISTED IN TABLE OR EQUAL TO BE
USED FOR VEGETATED SHELF PLANTING.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

FOR REVIEW ONLY-
NOT FOR CONSTRUCTION

PLAN IS SUBJECT TO REVISIONS DURING
THE CONSTRUCTION APPROVAL PROCESS

GENERAL SITE NOTES:

ALL WORK AND MATERIALS SHALL CONFORM TO THE CITY OF RALEIGH
DESIGN AND CONSTRUCTION STANDARDS

ALL NECESSARY APPROVALS, STATE AND LOCAL, SHALL BE OBTAINED
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

ALL NECESSARY ENCROACHMENT AGREEMENTS SHALL BE OBTAINED
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION DRAWING APPROVAL IS REQUIRED BEFORE CONSTRUCTION
OF THIS PROJECT CAN BEGIN. ALSO, ALL DEVELOPMENT FEES
(ACREAGE, FEE-IN-LIEU OF ASSESSMENT, AND INSPECTION FEES)
ARE DUE PRIOR TO FINAL CONSTRUCTION DRAWING APPROVAL

CONTRACTOR SHALL VERIFY THE ABOVE AND BELOW GROUND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION
CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY CONFLICTING
UTILITIES WITH THE APPROPRIATE UTILITY COMPANY AND/OR AUTHORITY
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR
TO THE START OF CONSTRUCTION

NOTE - A SIGN PERMIT IS REQUIRED PRIOR TO INSTALLATION
OF ANY SIGNAGE.

THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION COSTS
ASSOCIATED WITH STREET LIGHTING ALONG ALL PROPOSED STREETS,
ADJACENT STREETS AND THOROUGHFARES THE DEVELOPER SHALL CONTACT
CAROLINA POWER AND LIGHT COMPANY AFTER PLAN APPROVAL AND
PRIOR TO CONSTRUCTION IN ORDER TO DEVELOP A STREET LIGHTING
PLAN FOR THE SITE/SUBDIVISION PLANS."

- NO CHANGES TO ANY ASPECT OF THIS SITE PLAN, INCLUDING
BUT NOT LIMITED TO, LANDSCAPING, GRADING, BUILDING ELEVATIONS
(ESPECIALLY COLORS), LIGHTING, OR UTILITIES WILL BE MADE WITHOUT
THE APPROVAL OF THE DEVELOPMENT REVIEW GROUP OF THE
DEPARTMENT OF DEVELOPMENT SERVICES;
- THE SITE SHALL BE STABILIZED AND SEEDING PRIOR TO THE ISSUANCE
OF A CERTIFICATE OF OCCUPANCY;
- ALL HVAC SYSTEMS WILL BE SCREENED FROM OFF-SITE VIEWS;
- ALL DUMPSTER AND CARDBOARD RECYCLING LOCATIONS WILL BE SCREENED
FROM OFF-SITE VIEWS;
- WHERE EXISTING VEGETATION FAILS TO FUNCTION ADEQUATELY AS
THE REQUIRED BUFFER TYPE, (I.E. TYPE A,B,C, AND 100 FOOT THOROUGH-
FARE CORRIDOR BUFFER) THE RALEIGH SITE INSPECTOR RESERVES THE RIGHT
TO REQUIRE SUPPLEMENTAL PLANTINGS IN ADDITION TO THOSE SHOWN
ON THE PLANTING PLAN BASED ON THE ACTUAL FIELD CONDITIONS;
- ALL EXTERIOR SITE LIGHTING WILL BE DESIGNED TO PREVENT OFF-SITE
GLARE;
- THE STREETS IN FRONT OF THE PROJECT WILL BE KEPT CLEAN AT ALL
TIMES OR A WASH STATION WILL BE REQUIRED;
- THE PROJECT MAY REQUIRE A PRE-CONSTRUCTION CONFERENCE BEFORE
THE GRADING PERMIT IS ISSUED;
- CUT AND FILL SLOPES WILL BE STABILIZED WITHIN 15 DAYS OF ANY
PHASE OF GRADING;
- SITE IS NOT WITHIN FLOOD PLAIN;
- NO WETLANDS ON SITE;
- SITE IS LOCATED WITHIN THE SWIFT CREEK WATERSHED OVERLAY DISTRICT.

SHEET 5

SP

STEWART-PROCTOR
ENGINEERING and SURVEYING
(LICENSE CERTIFICATE P-0148)
319 CHAPANOKE ROAD
RALEIGH, NC 27603
TEL: 919 779-1855 FAX 919 779-1661

DATE 10-24-17

SURVEYED BY

JOB

SWIFT CREEK TOWNSHIP

NORTH CAROLINA

SCALE 1"=50'

DRAWN BY

DWG. NO.

WAKE COUNTY

OWNER

REVISIONS

ZONED: IX-3

P.I.N. 1701-39-1659