



## Administrative Action Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

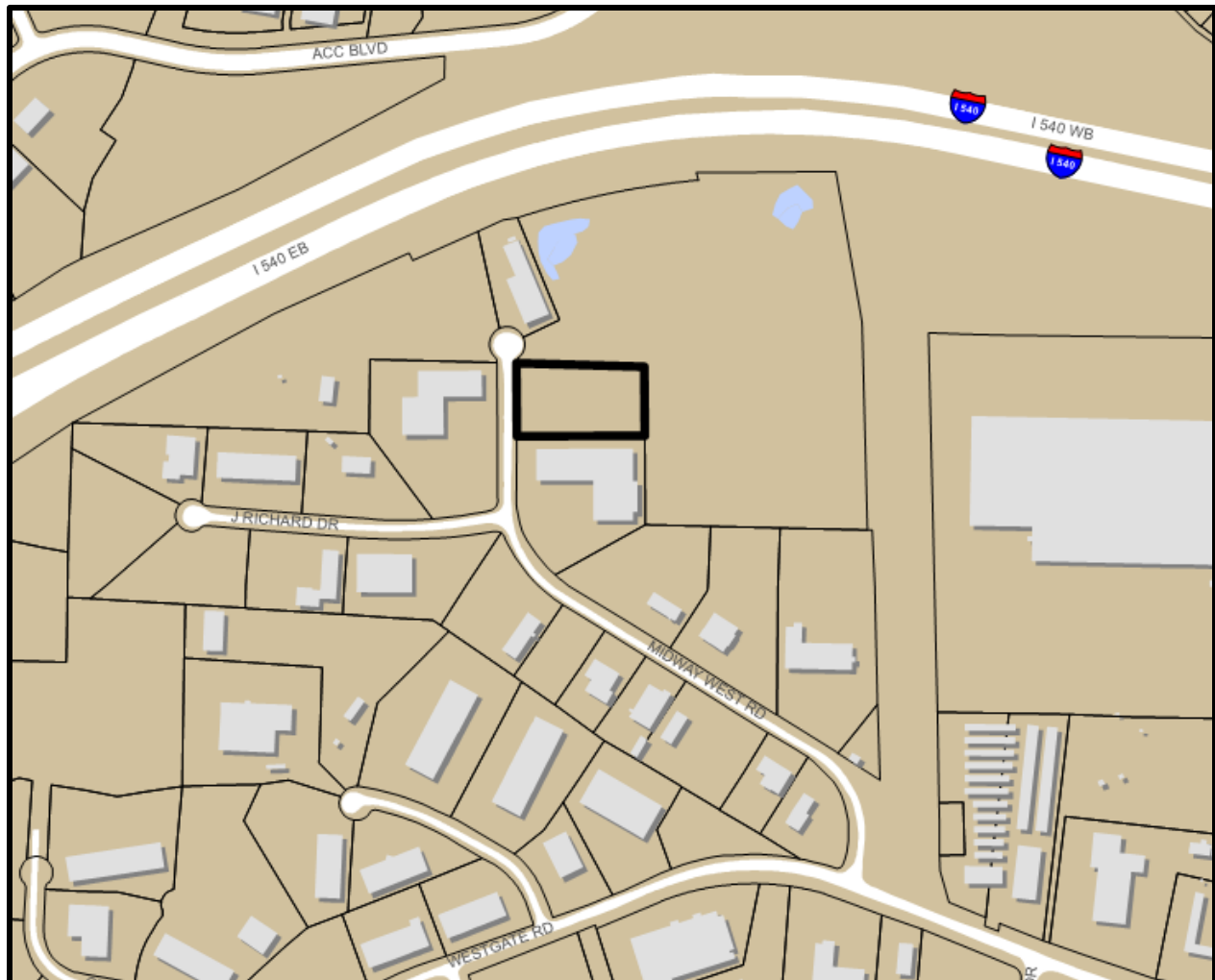
**Case File / Name:** SR-30-17 / 8908 Midway West Road

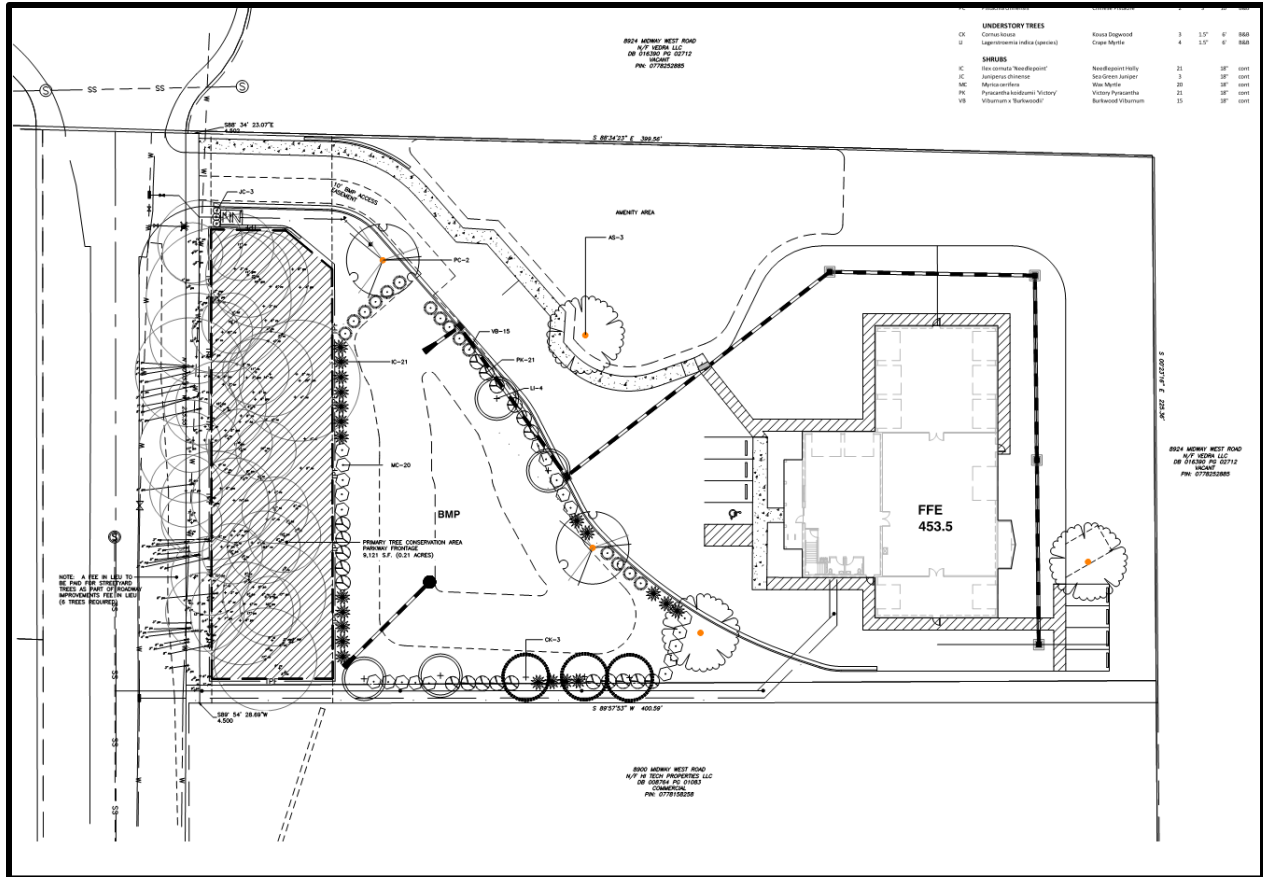
**General Location:** This site is located on the east side of Midway West Road, north of the intersection of Westgate Road and Midway West Road, and is inside the city limits.

**CAC:** Northwest

**Request:** Development of a 2.11 acre tract zoned IX-3-PK, SHOD-2, and within an AOD into a 9,582 sf, two story, 29'-21/2 " tall private auto repair and storage facility (general building type).

**Cross-Reference:** TR# 508061





SR-30-17 Preliminary Site Plan

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name 8908 Midway West Rd	Date completed Application received 6/15/2017
	Case Number SR-30-2017	Transaction Number 508061

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <b>SUPPORTS</b> the Design Adjustment based upon the findings in these applicable code:																						
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets																				
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets		<input type="checkbox"/> Raleigh Street Design Manual <input type="checkbox"/> Other																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">DEPARTMENT</th> <th style="width: 25%;">REPRESENTATIVE SIGNATURE</th> <th style="width: 25%;">DEPARTMENT</th> <th style="width: 25%;">REPRESENTATIVE SIGNATURE</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Dev. Services Planner</td> <td></td> <td><input type="checkbox"/> City Planning</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Development Engineering</td> <td>Kenneth W. Ritchie, PE</td> <td><input type="checkbox"/> Transportation</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Engineering Services</td> <td></td> <td><input type="checkbox"/> PRCR</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Public Utilities</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning		<input checked="" type="checkbox"/> Development Engineering	Kenneth W. Ritchie, PE	<input type="checkbox"/> Transportation		<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		<input type="checkbox"/> Public Utilities		
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<b>Findings:</b> Staff supports the design adjustment request for block perimeter. Limitations for connectivity created by the existence of I-540 to the north and the future extension/grade separated interchange with a connector between Westgate Rd and Leesville Rd will prevent a functional public street connection from being made. Additionally, the industrial uses in this area and the limited traffic volumes that these uses introduce will not create further congestion to the system sans an additional public street.																							

**Development Services Director or Designee Action:** Approve  Approval with Conditions  Deny

Paul Kellan 6-30-17  
 Authorized Signature Land Development Manager Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS</b>	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3 - PK	<a href="#">3.1</a>
<b>Overlay District:</b>	SHOD-2, AOD	<a href="#">5.1</a>
<b>Parking:</b>	Vehicle Required=(4733 sf storage/3000)+(1628 sf office/600) + (2933 vehicle service/600) = 10 spaces Proposed = 10 spaces Bicycle Required = 1/40000 sf (min. 4) Proposed = 4	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Industrial Street, requiring a 41' b-b on 69' r/w (UDO 8.4.7.A).	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial Streetscape tree requirement met via a fee in lieu	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Primary Street = 3' Side = 0 or 6' rear = 0 or 6' Plan conforms to standards	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Preliminary stormwater review concerns have been adequately addressed. This project is proposing to use a Wet Pond for both nitrogen reduction (UDO 9.2.2.B) and stormwater runoff control compliance (UDO 9.2.2.E). The project is also proposing a onetime nitrogen offset payment.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	Tree Conservation. This site is providing .21 acres or 10.1% of tree conservation area in accordance with Article 9.1.	<a href="#">9.1</a>

<b>Variances, Design Adjustments, Administrative Alternates:</b>	Due to existing infrastructure, a Design Adjustment has been approved by the Public Works Director waiving the Block Perimeter requirement of UDO Section 8.3.2	
<b>Other:</b>	NA	

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

3. That a nitrogen offset payment must be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

4. That a fee-in-lieu of construction for ½ of a 41' b-b (to include pavement and curb and gutter), 6' sidewalk width and six street trees along Midway West Rd shall be paid to the city; (RSDM 5.3.4)
5. That ½ of a 69' required right of way and a 5' general utility easement outside of the right of way, and any required deeds of easements along Midway West Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
6. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

7. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
8. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
9. That final building plans and those for any outdoor lighting show conformance with standards for the Airport Overlay Zoning District, UDO Section 5.2.1;

**Prior to issuance of building occupancy permit:**

10. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.) Kenneth Bass  
(BT)

Date: 7/20/2017

**Staff Coordinator:**

Michael Walters

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.**

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**FINDINGS:**

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/13/17, submitted by K. Robert Bell, Jr., Bass, Nixon, Kennedy, Inc..

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

**3-Year Expiration Date:** 7-20-2020

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

# ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS SYMBOLS AND ABBREVIATIONS

ABC	AGGREGATE BASE COURSE		EXISTING CURB INLET
ALUM	ALUMINUM		EXISTING GRATE INLET/YARD INLET
AST2	ALUMINIZED STEEL - TYPE 2		EXISTING FLARED END SECTION
B-B	BACK TO BACK		EXISTING FIRE HYDRANT
BOA	BLOW-OFF ASSEMBLY		EXISTING BLOW-OFF ASSEMBLY
C&G	CURB AND GUTTER		EXISTING GATE VALVE
CFS	CUBIC FEET PER SECOND		EXISTING REDUCER
CI	CURB INLET		EXISTING WATER METER
CL	CENTER LINE		EXISTING SAN SEWER MANHOLE
CMP	CORRUGATED METAL PIPE		EXISTING CLEAN OUT
CO	CLEAN OUT		EXISTING POWER POLE
COM	COMMUNICATION		EXISTING TELEPHONE PEDESTAL
CONC	CONCRETE		EXISTING AREA LIGHT
DCV	DOUBLE CHECK VALVE		EXISTING SIGN
DDCV	DOUBLE DETECTOR CHECK VALVE		NEW CURB INLET
DI	DROP INLET		NEW GRATE INLET/YARD INLET
DIP	DUCTILE IRON PIPE		NEW FLARED END SECTION
EASE	EASEMENT		NEW FIRE HYDRANT
ELEC	ELECTRIC		NEW BLOW-OFF ASSEMBLY
EX	EXISTING		NEW GATE VALVE
FES	FLARED END SECTION		NEW REDUCER
FH	FIRE HYDRANT		NEW WATER METER
FM	FORCE MAIN		NEW TEE
FT	FEET		NEW PLUG
FT/SEC	FEET PER SEC		NEW MANHOLE
GALV	GALVANIZED		NEW CLEAN OUT
GV	GATE VALVE		NEW SIGN
HDPE	HIGH DENSITY POLYETHYLENE		IRON PIPE
L	LENGTH		BENCHMARK
LF	LINEAR FEET		TEMP SILT FENCE
MH	MANHOLE		TEMP TREE PROTECTION FENCE
PAVE	PAVEMENT		TEMP COMBINATION SILT/TREE PROTECTION FENCE
PE	FINISHED PAD ELEVATION		TEMP DIVERSION DITCH
PP	POWER POLE		DISTURBED LIMITS
PVC	POLYVINYL CHLORIDE		STREAM
R	RADIUS		EXISTING GAS LINE
R/W	RIGHT-OF-WAY		EXISTING COMMUNICATIONS LINE
RED	REDUCER		EXISTING UNDERGROUND TELEPHONE
RCP	REINFORCED CONCRETE PIPE		EXISTING UNDERGROUND ELECTRIC
RPZ	REDUCED PRESSURE ZONE		EXISTING OVERHEAD ELECTRIC
SS	SANITARY SEWER		EXISTING WATER LINE
STA	STATION		EXISTING SANITARY SEWER FORCE MAIN
TDD	TEMPORARY DIVERSION DITCH		EXISTING SANITARY SEWER
TELE	TELEPHONE		EXISTING STORM DRAINAGE
TSB	TEMPORARY SEDIMENT BASIN		NEW STORM DRAINAGE
UG	UNDERGROUND		NEW WATER LINE
WCR	WHEELCHAIR RAMP		NEW SANITARY SEWER
W/L	WATER LINE		NEW SANITARY SEWER FORCE MAIN
WM	WATER METER		NEW GAS MAIN
YI	YARD INLET		HANDICAPPED ACCESSIBLE ROUTE

## CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPALITY STANDARDS, SPECIFICATIONS, AND DETAILS. THE CONTRACTOR SHALL ALSO CONFORM TO THESE PLANS, THE LATEST EDITIONS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD AND BRIDGE SPECIFICATIONS, THE ROAD AND BRIDGE STANDARDS, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL HANDBOOK, THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL STANDARDS, THE FINAL GEOTECHNICAL REPORT, AND GENERAL DESIGN STANDARDS. IN THE EVENT OF CONFLICT BETWEEN ANY OF THESE STANDARDS, SPECIFICATIONS, OR PLANS, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
- THE LOCATION AND SIZE OF EXISTING UTILITIES AS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE, AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE NORTH CAROLINA ONE-CALL UTILITIES LOCATION SERVICE (1-800-632-4949) FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE SITE.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- TRAFFIC CONTROL ON PUBLIC STREETS SHALL BE IN CONFORMANCE WITH THE TRAFFIC CONTROL PLAN, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND AS FURTHER DIRECTED BY CITY AND STATE INSPECTORS.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE CITY ENGINEERING DIVISION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND APPLICABLE MUNICIPALITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STANDING OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES, OR IN UTILITY TRENCHES FOR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D698. STONE BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST AS SET OUT IN ASTM STANDARD D1557. THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE PROCTOR TEST TOGETHER WITH A CERTIFICATION THAT THE SOIL TESTED IS REPRESENTATIVE OF THE MATERIALS TO BE USED ON THE PROJECT. TESTS SHALL BE CONDUCTED BY A CERTIFIED MATERIALS TESTING LABORATORY AND THE CERTIFICATIONS MADE BY A LICENSED PROFESSIONAL ENGINEER REPRESENTING THE LABORATORY.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND ROADWAY PROFILES/SUPERELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.
- THE CONTRACTOR SHALL REVIEW, VERIFY AND COORDINATE ALL DIMENSIONS SHOWN ON PLANS, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER PRIOR TO STARTING PROJECT.
- ALL CURB JOINTS SHALL EXTEND THROUGH THE CURB. MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS IS 1.5 FEET. ALL JOINTS SHALL BE SEALED WITH JOINT SEALANT.
- ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA REQUIREMENTS AND THE NORTH CAROLINA STATE BUILDING CODE, VOL. 1-C ACCESSIBILITY CODE.
- OWNER SHALL PROVIDE FENCING AND OTHER SAFETY MEASURES NECESSARY IN AND AROUND ANY PROPOSED STORMWATER MANAGEMENT MEASURES (PONDS, WETLANDS, ETC.) OBTAINING PROPER

- PERMITS SHALL BE THE RESPONSIBILITY OF THE OWNER.
- RETAINING WALLS EXCEEDING 30 INCHES IN HEIGHT SHALL INCLUDE FALL PROTECTION IN THE FORM OF A HANDRAIL OR FENCING ON THE HIGH SIDE OF THE RETAINING WALL.
  - PROPER COMPACTION OF ALL FILL SOILS PLACED ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPACTION SHALL BE ADEQUATE TO SUPPORT THE PROPOSED USE OF AREAS IN WHICH FILL SOILS ARE PLACED. THE CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO TEST AND VERIFY THAT COMPACTION IS ADEQUATE FOR THE PROPOSED USE OF IN THE AREA OF FILL PLACEMENT.
  - ALL ASPECTS OF THIS PROJECT SHALL BE IN FULL COMPLIANCE WITH CURRENT ADA STANDARDS. IF THE CONTRACTOR NOTES ANY ASPECTS OF THE PROJECT WHICH ARE NOT IN COMPLIANCE, THE ENGINEER SHALL BE NOTIFIED PRIOR TO ANY FURTHER WORK BEING PERFORMED. ANY WORK PERFORMED AFTER THE CONTRACTOR NOTES SUCH A NON COMPLIANCE IS SUBJECT TO REMOVAL AND REPAIR AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR OR OWNER SHALL EMPLOY A GEOTECHNICAL ENGINEER TO TEST ALL EMBANKMENTS AND FILL PLACEMENT FOR PROPER COMPACTION. PROPER COMPACTION SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS OR THESE PLANS, WHICHEVER IS MORE STRINGENT. EMBANKMENTS FOR PONDS SHALL BE PLACED IN 6 INCH LOOSE LAYERS AND SHALL BE COMPACTED TO A DENSITY OF NO LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AT A MOISTURE CONTENT OF + OR - TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. THE CONTRACTOR SHALL TAKE PHOTOGRAPHS OF THE OUTLET STRUCTURE AT ALL AT ALL PHASES OF INSTALLATION AND SHALL RETAIN WITH GEOTECHNICAL TESTING DATA. THE CONTRACTOR SHALL ALSO RETAIN ALL SHIPPING RECORDS AND SPECIFICATIONS FOR THE OUTLET STRUCTURE MATERIALS AND STRUCTURES. ALL OF THE ABOVE DATA MAY BE REQUIRED AS PART OF THE MUNICIPALITY AS-BUILT PROCESS AND SHALL BE MADE AVAILABLE TO THE ENGINEER UPON REQUEST. THE CONTRACTOR AND OWNER SHALL HAVE DOCUMENTATION OF THESE TESTS AVAILABLE UPON REQUEST.
  - RETAINING WALLS SHOWN HEREIN SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL ENGINEER WITH EXPERIENCE DESIGNING RETAINING WALLS. AT LEAST 14 DAYS PRIOR TO BEGINNING CONSTRUCTION OF RETAINING WALLS, THE CONTRACTOR SHALL CONTACT THE OWNER'S GEOTECHNICAL ENGINEER TO SCHEDULE AND COORDINATE ALL APPROPRIATE INSPECTIONS, TESTING, AND VERIFICATION NECESSARY DURING RETAINING WALL CONSTRUCTION. THE GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTION, TESTING AND VERIFICATION FOR THE DURATION OF RETAINING WALL CONSTRUCTION. PROPER SCHEDULING, EXECUTION, AND RECORD KEEPING FOR ALL REQUIRED INSPECTIONS, TESTING, AND VERIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RECORDS SHALL BE RETAINED AND SHALL BE PROVIDED TO THE OWNER AND BASS, NIXON & KENNEDY, INC. ALL MONITORING, TESTING, AND VERIFICATION SHALL CONFORM TO THE MOST RECENT VERSION OF THE NC BUILDING CODE CHAPTER 18, SECTION 1806 OR THE WALL DESIGN ENGINEER'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.



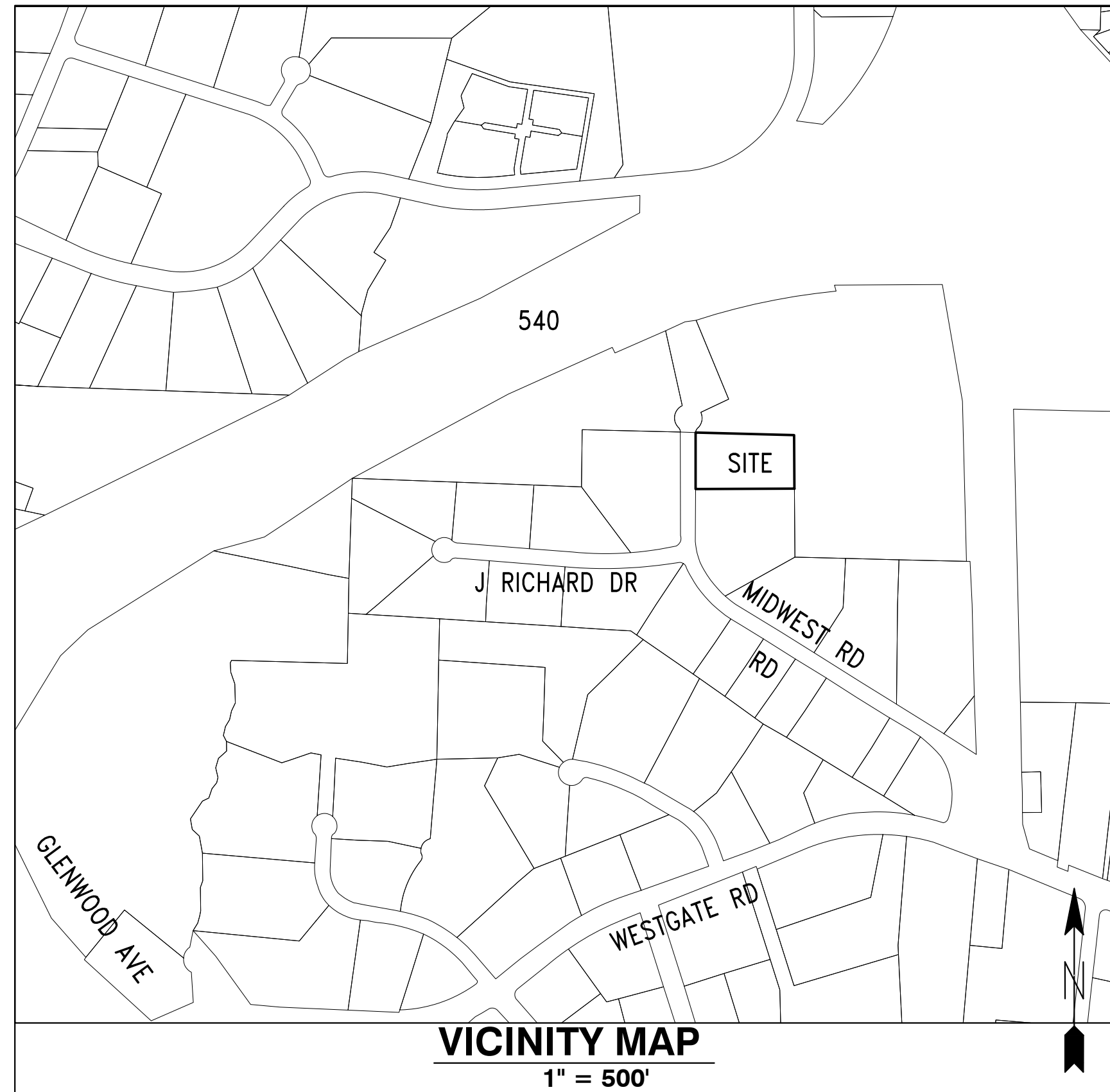
NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

# 8908 MIDWAY WEST ROAD

## 8908 MIDWAY WEST ROAD

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

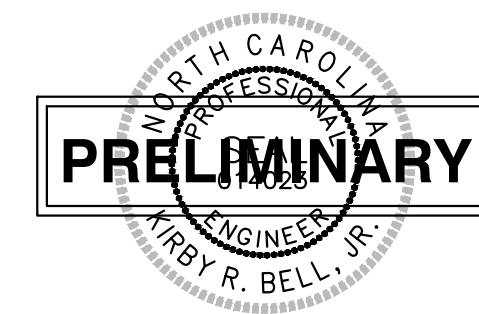
### CITY OF RALEIGH PROJECT NO. SR-30-17



#### OWNER/DEVELOPER

MW DWA, LLC  
2304 WESVILL CT., STE 100  
RALEIGH, NC 27607

CONTACT: DAVID AMMONS  
PHONE: (919) 783-0044  
EMAIL: david@rlainc.com



#### Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | Exchange Plaza, Suite 401 | Raleigh, NC 27601 | 919.996.2000 | www.919.nc.gov

Litchford Satellite Office | 1820 - 130 Litchford Road | Raleigh, NC 27601 | 919.996.4300

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

<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	<input type="checkbox"/> Warehouse <input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Other
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Development Name: 8905 Midway West Road  
Zoning District: 1X-3  
Proposed Use: Vehicle Restoration  
Property Address: 8905 Midway West Road  
P.N. 0778-15-8537

WORK SCORE: Per City Code Section 18.2.0.1, summarize the project work score. For additional changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AC.

CLIENT/DEVELOPER/OWNER: Company MW DWA, LLC, Name David Ammons, Address 2304 Wesvill Ct, Ste 100, Raleigh, NC 27607, Phone 919-783-0044, Email david@rlainc.com

CONSULTANT (Qualify Person for Plan): Company Bass, Nixon & Kennedy, Inc., Name Kirby R. Bell, Jr., PE, Address 6310 Chapel Hill Rd., Suite 250, Raleigh, NC 27607, Phone 919-851-4422, Email robert.bell@bnkinc.com, Fax 919-851-8969

WWW.RALEIGHNC.GOV REVISION 05.13.16



#### DEVELOPMENT DEPARTMENT

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District: 1X-3	Proposed building use(s): Vehicle Restoration
If more than one district, provide the acreage of each:	Existing building(s) sq. ft. gross: N/A
County District:	Total building(s) sq. ft. gross: 9582
Total site area: 2.11 AC.	Total sq. ft. gross (existing & proposed): 9582
Lot or lot portion: 2.11 AC.	Proposed height of building(s): 29'-2 1/2'
COA (Certificate of Appropriateness) case #: N/A	# of stories: 2
ICA (Board of Adjustment) case #: N/A	Calling height of 1 <sup>st</sup> floor: 12'-5" OFFICE
CUA (Conditional Use District) case #: N/A	14'-6" WAREHOUSE
Stormwater Information	
Existing Impervious Surface: 0 acres/square feet	Flood Hazard Area: <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 0 acres/square feet	If Yes, please provide: Flood Study: N/A FEMA Map Panel #:
Nearby River Buffer: <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input type="checkbox"/> No
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units: N/A	5. Bedroom Units: 1sr 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units: N/A	6. Infill Development 2.2.7: N/A
3. Total Number of Hotel Units: N/A	7. Open Space (only if Amenity): N/A
4. Overall Total # Of Dwelling Units (1-4 Above): N/A	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
I, the undersigned, hereby certify that the information provided on this application is true and correct to the best of my knowledge and belief, and that I am duly qualified to execute this application on behalf of the applicant.	
I have designated _____ to serve as my agent regarding this application, to receive and respond to administrative correspondence, to receive plans on my behalf and to represent me in any public meeting regarding this application.	
I have read, understood and agree that this project is conforming to all application requirements applicable with the proposed development.	
Signed: Kirby R. Bell, Jr., PE	Date: 3-13-2017
Printed Name: David Ammons	Date: _____
Signed: _____	Date: _____
Printed Name: _____	Date: _____

WWW.RALEIGHNC.GOV REVISION 05.13.16





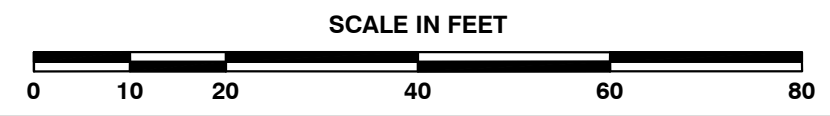
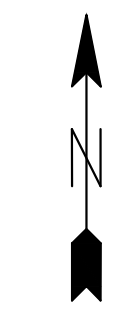
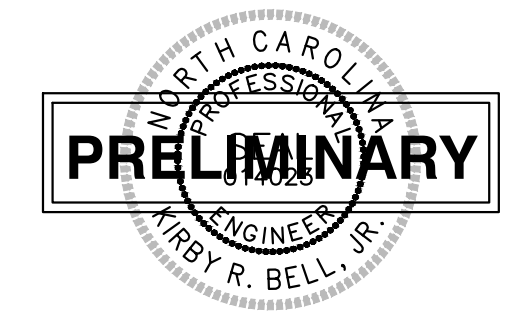
BNK EX TREE TYPE ABBREVIATIONS

APPLE	AP
ASH	AS
BEECH	BE
BIRCH	BI
BLACK WALNUT	BW
BRADFORD PEAR	BP
BURFORD HOLLY	BH
CATALPA	CP
CEDAR	CH
COTTONWOOD	CW
CRABAPPLE	CA
CREPE MYRTLE	CM
CYPRESS	CY
DOGWOOD	DL
ELM	EL
GUM	GM
HACKBERRY	HB
HICKORY	HK
HOLLY	HY
IRONWOOD	IW
JUNEBERRY	JB
LOCUST	LC
MAGNOLIA	MG
MAPLE	MP
MIMOSA	MM
OAK	OK
PEAR	PR
PECAN	PC
PERSIMMON	PS
REDTIP	RT
PINE	PN
POPLAR	PP
REDBUD	RB
RED OAK	RO
SOURWOOD	SW
SWEETBAY	SB
SYCAMORE	SY
WAX MYRTLE	WM
WILLOW OAK	WO
WHITE OAK	WD
WILD CHERRY	WC
WILLOW	WW
ZELKOVA	ZL

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919)851-4422 FAX: (919)851-8868  
 CERTIFICATION NUMBERS: NCBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	05-04-17	PER CITY OF RALEIGH COMMENTS	IP
	08-15-17	PER CITY OF RALEIGH COMMENTS	IP

PROGRESS	DRAWN BY	CHK BY
08-16-17	IP	KRB

**8908 MIDWAY WEST ROAD**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
**SHEET C1.0**  
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SCALE: 1" = 20'



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
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 TELEPHONE: (919)851-4422 FAX: (919)851-8968  
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NO.	DATE	DESCRIPTION	BY
1	05-04-17	PER CITY OF RALEIGH COMMENTS	IP
	06-15-17	PER CITY OF RALEIGH COMMENTS	IP

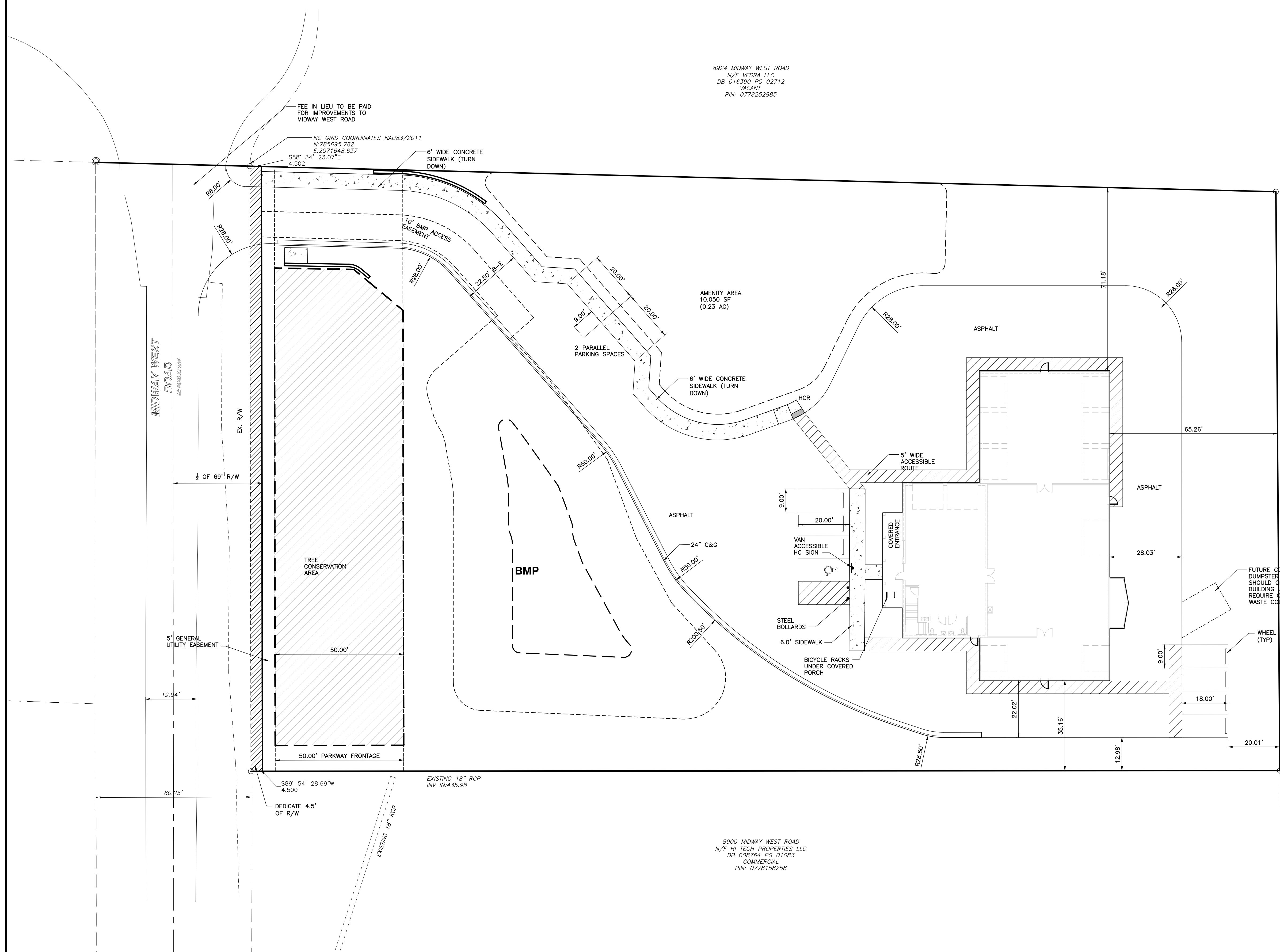
DATE	DRAWN BY
05-16-17	IP

**SITE PLAN**  
 SCALE: 1" = 20'

**8908 MIDWAY WEST ROAD**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**SHEET C1.1**

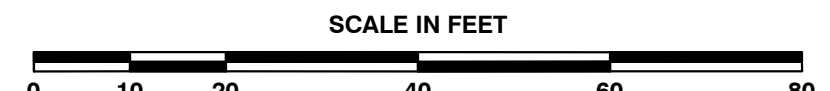
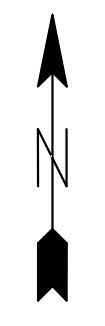
NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION

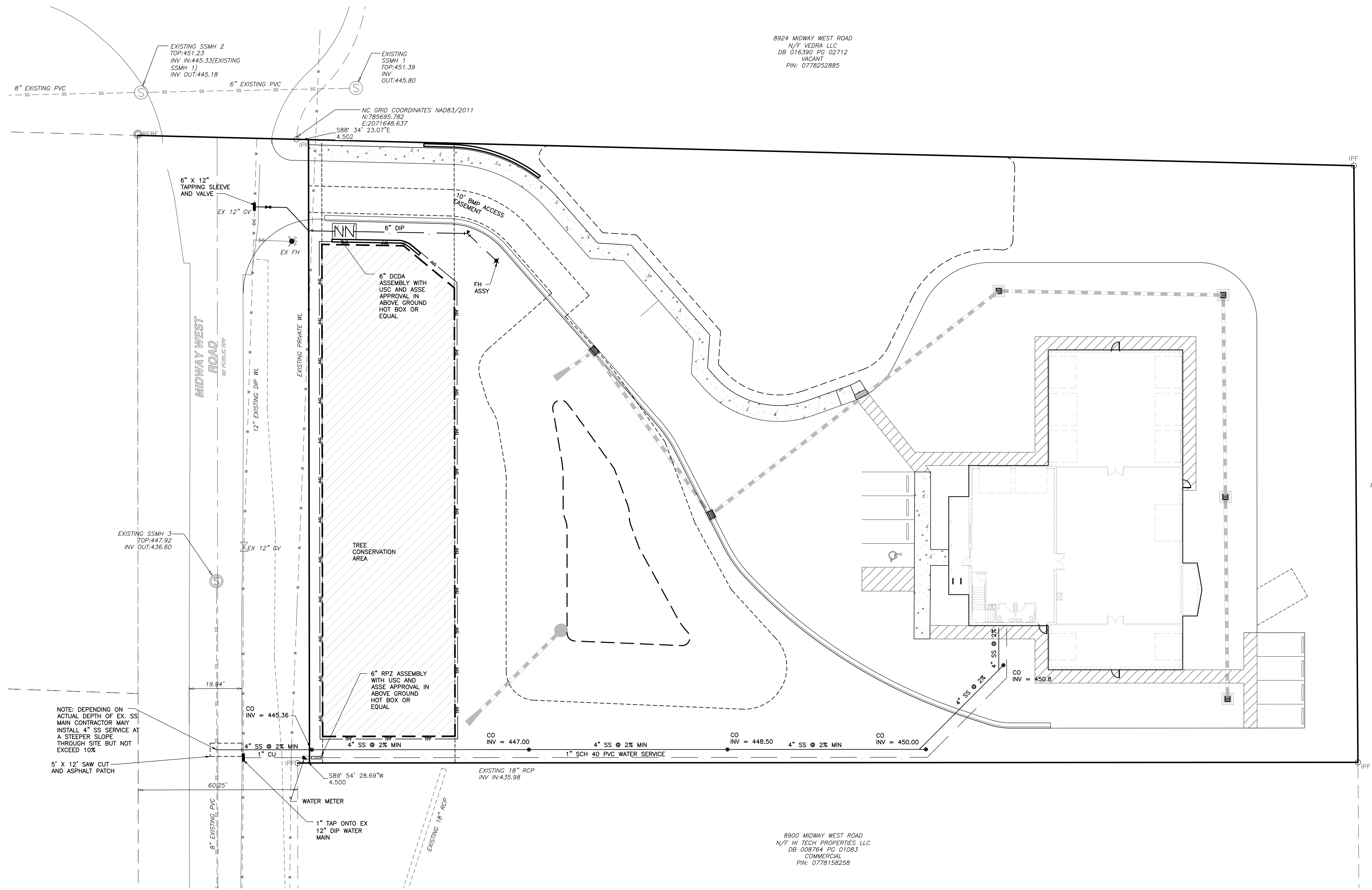


NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH, AND UNLESS SPECIFIED, DEFERS TO THE NCDOT STANDARDS AND SPECIFICATIONS





8924 MIDWAY WEST ROAD  
 N/F VEDRA LLC  
 DB 016390 PG 02712  
 VACANT  
 PIN: 0778252885

8924 MIDWAY WEST ROAD  
 N/F VEDRA LLC  
 DB 016390 PG 02712  
 VACANT  
 PIN: 0778252885

8900 MIDWAY WEST ROAD  
 N/F HI TECH PROPERTIES, LLC  
 DB 008764 PG 01083  
 COMMERCIAL  
 PIN: 0778158258

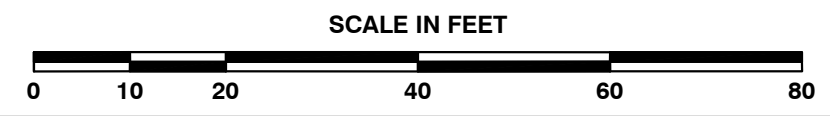
NOTE: DEPENDING ON ACTUAL DEPTH OF EX. SS MAIN CONTRACTOR MAY INSTALL 4" SS SERVICE AT A STEEPER SLOPE THROUGH SITE BUT NOT EXCEED 10%

NO WETLANDS EXIST ON-SITE  
 NO FLOODPLAINS EXIST ON-SITE



**PRELIMINARY**

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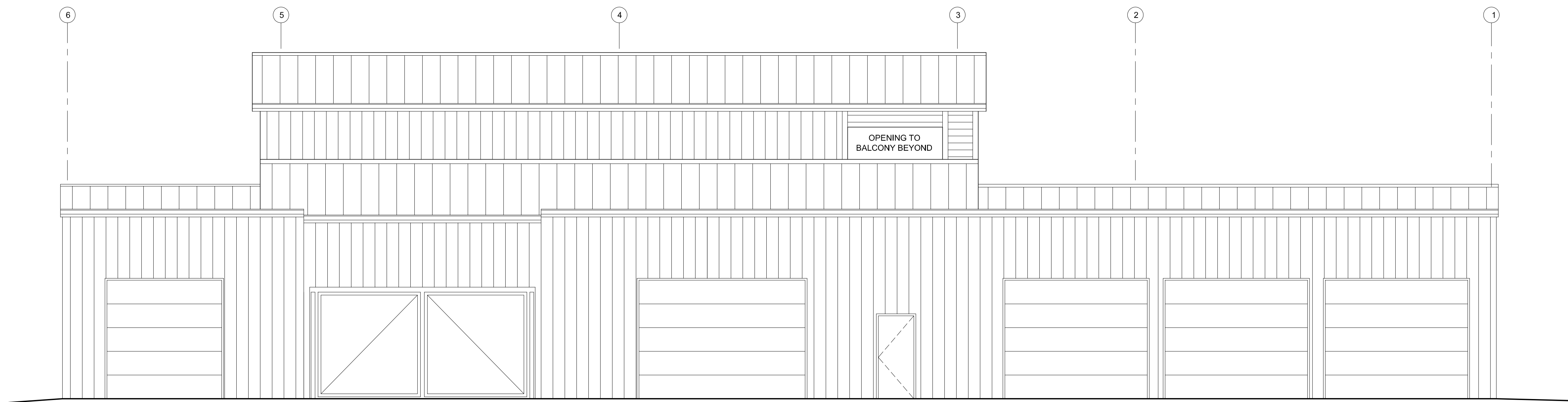
NO.	DATE	DESCRIPTION	BY
1	05-04-17	PER CITY OF RALEIGH COMMENTS	IP
	06-15-17	PER CITY OF RALEIGH COMMENTS	IP

PROGRESS	DATE	DRAWN BY
03-16-17		IP

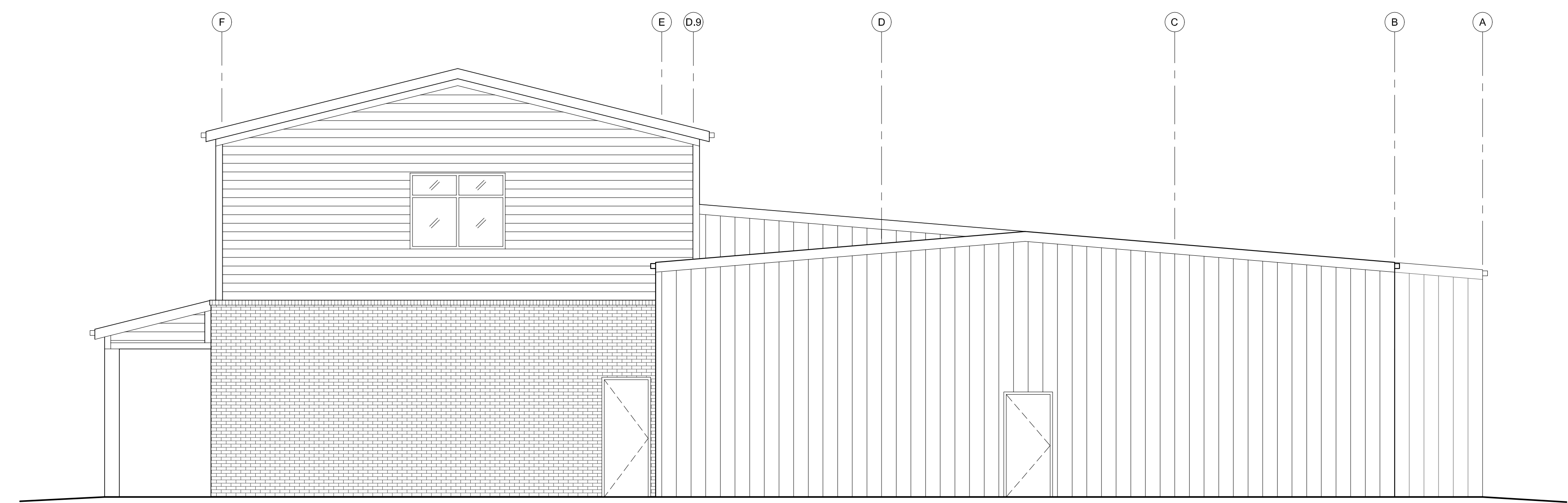
UTILITY PLAN  
 SCALE: 1" = 20'  
 CHK BY: KRB

**8908 MIDWAY WEST ROAD**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

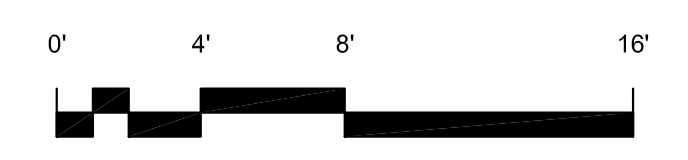
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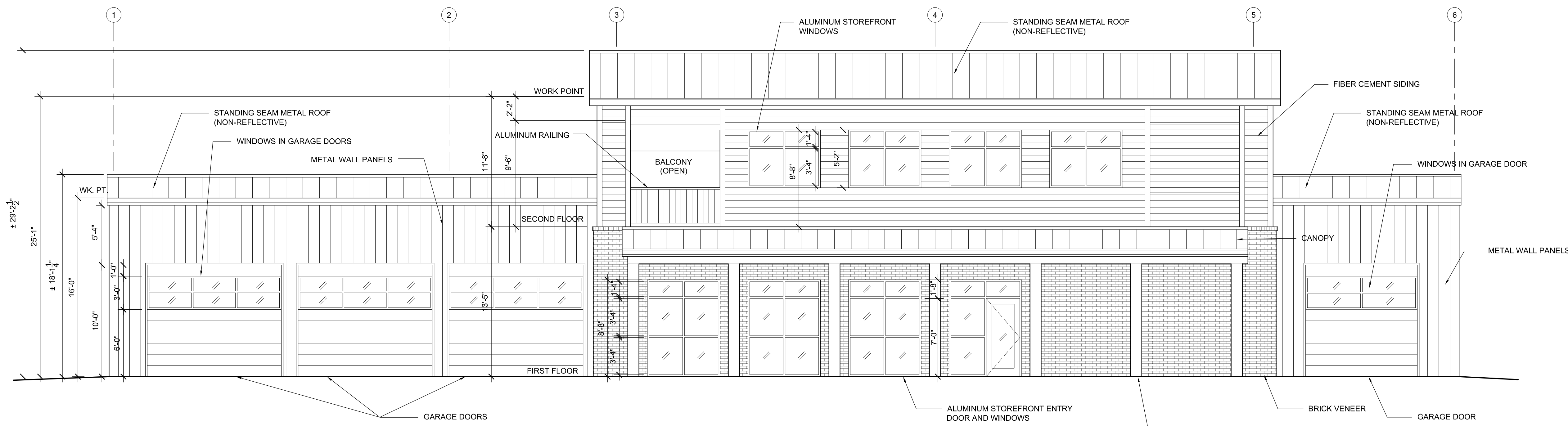


1 WEST (REAR) EXTERIOR ELEVATION  
3/16" = 1'-0"

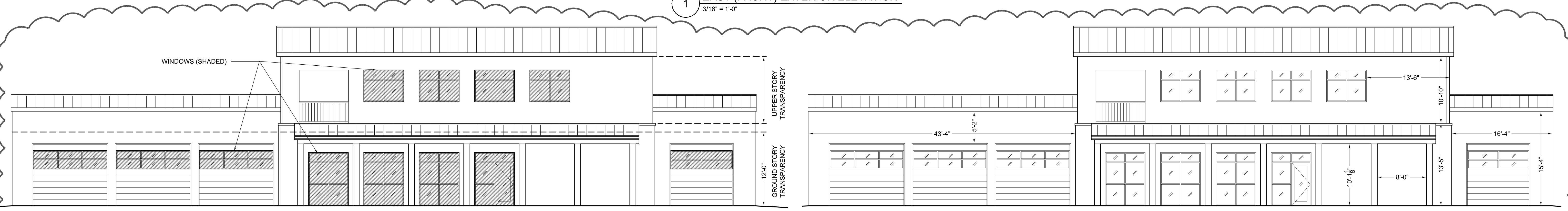


2 SOUTH EXTERIOR ELEVATION  
3/16" = 1'-0"





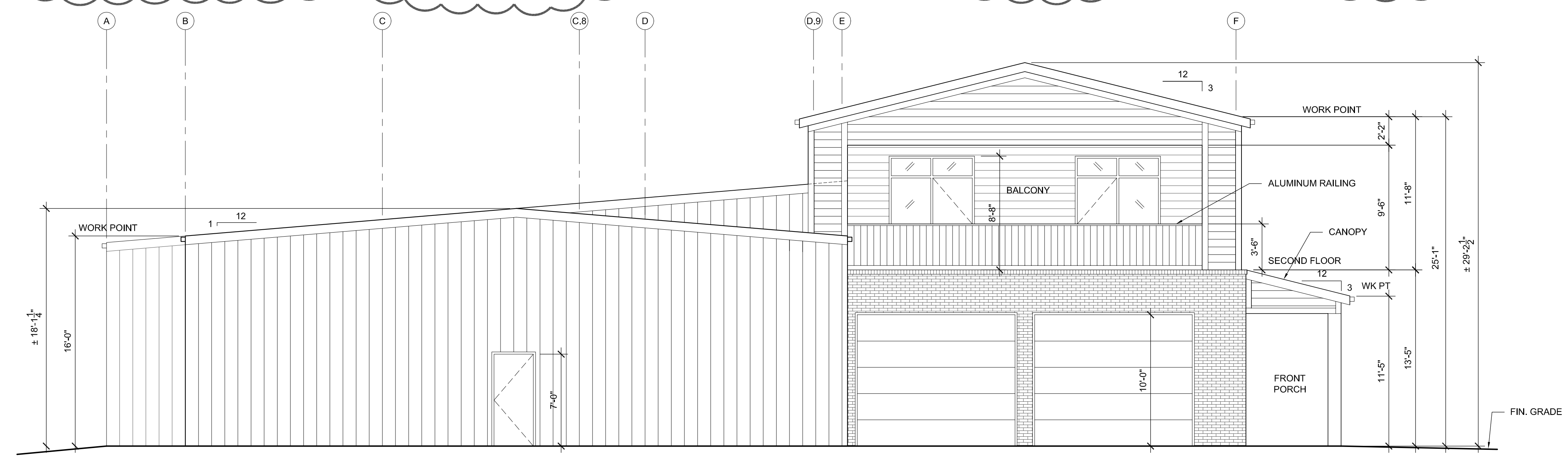
1 EAST (FRONT) EXTERIOR ELEVATION  
3/16" = 1'-0"



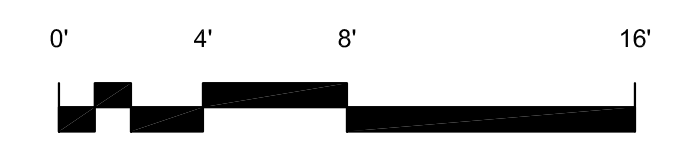
GROUND STORY FACADE		UPPER STORY FACADE	
WALL AREA	1,621 S.F.	WALL AREA	586 S.F.
TRANSPARENCY REQUIRED BETWEEN 0 AND 12' A.F.F.	20% 324 S.F.	TRANSPARENCY REQUIRED	20% 117 S.F.
TRANSPARENCY PROVIDED	363 S.F.	TRANSPARENCY PROVIDED	134 S.F.
TRANSPARENCY REQUIRED BETWEEN 3' AND 8' A.F.F.	> 50% > 162 S.F.	TRANSPARENCY REQUIRED BETWEEN 3' AND 8' A.F.F.	> 50% > 59 S.F.
TRANSPARENCY PROVIDED BETWEEN 3' AND 8' A.F.F.	222 S.F.	TRANSPARENCY PROVIDED BETWEEN 3' AND 8' A.F.F.	117 S.F.

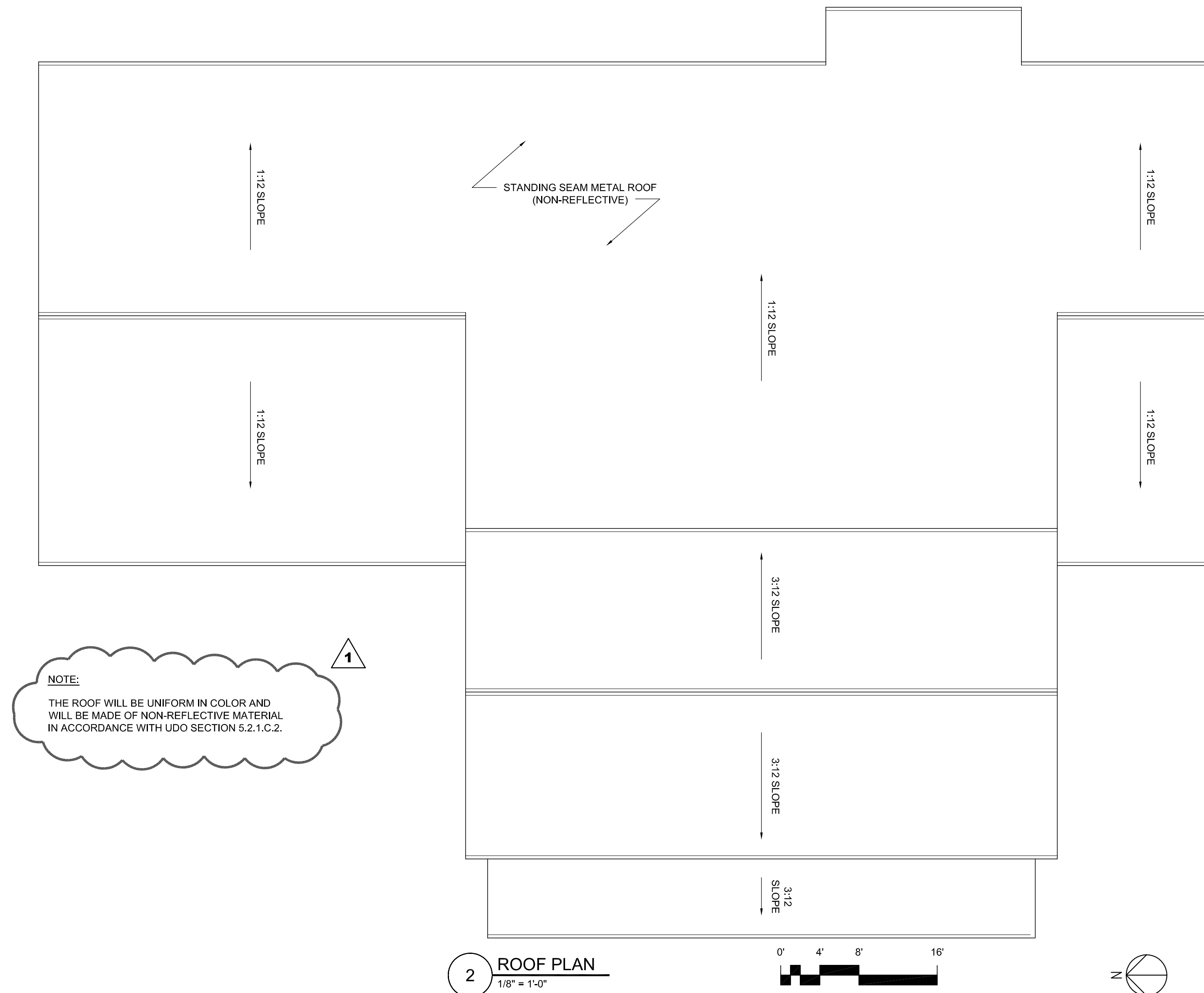
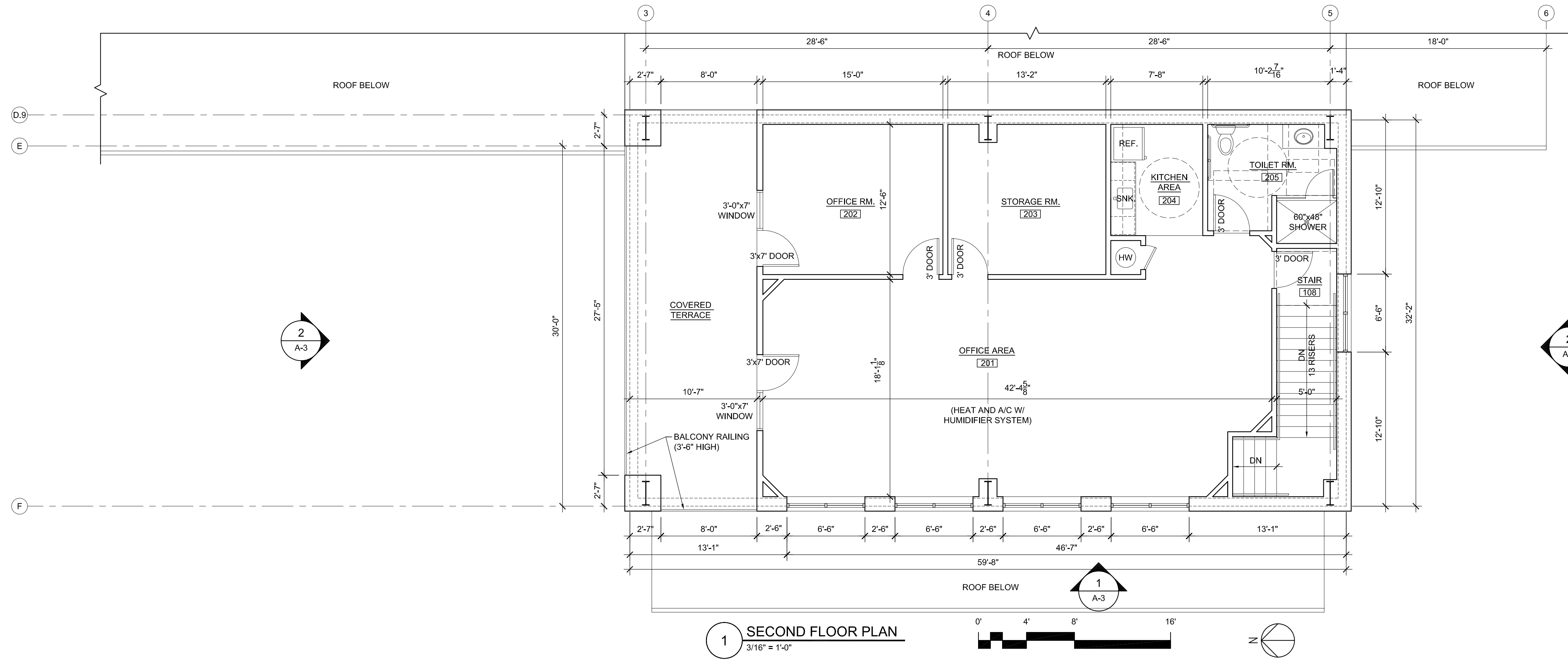
BLANK WALL LENGTH (MAX.): 50'-0"  
BLANK WALL LENGTH SHOWN (MAX.): 43'-4"

4 EAST FACADE - BLANK WALL AREA OVERLAY  
1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION  
3/16" = 1'-0"





PRELIMINARY -  
 NOT FOR CONSTRUCTION

**MIDWAY WEST ROAD CAR SHOP**

8905 MIDWAY WEST ROAD  
 RALEIGH, NC 27615

REVISIONS

- 1 1ST REVIEW  
MAY 9, 2017
- 2 1ST REVIEW  
JUNE 9, 2017

DATE

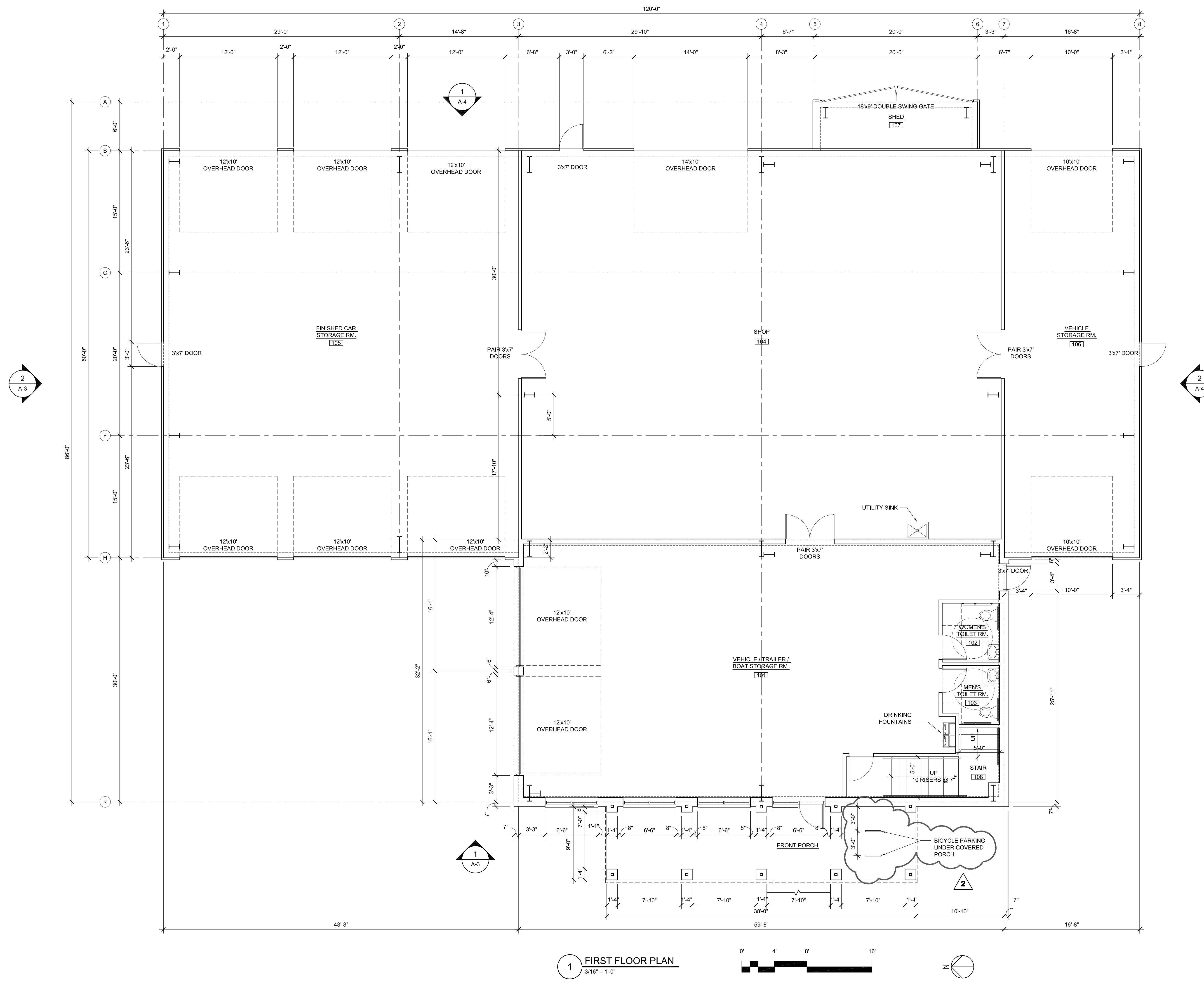
MARCH 20, 2017

SHEET TITLE

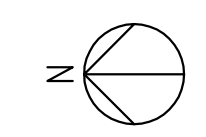
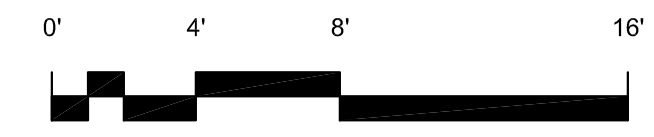
FIRST FLOOR PLAN

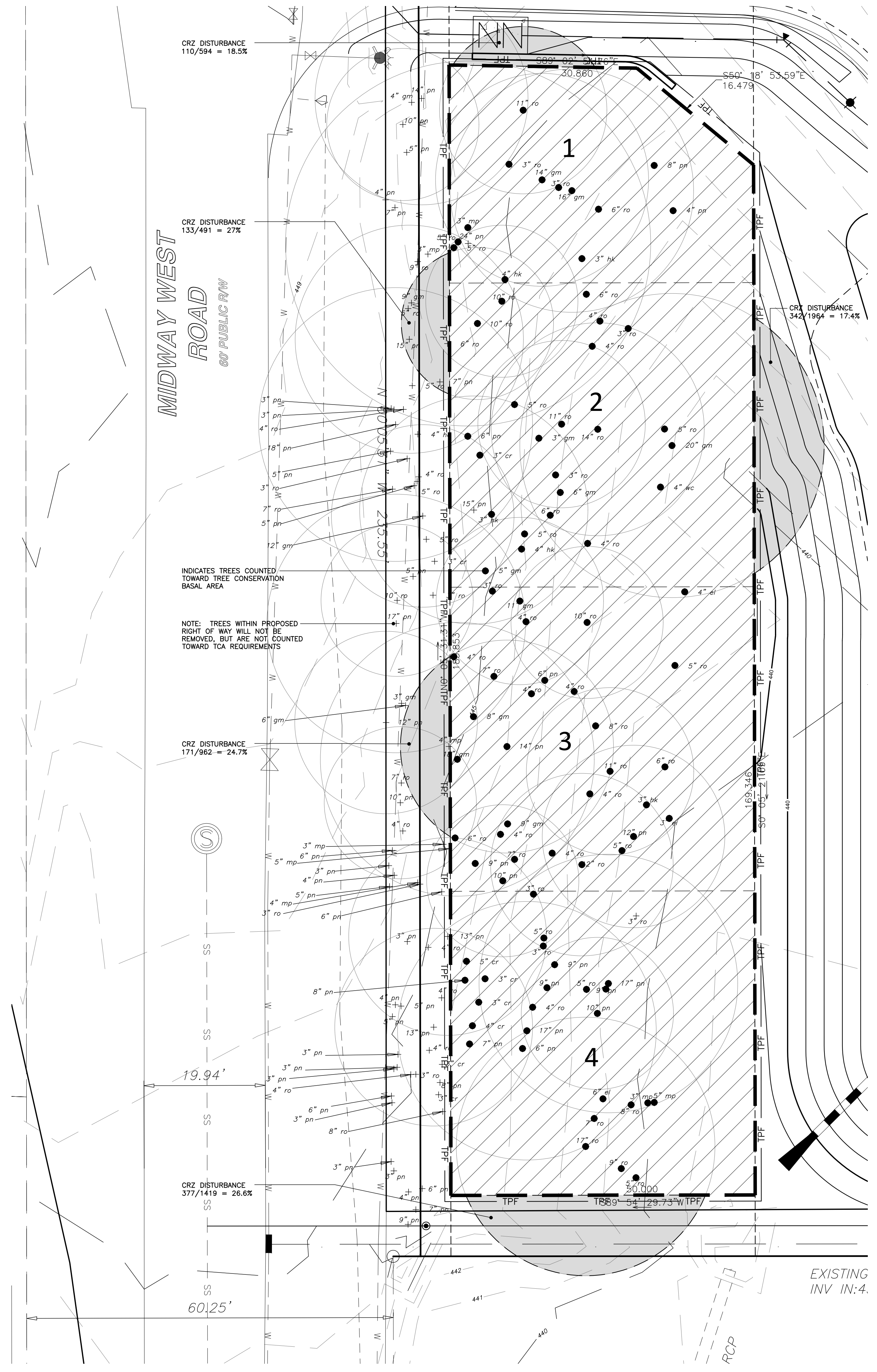
SHEET

**A-1**  
 OF 4



**1 FIRST FLOOR PLAN**  
 3/16" = 1'-0"





**MIDWAY WEST ROAD**  
60' PUBLIC R/W

CRZ DISTURBANCE  
110/594 = 18.5%

CRZ DISTURBANCE  
133/491 = 27%

CRZ DISTURBANCE  
171/662 = 24.7%

CRZ DISTURBANCE  
377/1419 = 26.6%

INDICATES TREES COUNTED TOWARD TREE CONSERVATION BASAL AREA

NOTE: TREES WITHIN PROPOSED RIGHT OF WAY WILL NOT BE REMOVED, BUT ARE NOT COUNTED TOWARD TCA REQUIREMENTS

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT

- BNK EX TREE TYPE ABBREVIATIONS
- APPLE - AP
  - ASH - AS
  - BEECH - BE
  - BLACK WALNUT - BW
  - BROADFORD PEAR - BP
  - BURFORD HOLLY - BH
  - CATALPA - CP
  - CEDAR - CR
  - COTTONWOOD - CW
  - CRABAPPLE - CA
  - CREPE MYRTLE - CM
  - CYPRESS - CY
  - DOGWOOD - DW
  - ELM - EL
  - GUM - GM
  - HACKBERRY - HB
  - HICKORY - HK
  - HOLLY - HY
  - IRONWOOD - IW
  - LOCUST - LC
  - MAGNOLIA - MG
  - MAPLE - MP
  - MINOSA - MM
  - PEAR - PR
  - PECAN - PC
  - PERSIMMON - PS
  - REDTIP - RT
  - PINE - PN
  - POPULAR - PP
  - REDBUD - RB
  - RED OAK - RO
  - SOURWOOD - SW
  - SWEETBAY - SB
  - SYCAMORE - SY
  - WAX MYRTLE - WM
  - WHITE OAK - WO
  - WILLOW - WC
  - WILLOW - WW
  - ZELKOVA - ZA



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**CONSULTING ENGINEERS**  
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CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
2	06-15-16	PER CoR COMMENTS	GW
1	05-04-17	PER CoR COMMENTS	GW

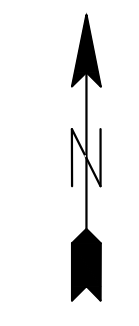
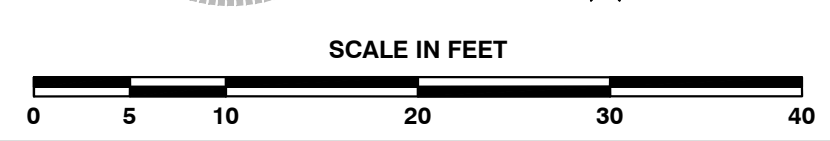
PROGRESS	DATE	DRAWN BY
03-16-17		GPW

**TREE SURVEY**

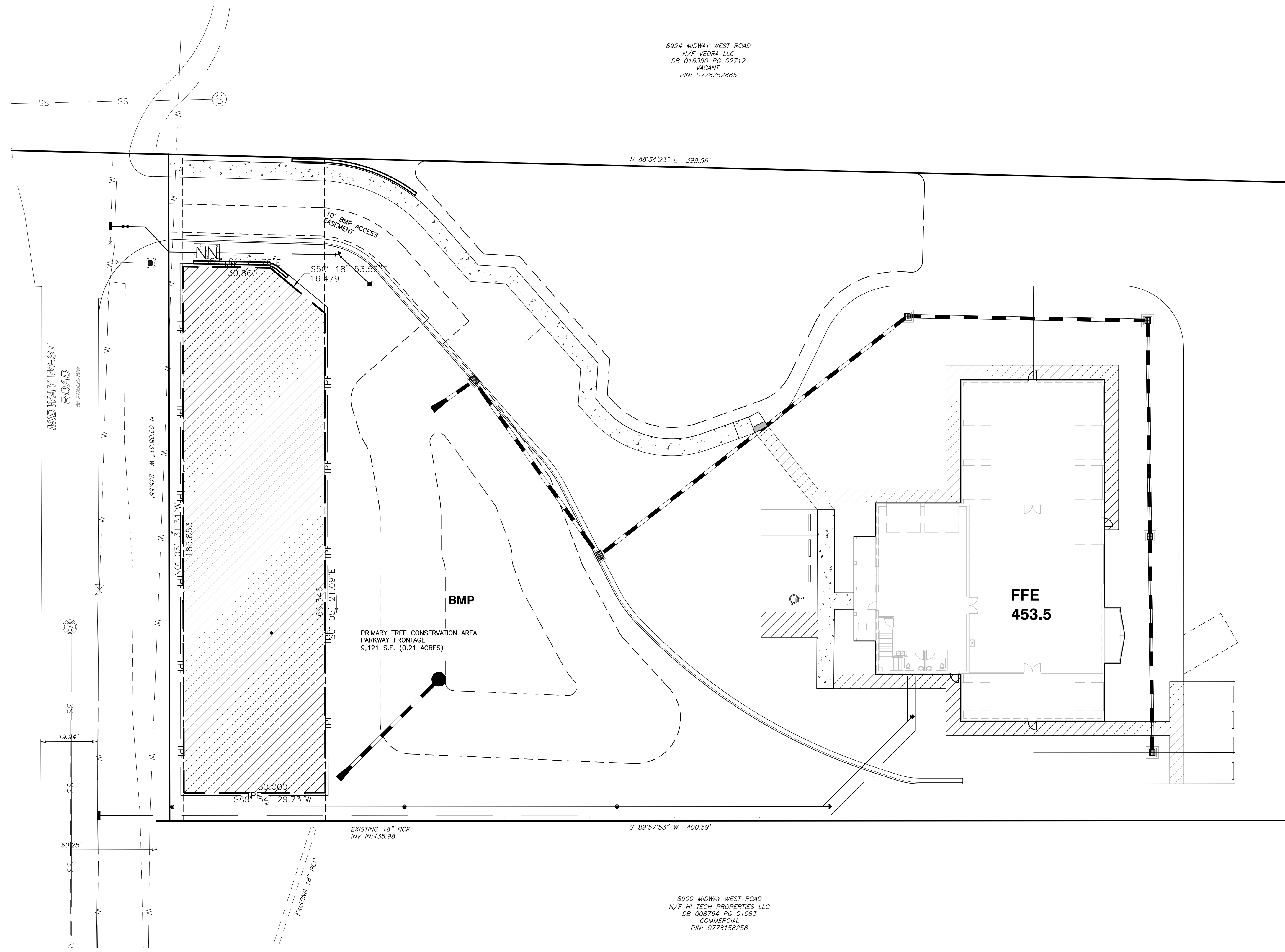
SCALE: 1" = 10'

**8908 MIDWAY WEST ROAD**  
**8908 MIDWAY WEST ROAD**  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET **TC1.2**







8924 MIDWAY WEST ROAD  
N/F VEDRA LLC  
DB 016390 PG 02712  
VACANT  
PIN: 0778252885

8924 MIDWAY WEST ROAD  
N/F VEDRA LLC  
DB 016390 PG 02712  
VACANT  
PIN: 0778252885

8900 MIDWAY WEST ROAD  
N/F HI TECH PROPERTIES, LLC  
DB 008764 PG 01983  
COMMERCIAL  
PIN: 0778158258

**Tree Conservation Plan Data Sheet**  
UDO Article 9.1 Tree Conservation  
(Include applicable information on the plan sheet)

Project Name: 8905 Midway West Road

Gross Site Acres:	2.11	ac
Right-of-way to be dedicated with this project:	0.02	ac
Net Site Acres:	2.09	ac

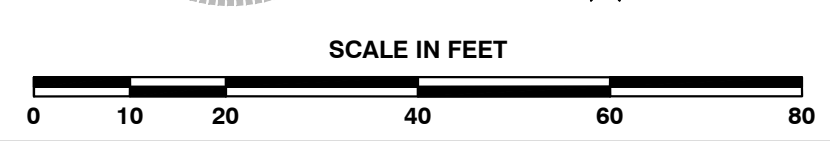
	Number of Acres	Percent of Tract
<b>UDO 9.1.4.A. Primary Tree Conservation Areas</b>		
1. Primary Tree Conservation Area - SHOD 1		ac
1. Primary Tree Conservation Area - SHOD 2		ac
2. Primary Tree Conservation Area - Parkway Frontage	0.21	ac 10.1
3. Primary Tree Conservation Area - CM		ac
4. Primary Tree Conservation Area - MPOD		ac
5. Primary Tree Conservation Area - Champion Tree XX" dbh species		ac
6. Primary Tree Conservation Area - Neuse Buffer Zone 2		ac
7. Primary Tree Conservation Area - 45% Slopes		ac
8. Primary Tree Conservation Area -Thoroughfare		ac
<b>Subtotal of Primary Tree Conservation Areas:</b>	<b>0.21</b>	<b>ac 10.1</b>
<b>UDO 9.1.4.D.2 Tree Conservation Area - Greenway</b>		
		ac
<b>UDO 9.1.4.B.1.a. &amp; b. Secondary Tree Conservation Areas</b>		
(Include perimeter buffers and their alternate compliance areas)		
		ac
<b>UDO 9.1.4.B.1.c. &amp; d. Individual Tree Secondary Tree Conservation Areas</b>		
(Include individual trees and their alternate compliance areas)		
		ac
<b>Subtotal of Secondary Tree Conservation Areas:</b>		ac
<b>TOTAL ALL TREE CONSERVATION AREA PROVIDED:</b>	<b>0.21</b>	<b>ac 10.1</b>
<b>UDO 9.1.9. Watershed Protection Overlay Districts</b>		
LWPOD - Wooded Area (preserved)		ac
LWPOD - Wooded Area (planted)		ac
FWPOD - Wooded Area (preserved)		ac
FWPOD - Wooded Area (planted)		ac
SWPOD - Wooded Area (preserved)		ac
SWPOD - Wooded Area (planted)		ac

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  - SWEETBAY - SB
  - SYCAMORE - SY
  - WAX MYRTLE - WM
  - WHITE OAK - WO
  - WILD CHERRY - WC
  - WILLOW - WW
  - ZELKOVA - ZA

NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

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NO.	DATE	DESCRIPTION	BY
2	08-15-16	PER COR COMMENTS	GW
1	05-04-17	PER COR COMMENTS	GW

PROGRESS	DATE	DRAWN BY
05-16-17		GPW

**TREE CONSERVATION PLAN**

CHK BY: GPW

8908 MIDWAY WEST ROAD  
8908 MIDWAY WEST ROAD  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET TC1.1

### PLANT LIST

KEY	SCIENTIFIC NAME	COMMON NAME	QUAN.	CAL	HT	ROOT
<b>SHADE TREES</b>						
AS	Acer saccharum	Sugar Maple	3	3"	10'	B&B
PC	Pistachia chinensis	Chinese Pistache	2	3"	10'	B&B
<b>UNDERSTORY TREES</b>						
CK	Cornus kousa	Kousa Dogwood	3	1.5"	6'	B&B
LI	Lagerstroemia indica (species)	Crape Myrtle	4	1.5"	6'	B&B
<b>SHRUBS</b>						
IC	Ilex cornuta 'Needlepoint'	Needlepoint Holly	21		18"	cont
JC	Juniperus chinense	Sea Green Juniper	3		18"	cont
MC	Myrica cerifera	Wax Myrtle	20		18"	cont
PK	Pyracantha koidzumii 'Victory'	Victory Pyracantha	21		18"	cont
VB	Viburnum x 'Burkwoodii'	Burkwood Viburnum	15		18"	cont

### GENERAL NOTES

- A/C UNITS, TRANSFORMERS AND OTHER MECHANICAL OR UTILITY EQUIPMENT, NOT SHOWN ON THE PLAN, SHALL BE SCREENED FROM VIEW EITHER BY ADJUSTING PLANTINGS SHOWN IN CLOSE PROXIMITY TO EQUIPMENT OR BY THE ADDITION OF WAX MYRTLES @ 24" HT. 5' OC (SEE GENERAL NOTES FOR EQUIPMENT ACCESSIBILITY AND PLANTING PROXIMITY, ETC.). DUMPSTER IS SCREENED FROM OFF-SITE VIEWS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING.
- MULCH SHALL BE 3" DEEP PINE STRAW UNLESS OTHERWISE NOTED.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST AND ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES BETWEEN PLANT LIST AND PLANTING PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL TREES, SHRUBS, GROUNDCOVER, ETC. SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL ROOTBALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO PLANTING.
- B&B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED & BURLAPPED.
- ALL PLANTS/PLANTINGS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING AND WATERED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO PREVIOUS EXISTING GRADE (UNLESS OTHERWISE NOTED).
- ALL TREES AND SHRUBS SHALL REQUIRE MULCH RINGS AT THEIR BASE IF LEFT WITHIN LAWN AREAS.
- MULCH EDGES AND PROPOSED PLANTINGS SHALL NOT DISTURB ANY EXISTING GROUPS OF TREES TO REMAIN. EDGES ARE SHOWN FOR APPROXIMATION ONLY, BUT ARE TO INDICATE SMOOTH, CLEAN CURVES.
- CULVERTS, RIP-RAP STRUCTURES, AND OTHER STORMWATER DEVICES SHALL BE SCREENED WITH EVERGREEN SHRUBS. IF STRUCTURES ARE NOT SHOWN ON THE PLAN, INSTALL WAX MYRTLES @ 24" HT. - 5' OC.
- A 2' BUMPER OVERHANG, FROM THE BACK OF CURB, SHALL BE ALLOTTED FOR MATURE SHRUBS.
- TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL SITE WORK IS COMPLETED. THE FENCING SHALL BE REMOVED PRIOR TO THE FINAL SITE INSPECTION FOR THE CERTIFICATE OF OCCUPANCY (C.O.). THE SITE SHALL BE STABILIZED AND SEEDED PRIOR TO THE ISSUANCE OF A (C.O.).
- ALL TREES SHALL BE LOCATED A MINIMUM OF 6' FROM SIDEWALKS.

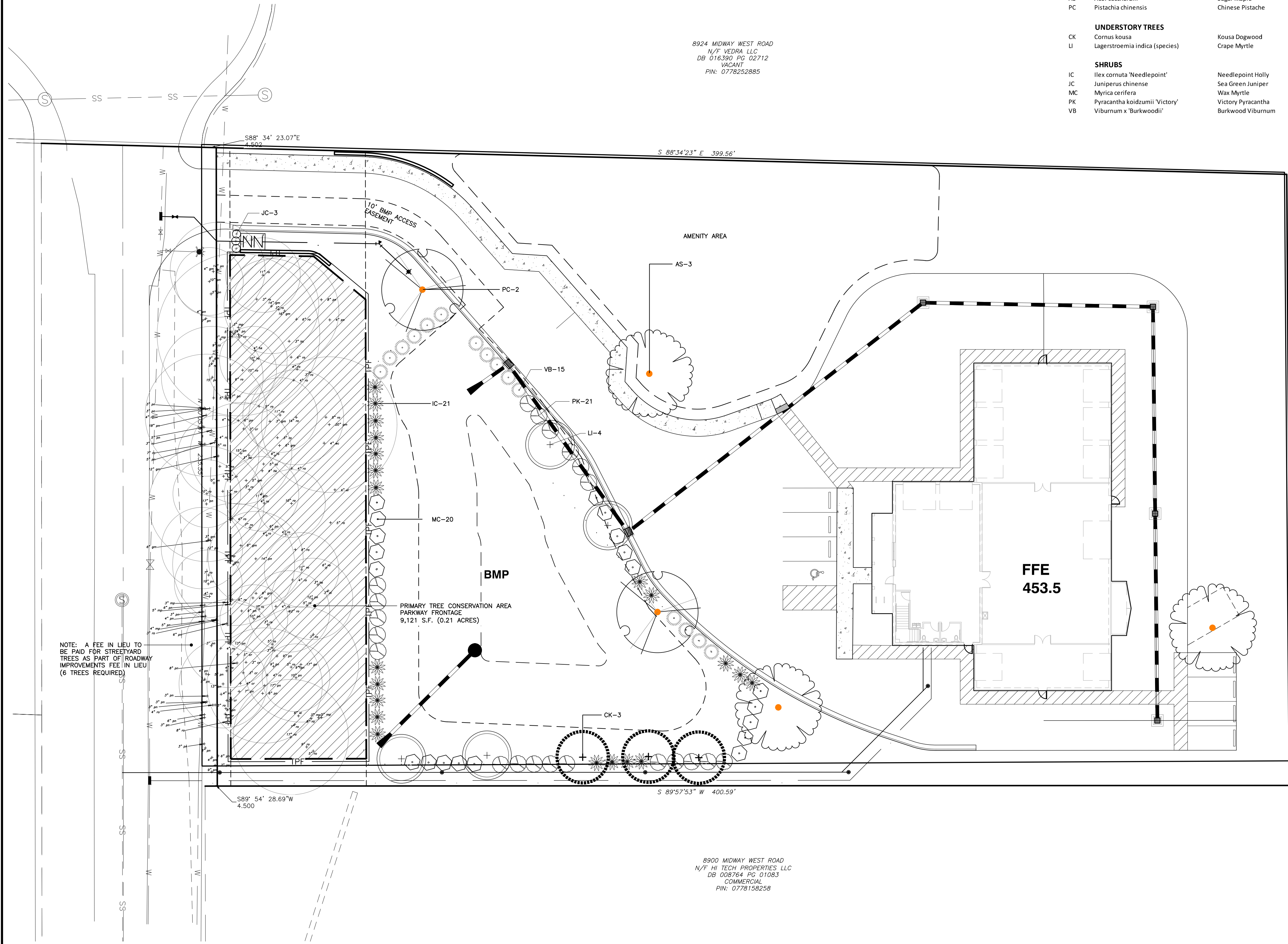
**PLANTING NOTES:**  
 LOCATE PLANTS AND PLANTING BEDS BY USING SCALED DIMENSIONS FROM STREET, PROPERTY LINES, BACK OF CURB, BUILDINGS, WALLS, ETC.  
 ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.  
 SYMBOLS: B&B = BALLED & BURLAPPED; B.R. = BARE ROOT; CONT. = CONTAINER, D.C. = ON-CENTER

### LANDSCAPE CALCULATIONS

STREET YARDS: 208/40 = 6 TREES REQUIRED  
 (PAYMENT IN LIEU TO BE PAID AS PART OF ROADWAY IMPROVEMENTS P.I.L.)  
 VEHICULAR SURFACE AREA: NO VSA PLANTING REQUIRED FOR PARKING LOTS CONTAINING LESS THAN 10 SPACES.

### BNK EX TREE TYPE ABBREVIATIONS

APPLE	AP
ASH	AS
BEECH	BE
BLACK WALNUT	BW
BRADFORD PEAR	BP
BURFORD HOLLY	BH
CATALPA	CP
CEDAR	CR
COTTONWOOD	CW
CRABAPPLE	CA
CREPE MYRTLE	CM
CYPRESS	CY
DOGWOOD	DW
ELM	EL
GUM	GM
HACKBERRY	HB
HICKORY	HK
HOLLY	HY
IRONWOOD	IW
LOCUST	LC
MAGNOLIA	MG
MAPLE	MP
MIMOSA	MM
PEAR	PR
PECAN	PC
PERSIMMON	PS
REDTIP	RT
PINE	PN
POPLAR	PP
REDBUD	RB
RED OAK	RO
SOURWOOD	SW
SWEETBAY	SB
SYCAMORE	SY
WAX MYRTLE	WM
WHITE OAK	WO
WILD CHERRY	WC
WILLOW	WW
ZELKOVA	ZK



NOTE: A FEE IN LIEU TO BE PAID FOR STREET/ROADWAY IMPROVEMENTS FEE IN LIEU (6 TREES REQUIRED)

PRIMARY TREE CONSERVATION AREA  
 PARKWAY FRONTAGE  
 9,121 S.F. (0.21 ACRES)

8924 MIDWAY WEST ROAD  
 N/F VEDRA LLC  
 DB 016390 PG 02712  
 VACANT  
 PIN: 0778252885

8900 MIDWAY WEST ROAD  
 N/F HI TECH PROPERTIES, LLC  
 DB 008764 PG 01083  
 COMMERCIAL  
 PIN: 0778158258

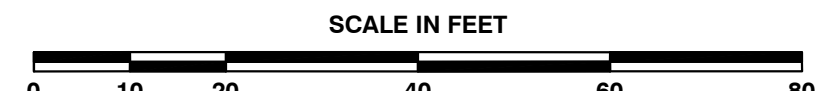
NO WETLANDS EXIST ON-SITE

NO FLOODPLAINS EXIST ON-SITE

NOTE: ALL CONSTRUCTION ACTIVITY MUST BE IN ACCORDANCE WITH THE ACCEPTED POLICIES OF THE CITY OF RALEIGH AND NCDOT



PRELIMINARY



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919)851-4422 OR (800)354-1879 FAX: (919)851-8868  
 CERTIFICATION NUMBERS: NOBELS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY
2	08-15-16	PER COR COMMENTS	GW
1	05-04-17	PER COR COMMENTS	GW

PROGRESS	DATE	DRAWN BY
03-16-18		GPW

LANDSCAPE PLAN  
 SCALE: 1" = 20'

**8908 MIDWAY WEST ROAD**  
**8908 MIDWAY WEST ROAD**  
 CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

SHEET  
**L1.1**