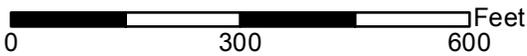
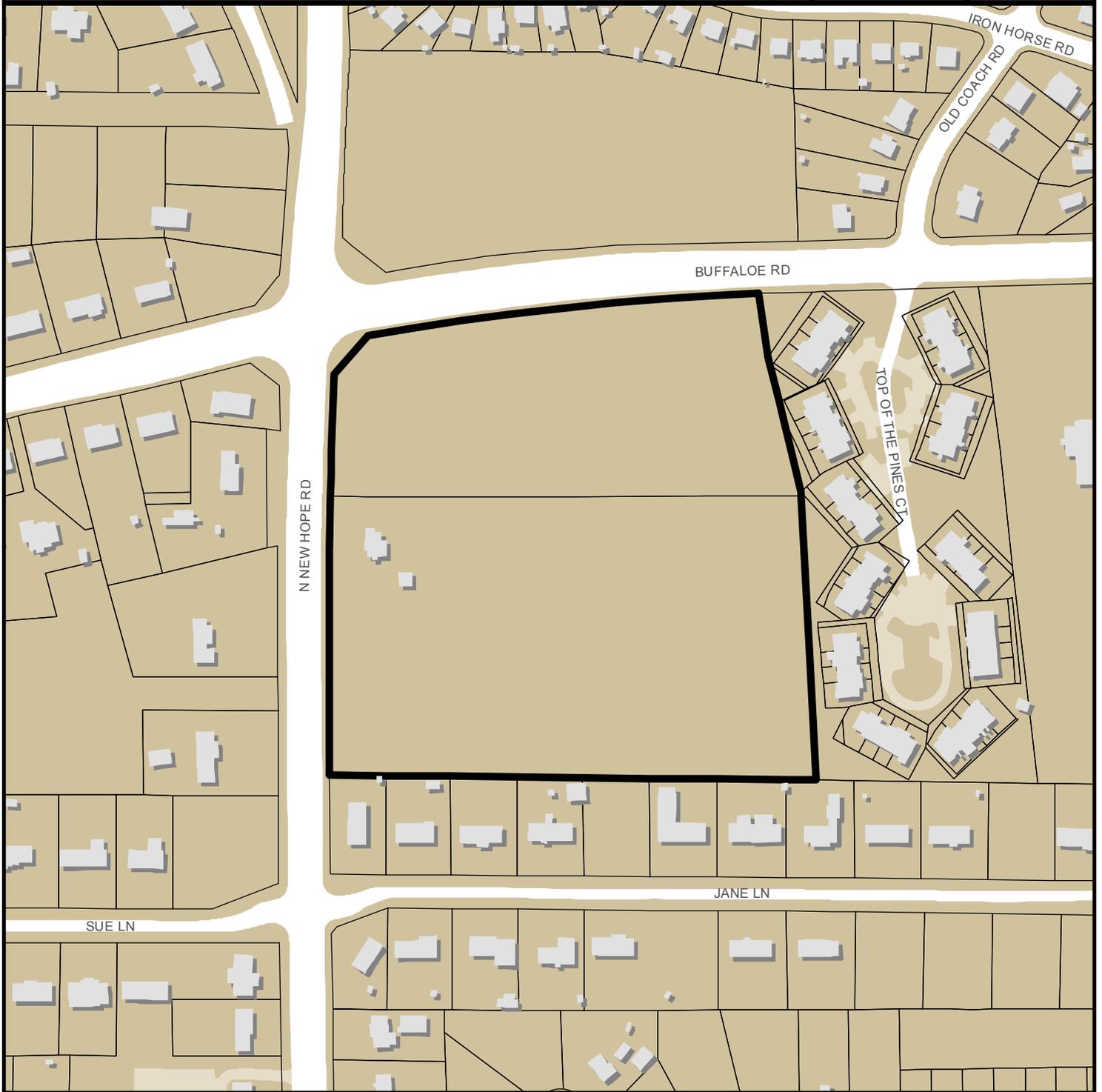


BUFFALOE NEW HOPE COMMERCIAL DEVELOPMENT



Zoning: **NX-3CU**
CAC: **Northeast**
Drainage Basin: **Marsh Creek**
Acreage: **15.59**
Square Feet: **61,952**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Steve Howe**
Phone: **(843) 654-7888**





Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, NC 27601
 Phone 919-996-2495
 Fax 919-516-2685

Administrative Site Review Application For UDO Districts Only

S2-16-15

When submitting plans, please check 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 443643 Assigned Project Coordinator <i>Hodges</i> Assigned Team Leader <i>Bradshaw (et)</i>	
Has your project previously been through the Due Diligence process? If yes, provide the transaction #			
GENERAL INFORMATION			
Development Name Commercial Development – Buffalo and New Hope			
Zoning District NX-3-CU Neighborhood Mixed Use			
Proposed Use Commercial - Retail			
Property Address(es) 3606 N. New Hope Road, and 4100 Buffalo Road			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed 1725-77-9568	P.I.N. Recorded Deed 1725-77-9177	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input checked="" type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:			
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. <small>Site improvements including grading/drainage, storm water, utilities, landscaping to serve a neighborhood shopping center development totaling ~71,000 sf. Turn lanes will be added along with 2 full access driveways and 2 right-in/right-out driveways.</small>		
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 <small>A design adjustment may be required in order to meet the street yard/tree requirement outside of the right-of-way, as well as for existing 5' sidewalk and 3' planting strip along New Hope</small>		
CLIENT/DEVELOPER/ OWNER	Company WRS, Inc.		Name (s) Steve Howe
	Address		
	Phone 843-654-7888	Email showe@wrsrealty.com	Fax
CONSULTANT (Contact Person for Plans)	Company Kimley-Horn		Name (s) Richard Brown, PLA
	Address 333 Fayetteville Street, Suite 600, Raleigh, NC 27601		
	Phone 919-653-2976	Email Richard.brown@kimley-horn.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information		Building Information	
Zoning District(s) NX-3-CU		Proposed building use(s) Commercial	
If more than one district, provide the acreage of each		Existing Building(s) sq. ft. gross 1,440 (Single Family Home to be demolished)	
Overlay District N/A		Proposed Building(s) sq. ft. gross 61,952	
Total Site Acres	Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 15.59 Ac	Total sq. ft. gross (existing & proposed) 61,952	
Off street parking Required	Provided 252	Proposed height of building(s) 24' Stories 1	
COA (Certificate of Appropriateness) case #		FAR (floor area ratio percentage) 0.09 (61,952sf/679,000sf)	
BOA (Board of Adjustment) case # A-		Building Lot Coverage percentage 9.86% (site plans only)	
CUD (Conditional Use District) case # Z-12-15		Height of 1 st Floor	
Stormwater Information			
Existing Impervious Surface	acres/square feet 0.094 acres (4,103 sf)	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Proposed Impervious Surface	acres/square feet 6.626 acres (288,619 sf)	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	7. Open Space (only) or Amenity
2. Total # Of Congregate Care Or Life Care Dwelling Units	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units	
4. Overall Total # Of Dwelling Units (1-6 Above)	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7	

SIGNATURE BLOCK (Applicable to all developments)

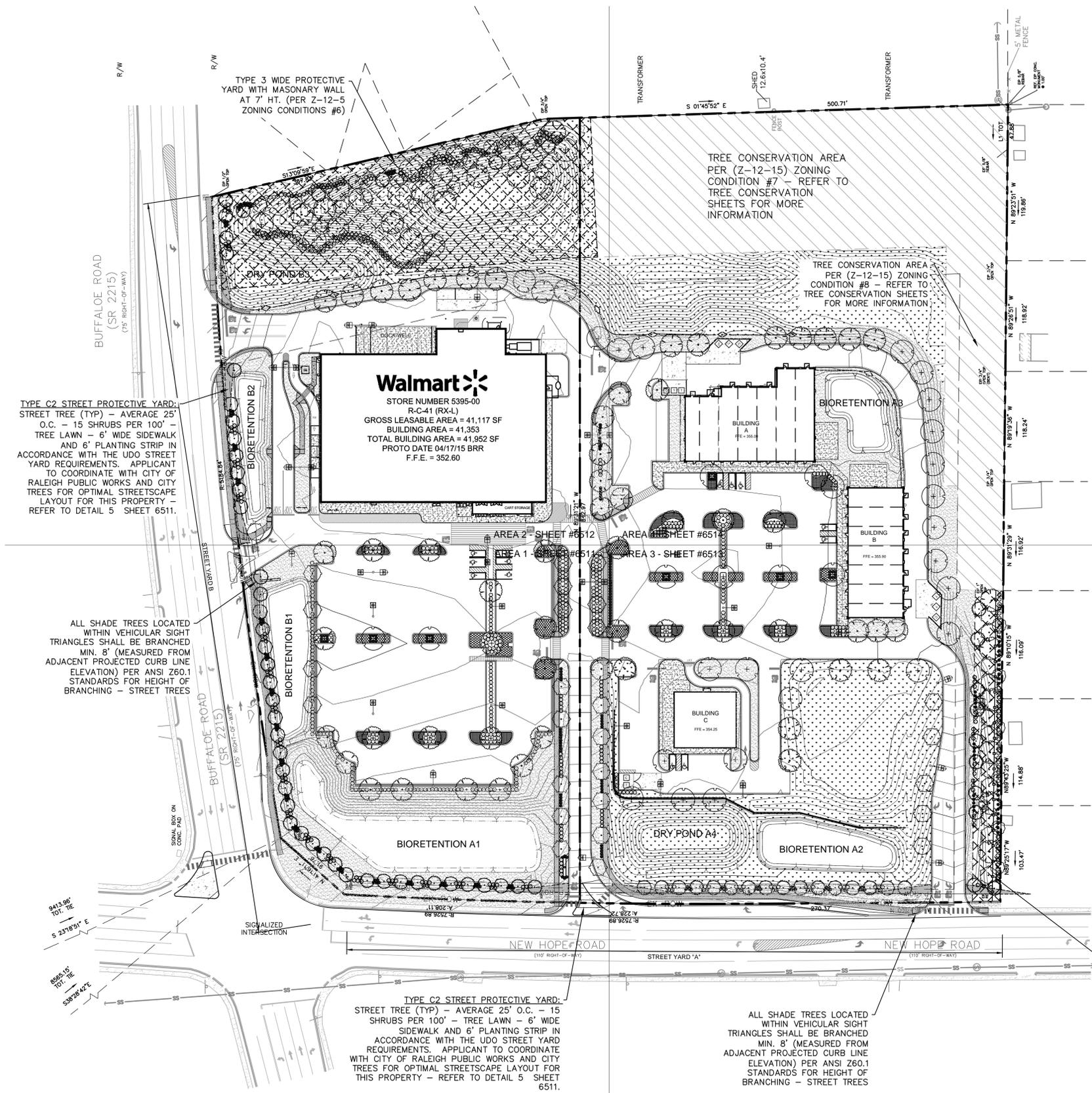
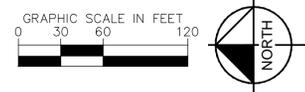
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Kimley-Horn 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 **8/5/15**
 Signed _____ Date **8/5/15**

Plot: 6510, Mark: 5395, Sheet: 6510, Title: LANDSCAPE PLAN - OVERALL, August 10, 2015, 09:57:58am, K:\V\H\PRJ\015476 Walmart\005 Raleigh - Overall\02 - DWG\PlanSheets\6510 - LANDSCAPE PLAN - 5395.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	REMARKS
	AF	80	Southern Sugar Maple	Acer floridanum	B&B	3"Cal	VSA / P.Y.
	AG	28	Flame Amur Maple	Acer ginnala 'Flame'	15 gal		STREET
	AA	15	Autumn Brilliance Serviceberry	Amelanchier canadensis 'Autumn Brilliance'	F.G.	2" Cal	PROT. YARD
	CR	6	Chinese Fringe Tree	Chionanthus retusus	F.G.	2" Cal	PROT. YARD
	PO	46	Okame Cherry	Prunus x okame	F.G. B&B, 8' MIN. HEIGHT		STREET / P.Y.
	QP	43	Willow Oak	Quercus phellos	B&B	2"Cal	VSA / P.Y.
	UP	38	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	B&B	2"Cal	VSA / P.Y.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
	AX	69	Dwarf Abelia	Abelia x grandiflora 'Sherwoodii'	3 gal		
	AE	56	Autumn Angel Azalea	Azalea Encore 'Autumn Angel' TM	3 gal		
	CA	60	Summersweet Clethra	Clethra alnifolia	Cont.		
	IC	274	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	3 gal		
	IG	296	Inkberry Holly	Ilex glabra	3 gal		STREET YARD
	IV	181	Dwarf Yaupon	Ilex vomitoria 'Nana'	3 gal		
	LC2	311	Sizzling Pink Fringe Flower	Loropetalum chinense 'Sizzling Pink'	3 gal		STREET YARD
SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	REMARKS
	JC	815	Blue Pacific Juniper	Juniperus conferta 'Blue Pacific'	1 gal	24" o.c.	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
	OJ	1,496	Mondo Grass	Ophiopogon japonicus	1 gal	18" o.c.	
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
	FA		Tall Fescue	Festuca arundinacea	sod		
	FR		Tall Fescue	Festuca arundinacea 'Rebel IV'	SEED		Permanent Seed

SEE POND LANDSCAPE PLAN SHEET #6515 FOR BIORETENTION PLANTING PLAN.

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET/LINEAL FEET OF FRONTAGE	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	COMMENTS	CODE SECTION
TYPE 'C2' STREET PROTECTIVE YARDS	'A' NEW HOPE ROAD MIN: 4 STREET TREES* AND 15 SHRUBS EVERY 100' OF LINEAR STREET FRONTAGE *DUE TO OVERHEAD POWER LINES, UNDERSTORY TREES 20' O.C. WILL REPLACE SHADE TREE REQUIREMENT	588 LF	TREES = 588 LF/100 = 5.88 5.88 x 5' = 29.40 SHRUBS = 588 LF/100 = 5.88 5.88 x 15 = 88.2	29 TREES 122 SHRUBS	TREES= 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	7.2.4.B
	'B' BUFFALO ROAD MIN: 4 STREET TREES* AND 15 SHRUBS EVERY 100' OF LINEAR STREET FRONTAGE *DUE TO OVERHEAD POWER LINES, UNDERSTORY TREES 20' O.C. WILL REPLACE SHADE TREE REQUIREMENT	651 LF	TREES = 651 LF/100 = 6.51 6.51 x 5' = 32 SHRUBS = 651 LF/100 = 6.75 6.75 x 15 = 98	32 TREES 130 SHRUBS	TREES= 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	7.2.4.B
VSA LANDSCAPING	ONE SHADE TREE PER 2,000 SQ FT OF VSA ADN 1 SHRUB PER 500 SQ FT OF VSA	207,016 SF	TREES = 207,016 / 2,000 = 103.50 SHRUBS = 205,016 / 500 = 410.4	112 TREES 633 SHRUBS		10.2082.6
TYPE 3 WIDE PROTECTIVE YARD	SIX SHADE TREES, FIVE UNDERSTORY TREES, AND SIXTY SHRUBS PER 100 LF	400 LF	TREES = 4*6 = 24 UNDERSTORY = 4*5 = 20 SHRUBS = 4*60 = 240	24 TREES 20 UNDR TREES 240 SHRUBS	TREES= 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	2-12-15
TYPE 2 MEDIUM PROTECTIVE YARD	SIX SHADE TREES, FIVE UNDERSTORY TREES, AND SIXTY SHRUBS PER 100 LF	310 LF	TREES = 3*15 = 45 UNDERSTORY = 3*14 = 42 SHRUBS = 3*130 = 393	17 TREES 13 UNDR TREES 98 SHRUBS	TREES= 8' MIN. HEIGHT & 2" OR 3" (AS INDICATED) CALIPER INSTALLED. TREES SHALL BE NATIVE, LOCALLY ADAPTED SPECIES. EXCLUDES DRIVEWAYS AND EASEMENTS	2-12-15

TYPE 2 MEDIUM PROTECTIVE YARD WITH MASONRY WALL AT 7' HT. (PER Z-12-5 ZONING CONDITIONS #5)



ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SCALE AS NOTED

DESIGNED BY

DRAWN BY

CHECKED BY

REVISIONS

No.	DATE

Kimley»Horn

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2000 SOUTH BLVD., SUITE 440, CHARLOTTE, NC 28203
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM

PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN SET IS HAS BEEN RELEASED FOR THE PURPOSE OF SITE PLAN REVIEW UNDER THE AUTHORITY OF RYAN T. LEWIS, P.E. 035664. NOT TO BE USED FOR CONSTRUCTION PURPOSES

LANDSCAPE PLAN - OVERALL

Walmart STORE #5395-00
RALEIGH (BUFFALO), NORTH CAROLINA
WRS, INC. REAL ESTATE INVESTMENTS
RALEIGH NC

DATE 08/04/2015

PROJECT NO. 015948005

SHEET NUMBER 6510