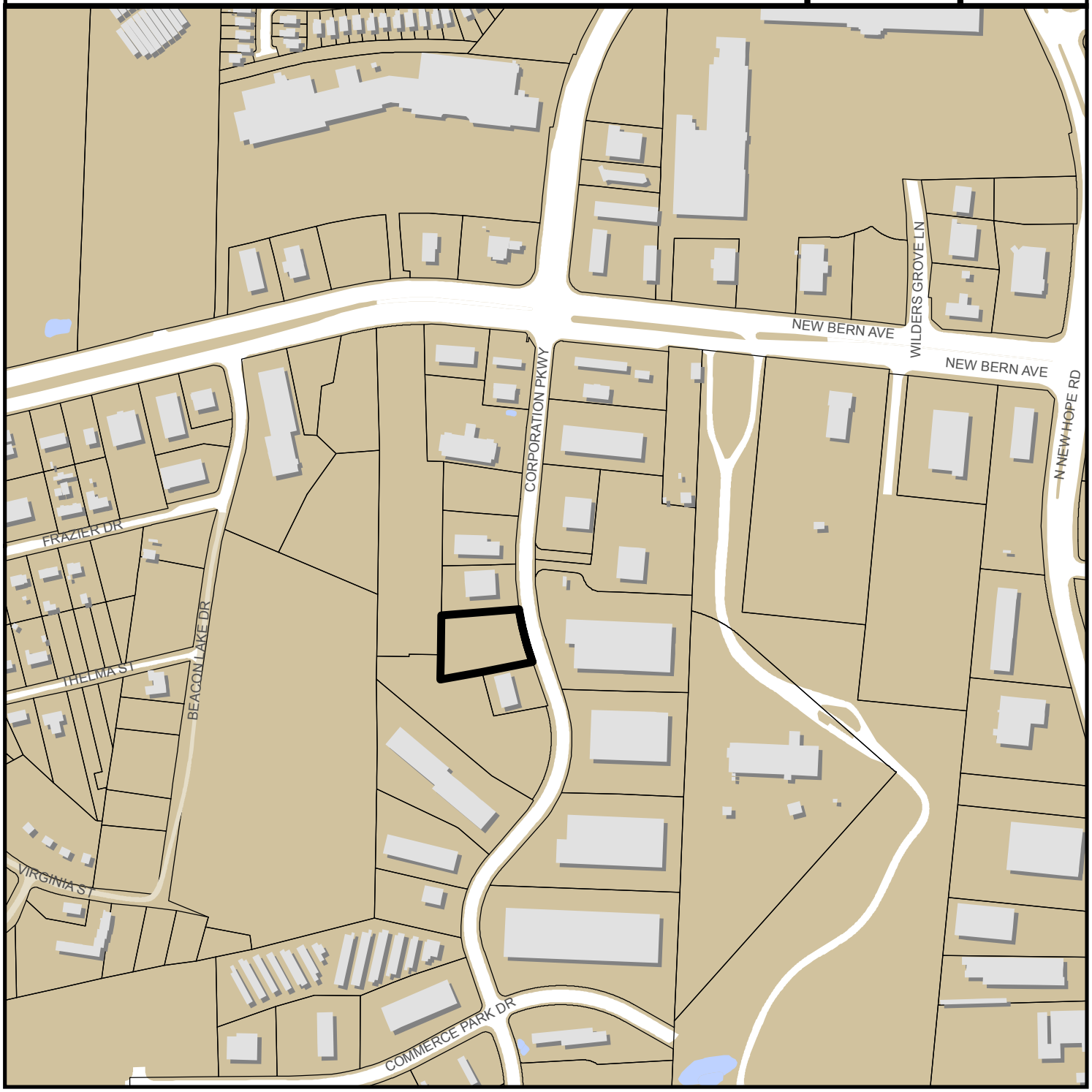
WATTECH AUTO SERVICE
SR-54-2016



Zoning: **IX-3-PL**
CAC: **Southeast**
Drainage Basin: **Crabtree Creek**
Acreage: **1.11**
Sq. Ft.: **7200**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **SAMAJA, Inc.**
Phone: **919-345-2641**

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
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☒ General SR-54-16 ☐ Mixed Use ☐ Open Lot	Transaction Number 481447 Assigned Project Coordinator Assigned Team Leader Bamette

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

GENERAL INFORMATION

Development Name: Wattech Auto Service

Zoning District: IX-3-PL | Overlay District (if applicable): | Inside City Limits? ☒ Yes ☐ No

Proposed Use: AUTO SERVICE

Property Address(es): 1211 CORPORATION PKWY | Major Street Locator: New Bern Ave.

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

P.I.N. 1724-74-7963	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: Auto Service

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. New construction for 7200 s.f. building & parking
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: Samaja, Inc. | Name (s): Ray Carpenter Address: 2013 New Hope Church Rd., Raleigh, N.C. 27604 Phone: 919-345-2641 | Email: rcarpenter39@nc.rr.com | Fax:
CONSULTANT (Contact Person for Plans)	Company: Blakely Design Group | Name (s): B. Taylor Blakely Address: 700 Exposition Place, ste 105, Raleigh, N.C. 27615 Phone: 919-870-1868 | Email: taylor@blakelydesign.net | Fax:

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

Zoning Information	Building Information
Zoning District(s) IX-3-PL	Proposed building use(s) Auto Service
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0
Overlay District	Proposed Building(s) sq. ft. gross 7,200 s.f.
Total Site Acres Inside City Limits ☒ Yes ☐ No 1.10	Total sq. ft. gross (existing & proposed) 7,200 s.f.
Off street parking: Required 12 Provided 12	Proposed height of building(s) 18'
COA (Certificate of Appropriateness) case # n/a	# of stories 1
BOA (Board of Adjustment) case # A- n/a	Ceiling height of 1st Floor 18'
CUD (Conditional Use District) case # Z- n/a	
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface 0.48 ac acres/square feet	If Yes, please provide:
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☒ No	Alluvial Soils n/a Flood Study n/a FEMA Map Panel # n/a

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? ☐ Yes ☐ 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 B. Taylor Blakely 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 07/26/16

Printed Name SAMUEL AJALA

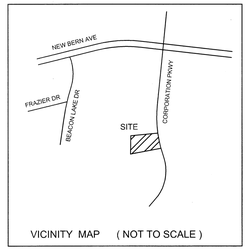
Signed _____ Date _____

Printed Name _____

1.11 ac,
Last Dev. plan S-113-84
Crabtree Drainage

Southeast CAC
IX-3 PL Zoning

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	☑				
2. **Administrative Site Review Application** completed and signed by the property owner(s)	☑				
3. Client must complete and adhere page 1 and 2 of the **Administrative Site Review Application** to the plan cover sheet	☑		✓		
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	☑				
5. Provide the following plan sheets:	☑				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☑		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	☑		✓		
c) Proposed Site Plan	☑		✓		
d) Proposed Grading Plan	☑		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	☑	☐	✓		
f) Proposed Utility Plan, including Fire	☑	☐	✓		
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.	☐	☑			✓
h) Proposed Landscape Plan	☑	☐	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	☑	☐	✓		
j) Transportation Plan	☑	☐	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	☑		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☑		✓		
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	☑		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☑		✓		
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 #.	☑		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☑			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	☐	☑			✓



VICINITY MAP (NOT TO SCALE)

BM 1990, PG 229

SCALE : 1" = 20'

0 20' 40' 60'

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	162.34'	908.02'	162.13'	S 14°15'33" E

LINE	BEARING	DISTANCE
L1	S 19°22'52" E	7.51'

SURVEY BY CHANCE SURVEYING CO., 6-6-16
919-329-5795

REFERENCES:
1. DB 10601, PG 1711
2. BM 1990, PG 229
3. PIN 1724.16-74-7963

LEGEND:
IPS = IRON PIPE SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
-SS- = SANITARY SEWER LINE
-OE- = OVERHEAD ELECTRIC LINE
LP = LIGHT POLE
PP = POWER POLE
WV = WATER VALVE

N/F
JOYCE & ROBERT GOLDSTEIN
DB 11557, PG 2504
BM 1988, PG 117
PIN 1724.12-75-7174
ZONING IX-3-PL
COMMERCIAL BLDG.

EXISTING CURB & GUTTER ON ADJOINING LOT DISCHARGE TO REAR

N 85°31'09" E 241.76'(TOTAL)

241.41'

0.36'

LOT 9

AREA = 1.107 ac.
48,237.6 sq.ft.

N/F
POTOMAC LANDMARK, LLC
DB 14220, PG 2003
BM 2007, PG 1371
PIN 1724.12-75-5442
PIN 1724.12-75-5442
ZONING IX-3-PL
VACANT

N 00°42'02" E 199.79'

S 79°13'33" W 131.04'

S 79°12'39" W 159.99'

S 19°17'24" E 143.56'(TIE)

IPF

FIBER OPTIC MARKER

SSMH
RIM = 307.72
INV IN = 280.57
INV OUT = 280.47

CATV PED

LP

EX. RH

EX. 30" CURB

INDUSTRIAL STREET
60' PUBLIC R/W (PER BM 1990, PG 229)

CORPORATION PARKWAY
60' PUBLIC R/W (PER BM 1990, PG 229)

N/F
BLUEGRASS INVESTMENTS, INC
DB 16377, PG 1490
BM 2016, PG 707
PIN 1724.16-74-7754
ZONING IX-3-PL
VACANT

N/F
ANDY & HELEN BAREFOOT
DB 3786, PG 370
BM 1986, PG 1340
PIN 1724.16-74-8872
ZONING IX-3-PL
COMMERCIAL BLDG.

NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. HORIZONTAL DATUM IS BASED ON BM 1990, PG 229 AND VERTICAL DATUM IS BASED IN NAVD 88.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720172400J, EFFECTIVE DATE MAY 2, 2006.
6. SUBJECT PROPERTY IS ZONED IND-1 (PER WAKE COUNTY GIS).

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

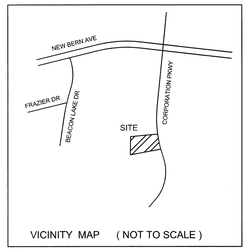
EXISTING CONDITIONS PLAN

WATTECH AUTO SERVICE & BODY SHOP
1211 Corporation Parkway, Raleigh, N.C.

DATE June 8,16
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET
EX.0

C:\Documents and Settings\Taylor Blakely\My Documents\CARPENTER RAY\1211 Corp. Pkwy\1211 Corporation Pkwy Site Plans 6-8-16.dwg, EXIST COND PLAN EX.0, 7/25/2016 10:28:37 AM, 1:1



VICINITY MAP (NOT TO SCALE)

BM 1990, PG 229

SCALE : 1" = 20'

0 20' 40' 60'

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	162.34'	908.02'	162.13'	S 14°15'33" E

LINE	BEARING	DISTANCE
L1	S 19°22'52" E	7.51'

SURVEY BY CHANCE SURVEYING CO., 6-6-16
919-329-5795

REFERENCES:
1. DB 10601, PG 1711
2. BM 1990, PG 229
3. PIN 1724.16-74-7963

LEGEND:
IPS = IRON PIPE SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
-SS- = SANITARY SEWER LINE
-OE- = OVERHEAD ELECTRIC LINE
LP = LIGHT POLE
PP = POWER POLE
WV = WATER VALVE

N/F
JOYCE & ROBERT GOLDSTEIN
DB 11557, PG 2504
BM 1988, PG 117
PIN 1724.12-75-7174
ZONING IX-3-PL
COMMERCIAL BLDG.

EXISTING CURB & GUTTER ON ADJOINING LOT — DISCHARGE TO REAR

N 85°31'09" E 241.76'(TOTAL)

241.41'

0.36'

110.68

SEGMENTED BLOCK RETAINING WALL TOP – 306.0 BOT – 303.0

SEGMENTED BLOCK RETAINING WALL TOP – 308.0 BOT – 304.0

15.75

74.14

25.96

IPF

DEDICATE 4.5' ADDITIONAL R/W
1/2 OF 69' R/W
DEDICATE 5' UTILITY EASEMENT
CONSTRUCT 6' CONC. SIDEWALK

EX. 30' CURB

INDUSTRIAL STREET
60' PUBLIC R/W (PER BM 1990, PG 229)

CORPORATION PARKWAY

60' PUBLIC R/W (PER BM 1990, PG 229)

EX. 30' CURB

EX. R/W

9.00 TYP.

40.00

18" VALLEY CURB

HC PARKING W/ R7-8a SIGN

5' CONC. WALK W/TURNED DOWN CURB

LOT 9

AREA = 1.107 ac.
48,237.6 sq.ft.

PROPOSED ONE STORY AUTO SERVICE BUILDING 7,200 S.F.

impervious area 21,224 s.f
0.48 AC

F.F.E.= 302.25

FLUSH, NO CURB

117.00

120.00

9.00 TYP.

HC

FIBER OPTIC MARKER

SSMH
RIM = 307.72
INV IN = 290.57
INV OUT = 290.47

C1

N/F
POTOMAC LANDMARK, LLC
DB 14220, PG 2003
BM 2007, PG 1371
PIN 1724.12-75-5442
PIN 1724.12-75-5442
ZONING IX-3-PL
VACANT

4" CONCRETE PAVING

24.00

18.00

6.00

30.75

R28.52

R28.00

60.00

5.00

7.98

22.01

18" VALLEY CURB

CATV PAD

L1

LP

PROVIDE PRIVATE DRAINAGE EASEMENT

N 00°42'02" E 199.79'

22.01

41.65

14.56

24" CURB valley

S 79°12'39" W 159.99'

PROVIDE PRIVATE DRAINAGE EASEMENT

IPF

S 79°13'33" W 131.04'

IPF

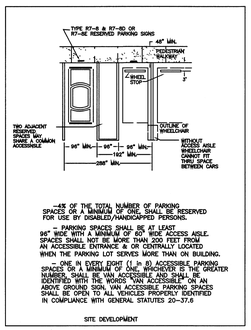
S 19°17'34" E 143.58'(TIE)

IPF

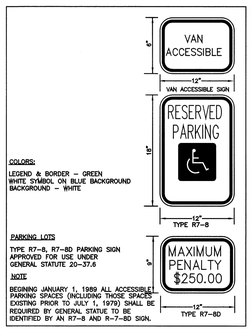
N/F
ANDY & HELEN BAREFOOT
DB 3786, PG 370
BM 1986, PG 1340
PIN 1724.16-74-8872
ZONING IX-3-PL
COMMERCIAL BLDG.

N/F
BLUEGRASS INVESTMENTS, INC
DB 16377, PG 1490
BM 2016, PG 707
PIN 1724.16-74-7754
ZONING IX-3-PL
VACANT

NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. HORIZONTAL DATUM IS BASED ON BM 1990, PG 229 AND VERTICAL DATUM IS BASED IN NAVD 88.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720172400J, EFFECTIVE DATE MAY 2, 2006.
6. SUBJECT PROPERTY IS ZONED IND-1 (PER WAKE COUNTY GIS).



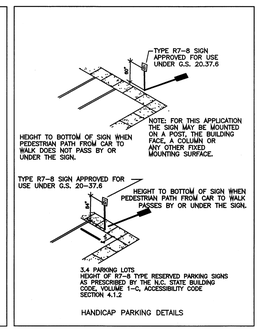
SITE DEVELOPMENT



COLORS:
LEGEND & BORDER – GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND – WHITE

PARKING LOTS
TYPE R7-8, R7-8D PARKING SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

NOTE
BEGINNING JANUARY 1, 1989 ALL ACCESSIBLE PARKING SPACES (INCLUDING THOSE SPACES EXISTING PRIOR TO JULY 1, 1979) SHALL BE REQUIRED BY GENERAL STATUTE TO BE IDENTIFIED BY AN R7-8 AND R-7-8D SIGN.



3.4 PARKING LOTS
HEIGHT OF R7-8 TYPE RESERVED PARKING SIGNS AS PRESCRIBED BY THE N.C. STATE BUILDING CODE, VOLUME I–C, ACCESSIBILITY CODE SECTION 4.1.2

HANDICAP PARKING DETAILS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

SITE DATA

TOTAL LOT SIZE	48,237 S.F.	1.107 ACRES
ZONE		IX-3-PL
EXISTING USE		UNDEVELOPED
PROPOSED USE		AUTO SERVICE
PROPOSED BUILDING SIZE	1 BUILDING	7,200 S.F.
PROPOSED BUILDING HEIGHT		1 STORY 16'
PARKING REQUIRED	(7,200 S.F. AUTO SERVICE 1/600 = 12 SPACES)	12 SPACES
PARKING PROPOSED	(INCL. 1 HC.)	12 SPACES
VEHICULAR USE AREA		13,520 S.F.
IMPERVIOUS AREA		21,224 S.F. (0.48 ac.) 44.0 %
LANDSCAPE AREA		27,013 S.F. 56.0 %
DENUDED AREA		47,428 S.F. 1.08 AC.
WAKE COUNTY P.I.N.		1724-74-7963
OWNER		SAMAJA, INC. 2013 NEW HOPE CHURCH ROAD RALEIGH, N.C. 27604

DB 10601, PG. 1711
RECORDED PLAT - BM 1990, PG. 229

NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY PREPARED BY CHANCE SURVEYING & DATED JUNE 6, 2016.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.
3. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
4. ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH THE CITY OF RALEIGH ZONING AND SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT
6. LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAME.
7. CONTRACTOR SHALL AT ALL TIMES MAINTAIN ADEQUATE SAFETY MEASURES, ACTIVITIES, AND BARRICADES FOR THE PROTECTION OF ALL PERSONS ON OR ABOUT THE LOCATION OF THE SITE.
8. CONTRACTOR SHALL PAINT SYMBOLS, INSTALL SIGNS AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES AS NOTED ON PLAN.
9. CONTRACTOR SHALL DELINEATE PARKING SPACE LINES, HANDICAP SYMBOLS, DIRECTIONAL ARROWS, LANE MARKINGS, "STOP" MESSAGES, ETC., AS SHOWN ON THE PLANS WITH TRAFFIC MARKING PAINT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. USE WHITE PAINT.
10. CALL NORTH CAROLINA ONE CALL CENTER @ 1–800–632–4949 BEFORE DIGGING.
11. DENUDED AREA IS 1.08 ACRES.
12. THIS SITE IS NOT WITHIN A 100 YEAR FLOODWAY FRINGE AREA.
13. SITE MUST BE STABILIZED AND SEEDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

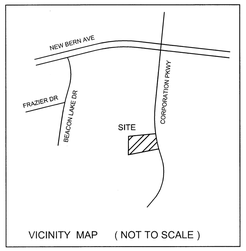
SITE PLAN

WATTECH AUTO SERVICE & BODY SHOP
1211 Corporation Parkway, Raleigh, N.C.

DATE July 25,16
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET
C1.0

C:\Documents and Settings\Taylor Blakely\My Documents\CARPENTER RAY\1211 Corp. Pkwy\1211 Corporation Pkwy Site Plans 6-8-16.dwg, SITE PLAN C1.0, 7/25/2016 2:29:14 PM, 1:1



VICINITY MAP (NOT TO SCALE)

BM 1990, PG 229

SCALE : 1" = 20'

0 20' 40' 60'

CURVE	ARC LEN	RADIUS	CH LEN	CH BEARING
C1	162.34'	908.02'	162.13'	S 14°15'33" E

LINE	BEARING	DISTANCE
L1	S 19°22'52" E	7.51'

SURVEY BY CHANCE SURVEYING CO., 6-6-16
919-329-5795

REFERENCES:
1. DB 10601, PG 1711
2. BM 1990, PG 229
3. PIN 1724.16-74-7963

LEGEND:
IPS = IRON PIPE SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
N/F = NOW OR FORMERLY
R/W = RIGHT OF WAY
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEANOUT
-SS- = SANITARY SEWER LINE
-OE- = OVERHEAD ELECTRIC LINE
LP = LIGHT POLE
PP = POWER POLE
WV = WATER VALVE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
RM	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	2" CAL.	3	8' MIN. HT. B. & B.
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL.	6	10' MIN. HT. B. & B.
RB	BETULA NIGRA	RIVER BIRCH	2" CAL.	4	8' MIN. HT. B. & B.
NPH	ILEX CORNUTA "NEEDLEPOINT"	NEEDLEPOINT CHINESE HOLLY	5" HT.	18	5" MIN. HT. CONT.
LOR	LOROPETALUM CHINENSIS "RUBY"	CHINESE WITCH-HAZEL	18" HT.	27	18" MIN. HT. CONT.

PLANTING NOTES & SPECIFICATIONS

1. ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
2. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
5. PRUNING – THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES (NOT ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
6. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRON WITH 1/3 OF ROOT BALL ABOVE GRADE.
7. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
8. MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
9. ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN. BY THE LANDSCAPE CONTRACTOR.

LANDSCAPE CALCULATIONS

STREET YARD	170 L.F. – 28' DW = 142 L.F.	
TREES REQUIRED (4/100 L.F.)		= 6– 3" CAL. TREES
TREES EXISTING		0 TREES
TREES PROPOSED		6 TREES
SHRUBS REQUIRED (15/100 L.F.)		= 22 SHRUBS
VEHICULAR SURFACE AREA	13,520 s.f.	
TREES REQUIRED (1/2000 S.F.)		7 TREES
TREES EXISTING		0 TREES
TREES PROPOSED		10 TREES
SHRUBS REQUIRED (1/500 S.F.)		27 SHRUBS
SHRUBS EXISTING		0 SHRUBS
SHRUBS PROPOSED		27 SHRUBS

N/F
JOYCE & ROBERT GOLDSTEIN
DB 11557, PG 2504
BM 1988, PG 117
PIN 1724.12-75-7174
ZONING IX-3-PL
COMMERCIAL BLDG.

N 85°31'09" E 241.76'(TOTAL)

241.41'

EXISTING CURB & GUTTER ON ADJOINING LOT DISCHARGE TO REAR

0.36'

SEGMENTED BLOCK RETAINING WALL TOP – 306.0 BOT – 303.0

SEGMENTED BLOCK RETAINING WALL TOP – 308.0 BOT – 304.0

CE–6

DEDICATE 4.5' ADDITIONAL R/W
1/2 OF 69' R/W
DEDICATE 5' UTILITY EASEMENT
CONSTRUCT 6' CONC. SIDEWALK

CORPORATION PARKWAY

60' PUBLIC R/W (PER BM 1990, PG 229)

INDUSTRIAL STREET
60' PUBLIC R/W (PER BM 1990, PG 229)

RM–2

5' CONC. WALK W/TURNED DOWN CURB

18" VALLEY CURB

HC PARKING W/ R7–8a SIGN

LOT 9

AREA = 1.107 ac.
48,237.6 sq.ft.

PROPOSED ONE STORY AUTO SERVICE BUILDING 7,200 S.F.
impervious area 21,224 s.f.
0.48 AC.

F.F.E.– 302.25

FLUSH, NO CURB

4" CONCRETE PAVING

FIBER OPTIC MARKER

SSMH
RIM = 307.72
INV IN = 290.57
INV OUT = 290.47

EX. 30' CURB

EX. RH

NPH–22

RB–4

18" VALLEY CURB

5' CONC. WALK W/TURN DOWN CURB

CATV PED

L1

LP

24" CURB valley

RM

LOR–12

LOR–15

PROVIDE PRIVATE DRAINAGE EASEMENT

PROVIDE PRIVATE DRAINAGE EASEMENT

N/F
POTOMAC LANDMARK, LLC
DB 14220, PG 2003
BM 2007, PG 1371
PIN 1724.12-75-5442
PIN 1724.12-75-5442
ZONING IX-3-PL
VACANT

N 00°42'02" E 199.79'

S 79°12'39" W 159.99'

S 79°13'33" W 131.04'

S 19°17'34" E 143.58'(TIE)

IPF

IPF

IPF

N/F
BLUEGRASS INVESTMENTS, INC
DB 16377, PG 1490
BM 2016, PG 707
PIN 1724.16-74-7754
ZONING IX-3-PL
VACANT

N/F
ANDY & HELEN BAREFOOT
DB 3786, PG 370
BM 1986, PG 1340
PIN 1724.16-74-8872
ZONING IX-3-PL
COMMERCIAL BLDG.

NOTES:
1. THIS SURVEY PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY. THE SURVEYOR ASSUMES NO LIABILITY FROM ANY FACTS AND/OR OMISSIONS (SUCH AS EASEMENTS, ETC.) THAT MAY BE REVEALED BY A TITLE SEARCH BY A LICENSED NORTH CAROLINA REAL ESTATE ATTORNEY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. HORIZONTAL DATUM IS BASED ON BM 1990, PG 229 AND VERTICAL DATUM IS BASED IN NAVD 88.
5. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD). SEE FIRM #3720172400J, EFFECTIVE DATE MAY 2, 2006.
6. SUBJECT PROPERTY IS ZONED IND-1 (PER WAKE COUNTY GIS).

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL NCDOT AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.

BLAKELY DESIGN GROUP
Landscape Architecture Site Planning
700 Exposition Place, Suite 105, Raleigh, North Carolina 27615
Telephone (919) 870-1868 Fax (919) 870-0752
E-Mail - taylor@blakelydesign.net

LANDSCAPE PLAN

WATTECH AUTO SERVICE & BODY SHOP
1211 Corporation Parkway, Raleigh, N.C.

DATE July 25,16
SCALE 1"=20'
DRAWN BTB
JOB NO.
REVISIONS

SHEET
C3.0

C:\Documents and Settings\Taylor Blakely\My Documents\CARPENTER RAY\1211 Corp. Pkwy\1211 Corporation Pkwy Site Plans 6-8-16.dwg, LANDSCAPE PLAN C3.0, 7/25/2016 2:29:36 PM, 1:1