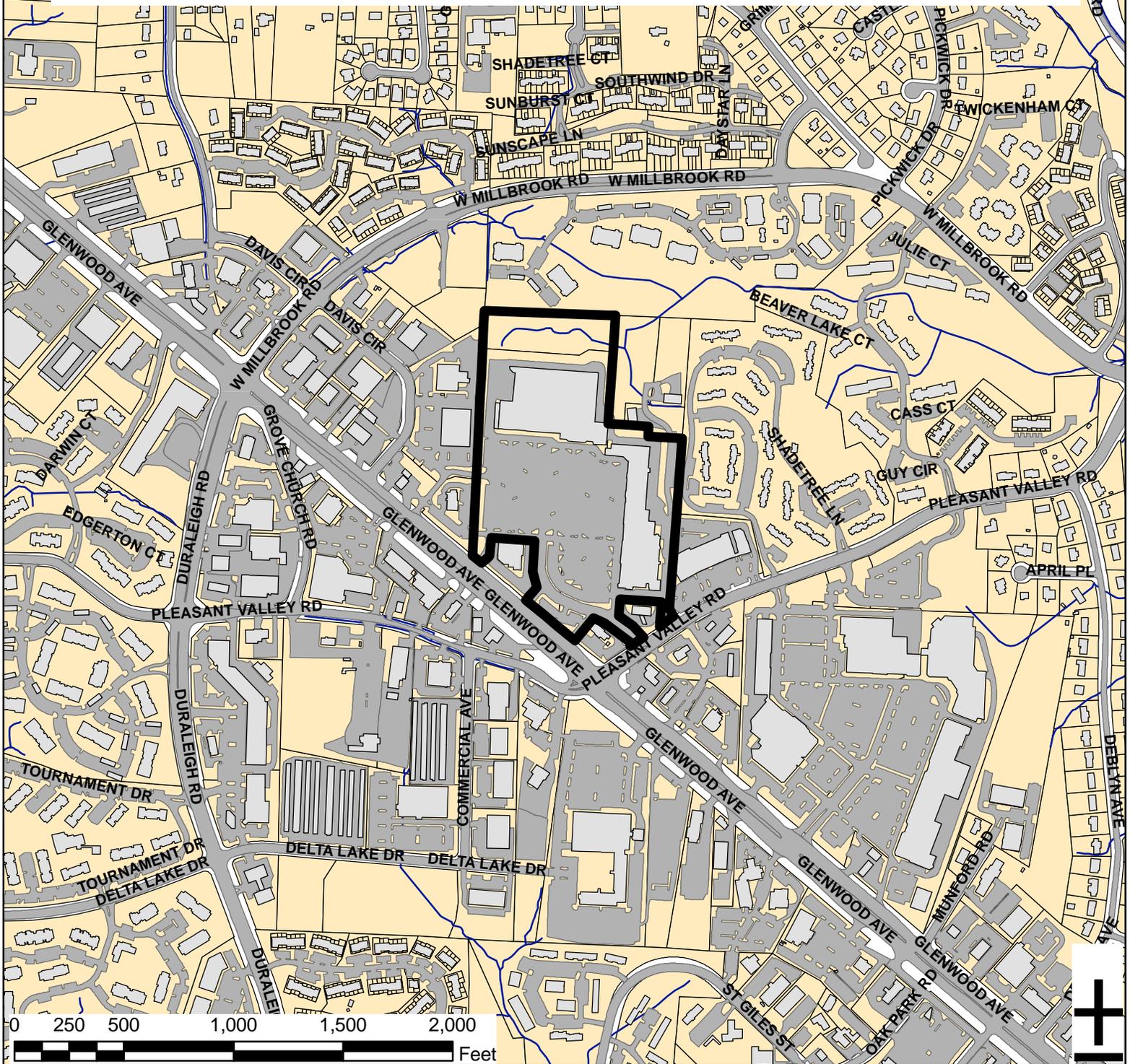


# WALMART EXPANSION- TOWNRIDGE SHOPPING CENTER SP-55-2010



Zoning: **IND-1**  
CAC: **Northwest**  
Drainage: **Hare Snipe**  
Basin: **Creek**  
Acreage: **29.37**

Expansion Sq. Ft.: **3,5241**  
Planner: **Eric Hodge**  
Phone: **(919) 516-2639**  
Applicant Contact: **Kimley- Horne & Assoc., Inc.**  
Phone: **(704) 333-5131**





November 11, 2010 - 6:49pm By: kim-horn

RAL-NC LIMITED PARTNERSHIP  
D.B. 12322, PG. 395  
TAX PARCEL: 0786693328  
LOT 2, MILLBROOK ROAD SUBDIVISION  
M.B. 2005-210  
ZONED: CUD TD

HARRIS WHOLESALE, INC.  
D.B. 4706, PG. 128  
LOT 2, HARRIS WHOLESALE, INC. PROPERTY  
M.B. 1990, PG. 507  
TAX PARCEL: 0786693009  
ZONED: IND-1

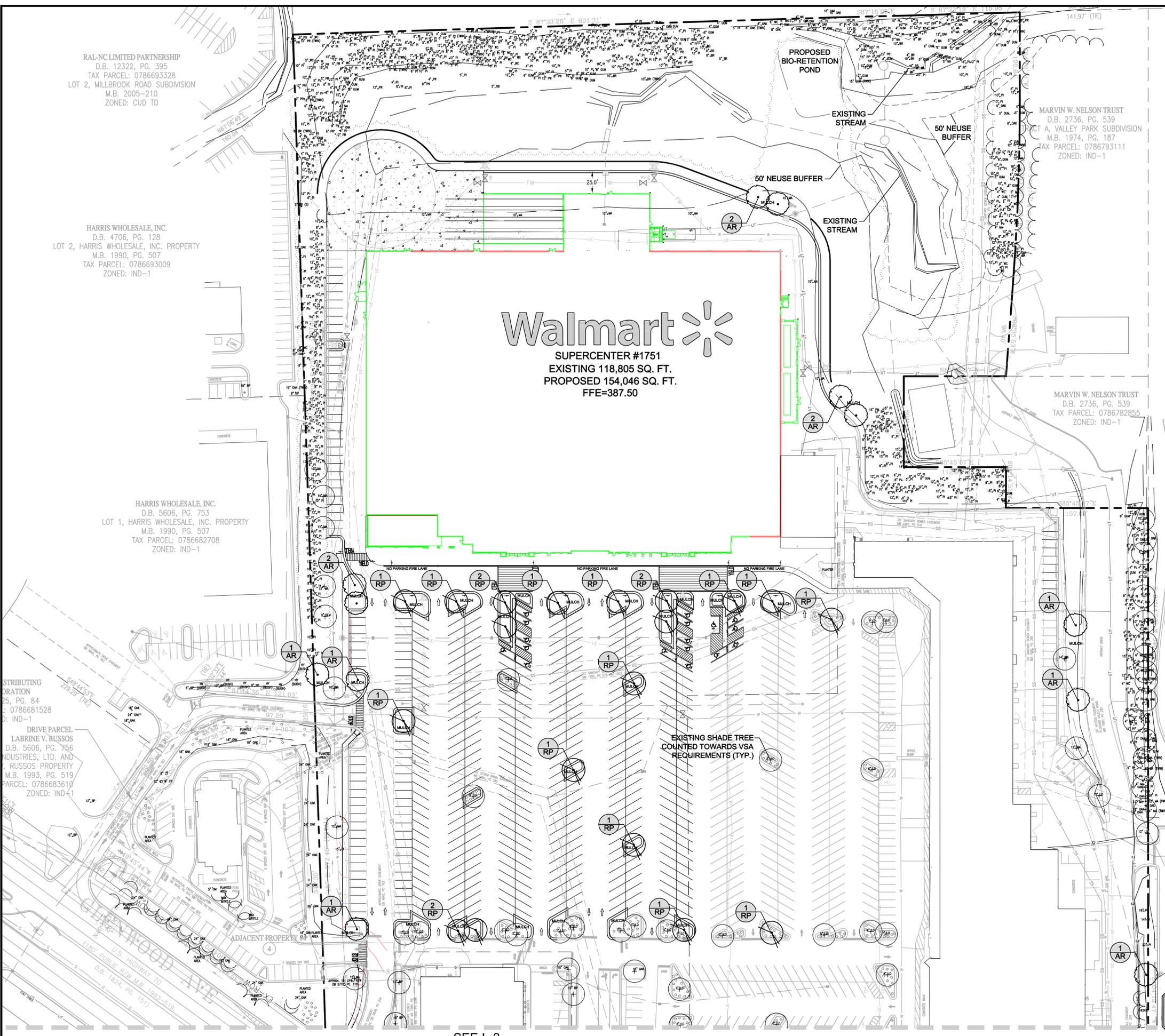
HARRIS WHOLESALE, INC.  
D.B. 5606, PG. 753  
LOT 1, HARRIS WHOLESALE, INC. PROPERTY  
M.B. 1990, PG. 507  
TAX PARCEL: 0786682708  
ZONED: IND-1

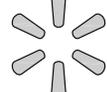
DISTRIBUTING CORPORATION  
25, PG. 84  
E: 0786681528  
D: IND-1

DRIVE PARCEL  
LABRINE V. RUSSOS  
D.B. 5606, PG. 756  
INDUSTRIES, LTD. AND  
RUSSOS PROPERTY  
M.B. 1993, PG. 519  
PARCEL: 0786683610  
ZONED: IND-1

K:\A\DOT\_LDC\A\CON\Walmart\Townridge\Photos\15\_CAD Files\Design\1-182\_Landscape\_Plan.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, 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.



**Walmart**   
SUPERCENTER #1751  
EXISTING 118,805 SQ. FT.  
PROPOSED 154,046 SQ. FT.  
FFE=387.50

EXISTING SHADE TREE  
COUNTED TOWARDS VSA  
REQUIREMENTS (TYP.)

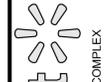
SEE SHEET L-2 FOR PLANT LIST  
AND CALCULATIONS  
SEE SHEET L-3 FOR LANDSCAPE  
DETAILS AND NOTES

  
Kimley-Horn  
and Associates, Inc  
NC LICENSE #E-1092  
4851 CHARLOTTE PARK DRIVE  
SUITE 300  
CHARLOTTE, NORTH CAROLINA 28217  
PHONE: (704) 333-5131  
FAX: (704) 333-0845  
© 2010

  
NORTH CAROLINA  
REGISTERED LANDSCAPE ARCHITECT  
1307  
BRIAN O. PURDY

PERMIT SET  
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS

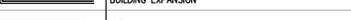
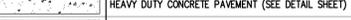
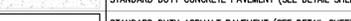
CLIENT:   
**Walmart**  
STORES, INC.  
SAM WALTON DEVELOPMENT COMPLEX  
2001 SE 10TH STREET  
BENTONVILLE, ARKANSAS 72716-0550  
TEL: (479) 273-4000

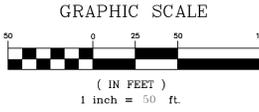
PROJECT: **Walmart - Raleigh Townridge**  
STORE No. 1751  
Photo #1527247  
6600 GLENWOOD AVENUE  
RALEIGH, NORTH CAROLINA

TITLE: **LANDSCAPE PLAN A**  
DESIGNED BY: BOP  
DRAWN BY: BOP  
CHECKED BY: BOP  
DATE: 11/11/10  
PROJECT#: 015476118  
**L-1**

**EXISTING TREE LEGEND**

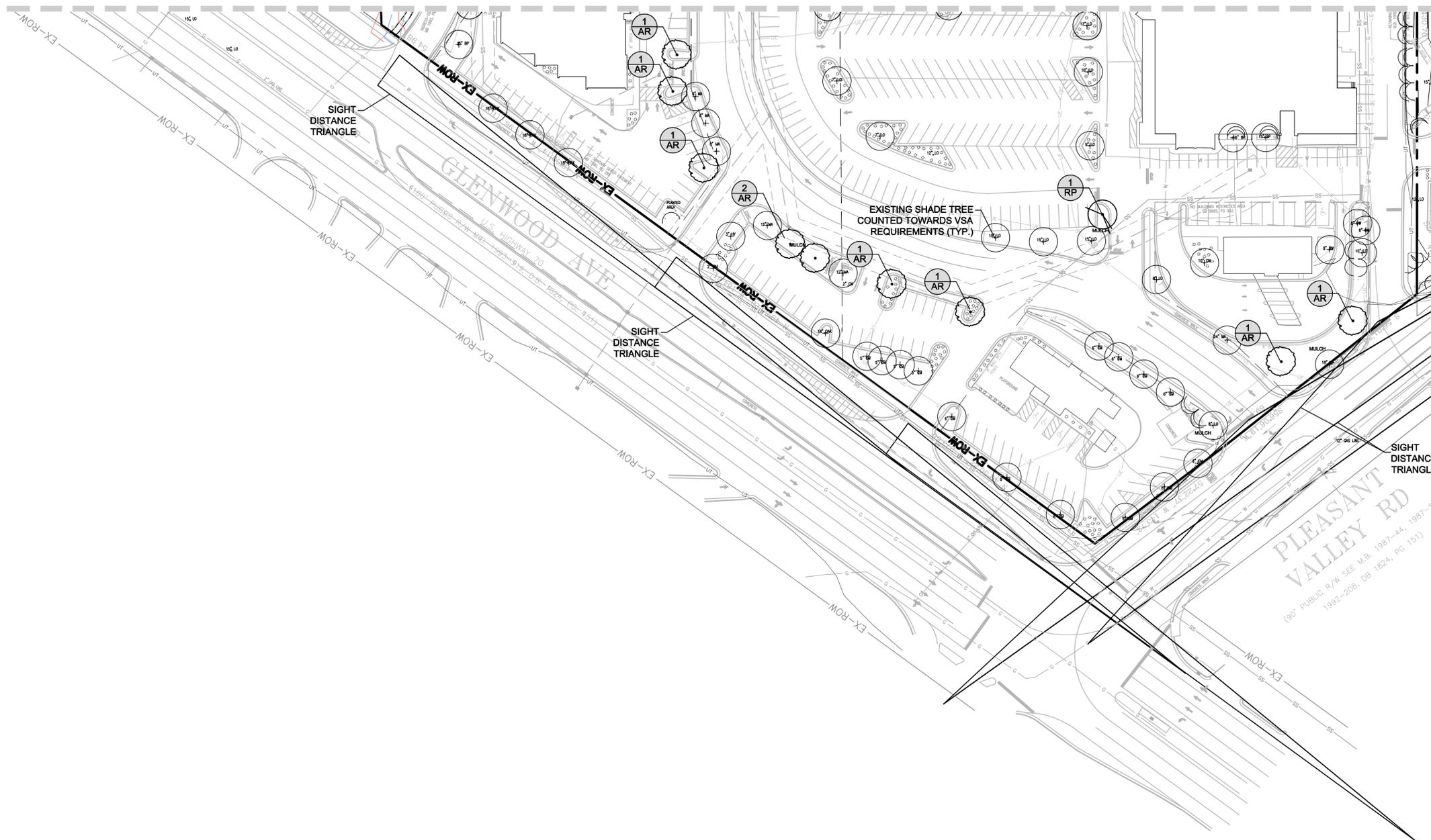
- BE - BEECH
- BP - BRADFORD PEAR
- CD - CEDAR
- CM - CREPE MYRTLE
- DW - DOGWOOD
- HIC - HICKORY
- HY - HOLLY
- LO - LOCUST
- MA - MAPLE
- PI - PINE
- PR - POPLAR
- SY - SYCAMORE
- WC - WILD CHERRY
- WI - WILLOW
- WN - WALNUT

LEGEND	
	WALMART LOT 1 BOUNDARY
	ADJACENT PROPERTY BOUNDARIES
	EASEMENTS
	BUILDING EXPANSION
	18" CURB AND GUTTER
	PARKING SPACES
	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET)
	STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET)
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	STANDARD PARKING SPACES (4" SYS.)
	ASSOCIATE PARKING SPACES (4" SYS.)



SEE L-2

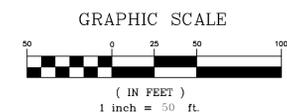
SEE L-1



LEGEND	
	WALMART LOT 1 BOUNDARY
	ADJACENT PROPERTY BOUNDARIES
	EASEMENTS
	BUILDING EXPANSION
	18" CURB AND GUTTER
	PARKING SPACES
	HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET)
	STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET)
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)
	STANDARD PARKING SPACES (4" SYSL)
	ASSOCIATE PARKING SPACES (4" SWSL)

EXISTING TREE LEGEND

- BE - BEECH
- BP - BRADFORD PEAR
- CD - CEDAR
- CM - CREPE MYRTLE
- DW - DOGWOOD
- HIC - HICKORY
- HY - HOLLY
- LO - LOCUST
- MA - MAPLE
- PI - PINE
- PR - POPLAR
- SY - SYCAMORE
- WC - WILD CHERRY
- WI - WILLOW
- WN - WALNUT



LANDSCAPE REQUIREMENTS & CALCULATIONS								
AREA TO BE LANDSCAPED	SPECIFIC AREA	CODE REQUIREMENT	SQUARE FEET/LINEAL FEET OF FRONTAGE	EXISTING TREE CREDITS	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED (MINIMUM)	COMMENTS	CODE SECTION
VEHICULAR SURFACE AREA (VSA)	PROJECT AREA	EACH PLANTING AREA SHALL = 150 S.F. MIN. 7' MIN. DIMENSION EXISTING PLANT AREAS WITH A MIN. OF 112 SF MAY BE USED TO MEET REQ'T. 1 SHADE TREE PER 4,000 VSA	565,234 S.F. TOTAL VSA	101 - EXISTING SHADE TREES (VARIABLE SIZE-PLEASE SEE PLAN FOR LOCATIONS)	565,234 S.F. VSA @ 1 SHADE TREE PER 4,000 S.F. VSA = 142 SHADE TREES	41 - 2" CAL. SHADE TREES PROPOSED 101 - EXISTING SHADE TREES (VARIABLE SIZE-PLEASE SEE PLAN FOR LOCATIONS)	REQUIREMENTS MET THROUGH THE USE OF EXISTING SHADE TREES (101) WITHIN AND SURROUNDING THE VSA AND WITH ADDITIONAL SHADE TREE PLANTINGS (41).	10-2082.7

MASTER PLANT LIST										
TYPE	QUANTITY	SYM/KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION					
					CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
TREES	21	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2"	12-14'		B&B	AS SHOWN	CONTRACTOR TO MATCH TO VARIETY OF EXISTING TREES
	20	RP	Robinia pseudoacacia	Common Locust	2"	12-14'		B&B	AS SHOWN	CONTRACTOR TO MATCH TO VARIETY OF EXISTING TREES



PERMIT SET

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS

CLIENT: Walmart  
 STORES, INC.  
 SAM WALTON DEVELOPMENT COMPLEX  
 2001 SE 10TH STREET  
 BENTONVILLE, ARKANSAS 72716-0550  
 TEL: (479) 273-4000

PROJECT: Walmart - Raleigh Township  
 STORE No. 1751  
 Photo #1751P7  
 6600 GLENWOOD AVENUE  
 RALEIGH COUNTY  
 NORTH CAROLINA

TITLE: LANDSCAPE PLAN B

DESIGNED BY: BOP  
 DRAWN BY: BOP  
 CHECKED BY: BOP  
 DATE: 11/11/10  
 PROJECT#: 015476118  
**L-2**

STIPULATION FOR REUSE:  
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 TO THE LAW.

  
**Walmart**  
 RALEIGH, NORTH CAROLINA  
 STORE NO. 1751  
 JOB NUMBER: 0920026    PROTO: 150-FLEX

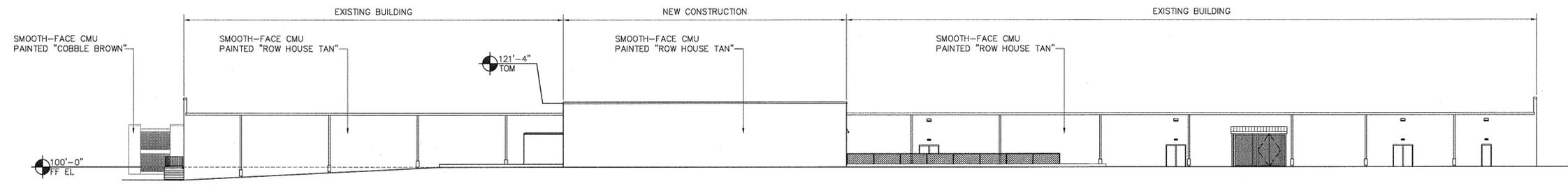
ISSUE	BLOCK

CHECKED BY:  
 DRAWN BY:  
 DOCUMENT DATE:

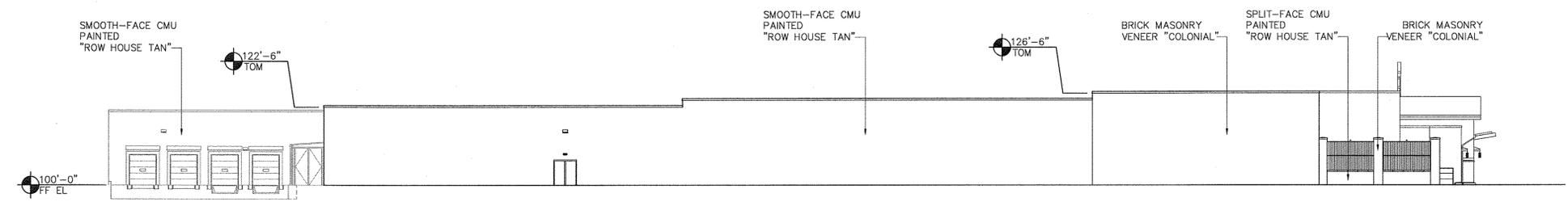
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

EXTERIOR  
 ELEVATIONS

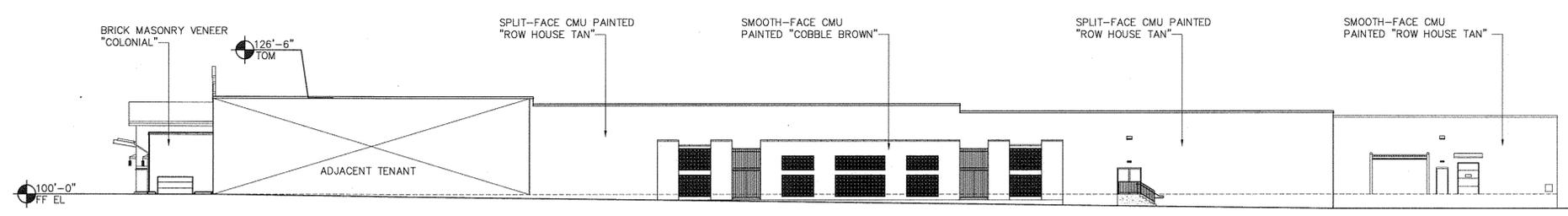
SHEET:  
**A2**



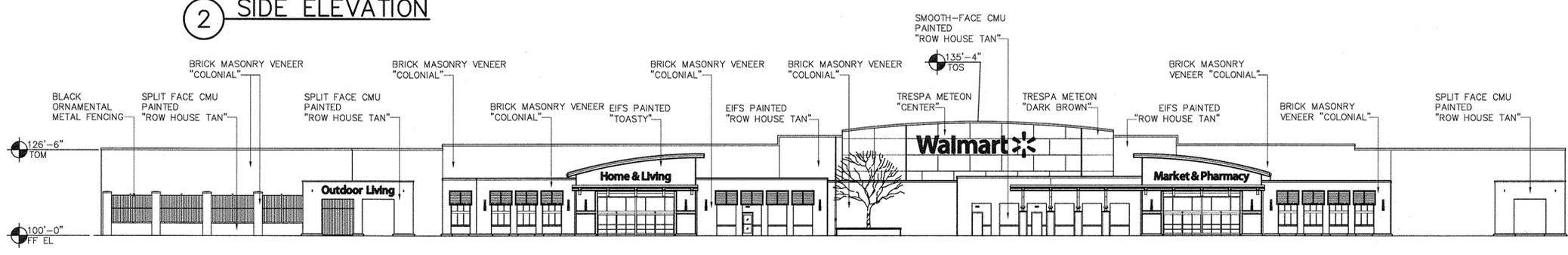
4 REAR ELEVATION



3 SIDE ELEVATION



2 SIDE ELEVATION



1 FRONT ELEVATION



# Development SERVICES

FIRE • INSPECTIONS • PLANNING  
PUBLIC UTILITIES • PUBLIC WORKS

**Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-516-2495  
Fax 919-516-2685

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	Transaction Number <div style="background-color: yellow; padding: 5px; text-align: center;">288027</div>
* May require Planning Commission or City Council Approval		

### Section A

#### GENERAL INFORMATION

Development Name : Walmart Expansion at Townridge Shopping Center

Proposed Use : Shopping Center

Property Address(es) : 6600 Glenwood Avenue, Raleigh, NC 27613

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

P.I.N. : 0786697296,  
0786687667, 0786685290

P.I.N. : 0786791240,  
0786793111

P.I.N. : 0786782855, 0786781249

P.I.N. : 0786771985, 0786770804

What is your project type?

- Apartment  
  Banks  
  Elderly Facilities  
  Hospitals  
  Hotels/Motels  
  Industrial Building  
  Mixed Residential  
 Non-Residential Condo  
 Office  
 Religious Institutions  
 Residential Condo  
 Retail  
 School  
 Shopping Center  
 Single Family  
 Telecommunication Tower  
 Townhouse  
 Other: If other, please describe:

#### PRELIMINARY ADMINISTRATIVE REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. n/a

#### PLANNING COMMISSION OR CITY COUNCIL REVIEW

Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Shopping center expansion within 400' of a residential use.

#### CLIENT (Owner or Developer)

Company : Wal-Mart Stores Inc.

Name (s)

Address : 2001 SE 10<sup>th</sup> Street, Bentonville, AR 72716-4050

Phone : (479) 273-4000

Email

nb

Fax

n/a

#### CONSULTANT (Contact Person for Plans)

Company : Kimley-Horn and Associates, Inc.

Name (s) : Austin L. Watts, P.E.

Address : 4651 Charlotte Park Drive, Suite 300, Charlotte, NC 28217

Phone : (704) 333-5131

Email : austin.watts@kimley-horn.com

Fax : (704) 333-0845

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # 279802

Zoning Information	Building Information
Zoning District(s) : IND-1	Proposed building use(s) Commercial Shopping Center
If more than one district, provide the acreage of each n/a	Existing Building(s) sq. ft. gross 224,552
Overlay District n/a	Proposed Building(s) sq. ft. gross 35,241
Total Site Acres 29.37 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 259,793
Off street parking Required : 1,040 Provided : 1,092	Proposed height of building(s) : 26' (approximate)
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 20.3%
BOA (Board of Adjustment) case # A-n/a	Building Lot Coverage percentage 20.3% (site plans only)
CUD (Conditional Use District) case # Z-n/a	

**Stormwater Information**

Existing Impervious Surface 21.6 ACRES acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 22.3 ACRES acres/square feet	<b>If Yes, please provide</b>
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

**CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)**

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030: The shopping center is in line with the Future Land Use Map for the Comprehensive Plan 2030. The Future Land Use Map calls for the properties to be part of the Community Mixed-Use area which features shopping centers of this size.

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots 0 Detached 0 Attached 0	9. Total number of commercial lots? 9
2. Total # Of Apartment Or Condominium Units 0	10. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Congregate Care Or Life Care Dwelling Units 0	<b>If Yes, please answer the questions below:</b> a) Minimum Lot Size b) Total # Of Open Space Lots c) Total # Of Phases d) Perimeter Protective Yards Provided e) Must provide open space quotient per City Code 10-3071(5)
4. Total # Of Mobile Home Lots 0	
5. Overall Total # Of Dwelling Units (1-5 Above) 0	
6. Bedroom Units 1br 0 2br 0 3br 0 4br or more 0	
7. Overall Unit(s)/Acre Densities Per Zoning District(s) 0	
8. If your project is an infill subdivision, provide the infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**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 subdivision plan as approved by the City.

I hereby designate Austin L. Watts, P.E. 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 Zeisler Morgan Properties, Ltd. Date \_\_\_\_\_  
 Signed  Shannon P. Blackwell, Authorized Agent Date 11/09/10