

BCRD HOLDINGS, LLC SR-43-2016



0 300 600 1,200 Feet

Zoning: **CX-3-PK**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **3.13**
Units: **7,775**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **BCRD Holdings, LLC**
Phone: **919-800-1695**



Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

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

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 476852 Assigned Project Coordinator Assigned Team Leader
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name BCRD Holdings, LLC		
Zoning District CX-3-PK	Overlay District (if applicable) NA	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Restaurant		
Property Address(es) 9650 Brier Creek Parkway		Major Street Locator: Brier Creek Parkway
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 0758-83-3743	P.I.N. 0758836853	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input checked="" type="checkbox"/> Retail		
<input type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
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 restaurant building with associated parking, utilities, and stormwater.	
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 BCRD Holdings, LLC	Name (s) Vishesh Panjwani
	Address 9133 Fawn Hill Court , Raleigh, NC 27617	
	Phone (919) 800-1695	Email vish@tsnventerprises.com Fax
CONSULTANT (Contact Person for Plans)	Company Bobbitt Design Build, Inc.	Name (s) Blair Pittman, PE
	Address 600 Germantown Road, Raleigh, NC 27607	
	Phone (919) 851-1980	Email bpittman@bobbitt.com Fax

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

Zoning Information	Building Information
Zoning District(s) CX-3-PK	Proposed building use(s) RESTAURANT
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 0 SF
Overlay District NA	Proposed Building(s) sq. ft. gross +/-7,775 SF
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) +/-7,775 SF
Off street parking: Required 61 Provided 66	Proposed height of building(s) +/-22'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor +/-14'
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 49,108 SF acres/square feet	If Yes, please provide: Alluvial Soils Flood Study 462 FEMA Map Panel #
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FOR RESIDENTIAL DEVELOPMENTS

1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

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

I hereby designate Bobbitt Design Build, Inc. 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 06/20/16

Printed Name Vishesh Panjwani

Signed _____ Date _____

Printed Name _____

*2.0 acres North West CAC CX 3 PK
S-79-02
Little Brian Drainage
Recombination is proposed to create parent parcel*

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 \$ 937	<input checked="" type="checkbox"/>		✓		
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓

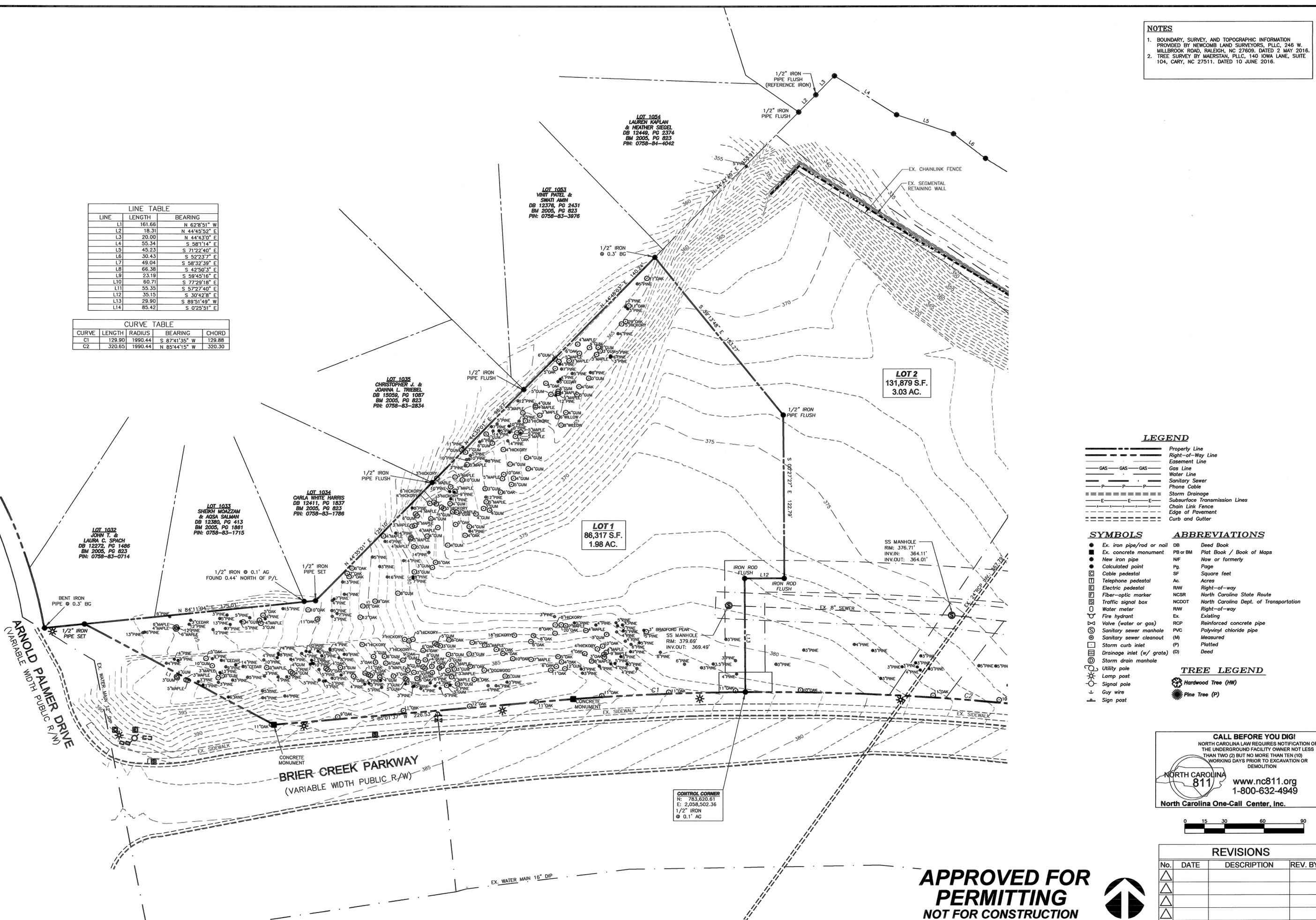
NOTES
1. BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609, DATED 2 MAY 2016.
2. TREE SURVEY BY MAERSTAN, PLLC, 140 IOWA LANE, SUITE 104, CARY, NC 27511, DATED 10 JUNE 2016.

LINE TABLE

LINE	LENGTH	BEARING
L1	161.66	N 62°8'51" W
L2	18.31	N 44°45'52" E
L3	20.00	N 44°43'0" E
L4	53.34	S 58°11'4" E
L5	45.23	S 71°22'40" E
L6	30.43	S 52°23'7" E
L7	49.04	S 58°32'39" E
L8	66.38	S 42°50'3" E
L9	23.19	S 59°45'16" E
L10	60.71	S 77°29'18" E
L11	53.35	S 57°27'40" E
L12	35.15	S 30°42'8" E
L13	29.90	S 89°51'49" W
L14	85.42	S 0°25'51" E

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	129.90	1990.44	S 87°41'35" W	129.88
C2	320.65	1990.44	N 85°44'15" W	320.30



LEGEND

---	Property Line
- - - -	Right-of-Way Line
- - - -	Easement Line
- - - -	Gas Line
- - - -	Water Line
- - - -	Sanitary Sewer
- - - -	Phone Cable
- - - -	Storm Drainage
- - - -	Subsurface Transmission Lines
- - - -	Chain Link Fence
- - - -	Edge of Pavement
- - - -	Curb and Gutter

SYMBOLS

●	Ex. iron pipe/rod or nail
■	Ex. concrete monument
■	New iron pipe
●	Calculated point
□	Cable pedestal
□	Telephone pedestal
□	Electric pedestal
□	Fiber-optic marker
□	Traffic signal box
□	Water meter
□	Fire hydrant
□	Valve (water or gas)
□	Sanitary sewer manhole
□	Sanitary sewer cleanout
□	Storm curb inlet
□	Drainage inlet (w/ grate)
□	Storm drain manhole
□	Utility pole
□	Lamp post
□	Signal pole
□	Guy wire
□	Sign post

ABBREVIATIONS

DB	Deed Book
PB or BM	Plat Book / Book of Maps
NIF	Now or formerly
Pg.	Page
SF	Square feet
Ac.	Acres
RAW	Right-of-way
NCSR	North Carolina State Route
NC DOT	North Carolina Dept. of Transportation
RAW	Right-of-way
Ex.	Existing
RCP	Reinforced concrete pipe
PVC	Polyvinyl chloride pipe
(M)	Measured
(P)	Plotted
(D)	Deed

TREE LEGEND

●	Hardwood Tree (HW)
●	Pine Tree (P)

CALL BEFORE YOU DIG!
NORTH CAROLINA LAW REQUIRES NOTIFICATION OF THE UNDERGROUND FACILITY OWNER NOT LESS THAN TWO (2) BUT NO MORE THAN TEN (10) WORKING DAYS PRIOR TO EXCAVATION OR DEMOLITION.
NORTH CAROLINA 811 | www.nc811.org | 1-800-632-4949
North Carolina One-Call Center, Inc.



REVISIONS

No.	DATE	DESCRIPTION	REV. BY
△			
△			
△			
△			

APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION





BOBBITT DESIGN BUILD
 845 Chatham Road, Raleigh, North Carolina 27601
 PH: (919) 861-1881 | Fax: (919) 861-1882 | Email: bob@bobbitt.com
 Firm Lic. # D-0181

COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

BCRD HOLDINGS, LLC
 9650 Brier Creek Parkway
 RALEIGH, NORTH CAROLINA

24 X 36
1" = 30'

20 JUNE 2016

1463-0469

STAKING PLAN

C1.0

GENERAL NOTES: STAKING PLAN

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27608. DATED 2 MAY 2016.
- NO FREE STANDING SIGNS ARE PROPOSED AS PART OF THE DESIGN. IF NEW FREE STANDING SIGNS ARE REQUIRED IN THE FUTURE, IT WILL BE PERMITTED SEPARATELY.
- ALL DENUDED AREAS NOT COVERED WITH IMPERVIOUS SURFACE OR NOTED LANDSCAPING TO BE PERMANENTLY SEED.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR CONSTRUCTION SHOWN ON THESE PLANS.
- ALL DIMENSIONS AND STAKING POINT LOCATIONS ARE TO BACK OF CURB/EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ANY WORK SHOWN ON THESE PLANS THAT IS FOUND TO BE IN CONFLICT WITH LOCAL ZONING SETBACK REQUIREMENTS SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR ADJUSTMENT.
- LOCATIONS FOR EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL CALL UTILITY LOCATOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.
- 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.
- CONTRACTOR SHALL INSTALL SIGNS, AND CONSTRUCT NECESSARY RAMPS, AS PER THE NORTH CAROLINA STATE BUILDING CODE, FOR ALL HANDICAP PARKING SPACES NOTED ON THE PLANS.
- FOR ALL HANDICAPPED PARKING SPACES, AS PER ADA CODE: 1) REGARDLESS OF AGE, ALL ACCESSIBLE SPACES SHALL BE IDENTIFIED BY ABOVE GROUND SIGNS ONLY; 2) NEW SPACES SHALL NOT USE GROUND-PAINTED SYMBOLS; 3) ACCESSIBLE SPACES ARE REQUIRED TO BE STRIPED OFF ONLY; 4) STRIPING IS WHITE ON DARK PAVEMENT; BLACK ON LIGHT PAVEMENT.
- INSTALL 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.
- ALL CONSTRUCTION TO BE PERFORMED TO CITY OF RALEIGH STANDARDS, SPECIFICATIONS AND DETAILS.

NOTE: NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

SYMBOL LEGEND

CENTERLINE	---
EASEMENT	----
SETBACK	----
PARKWAY FRONTAGE & NEIGHBORHOOD TRANSITION	----
CURB AND GUTTER	----
CONCRETE PAVING	▨

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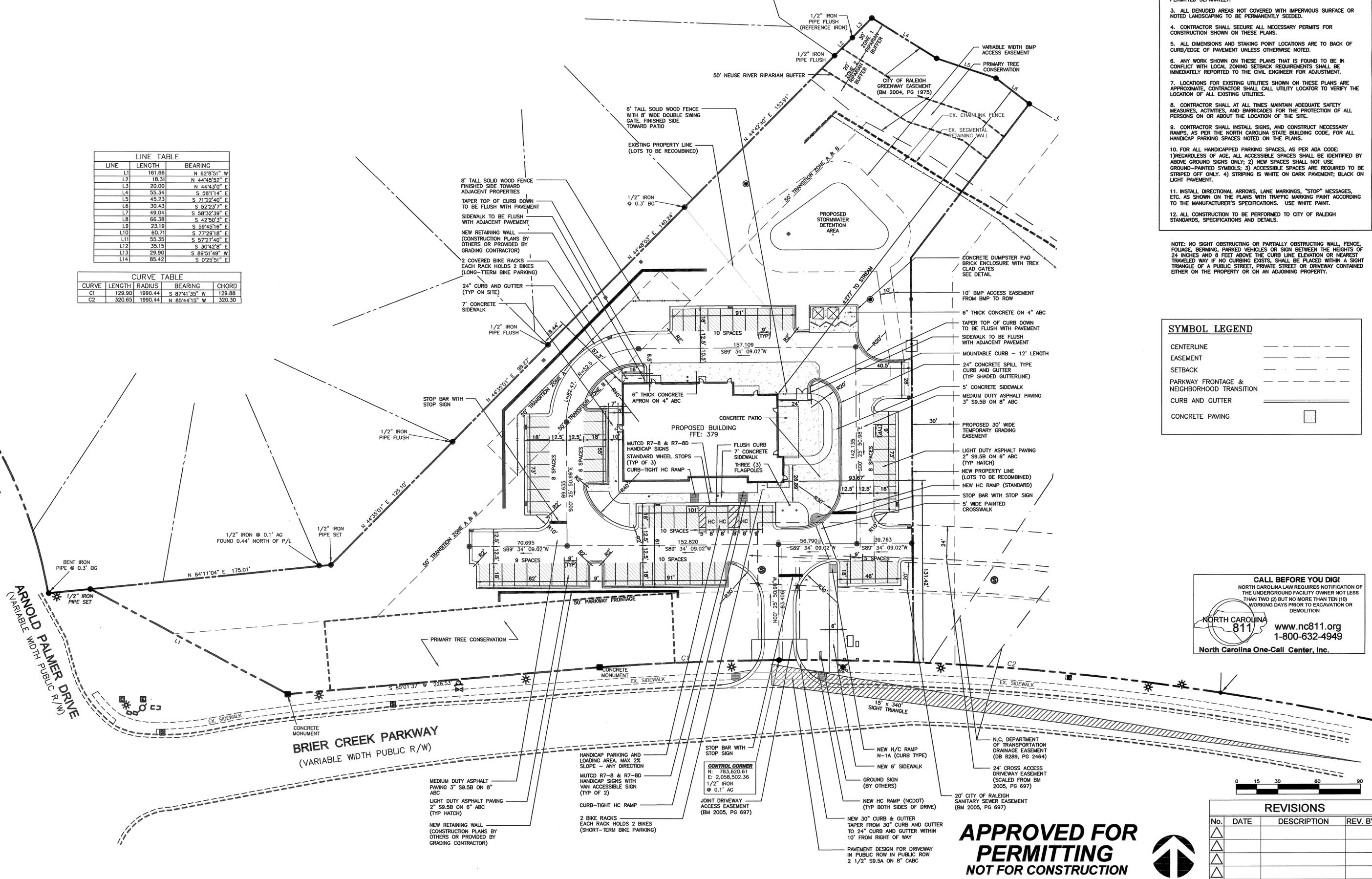


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L13	29.90	S 89°51' W
L14	85.42	S 07°51' E

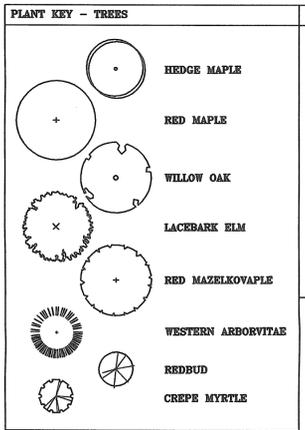
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QTY	BOTANICAL NAME	COMMON NAME	ROOT	CAL/HT.	COMMENTS
SHADE TREES:					
9	ACER CAMPESTRE	HEDGE MAPLE	B&B	2" MIN / 10'	NEIGHBORHOOD TRANSITIONS
14	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	B&B	3 1/2" MIN / 14'	NEIGHBORHOOD TRANSITION AND PARKWAY FRONTAGE
7	QUERCUS PHELLOS	WILLOW OAK	B&B	3 1/2" MIN / 14'	NEIGHBORHOOD TRANSITION AND PARKWAY FRONTAGE
7	ULMUS PARVIFOLIA	LACEBARK ELM	B&B	2" MIN / 10'	PARKING LOT
10	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	B&B	2" MIN / 10'	PARKING LOT
EVERGREEN TREES:					
12	THUJA PLICATA 'GREEN GIANT'	WESTERN ARBORVITAE	B&B	2" MIN / 8'	PARKWAY FRONTAGE AND SCREENING
UNDERSTORY TREES:					
18	CERCIS CANADENSIS 'FOREST PANSY'	REDBUD	B&B	2" MIN / 8'	NEIGHBORHOOD TRANSITION AND PARKWAY FRONTAGE
7	LAGERSTROEMIA 'TONTON'	CREPE MYRTLE	B&B	2" MIN / 8'	NEIGHBORHOOD TRANSITION
SHRUBS:					
24	ABELIA X GRANDIFLORA 'CANYON CREEK'	GLOSSY ABELIA	CONT	24" MIN	NEIGHBORHOOD TRANSITION
8	BERBERIS THUNBERGII 'ROSE GLOW'	BARBERRY	CONT	24" MIN	FOUNDATION
4	HYDRANGEA MACROPHYLLA 'PIA'	HYDRANGEA	CONT	24" MIN	FOUNDATION
92	ILEX CORNUTA 'CARISSA'	CHINESE HOLLY	CONT	24" MIN	NEIGHBORHOOD TRANSITION AND PARKWAY FRONTAGE
55	ILEX VOMITORIA 'NANA'	YAUPOH HOLLY	CONT	24" MIN	NEIGHBORHOOD TRANSITION AND FOUNDATION
58	JUNIPERUS CHINENSIS 'SAYBROOK GOLD'	JUNIPER	CONT	24" MIN	NEIGHBORHOOD TRANSITION
10	JUNIPERUS COMMUNIS 'HIBERNICA'	IRISH JUNIPER	CONT	36" MIN	FOUNDATION
25	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	CONT	24" MIN	FOUNDATION
8	PRUNUS LAUROCEPERSUS 'OTTO LUYKEN'	CHERRY LAUREL	CONT	24" MIN	SCREENING
10	VIBURNUM OBOVATUM 'DENSEA'	VIBURNUM	CONT	24" MIN	FOUNDATION



PLANT KEY - TREES

- HEDGE MAPLE
- RED MAPLE
- WILLOW OAK
- LACEBARK ELM
- RED MAZELKOVAPLE
- WESTERN ARBORVITAE
- REDBUD
- CREPE MYRTLE

PLANT KEY - SHRUBS

- GLOSSY ABELIA
- BARBERRY
- HYDRANGEA
- CHINESE HOLLY
- YAUPOH HOLLY
- JUNIPER
- IRISH JUNIPER
- FOUNTAIN GRASS
- CHERRY LAUREL
- VIBURNUM

LANDSCAPING NOTES & SPECIFICATIONS:

- BOUNDARY, SURVEY, AND TOPOGRAPHIC INFORMATION PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, 246 W. MILLBROOK ROAD, RALEIGH, NC 27609. DATED 2 MAY 2016.
- TREE SURVEY BY MAERSTAN, PLLC, 140 IOWA LANE, SUITE 104, CARY, NC 27511. DATED 10 JUNE 2016.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION RELATING TO GRADING, REFER TO C3.0-GRADING PLAN.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTS AND PLANTING PROCEDURES SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN LATEST EDITION.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREES AND SHRUBS SHALL BE FULL-WELL BRANCHED PLANTS WHICH ARE CHARACTERISTIC OF THE SPECIES.
- ALL GRASS IS TO BE ARID FESCUE, OR BETTER. THE BEST TIME TO PLANT IS LATE AUGUST-OCTOBER. PLANT 1/2 TO 1 LB. PER 1000 SQ. FT. COVER WITH ONE BALE OF STRAW PER 1000 SQ. FT. SEE HATCHED AREAS ON LANDSCAPE PLAN FOR AREAS TO BE SEED.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- REMOVE ALL STRING AND WIRE FROM BASE OF ALL PLANT MATERIAL.
- MULCH ALL BEDS WITH 3" OF CLEAN PINE NEEDLES, UNLESS OTHERWISE NOTED.
- ALL AREAS NOT COVERED WITH PAVING, GRAVEL, BUILDINGS OR PLANTING BEDS SHALL BE SEED AS SHOWN IN THE SEEDBED PREP. AND SEEDING SCHEDULE.
- LAWN AREAS AND PLANT BEDS SHALL BE RAKED TO REMOVE ROCKS, STICKS, ROOTS AND OTHER TRASH AND DEBRIS 2" IN SIZE AND GREATER. SMOOTH FOR EASE OF MOWING.
- ALL PLANTINGS OF TREES & SHRUBS SHALL BE A MINIMUM OF 3' WHERE NO CURB AND GUTTER IS PROPOSED BEHIND ALL CURBS. BORDERING PARKING SPACES, WHEEL STOPS MUST BE PROVIDED TO PREVENT DAMAGE TO PLANT MATERIAL.
- PROVIDE A 4" DEEP SPADED BED EDGE WHERE TURF MEETS PLANTING BED.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SCREENING ALL ABOVE GROUND UTILITIES SUCH AS BACKFLOW PREVENTERS AND HVAC UNITS.
- ALL CONSTRUCTION TO BE PERFORMED TO THE CITY OF RALEIGH DESIGN AND CONSTRUCTION STANDARDS.
- WITHIN THE AREA DEFINED BY THE SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- STREET TREES TO MEET ALL SOIL, PLANTING, MAINTENANCE, AND WARRANTY REQUIREMENTS LISTED IN THE CITY OF RALEIGH STREET DESIGN MANUAL SECTIONS 6.18.1 AND 6.18.2.

PARKING LOT TREE COVERAGE

PARKING LOT AREA: 32,284 SF
(1 TREE/2000 SF MIN)

TREES:	REQUIRED	PROPOSED
	17	17

NEIGHBORHOOD TRANSITION

ZONE A PROTECTIVE YARD

REQUIREMENTS PER 100 LF

	TYPE 1	TYPE 2	TYPE 3
SHADE TREES	4	5	6
UNDERSTORY TREES	3	4	5
SHRUBS	40	30	60

TYPE	LENGTH	REQUIRED SHADE TREES	REQUIRED UNDERSTORY TREES	REQUIRED SHRUBS
TYPE 1	0 LF	0	0	0
TYPE 2	178 LF	9	7	53
TYPE 3	175 LF*	11	9	105

*258 LF REMOVED FROM CALCULATIONS FOR EXISTING VEGETATION

PARKWAY FRONTAGE

REQUIREMENTS PER 100 LF

DECIDUOUS SHADE TREE 7
EVERGREEN SHADE TREES 3
UNDERSTORY TREES 6
SHRUBS 32
% DECIDUOUS (MAX) 40%

LENGTH	REQUIRED DECIDUOUS SHADE TREES	REQUIRED EVERGREEN SHADE TREES	REQUIRED UNDERSTORY TREES	REQUIRED SHRUBS
143 LF*	10	5	9	43

*311 LF REMOVED FROM CALCULATIONS FOR TREE CONSERVATION AND DRIVEWAY

PROVIDED	PROVIDED	PROVIDED	PROVIDED
DECIDUOUS SHADE TREES	EVERGREEN SHADE TREES	UNDERSTORY TREES	SHRUBS
10	5 (3 EXISTING)	9	43

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NORTH CAROLINA 811

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1-800-632-4949

North Carolina One-Call Center, Inc.



REVISIONS

No.	DATE	DESCRIPTION	REV. BY
△			
△			
△			
△			

APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION



think, design, build

BOBBITT DESIGN-BUILD

680 Greenbriar Road | Raleigh, North Carolina 27606
PH: (919) 851-1880 | FX: (919) 851-1882 | Email: bob@bobbitt.com
Firm Lic. # D-0191

COORDINATOR:
Blair Pittman

DRAWN BY:
Jason Galloway

CHK BY: BPP

BCRD HOLDINGS, LLC

9650 Brier Creek Parkway
RALEIGH, NORTH CAROLINA

24 X 36
1" = 30'

20 JUNE 2016

1463-0469

LANDSCAPE PLAN

C5.0

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