



# Administrative Approval Action

Case File / Name: ASR-0008-2020  
City Barbecue Lake Boone Trail

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the west side of Landmark Drive, north of Lake Boone Trail at 4112 and 4122 Lake Boone Trail.

**REQUEST:** Development of a 1.61 acre/69,696 sf tract zone CX-5-PL-CU & CX-5-CU consisting of existing Lots 3 and 4, recorded in BM 2015 PG 2011. Lot 3 (.87 acres) is a proposed Open Lot and will remain vacant with no development with exception of 2 proposed cross-access drives. Existing Lot 4 will be developed into a proposed 4,000 sf restaurant building with a 650 sf patio area with 37 provided parking spaces.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** N/A

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated July 13, 2020 by McAdams.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Place a copy of the Solid Waste Service agreement with a private contractor in the Site Permit Review plan set.
2. Demonstrate compliance with UDO Sec.1.5.7. for measuring building height.
3. Demonstrate compliance with UDO Article Sec.7.4 regarding site lighting and building lighting

### **Stormwater**

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***



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## Engineering

1. That the arrow direction the use of the turn lane into the site is removed from the pavement as shown on the site plan and the Signing and Marking Manager in Transportation Operations RDOT approves the removal.
2. That a City of Raleigh standard concrete pad for the relocated Transit stop is constructed per the Plans and inspected by the Transit Division of RDOT.

## Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

## Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Lake Boone Trail.
6. A public infrastructure surety for 3 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

***The following are required prior to issuance of building occupancy permit:***

## Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

**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:** August 20, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**



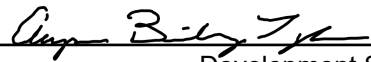
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Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 08/20/2020  
Development Services Dir/Designee  
Staff Coordinator: **Jermont Purifoy**

# ADMINISTRATIVE SITE REVIEW APPLICATION

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building type and include the plan number document when submitting.

**Office Use Only - Transaction #** ☐ Deleted ☐ Revised ☐ Approved ☐ Withdrawn

**Building Type** ☐ General ☐ Retail ☐ Industrial ☐ Office ☐ Other

**Transaction History**  
 Subsequent transaction # 12178  
 Certificate of Appropriateness # 305  
 Special Appearance # 305  
 Zoning Code # 305  
 Other Code # 305

**GENERAL INFORMATION**  
 Development name: City Barbeque Lake Boone Trail  
 Owner (owner) 02/01/2020  
 Property address: 4122 Lake Boone Trail  
 Site # (if applicable) 0786220043 - 078622003

Please describe the nature of work, including any additions, alterations, and/or new use.  
 Proposed improvements include a single story B&B restaurant with associated parking and utilities on Lot 4. Lot 3 development is limited to access drives to serve Lot 4 development as well as storm drainage structures.

**Current Property Owner/Developer Contact Name:** JEREMY MILLER  
**Address:** 4122 Lake Boone Trail, Raleigh, NC 27607  
**Phone:** 919-361-5000  
**Email:** jmill@citybarbeque.com

**City/County/State:** Raleigh, NC 27607  
**Project Name:** City Barbeque Lake Boone Trail  
**Address:** 4122 Lake Boone Trail, Raleigh, NC 27607  
**Phone:** 919-361-5000  
**Email:** jmill@citybarbeque.com

Page 1 of 1

**DEVELOPMENT TYPE & SITE DATA**

**SITE DATA**  
 (Check all that apply)  
 CR-SP-01  
 CR-SP-02  
 CR-SP-03  
 CR-SP-04  
 CR-SP-05  
 CR-SP-06  
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 CR-SP-100

**BUILDING DATA**  
 Building area (sq. ft.)  
 Building height (ft.)  
 Building type  
 Building use  
 Building name  
 Building address  
 Building phone  
 Building email  
 Building website  
 Building social media  
 Building other information

**EXISTING IMPROVEMENTS**  
 Existing street  
 Existing sidewalk  
 Existing storm sewer  
 Existing sanitary sewer  
 Existing water line  
 Existing gas line  
 Existing other utilities  
 Existing other information

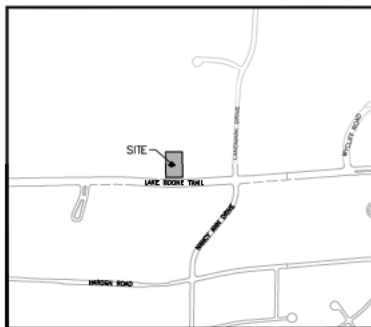
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 Proposed street  
 Proposed sidewalk  
 Proposed storm sewer  
 Proposed sanitary sewer  
 Proposed water line  
 Proposed gas line  
 Proposed other utilities  
 Proposed other information

**RESIDENTIAL DEVELOPMENTS**  
 Total # of housing units  
 # of detached units  
 # of townhouse units  
 # of multi-family units  
 # of mobile home units  
 # of other units  
 # of other information

**SIGNATURE BLOCK**  
 I hereby certify that the information provided on this form is true and correct to the best of my knowledge and belief, and that the information provided is complete and accurate. I understand that any false or misleading information provided on this form may result in the denial of the application and may result in the imposition of penalties. I understand that any false or misleading information provided on this form may result in the denial of the application and may result in the imposition of penalties. I understand that any false or misleading information provided on this form may result in the denial of the application and may result in the imposition of penalties.

**Signature:** *[Signature]*  
**Title:** *[Title]*  
**Date:** *[Date]*

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VICINITY MAP  
1"=500'



## ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as indicated in these plans, is responsible for contacting the Public Works Department at (919) 361-5000, and the Public Utilities Department at (919) 361-5000, at least twenty-four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reimbursement of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other violation of City of Raleigh Standards will result in a Stop-Work Order, and future work in the City of Raleigh.



## NOTE:

A CROWN ACCESS AGREEMENT HAS BEEN PREVIOUSLY RECORDED FOR LOTS 2 & 3 UNDER MAP 10046, PER 10046-0042.

## SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH'S SOLID WASTE SERVICES DEPARTMENT WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NC811 STANDARDS AND SPECIFICATIONS. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 83.

# CITY BARBEQUE LAKE BOONE TRAIL

4122 LAKE BOONE TRAIL  
RALEIGH, NORTH CAROLINA, 27607  
**ADMINISTRATIVE SITE REVIEW**  
PROJECT NUMBER: CBQ-19000  
CITY OF RALEIGH CASE #: ASR-0008-2020  
DATE: MARCH 6, 2020  
REVISED: APRIL 21, 2020  
REVISED: JUNE 5, 2020  
REVISED: JULY 13, 2020

SITE DATA	
PHYSICAL ADDRESS:	LOT 4: 4122 LAKE BOONE TRAIL, RALEIGH, NORTH CAROLINA 27607 LOT 3: 4121 LAKE BOONE TRAIL, RALEIGH, NORTH CAROLINA 27607
OWNER:	NEW LAKE BOONE TRAIL, LLC 100 WEST STREET RALEIGH, NORTH CAROLINA 27601
PERM:	LOT 4: 0786220043 LOT 3: 0786220030
EXISTING USE:	LOT 4: VACANT LOT 3: VACANT
PROPOSED USE:	LOT 4: GENERAL (RESTAURANT) LOT 3: OPEN LOT/VACANT
REAL ESTATE ID:	LOT 4: 0424935 LOT 3: 0424935
TAXES:	LOT 4: 0424935 LOT 3: 0424935
UNIMPROVED:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
IMPROVED:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
PROPOSED IMPROVEMENTS:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
BLANK SQUARE FOOTAGE:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
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STORM:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
ADDITIONAL AREA REQUIRED:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
REQUIREMENTS:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
PRIMARY STREET:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
SEW:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
WATER:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
STORM:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
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STORM:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
ADDITIONAL AREA REQUIRED:	LOT 4: 33,384 SF / 0.74 AC LOT 3: 38,101 SF / 0.87 AC
REQUIREMENTS:	LOT 4: 33,384

**CITY BARBEQUE  
LAKE BOONE TRAIL  
4122 LAKE BOONE TRAIL  
RALEIGH, NORTH CAROLINA, 27607**

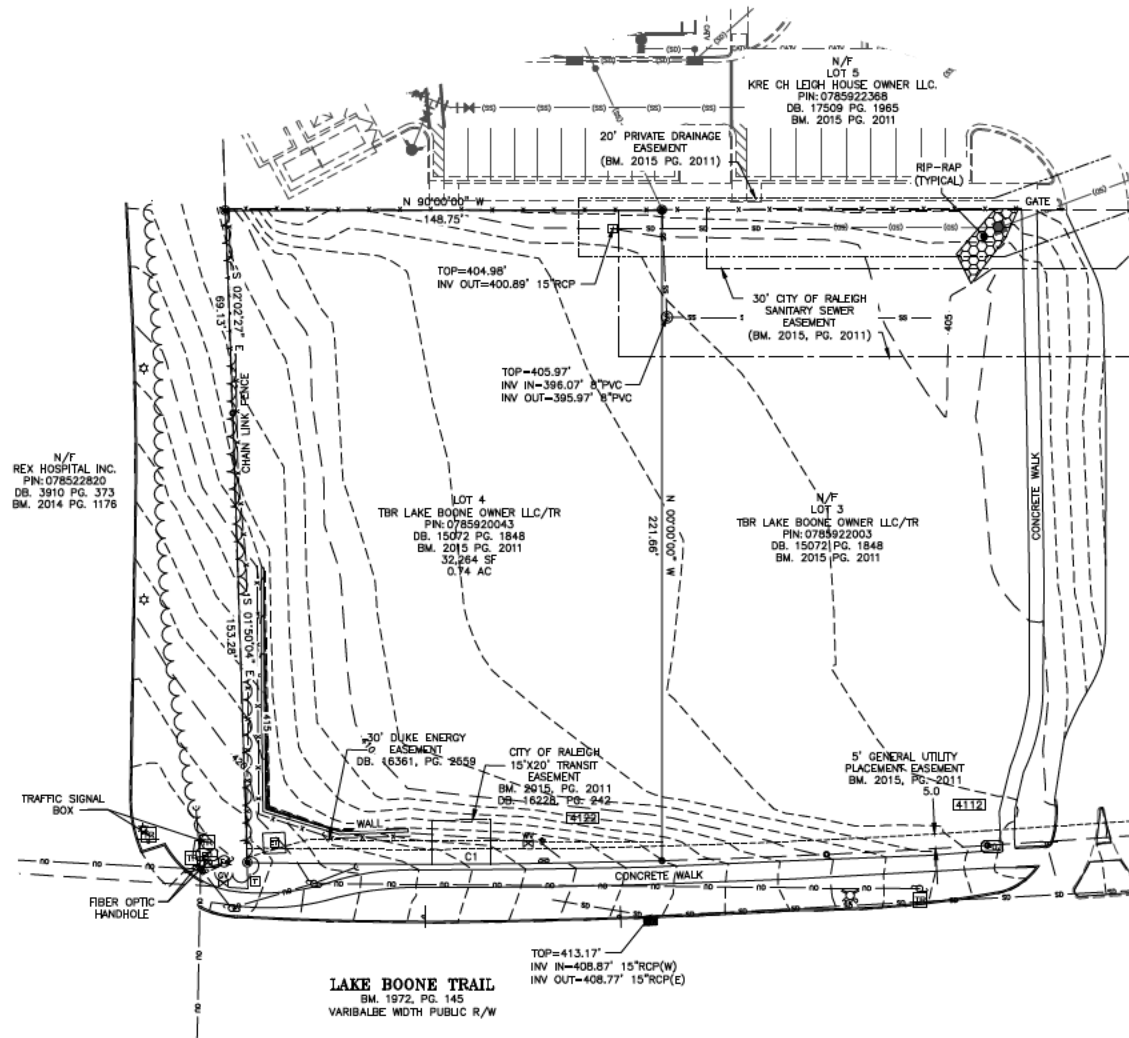
**GENERAL NOTES**

1. THIS IS A SURVEY OF AN EXISTING FACILITY(IES) OF LAND, THIS IS A TOPOGRAPHIC SURVEY.
2. BOUNDARIES FOR THIS SURVEY ARE BASED ON NC GRID MAG. 8300113.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ELEVATIONS ARE TO THE CENTER OF GRAVITY.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" & "Y" AS SHOWN BY F.P.A. F.L.A.M. COMMUNITY PANEL. ESTABLISHED DATE MAY. 03, 2006.
7. ADJACENT TO THE STATE OF NORTH CAROLINA.
8. UTILITY EASEMENTS:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OTHER IN SERVICE OF ADJACENT. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE CORRECT LOCATION INDICATED ALTHOUGH HE DOES CANNOT THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
9. NO GROUND MONUMENTS FOUND WITHIN 200' OF SITE.



**LEGEND**

- EXISTING IRON PIPE
- IRON PIPE SET
- ▲ CALCULATED POINT
- BONE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PESTHOLE
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- FIBER OPTIC MARKER
- FIBER OPTIC VAULT
- SIGN
- BOLLARD
- STORM DRAIN PIPE
- OVERHEAD UTILITY LINES
- WATER LINE
- SANITARY SEWER LINE
- TELEPHONE LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- FENCE LINE
- TREE LINE
- GUARDRAIL



**LAKE BOONE TRAIL**  
BM. 1972, PG. 145  
VARIABLE WIDTH PUBLIC R/W

**REVISIONS**

NO DATE

**PLAN INFORMATION**

PROJECT NO. CRO-19000  
FILE NAME: CRO19000-AT1  
CHECKED BY: RTS  
DRAWN BY: JBT  
SCALE: 1\"/>

**SHEET**

**EXISTING  
CONDITIONS  
C1.00**



**REVISIONS**

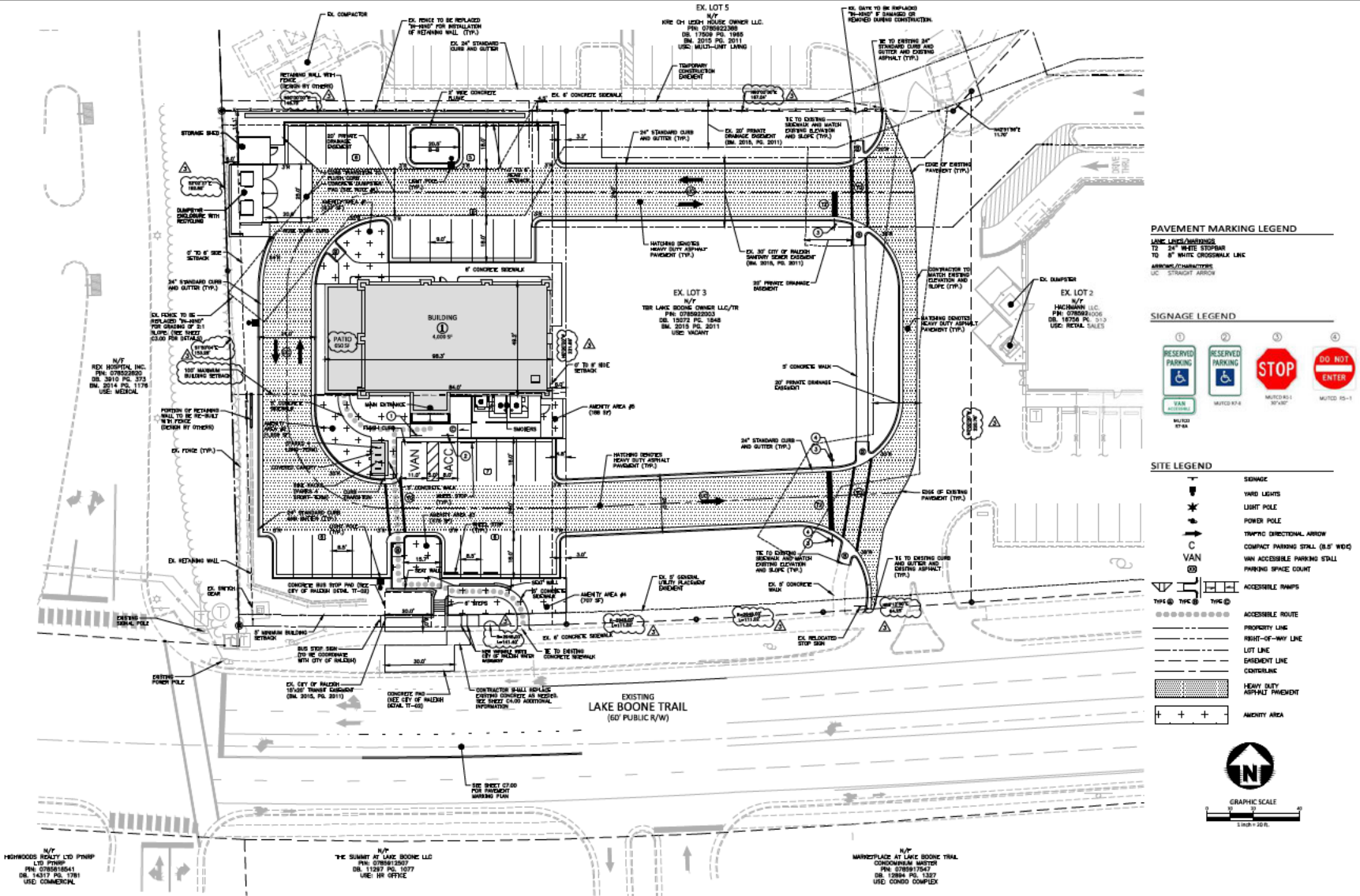
NO.	DATE	DESCRIPTION
1	04.29.2020	RESPONSE TO 1ST AIR SUBMITTAL
2	04.06.2020	RESPONSE TO 2ND AIR SUBMITTAL
3	07.13.2020	RESPONSE TO 3RD AIR SUBMITTAL

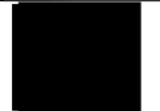
**PLAN INFORMATION**

PROJECT NO. C20-19000  
FILE NAME: C2019000-ASR-S1  
CHECKED BY: RJS  
DRAWN BY: COH  
SCALE: 1"=20'  
DATE: 01.29.2020  
**SHEET**

**SITE PLAN**

**C2.00**





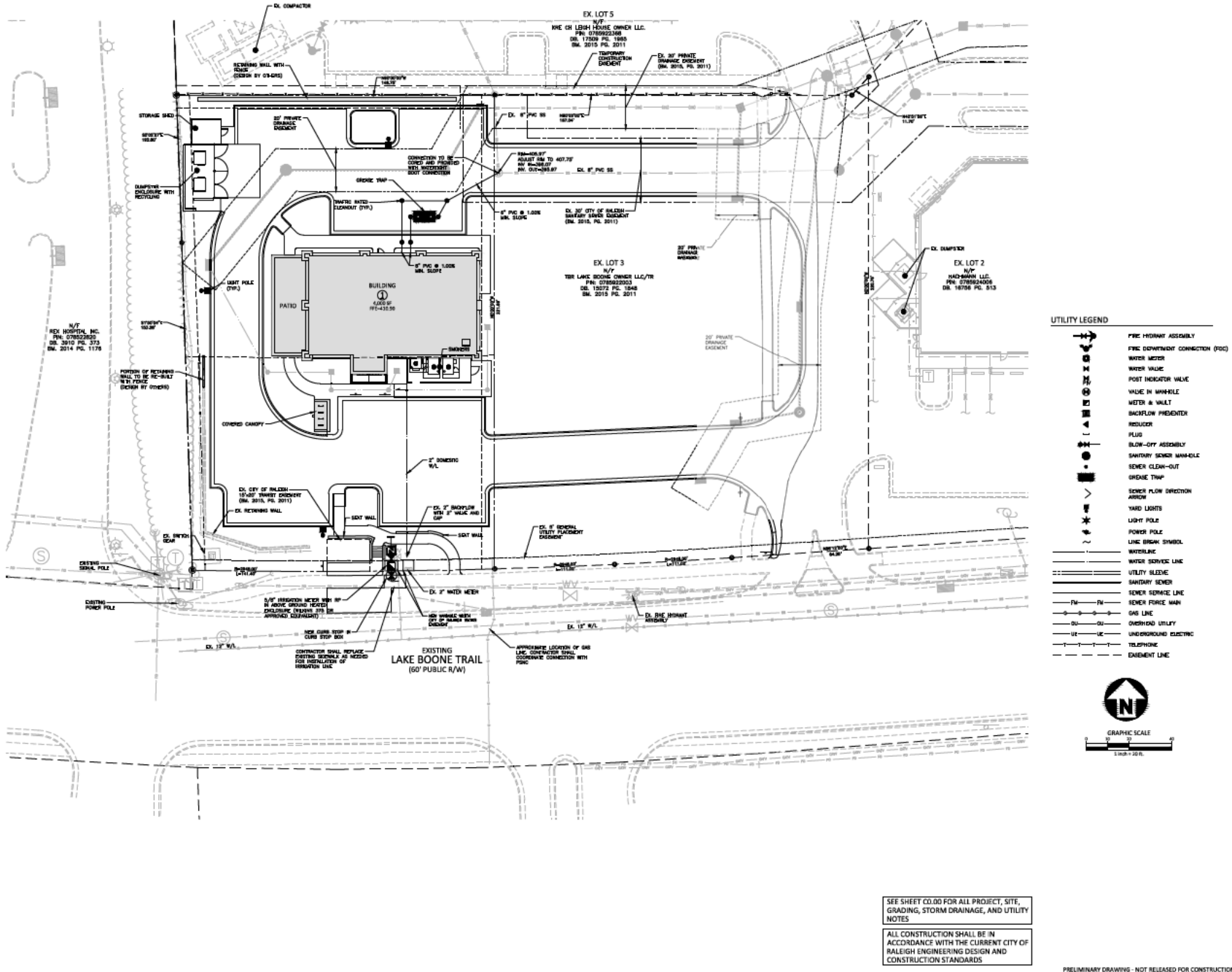
**REVISIONS**

NO.	DATE	DESCRIPTION
1	04.29.2020	RESPONDED TO 1ST AIR SUBMITTAL
2	04.06.2020	RESPONDED TO 2ND AIR SUBMITTAL
3	07.13.2020	RESPONDED TO 3RD AIR SUBMITTAL

**PLAN INFORMATION**

PROJECT NO.	CRQ-19000
FILE NAME	CRQ19000-ASR-11
CHECKED BY	RSS
DRAWN BY	COH
SCALE	1"=20'
DATE	01.29.2020

**SHEET**



**CLIENT**

CITY BARBEQUE, LLC  
6175 EMERALD PARKWAY  
DURHAM, NC 27713  
PHONE: 616.563.0999

**CITY BARBEQUE  
LAKE BOONE TRAIL  
ADMINISTRATIVE SITE REVIEW  
ASR-0008-2020  
4122 LAKE BOONE TRAIL  
RALEIGH, NORTH CAROLINA, 27607**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	04.29.2020	RESPONSE TO 1ST ADR SUBMITTAL
2	06.08.2020	RESPONSE TO 2ND ADR SUBMITTAL
3	07.13.2020	RESPONSE TO 3RD ADR SUBMITTAL

**PLAN INFORMATION**

PROJECT NO. CWO-190000  
FILE NAME: CWO190000-ASR-4.1  
CHECKED BY: CMV  
DRAWN BY: CMV  
SCALE: 1"=20'  
DATE: 01.29.2020

**LANDSCAPE PLAN**

**L5.00**

**PLANT SCHEDULE**

TREE	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	HT/SP	REMARKS
○	QUL	9	Overcup Oak	Quercus laevis	3" min	10' min	Vehicle use area trees.
○	QUL	3	Hatfield Oak	Quercus muhlenbergii	3" min	10' min	Street tree.
○	LOCP	29	Purple Diamond Lycopodium	Lycopodium obscurum "Purple Diamond"	42" min		Used to satisfy C3 req's
○	YOSH	3	Emerald Green Yucca	Yucca caroliniana "Emerald"	80" min		Used to satisfy C3 req's

**LANDSCAPE CALCULATIONS:**

STREET TREES  
TREE TRAIL  
SHADE TREES REQUIRED: 140 LF  
SHADE TREES PROVIDED: 3 SHADE TREES (140 LF)

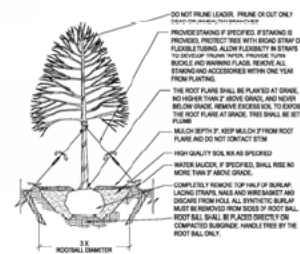
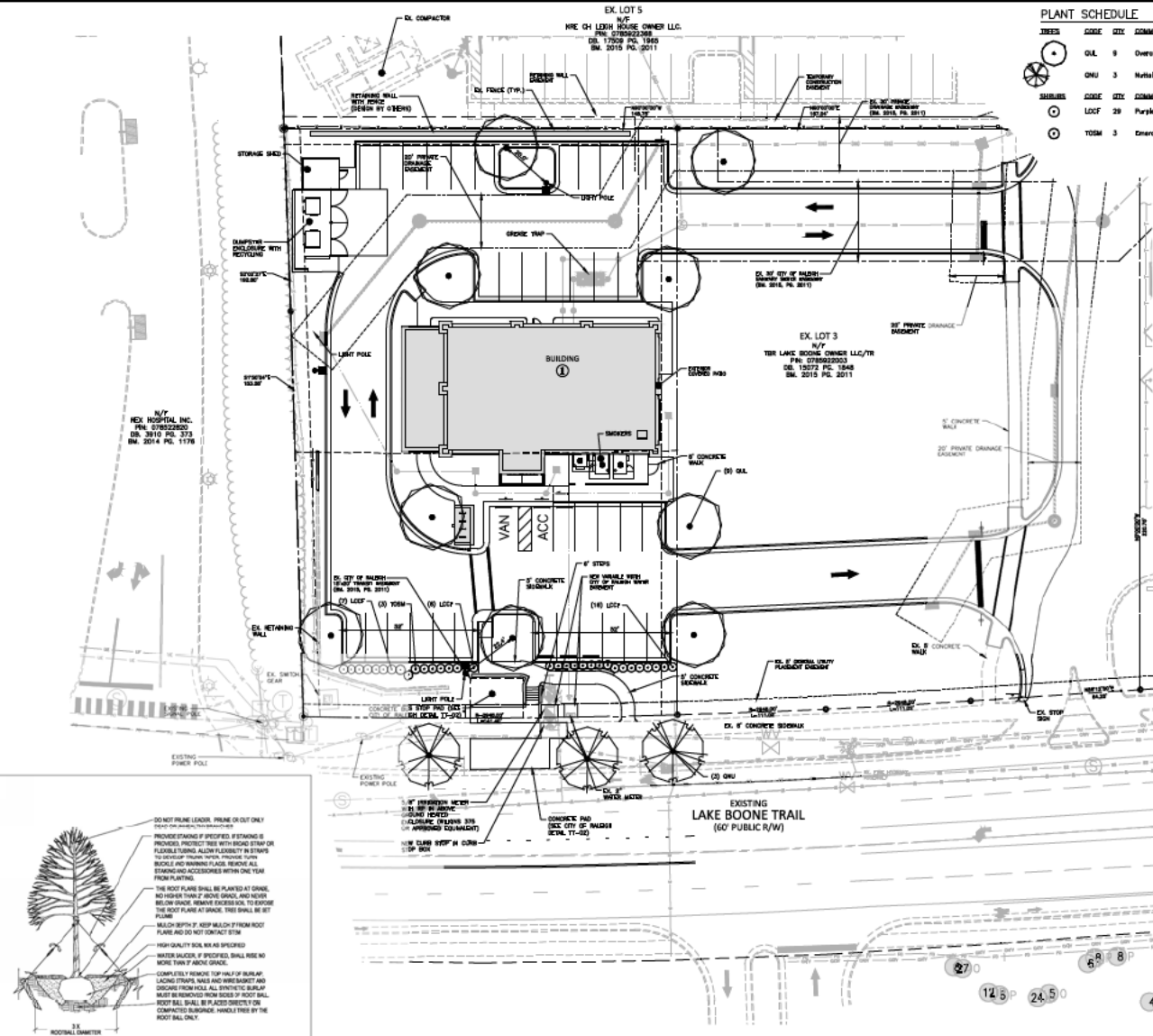
\*FOR CITY OF RALEIGH URBAN FORESTRY, THREE STREET TREES ARE REQUIRED TO MINIMIZE IMPACTS TO EXISTING AND PROPOSED PUBLIC INFRASTRUCTURE.  
CITY TREES: 100 LF  
SHADE TREES REQUIRED: 30 SHADE TREES (100 LF OF 10" DBH)  
SHADE TREES PROVIDED: 30 SHADE TREES (100 LF OF 10" DBH)  
VEGETATION AREA: 14,220 SF  
SHADE TREES REQUIRED: 9 SHADE TREES (14,220 SF)  
SHADE TREES PROVIDED: 9 SHADE TREES

**NOTES:**

1. STREET TREES SHALL BE LOCATED NO CLOSER THAN 5' FROM SIDEWALK, 10' ON STREET, AND 10' FROM DRIVEWAY. ALL TREES SHALL BE PLANTED IN THE CITY TREE TRAIL.
2. STREET TREES SHALL BE PLANTED IN THE CITY TREE TRAIL. THE CITY TREE TRAIL SHALL BE PLANTED IN THE CITY TREE TRAIL.
3. STREET TREES SHALL BE PLANTED IN THE CITY TREE TRAIL. THE CITY TREE TRAIL SHALL BE PLANTED IN THE CITY TREE TRAIL.

**LANDSCAPE NOTES**

1. ALL LANDSCAPE AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION WORKS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDEVELOPED AND UTILITIES BEFORE BEGINNING CONSTRUCTION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, UTILITIES, WALLS, ETC., REFER TO ARCHITECTURAL AND ENGINEERING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO OBTAIN PERMITS FOR CONSTRUCTION AND INSTALLATION OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIALS SHALL BE WELL FORMED, VISIBLE, AND FREE FROM DEFECTS. ALL MATERIALS SHALL BE DELIVERED TO THE SITE AND SHALL BE PROTECTED FROM DAMAGE, WASTES AND DESTRUCTION. MATERIALS SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. ALL MATERIALS SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES.
10. ALL PLANT MATERIALS TO BE CORRECTLY HANDLED BY THE TRUCK, BRANCHES AND LEAVES OF THE PLANTS, MINIMIZED PLANT MATERIAL MAY BE RECYCLED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIALS TO BE WELL HANDLED AND PROTECTED FROM DAMAGE. THE TRUCK SHALL BE PROTECTED FROM DAMAGE. THE TRUCK SHALL BE PROTECTED FROM DAMAGE.
12. ALL PLANTS TO BE A MINIMUM OF 10" DBH IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND APPROVED LANDSCAPE CONTRACTOR PRIOR TO ANY WORK BEING DONE.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENT OF WORK/SCOPE OF WORK SPECIFICALLY FOR THE SITE.
14. CONTRACTOR SHALL PROVIDE POST-HARVEST CARE FOR THE PLANTS AND THE PLANT AREA.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10' FROM ANY LOT LINE AS MEASURED FROM TRUNK OF THE TREE TO THE LOT LINE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 10' FROM ANY LOT LINE AS MEASURED FROM TRUNK OF THE TREE TO THE LOT LINE.
17. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
18. TOPSOIL SHALL BE 10" OF NATURAL TOPSOIL OR 10" OF TOPSOIL COMPOSED OF LOESSY AND SHALL NOT CONTAIN LIME, CEMENT, FERTILIZER, OR ANY OTHER MATERIALS THAT MAY AFFECT PLANTING SUCCESS.
19. LOESSY TOPSOIL OR FERTILIZER SHALL BE A MINIMUM OF 10" OF TOPSOIL OR 10" OF TOPSOIL COMPOSED OF LOESSY AND SHALL NOT CONTAIN LIME, CEMENT, FERTILIZER, OR ANY OTHER MATERIALS THAT MAY AFFECT PLANTING SUCCESS.
20. THE SOIL SHALL BE 10" OF NATURAL TOPSOIL OR 10" OF TOPSOIL COMPOSED OF LOESSY AND SHALL NOT CONTAIN LIME, CEMENT, FERTILIZER, OR ANY OTHER MATERIALS THAT MAY AFFECT PLANTING SUCCESS.
21. IF A MINIMUM OF 10" OF NATURAL TOPSOIL OR 10" OF TOPSOIL COMPOSED OF LOESSY AND SHALL NOT CONTAIN LIME, CEMENT, FERTILIZER, OR ANY OTHER MATERIALS THAT MAY AFFECT PLANTING SUCCESS.
22. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNPLANTED WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEED PERIOD OR IMMEDIATELY IF IT IS DETECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. ALL TREE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
24. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
25. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
26. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
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29. CONTRACTOR SHALL COMPLY WITH ALL CITY TREE TRAIL PLANTING STANDARDS TO DETERMINE SOIL, NUTRIENT REQUIREMENTS, AND OTHER FACTORS THAT MAY AFFECT PLANTING SUCCESS.
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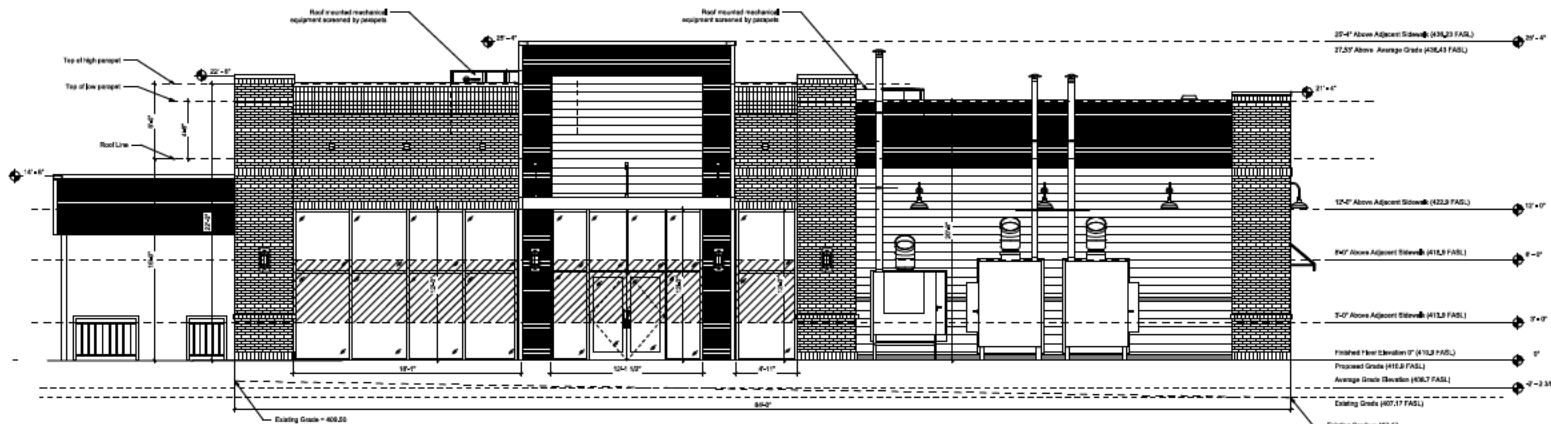
**NOTES:**  
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. PROVIDE DRAINAGE AWAY FROM PITS.  
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.  
3. STREET TREES MUST BE 3' CALIPER AT INSTALLATION WITHIN A MINIMUM FIRST BRANCH HEIGHT.  
4. PLANTING BEGINS OCTOBER-APRIL.  
5. A TREE IMPACT PERMIT IS REQUIRED.  
6. ELECTRICAL, GAS, AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA. IMMEDIATELY REPAIR ANY UTILITIES.

CITY OF RALEIGH	
REVISION	DATE
1	01/29/2020
TREE PLANTING DETAIL	
TFF-03	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





**1** Elevation  
South Facade  
Scale: 1/4" = 1'-0"

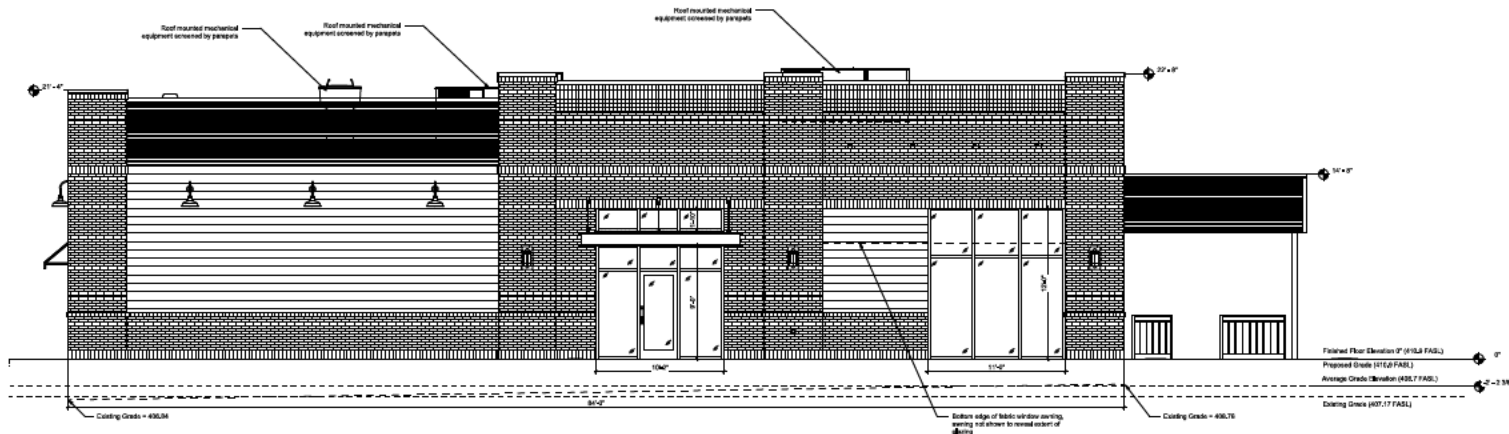
**TRANSPARENCY TABLE**

FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (SQ. FT.)	TRANSPARENCY PROPOSED	2'-0" TO 8'-0" TRANSPARENCY REQUIRED (80% OF 80%)	8'-0" TO 14'-0" TRANSPARENCY PROPOSED (SHOWN CROSS-HATCHED)
Ground Story	12' x 84' = 1,008 SF	1,008 SF x .20 = 202 SF	423 SF	302.88 SF x .2 = 106.32 SF	30.12' x 8' = 176.64 SF

**Transparency with Section Table**

**B. General Requirements**

- The minimum percentage of windows and doors that must cover a ground story facade to be considered between 5 and 12 feet above the adjacent sidewalk. More than 50% of the required transparency must be located between 5 and 8 feet of the building facade.



**2** Elevation  
North Facade  
Scale: 1/4" = 1'-0"

**AVERAGE GRADE CALCULATION TABLES**

STORAGE SHED								
	EXISTING			PROPOSED				
	AREA	LOW	AVOIDANCE	AREA	LOW	AVOIDANCE		
NORTH PLANE	4,500	450.0	450.0	4,500.0	450.0	450.0		
EAST PLANE	1,500	150.0	150.0	1,500.0	150.0	150.0		
SOUTH PLANE	1,500	150.0	150.0	1,500.0	150.0	150.0		
WEST PLANE	4,500	450.0	450.0	4,500.0	450.0	450.0		
TOTAL PLANE	12,000	1,200.0	1,200.0	12,000.0	1,200.0	1,200.0		
TOTAL AREA OF WALL PLANE							4,800.0	
NOTES: NORTH PLANE STORAGE SHEDS ARE THE EXISTING CONDITION AND A STORAGE SHED OF 40' x 10'								

BUILDING 1										
EXISTING					PROPOSED					
	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR	WALL	CEILING	FLOOR	
NORTH PLANE	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	
EAST PLANE	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	
SOUTH PLANE	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	
WEST PLANE	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	
TOTAL SURFACE AREA OF WALL PLANE										180.00

NOTE: SURFACE AREA OF WALL PLANE IS THE TOTAL SURFACE AREA OF THE WALL PLANE. THE SURFACE AREA OF THE WALL PLANE IS THE TOTAL SURFACE AREA OF THE WALL PLANE. THE SURFACE AREA OF THE WALL PLANE IS THE TOTAL SURFACE AREA OF THE WALL PLANE.

**OWNER**

City Barbeque LLC  
4115 Evans Parkway  
Dublin, Ohio 43016  
(614) 864-0888 (Phone)  
(614) 864-0888 (Fax)  
www.citybarbecue.com

**ARCHITECT**

Design Collective Architecture  
101 E Nationwide Blvd  
Columbus, Ohio 43215  
(614) 864-0888 (Phone)  
www.dcaarch.com

**PROJECT MANAGER**

Kath Vella  
4115 Evans Parkway  
Dublin, Ohio 43016  
(614) 864-0888 (Phone)  
(614) 864-0888 (Fax)  
www.dcaarch.com

**STRUCTURAL ENGINEER**

Joseph G. Gault, Inc.  
3945 Frank Road  
Dublin, Ohio 43017  
(614) 769-0999 (Phone)  
www.jgginc.com

**PROJECT STATUS**

Concept Set

**City Barbeque**  
City Barbeque - Lake Boone Trail  
City Barbeque, LLC  
4122 Lake Boone Trail  
Raleigh, North Carolina 27607

**REVISIONS**

Rev	Description	Date
1	2nd ASD Response	1/23/2020
2	3rd ASD Response	1/14/2020

**DATE**

2/24/2020

**PROJECT NO.**

1032.65

**Exterior Elevations**

