



# Administrative Approval Action

Case File / Name: ASR-0106-2020  
BugerFi @ Wakefield Commons

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 US 1/Capital Boulevard, south of Falls of Neuse Road at 10831 Wakefield Commons Drive.

**REQUEST:** Development of a 1.36 acre/59.07 sf tract zoned Commercial Mixed Use- 3 stories with a Parkway Frontage (CX-3-PK). The site is located in the Urban Watershed Protection Overlay District . The proposal consists of a restaurant, drive thru and parking. The gross floor area of the building is 3.52 square feet.

BOA-0035-2020: On October 12th of 2020, the Board of Adjustment conditionally approved a variance from the 40% forestation requirement set forth in UDO Section 9.1.9. The site shall provide and maintain areas set aside for trees equal to at least 20% of the lot area.

**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 April 15, 2021 by Commercial Site Design, PLLC.

## **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. In accordance with UDO Section 7.1.2.C. and the parking site data information, provide a detailed floor plan including a seating chart with the Site Permit Review (SPR) plan set. If a seating layout is not known, a note shall be added to the SPR data information table and plans set stating: "The number of seats provided by future Restaurant/Bar tenants will not require a greater number of vehicle spaces than required by the gross floor area, noted in UDO Section 7.1.2.C."
2. Revise transparency calculations for the north elevation in accordance with UDO Section 1.5.9 and Section 3.2.5.F.

### **Stormwater**

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



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4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☒ **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:*

## General

1. Comply with all conditions of BOA-0035-2020.

## Stormwater

2. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
3. 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).
4. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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

## Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:** November 12, 2024

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



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## 4-Year Completion Date:

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.

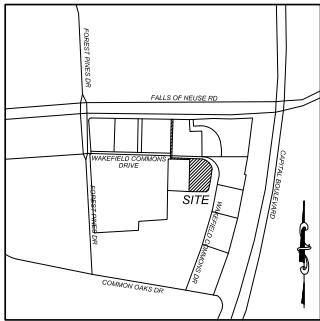
I hereby certify this administrative decision.

Signed: *Alysis Bailey Taylor*  
Development Services Dir/Designee

Date: 07/16/2021

Staff Coordinator: **Jermont Purifoy**

VICINITY MAP  
1" = 500'



# BURGERFI

**BULLARD RESTAURANT GROUP  
9131 ANSON WAY, # 305  
RALEIGH, NORTH CAROLINA**

## ADMINISTRATIVE SITE PLAN CASE NUMBER ASR-0106-2020

**SITE ADDRESS: 10831 WAKEFIELD COMMONS DRIVE  
RALEIGH, NORTH CAROLINA**

**CSD PROJECT NUMBER: BUL-2006**

### SITE INFORMATION

OWNER:	C-NET PROPERTIES, LLC OH-HELL, LLC 9131 ANSON WAY #305 RALEIGH, NC 27615		
DEVELOPER:	BULLARD RESTAURANT GROUP 9131 ANSON WAY, #305 RALEIGH, NC 27615		
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 848-6121		
ZONING:	GX-3-PK-LWPOD		
EXISTING USE:	VACANT		
PROPOSED USE:	EATING ESTABLISHMENT WITH DRIVE THRU		
SITE ADDRESS:	10831 WAKEFIELD COMMONS DRIVE		
PARCEL IDENTIFICATION NUMBER:	1738587951		
PARKING REQUIREMENTS:	MINIMUM: 1 SPACE PER 150 SF OF GFA 0.379 / 150 = 23 SPACES 1 SPACE PER 9 SEATS 100 SEATS / 5 = 20 SPACES MAXIMUM: 150 OF MINIMUM REQUIRED 23 X 150% = 35 SPACES		
PARKING PROVIDED:	28 REGULAR SPACES 2 HANDICAP SPACES 30 TOTAL SPACES		
BICYCLE PARKING:	SHORT TERM 4 SPACES REQUIRED / PROVIDED LONG TERM 4 SPACES REQUIRED / PROVIDED		
BUILDING SETBACKS:	PRIMARY STREET (NORTH) SIDE STREET (EAST) SIDE LOT LINE (WEST) REAR STREET (SOUTH)	REQUIRED 5 FEET 5 FEET 0 OR 6 FEET 0 OR 6 FEET	PROVIDED 83.4 FEET 81.7 FEET 56.1 FEET 129.4 FEET
PARKING SETBACKS:	PRIMARY STREET (NORTH) SIDE STREET (EAST) SIDE LOT LINE (WEST) REAR STREET (SOUTH)	REQUIRED 10 FEET 10 FEET 0 OR 3 FEET 0 OR 3 FEET	PROVIDED 30.7 FEET 22 FEET 10 FEET 34.7 FEET
TOTAL SITE AREA:	59,069 SF OR 1.36 ACRES		
DISTURBED AREA:	48,672 SF OR 1.12 ACRES		
EXISTING IMPERVIOUS AREA:	6,080 SF OR 0.13 ACRES		
PROPOSED IMPERVIOUS AREA:	32,270 SF OR 0.74 ACRES		
BUILDING AREA:	3,524 SF		
WATER:	CITY OF RALEIGH PUBLIC UTILITIES		
SEWER:	CITY OF RALEIGH PUBLIC UTILITIES		
AMENITY AREA:	REQUIRED ■ 10 % OR 5,906.9 SF PROVIDED ■ 10 % OR 5,911.2 SF		
TREE CONSERVATION AREA:	NOT REQUIRED - LESS THAN 2 ACRES		

### REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2-2-2021	ASR COMMENTS #1	DDH
2	04-15-2021	ASR COMMENTS #2	DDH

### STORMWATER NARRATIVE:

THE (INITIAL) DEVELOPMENT OF THIS SITE WILL RESULT IN THE ADDITION OF 37,394 SF OF IMPERVIOUS SURFACE AREA AND THE INSTALLATION OF STORMWATER WATER QUALITY TREATMENT DEVICES AND RUNOFF CONVEYANCE INFRASTRUCTURE. THE WATER QUALITY TREATMENT DEVICES ARE SIZED TO PROVIDE TREATMENT OF THE DESIGN WATER QUALITY VOLUME OF 1.0" OF RAINFALL IN THE POST-DEVELOPMENT CONDITION PER NCDDO GUIDELINES. THE RUNOFF CONVEYANCE INFRASTRUCTURE IS DESIGNED TO CONVEY THE RUNOFF GENERATED BY THE 10-YEAR, 24-HOUR STORM EVENT. PER THE INITIAL APPROVAL OF THE WAKEFIELD COMMONS DEVELOPMENT, THIS SITE IS EXEMPT FROM PROVIDING ON-SITE RUNOFF DETENTION. ANY INCREASES IN THE POST-DEVELOPMENT RUNOFF SHALL BE HANDLED BY THE SHARED STORMWATER DETENTION AND TREATMENT FACILITY LOCATED WITHIN THE DEVELOPMENT.

### SHEET INDEX

- C-1 EXISTING CONDITIONS / DEMOLITION PLAN
- C-2 RECORD PLAT
- C-3 SITE PLAN
- C-3a SOLIDWASTE TRUCK TURN PLAN
- C-4 GRADING & EROSION CONTROL PLAN
- C-5 UTILITY PLAN
- C-6 BMP STORMWATER DETAILS
- C-7 LANDSCAPE PLAN
- C-8 LIGHTING PLAN
- A-1 BUILDING FLOOR PLAN
- A-2 BUILDING ELEVATIONS
- A-3 BUILDING ELEVATIONS

### VARIANCE:

BOA-2035-2020 - 10/12/2020  
DECISION: APPROVED WITH THE CONDITION THE SITE SHALL PROVIDE AND MAINTAIN AREAS SET ASIDE FOR TREES EQUAL TO AT LEAST 30% OF THE LOT AREA, WITHIN THESE AREAS, TREES MUST BE EITHER BE PRESERVED OR PLANTED IN ACCORDANCE WITH LUDO SECTION 9.1.9.A.1.5 (WITHOUT REGARD TO THE PERCENTAGE FORESTATION OR DIMENSIONAL REQUIREMENTS SET FORTH THEREIN). A MINIMUM OF 50 TREES, WHICH SHALL BE A MIX OF EVERGREEN AND HARDWOOD TREES, SHALL BE PLANTED OR MAINTAINED ON SITE, INCLUDING AT LEAST 6 TREES IN OUTDOOR AMENITY AREAS



Know what's below.  
Call before you dig.  
nc811.org or 1-800-632-4949



**COMMERCIAL  
SITE DESIGN**

8312 CREEDMOOR ROAD  
RALEIGH, NORTH CAROLINA 27613

PHONE: (919) 848-6121  
WWW.CSITDESIGN.COM

### Administrative Site Review Application

Planning and Development Customer Service Center • 101 E. 10th Street, Suite 400 • Raleigh, NC 27601 • 919.551.5333

This form is required when a building site plan or an extension of Unified Development Ordinance (UDO) Section 12.1.8. Please check the appropriate building type and list the plan number (see checklist) and review the checklist.

Office Use Only: Case # \_\_\_\_\_ Plan # \_\_\_\_\_

Please review UDO Section 12.1.8, as amended by last order or case (12.1.8.1) to determine the appropriate plan type. If assistance determining a Site Plan Type is needed, a Site Plan Type Review may be submitted online via the [Online Site Plan Review](#) tool. (Note: There is a fee for this review service.)

Site Plan Type: <input type="checkbox"/> One-Story Site Plan <input type="checkbox"/> Two-Story Site Plan <input type="checkbox"/> Three-Story Site Plan	Site Transaction History: <input type="checkbox"/> Deceased <input type="checkbox"/> Abandoned <input type="checkbox"/> Mixed use <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse
General: <input type="checkbox"/> Subdivision case # _____ <input type="checkbox"/> Certificate of Appropriateness # _____ <input type="checkbox"/> Board of Adjustment # _____ <input type="checkbox"/> Zoning Case # _____ <input type="checkbox"/> Administrative Alternate # _____	

### GENERAL INFORMATION

Development name: BurgerFi @ Wakefield Commons

Location City: Raleigh Yes ☒ No ☐

Property address: 10831 Wakefield Commons Dr

Site Plan #: 1738587951

Please describe the scope of work. Include any additions, expansions, and change of use.

Have you started with the work? Yes ☐ No ☒

Current Property Owner/Developer Contact Name: Andrew F. Jones

NOTE: Please attach a letter of agreement when submitting this form.

Company: C-NET PROPERTIES LLC & OH-HELL, LLC Title: Member

Address: 9131 ANSON WAY, STE 305, RALEIGH, NC 27615-5067

Phone #: 919-847-6574 Email: andrew@cnnet1500.com

Applicant Name: Andrew Jones

Company/Commercial Site Design: Address: 8312 Creedmoor Rd, Raleigh, NC 27613

Phone #: 919-848-6121 Email: andrew@csite.design.com

Page 1 of 2

### DEVELOPMENT TYPE - SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): GK-3-PK	Existing gross floor area (not to be demolished): 0
Gross site acreage: 1.36	Existing gross floor area to be demolished: 0
# of parking spaces required: 23	New gross floor area: 3524
# of parking spaces proposed: 30	Total of gross to remain and new: 3524
Overlay District (if applicable): LWPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4.1 Name): Proposed use (UDO 6.1.4.1 Name):	Proposed # of stories for each: 1

### STORMWATER INFORMATION

Existing Impervious Surface: Acreage: 0.13 Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide: Flood study: FEMA Map Panel #: Nearest River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Proposed Impervious Surface: Acreage: 0.74 Square Feet: 32,270 Square Feet: 32,270
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### RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: # of bedroom units: 10r # of other: 20r	Total # of hotel units: 40r or more
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Is your project a cottage court? Yes ☐ No ☒

### SIGNATURE BLOCK

I am filing this plan as the property owner(s). I, the undersigned, agree to provide, maintain, and make all alterations as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate \_\_\_\_\_ as my agent to receive and respond to administrative comments, to respond to plans in my name, and to represent me in any public meeting regarding this application.

I have read, acknowledge, and affirm that this project is conforming to all applicable requirements applicable to the proposed development use. I acknowledge that this application is subject to the filing, review, and approval process, which takes applications will require after 140 days of maturity.

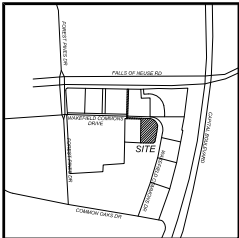
Signature: Andrew F. Jones Date: 12-21-2020

Printed Name: Andrew F. Jones

Page 2 of 2

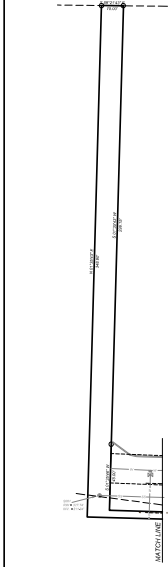
REVISION 12.21.2020

raleighnc.gov



VICINITY MAP  
NTS

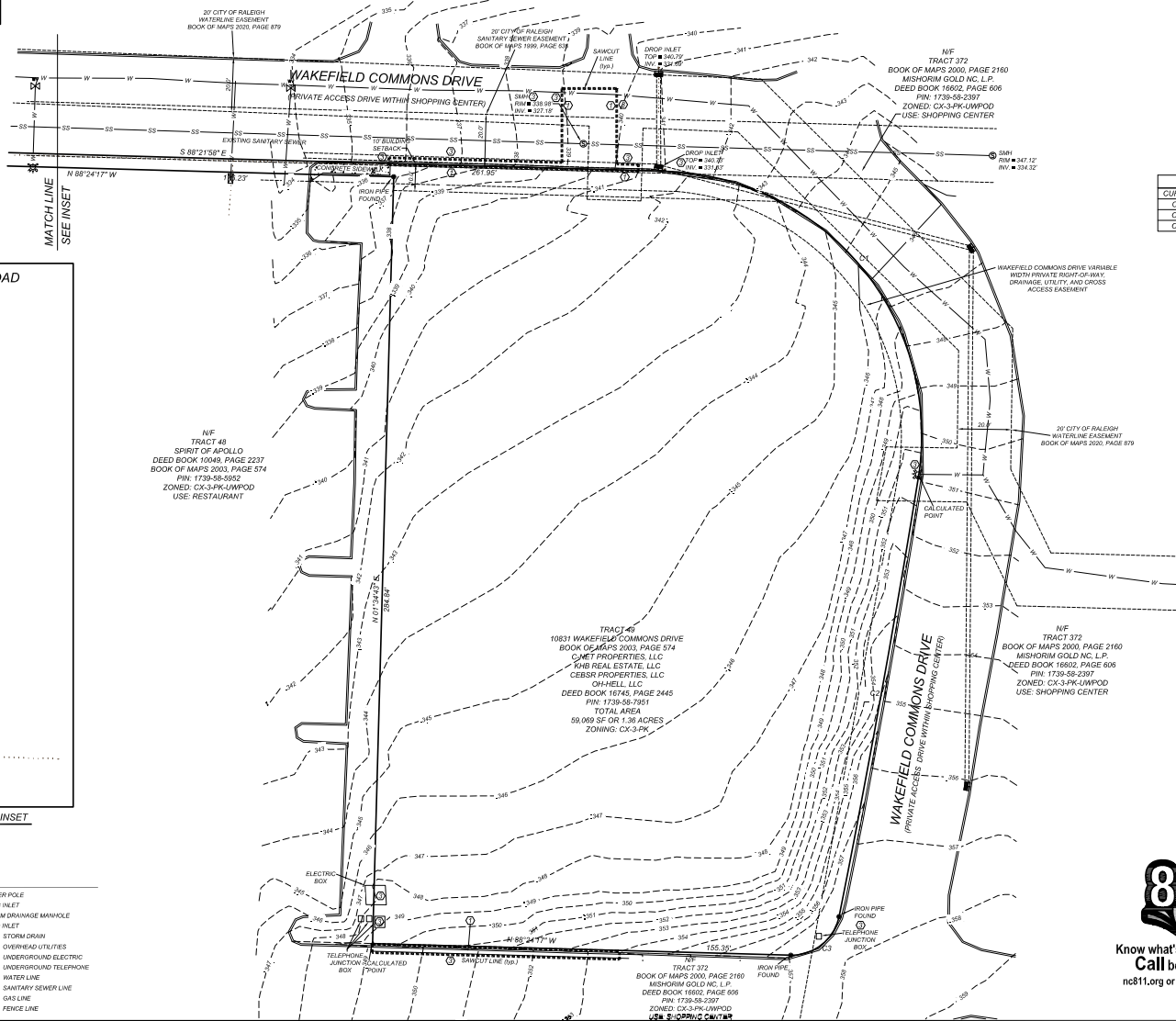
NEW FALL OF NEUSE ROAD



EXISTING CONDITIONS INSET  
1" = 40'

LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- CURB INLET
- STORM DRAINAGE MANHOLE
- YARD INLET
- STORM DRAIN
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE LINE



DEMOLITION KEYNOTES:

- REMOVE EXISTING ITEM. COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
  - RELOCATE EXISTING ITEM. COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
  - ITEM TO REMAIN
- \*\*\*\*\* SAWCUT LINE

GENERAL NOTES:

- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FLOOD INFORMATION

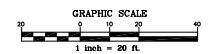
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY H&M F.I.R.M. COMMUNITY PANEL NUMBER 3720173900, WITH AN EFFECTIVE DATE OF MAY 2, 2006.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	166.91'	98.01'	111.91'	147.48'	N 39°36'39" W	97°34'44"
C2	165.83'	4500.12'	82.92'	165.82'	N 10°14'20" E	2°06'41"
C3	24.84'	18.00'	14.88'	22.91'	N 51°24'24" E	79°03'57"



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nc811.org or 1-800-632-4949



REVISIONS	DATE	BY
1	05-02-2021	DDH
2	04-15-2021	DDH



CLIENT:  
BULLARD RESTAURANT GROUP  
9151 ANSON WAY, #305  
RALEIGH, NORTH CAROLINA 27615

BURGERFI  
10831 WAKEFIELD COMMONS DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO: BUL-2006  
FILENAME: BUL2006-DP  
DRAWN BY: DDH  
SCALE: 1" = 20'  
DATE: 11-17-2020  
SHEET NO: C-1





**SITE KEYNOTES:**

- SITE KEYNOTES (CONTINUED):**

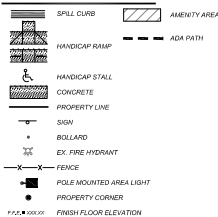
- GENERAL NOTES:

- | REVISIONS  |                 |     |  |
|------------|-----------------|-----|--|
| 02-02-2021 | ASR COMMENTS    | DDH |  |
| 04-15-2021 | ASR COMMENTS #2 | DDH |  |
|            |                 |     |  |
|            |                 |     |  |
|            |                 |     |  |
|            |                 |     |  |
| DATE       | DESCRIPTION     | BY  |  |

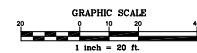
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DEVELOPER:	BULLARD RESTAURANT GROUP 9131 ANSON WAY, #305 RALEIGH, NC 27615															
DESIGNER:	COMMERCIAL SITE DESIGN, PLLC 8312 CREDMOOR ROAD RALEIGH, NORTH CAROLINA 27613 PHONE: (919) 948-6121															
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AMENITY AREA:	REQUIRED = 10 % OR 5,906.9 SF PROVIDED = 10.1 % OR 5,911.2 SF															
TREE CONSERVATION AREA:	NOT REQUIRED / LESS THAN 2 ACRES															

### SITE LEGEND



**SIGHT TRIANGLE NOTE:**  
WITHIN THE AREA OF ABOVE DEFINED 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



## COMMERCIAL SITE DESIGN



3312 CREEDMOOR ROAD

**CLIENT:**  
BULLARD RESTAURANT GROUP  
9131 ANSON WAY, #305  
RALEIGH, NORTH CAROLINA 27615

**BURGERFI**  
10831 WAKEFIELD COMMONS DRIVE  
RALEIGH, NORTH CAROLINA

PROJECT NO.	BUL-2006
FILENAME:	BUL2006-SP
DRAWN BY:	DDH
SCALE:	1" = 20'
DATE:	11-17-2020
SHEET NO.	63











# SITE PLAN



**UTILITY KEYNOTES:**

1. 1/2" DOMESTIC WATER METER. CONTRACTOR SHALL COORDINATE WITH CITY.
2. 1" IRIGATION REDUCED PRESSURE BACKFLOW PREVENTER MODEL: WA7TS 080807-OR CITY APPROVED EQUIVALENT IN ABOVE GRADE HEATED, INSULATED ENCLOSURE.
3. 2" DOMESTIC WATER SERVICE. CONTRACTOR SHALL COORDINATE WITH CITY.
4. 4" PVC SANITARY SEWER LINE.
5. 8" SADDLE WITH 2" DIAPHRAGM STOP. CONTRACTOR SHALL COORDINATE WITH CITY.
6. SANITARY SEWER CLEANOUT. SEE DETAIL SHEET.
7. TRAFFIC RATED SANITARY SEWER CLEANOUT. SEE DETAIL SHEET.
8. EXISTING FIRE HYDRANT.
9. TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH ELECTRIC UTILITY.
10. PROCEPT GRASE TRAP. PER CITY STANDARDS.
11. 1" IRRIGATION WATER METER. CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
12. 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER MODEL: WA7TS 080807-OR CITY APPROVED EQUIVALENT IN ABOVE GRADE HEATED, INSULATED ENCLOSURE. CONTRACTOR SHALL COORDINATE WITH CITY.
13. POLE MOUNTED AREA LIGHT. SEE LIGHTING PLAN.
14. COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
15. UNDERGROUND ELECTRIC SERVICE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
16. UNDERGROUND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
17. GAS SERVICE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
18. NEW SEWER TAP PER CITY STANDARDS.
19. IRRIGATION SLEEVES PER UTILITY LEGEND.
20. OPEN CUT PER CITY STANDARDS.

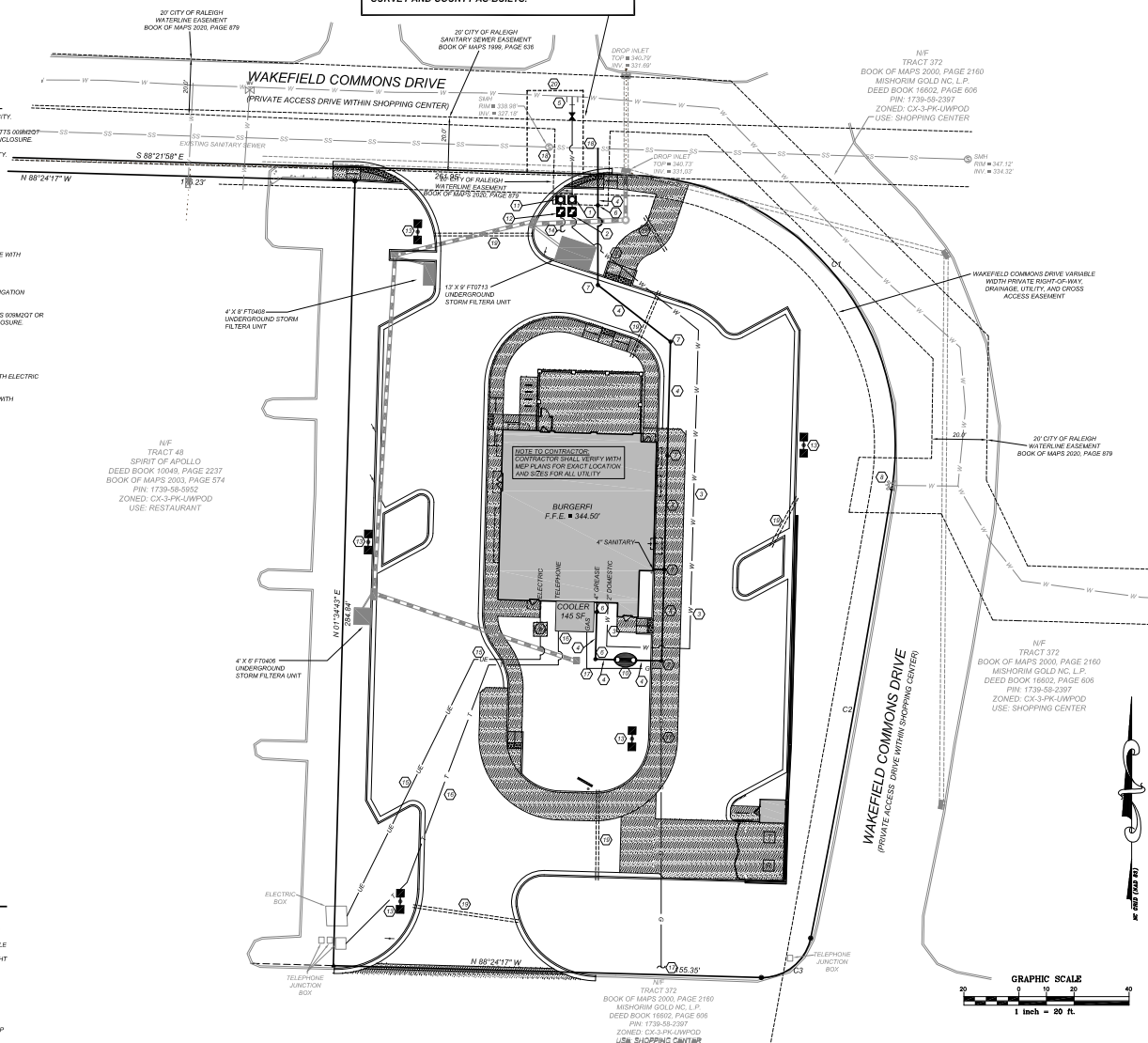
### UTILITY LEGEND

- |   |  |   |                         |
|---|--|---|-------------------------|
| — DU —  | OVERHEAD UTILITIES   |  | SEWER CLEAN OUT         |
| — SS —  | SANITARY SEWER   |  | FIRE HYDRANT ASSEMBLY   |
| — UE —  | UNDERGROUND ELECTRIC   |  | SANITARY SEWER MANHOLE  |
| — T —   | TELEPHONE LINE   |  | POLE MOUNTED AREA LIGHT |
| — G —   | GAS LINE   |  | WATER METER             |
| — W —   | WATER LINE   |  | BACKFLOW PREVENTER      |
| =====   | IRRIGATION SLEEVE<br>(8" 4" P.V. COORDINATE<br>WITH IRRIGATION CONTRACTOR) |  | SIAMESE CONNECTION      |
|  | UTILITY POLE   |  | WATER VALVE             |
|   |  |  | PROCEPTOR GREASE TRAP   |

**NOTE TO CONTRACTOR:**  
**GENERAL CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES FOR VERIFICATION OF EXACT LOCATION AND DEPTH PRIOR TO ANY CONSTRUCTION.**

**UTILITY INFORMATION SHOWN IS A COMBINATION OF SURVEY AND COUNTY AS-BUILT.**

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	166.91'	98.01'	111.91'	147.46'	N 39°35'39" W	97°34'44"
C2	165.83'	4500.12'	82.92'	165.82'	N 10°14'20" E	2°06'41"
C3	24.84'	18.00'	14.86'	22.91'	N 51°24'24" E	79°02'57"



Know what's below.  
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nc811.org or 1-800-632-4949

REVISIONS			
		ASR COMMENTS	DDH
1	02-02-2021		DDH
2	04-15-2021	ASR COMMENTS #2	DDH



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SITE DESIGN**

PHONE: (909) 846-6421  
WWW.COMMERCIALSD.COM

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IRVINE, CA 92614

**CLIENT:**  
**BULLARD RESTAURANT GROUP**  
**9131 ANSON WAY, #305**  
**RALEIGH, NORTH CAROLINA 27615**

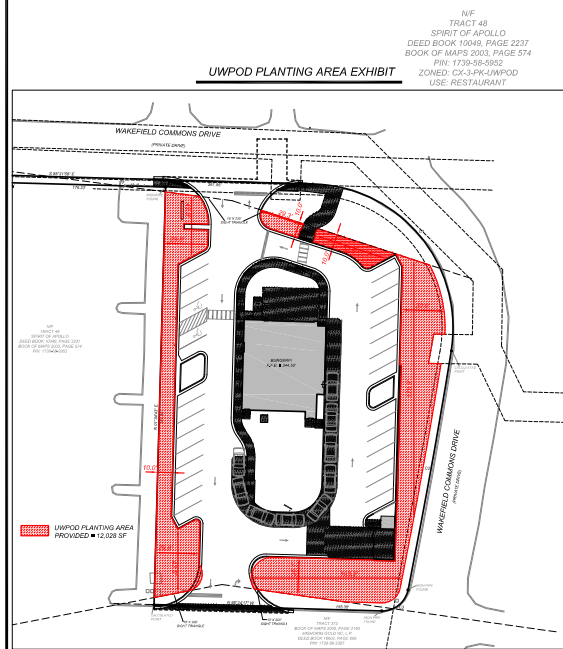
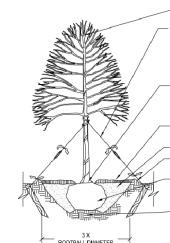
**BURGERFI**  
10831 WAKEFIELD COMMONS DRIVE  
RALEIGH, NORTH CAROLINA  
UTILITY PLAN

PROJECT NO:	BUL-2006
FILENAME:	BUL2006-UP
DRAWN BY:	DDH
SCALE:	1" = 20'
DATE:	11-17-2020
SHEET NO.	

C-5



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	166.91'	98.01'	111.91'	147.46'	N 39°36'39" W	97°34'44"
C2	165.83'	4500.12'	82.92'	165.82'	N 10°14'20" E	2°06'41"
C3	24.84'	18.00'	14.86'	22.91'	N 51°24'24" E	79°03'57"

[illegible]

- DO NOT PINE LEADER, BRINE OR CUT ONLY DEAD OR UNLIVE LEAVES
- PROVIDE STAKING IF SPECIFIED, IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP FLEXIBLE TUBING ALLOW FLEXIBILITY IN STRAPS TO AVOID STAKING TRUNK, PROTECT WITH 2"X4" BUCKLE AND WARNING PLAINS, REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT PLANT SHALL BE PLANTED AT GRADE, NOT MORE THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVED EXCESS SOIL TO GRADE. THE ROOT PLANT AT GRADE, TREE SHALL BE SE PLUMB
- MULCH 2" TO 3", KEEP MULCH 2" FROM ROOT PLANT AND DO NOT CONTACT STEM
- HIGH QUALITY SOIL MIX AS SPECIFIED
- WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 2" ABOVE GRADE.
- COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND CHAIN FROM THE TREE. ALL EXCESS BURLAP SHALL BE REMOVED FROM SIDES OF ROOT BALL
- ROOT BALL SHALL BE PLANTED DIRECTLY ON COMPACTED SUBGRADE, HANDLE TREE BY THE TRUNK

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CONTACT INFORMATION:  
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL  
RESOURCES DEPARTMENT URBAN FORESTER:  
TREES@RALEIGHNC.GOV  
WWW.RALEIGHNC.GOV

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE	NOT TO SCALE
	TREE PLANTING DETAIL	
	<b>TPP-03</b>	

REVISIONS				
			ASR COMMENTS	DDH
1	02-02-2021			DDH
2	04-15-2021		ASR COMMENTS #2	DDH
NO.	DATE		DESCRIPTION	BY



**COMMERCIAL  
SITE DESIGN**

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RALEIGH, NORTH CAROLINA 27615  
(919) 646-6021, FAX: (919) 646-5741  
WWW.CSDESIGN.COM

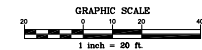
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BULLARD RESTAURANT GROUP  
9131 ANSON WAY, #305  
RALEIGH, NORTH CAROLINA 27615

**BURGERFI**  
110831 WAKEFIELD COMMONS DRIVE  
RALEIGH, NORTH CAROLINA  
**LANDSCAPE PLAN**

PROJECT NO:	BUL-2006
FILENAME:	BUL2006-LS
DRAWN BY:	DDH
SCALE:	1" = 20'
DATE:	11-17-2020
SHEET NO.	C-7



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 nc811.org or 1-800-632-4949







John Stirewalt  
Architect, PC

458 Biscayne Drive  
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Main: (910) 686-3131  
Cell: (910) 620-5180

www.johnstirewaltarchitect.com

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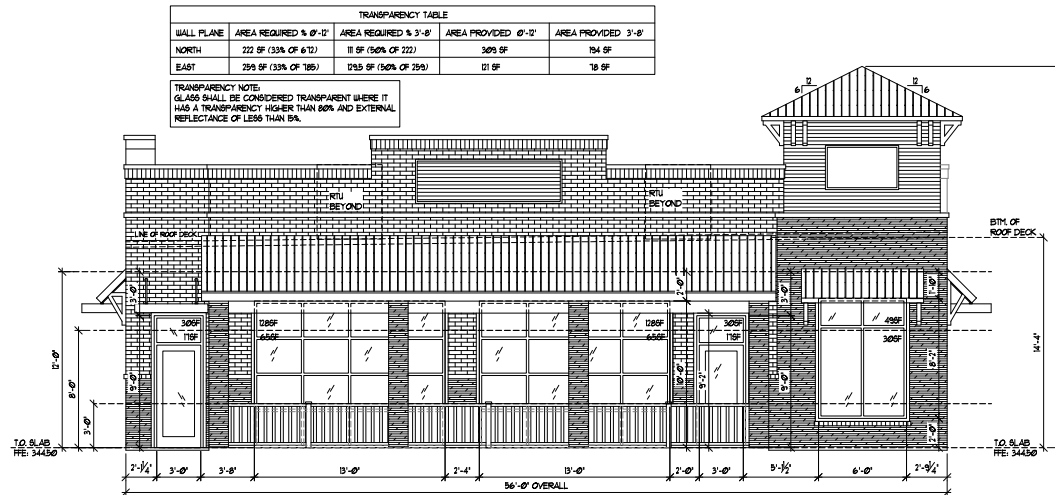
BULLARD RETAIL  
DEVELOPMENT

10031 WAKEFIELD COMMONS DR  
RALEIGH, NC

DATE 05/03/2021

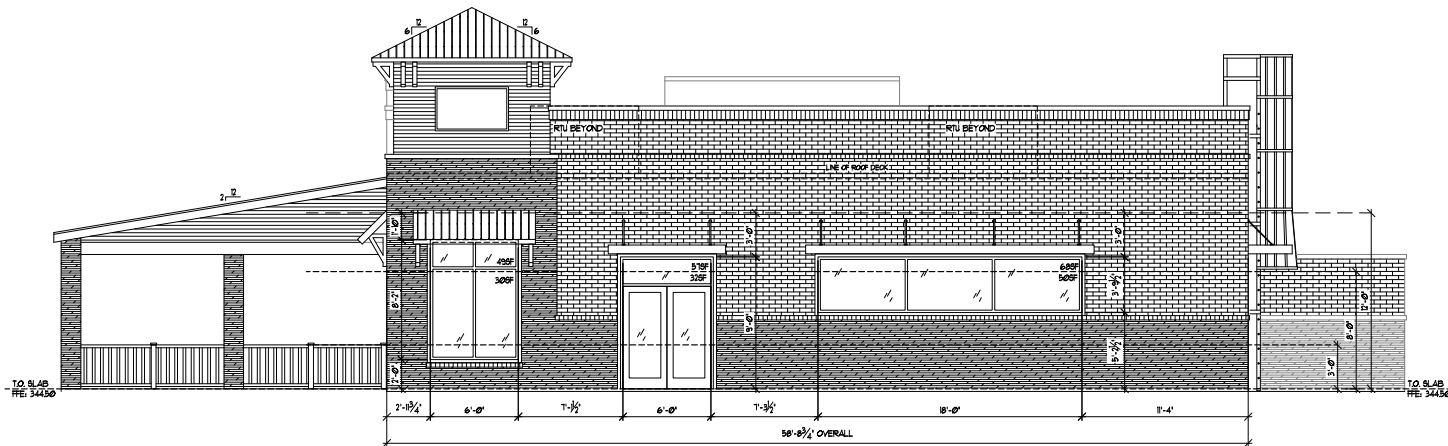
REVISED

SHEET  
NO. A-2



1 PROPOSED NORTH (FRONT) ELEVATION  
A-2 1/4" = 1'-0"

REV. 05/03/21  
UPDATED TRANSPARENCY TABLE.  
UPDATED DOOR/WINDOW FOOTAGES.  
ADDED OVERALL & HEIGHT DIMENSIONS.  
ADDED FINISHED FLOOR ELEVATION.



2 PROPOSED WEST (RIGHT) ELEVATION  
A-2 1/4" = 1'-0"



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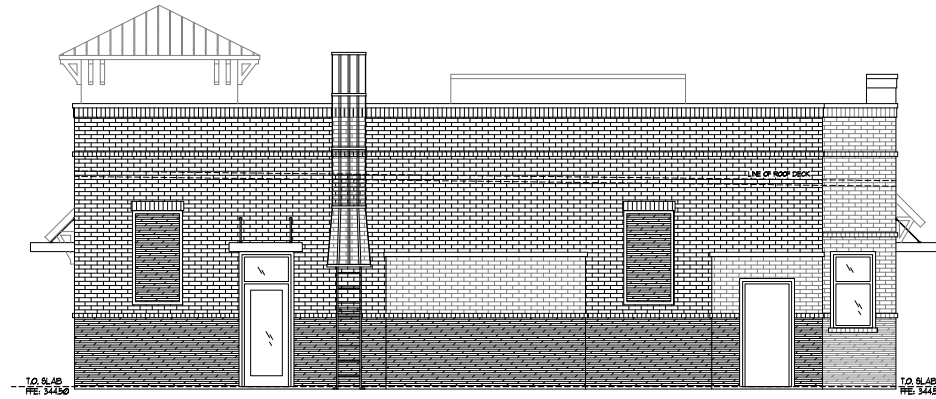
BULLARD RETAIL  
DEVELOPMENT

10031 WAKEFIELD COMMONS DR  
RALEIGH, NC

DATE 05/03/2021

REVISED

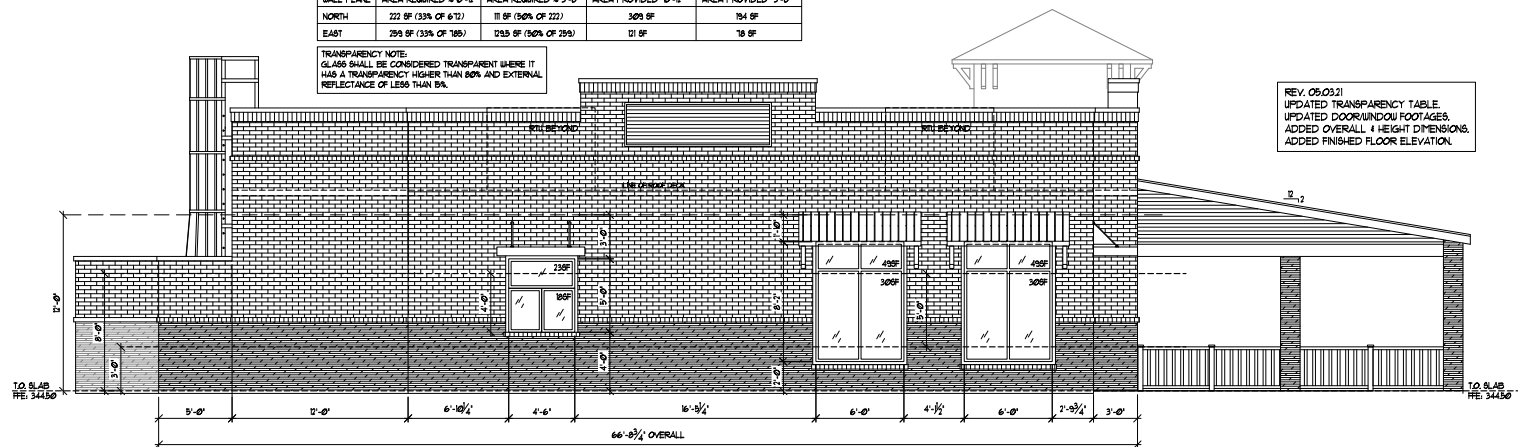
SHEET NO. A-3



1 PROPOSED SOUTH (REAR) ELEVATION  
A-3 1/4" = 1'-0"

TRANSPARENCY TABLE				
WALL PLANE	AREA REQUIRED 5'-0"-12'	AREA REQUIRED 5'-8"	AREA PROVIDED 6'-0"-12'	AREA PROVIDED 5'-8"
NORTH	222 SF (33% OF 672)	11 SF (56% OF 222)	369 SF	194 SF
EAST	295 SF (33% OF 1005)	125 SF (56% OF 295)	171 SF	78 SF

TRANSPARENCY NOTE:  
GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT  
HAB A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL  
REFLECTANCE OF LESS THAN 5%.



2 PROPOSED EAST (LEFT) ELEVATION  
A-3 1/4" = 1'-0"