LOCATION: This site is located on the west side of Edwards Mill Road, south of Trinity Road at 1541 Sunday Drive.

REQUEST: Development of a 1.62 acre tract zoned IX-3-PL into a proposed 4,180 sf restaurant on 1.54 acres with .08 acres of right-of-way dedication

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: An Administrative Alternate (AAD-6-19) for pedestrian access easement and transparency design requirements has been approved by the Planning Director.

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 4/25/2019 by Development Engineering, Inc.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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).
LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

RECORDERD MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

2. The final plat needs to show and record the public right-of-way at the intersection of Trinity Rd and Sunday Dr with a radius as opposed to coming to a 90 degree intersection as shown on the preliminary plans.

3. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A public access easement will need to be dedicated between the public right-of-way and the newly dedicated 5’ Utility Placement Easement that overlaps the existing 20’ SS Easement. This is to allow access to the 5’ Utility Placement Easement for future utility placement without the obstacle of crossing private property.

Stormwater

5. 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).
**BUILDING PERMITS** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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 and show all conditions of AAD-6-19 on final plans for permitting.

**Engineering**

2. A fee-in-lieu for 1’ of sidewalk across the frontage of Trinity Rd shall be paid to the City of Raleigh (UDO 8.1.10).

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**Public Utilities**

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

**Stormwater**

6. 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).

7. 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).

8. 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).

**Urban Forestry**

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Trinity Road and 5 street trees along Sunday Drive for a total of 14 street trees.
The following are required prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

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

7. Final inspection of all right of way street trees by Urban Forestry Staff.

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: 5-24-2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

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: (Development Services Dir./Designee) ____________________________ Date: 5/24/19

Staff Coordinator: Jermont Purifoy
Administrative Alternate Findings: UDO Section 1.5.9. Transparency
The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the required transparency, subject to all of the following findings:

1. The approved alternate meets the intent of the transparency requirements;
   Staff Response: The requested alternate meets the intent of the transparency requirements. The use of material changes, landscaping, and other architectural treatments provide visual interest for pedestrians and minimize blank wall area.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
   Staff Response: The requested alternate is consistent with the Comprehensive Plan and conforms to several policies, including
   - LU 2.1 – Placemaking
   - UD 1.2 – Architectural Features
   - UD 1.3 – Creating Attractive Facades

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.
   Staff Response: The facade facing Sunday Drive utilizes changes in materials that mimic windows, a canopy, and lighting to offset the reduction in transparency.

Decision: The City Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance:

[Signature] 3/15/2019 [Date]
Staff Report
Raleigh Appearance Commission
Administrative Alternate Request

Case File / Name: AAD-6-19 – 1541 Sunday Drive
General Location: East Side, South of Trinity Road
Owner: MMIC-TL Inc, Partners II, INC
Contact: Isabel Worth Mattox, isabel@mattoxlawfirm.com
Cross-Reference: T#574240, SR-102-18
Request: The applicant requests an administrative alternate for UDO Sections 1.5.8 Pedestrian Access and 1.5.9 Transparency.
Nature of Request: UDO Article 1.5.9 Transparency

A. Intent:
The transparency requirements are intended to lend visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements:
1. The minimum percentage of windows and doors that must cover a ground story façade is measured between 0 and 12 feet above the adjacent sidewalk. More than 50% of the required transparency must be located between 3 and 8 feet of the building façade.
2. The minimum percentage of windows and doors that must cover an upper story façade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
3. In a mixed-use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

The applicant is proposing to develop a vacant 1.63-acre site located at the intersection of Trinity Road and Sunday Drive with a General Building type. The property is zoned Industrial Mixed Use – 3 stories – Parking Limited Frontage, (IX-3-PL). The UDO transparency requirement for such a building is 20% for street-facing facades. The applicant is seeking
an alternate for the façade facing Sunday Drive, which currently offers no transparency as defined by the UDO.

To offset the reduction in transparency, the applicant is offering other strategies of adding visual interest to the façade. These include a canopy, lighting, and changes in material. There is also a landscaped area between the building and Sunday drive that contains hedges.

<table>
<thead>
<tr>
<th>Additional UDO Sections:</th>
<th>Sec. 3.2.5.F. General Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>F. Transparency (IX)</td>
<td></td>
</tr>
<tr>
<td>F1. Ground story (min):</td>
<td>20%</td>
</tr>
<tr>
<td>F2. Upper story (min):</td>
<td>20%</td>
</tr>
<tr>
<td>F3. Blank wall area (max)</td>
<td>60'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Administrative Alternate Findings:</th>
<th>Sec. 1.5.9 Administrative Alternate Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Planning and Development Officer may in accordance with Sec. 10.2.17. approve an alternate infill standard, subject to all of the following findings:</td>
<td></td>
</tr>
<tr>
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<tr>
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</tr>
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<td>3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.</td>
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<tr>
<th>Comprehensive Plan Guidance:</th>
<th>Policy LU 2.1 - Placemaking</th>
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<td>Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive have their own identity, and maintain or improve local character.</td>
<td></td>
</tr>
</tbody>
</table>

| Policy LU 5.1 – Reinforcing the Urban Pattern | New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance. |

| Policy LU 7.4 – Scale and Design of New Commercial Uses | New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas. |

| Policy UD 1.2 – Architectural Features |                               |
Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront window.

Policy UD 1.3 – Creating Attractive Facades
Well-designed building facades, storefront windows, and attractive signage and lighting should be used to create visual interest. Monolithic or box-like facades should be avoided to promote the human quality of the street.

Policy UD 1.4 – Maintaining Facade Lines
Maintain the established facade lines of neighborhood streets by aligning the front walls of new construction with the prevailing facades of adjacent buildings, unless doing so results in substandard sidewalks. Avoid violating this pattern by placing new construction in front of the historic facade line unless the streetscape is already characterized by such variations. Where existing facades are characterized by recurring placement of windows and doors, new construction should complement the established rhythm.

Policy UD 2.1 – Building Orientation
Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.

Policy UD 5.1 – Contextual Design
Proposed development within established neighborhoods should create or enhance a distinctive character that relates well to the surrounding area.

Policy UD 7.3 – Design Guidelines
The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit emphasis corridors or in City Growth, TOD, and Mixed-Use centers, including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts and Conditional Use zoning petitions.

UDG 25 - The ground level of the building should offer pedestrian interest along sidewalks. This includes windows, entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.
Appearance Commission Recommendation

RECOMMENDED ACTION: Regarding alternate request for UDO Section 1.5.9, the Commission finds that:
- The proposed alternate meets the intent of the transparency requirements;
- The proposed alternate conforms with the Comprehensive Plan and adopted City plans; and
- The street facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency

The Commission recommends approval.

CONDITIONS OF APPROVAL: None

Staff Coordinator: Allison Evans
In Favor: Corey Bates, Rolf Blizzard, Todd Delk, Martha Eberle, Jamie Ferguson, Katherine Hogan, John Koonce, and Bernard Thaxton
Opposed: None
Recused: None
Excused: Candice Andre, Carl Jones, Jake Levitas, Clarence Mann, Chad Parker, and Brandy Thompson
**Administrative Alternate Findings:**

**UDO Section 1.5.8. Pedestrian Access**
The Planning and Development Officer in accordance with Sec. 10.2.17. allow a non-street-facing entrance, subject to all of the following findings:

1. The approved alternate meets the intent of the street-facing entrance regulations;
   *Staff Response: The requested alternate provides an easily identifiable and conveniently-located entrance to the building and provides pedestrian access to the sidewalk. The entrances are visible to pedestrians approaching the building thanks to several visual cues.*

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
   *Staff Response: The requested alternate is consistent with the Comprehensive Plan and conforms to several policies, including:
   - LU 2.1 - Placemaking
   - LU 4.9 - Connectivity
   - LU 4.9 - Corridor Development
   - T 5.10 - Building Orientation*

3. The pedestrian access point is easily identifiable by pedestrians, customers, and visitors;
   *Staff Response: The requested alternate provides an access point that is easily identifiable via the proposed building entrance, pedestrian path, lighting, signage, and columns, which signal the entrance to those approaching the building from Sunday Drive.*

4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
   *Staff Response: The requested alternate provides a projected entrance that is visible to pedestrians on Sunday Drive.*

5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.
   *Staff Response: The requested alternate provides pedestrian access to the sidewalk along on Sunday Drive, including a marked crosswalk across a driveway.*
Decision: The City Planning Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance

Signature

Date: 3/15/2019
Case File / Name: AAD-6-19 – 1541 Sunday Drive

General Location: East Side, South of Trinity Road

Owner: MMIC-TL Inc, Partners II, INC

Contact: Isabel Worth Mattox, isabel@mattoxlawfirm.com

Cross-Reference: T#574240, SR-102-18

Request: The applicant requests an administrative alternate for UDO Sections 1.5.8, Pedestrian Access and 1.5.9, Tranparency.

Nature of Request: UDO Section 1.5.8, Pedestrian Access

A. Intent
1. The street-facing entrance regulations are intended to concentrate pedestrian activity along the street edge and provide an easily identifiable and conveniently-located entrances for residents, visitors and patrons accessing a building as pedestrians from the street.
2. Access points should be located or identified in a manner visible to the pedestrian from the street and be accessible via a direct path.

B. General Requirements
1. An entrance installed after September 1, 2013 providing both ingress and egress, operable to residents or customers at all times, is required to meet the street facing entrance requirements. Additional entrances from another street, pedestrian area or internal parking area are permitted.
2. The entrance spacing requirements must be met for each building but are not applicable to adjacent buildings.
3. An angled entrance may be provided at either corner of a building along the street to meet the street-facing entrance requirements.

The applicant is requesting an alternate to Sec. 1.5.8 – Pedestrian Access. The subject property is zoned Industrial Mixed-Use – 3 stories – Parking Limited Frontage (IX-3-PL). The Parking Limited frontage requires both a primary street-facing entrance and a direct pedestrian connection from the entrance to the public sidewalk. The applicant provides an entrance facing Trinity Road (North) and is seeking an alternate to the required pedestrian accessway between the building and Sunday Drive (West).
In lieu of placing an access point along the façade facing Sunday Drive, the applicant is proposing pedestrian access through a projected entrance along the Trinity Road façade. The entrance is projected in such a way that it is visible from Sunday Drive.

The site is located in an auto-oriented context but is located 0.2 mile from a transit stop. This transit stop is located to the East of the site, while the façade in question faces West.

Additional UDO Sections: Sec. 3.4.5 – Parking Limited Frontage

F. Pedestrian Access
F1. Primary street-facing entrance required (min of 1 per building)
F2. Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.

Administrative Alternate Findings: Sec. 1.5.3. Administrative Alternate Findings
The Planning and Development Officer may in accordance with Sec. 10.2.17. allow a non-street-facing entrance, subject to all of the following findings:
6. The approved alternate meets the intent of the street-facing entrance regulations;
7. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
8. The pedestrian access point is easily identifiable by pedestrian, customer, and visitors;
9. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance; and
10. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.

Comprehensive Plan Guidance: Policy LU 2.1 - Placemaking
Development within Raleigh’s jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive have their own identity, and maintain or improve local character.

Policy LU 2.2 – Compact Development
New Development and redevelopment should use a more compact land use pattern to support the efficient provision of public services, improve the performance of transportation networks, preserve open space, and reduce the negative impacts of low intensity and non-contiguous development.
Policy LU 4.5 – Connectivity
New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

Policy LU 4.9 – Corridor Development
Promote pedestrian-friendly and transit-supportive development patterns along multi-modal corridors designated on the Growth Framework Map, and any corridor programmed for "transit-intensive" investments such as reduced headways, consolidated stops, and bus priority lanes and signals.

Policy LU 5.1 – Reinforcing the Urban Pattern
New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Policy LU 7.4 – Scale and Design of New Commercial Uses
New uses within commercial districts should be developed at a height, mass, scale, and design that is appropriate and compatible with surrounding areas.

Policy LU 7.6 – Pedestrian-Friendly Development
New commercial developments and redeveloped commercial areas should be pedestrian-friendly.

Policy T 5.10 – Building Orientation
All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

Policy UD 6.2 – Encouraging Pedestrian Comfort and Convenience
Promote a comfortable and convenient pedestrian environment by requiring that buildings face the sidewalk and street area, avoid excessive setbacks, and provide direct pedestrian connections. On-street parking should be provided along pedestrian-oriented streets and surface parking should be to the side or in the rear. This should be applied in new development, wherever feasible, especially on Transit Emphasis and Main Street corridors and in mixed-use centers.

Policy UD 7.3 – Design Guidelines
The Design Guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments; or rezoning petitions and development applications along Main Street and Transit emphasis corridors or in City Growth, TOD, and Mixed-Use centers, including preliminary site plans and development plans, petitions for the application of the Pedestrian Business or Downtown Overlay Districts, Planned Development Districts and Conditional Use zoning petitions.

UDG 18 – Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.
UDG 24 - The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances should be designed to convey their prominence on the fronting facade.
ADMINISTRATIVE SITE REVIEW APPLICATION

BOJANGLES' RESTAURANT
1541 SUNDAY DRIVE, RALEIGH, NORTH CAROLINA 27607

NOTE:

RIGHT-OF-WAY OBSTRUCTION NOTES:

CONTRACTOR NOTES:

CALL BEFORE YOU DIG.

SIGHT TRIANGLES NOTE:

SOLID WASTE INSPECTIONS STATEMENT:

STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

SCALE: 1" = 40'

CONTACTS

VICINITY MAP

SITE DATA TABLE

LEGEND:

SITE INDEX

BUILD-TO REQUIREMENTS NOTE:

ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS

Famous Chicken 'n Biscuits

BOJANGLES

TRINITY ROAD

NORTH CAROLINA

RALEIGH

244 West Millbrook Road, Raleigh, NC 27609
P. O. Box 17705, Raleigh, NC 27619
www.d-e-inc.com
Phone: 919-847-8300
Fax: 919-847-2130
E-mail: Office@d-e-inc.com

Original Date: 11-28-18
Latest Revision Date: 04-25-19
Project No.: 17-143

1. 12-21-18 REVISED PER COR 1st ADMINISTRATIVE SITE REVIEW COMMENTS.
2. 01-22-19 REVISED PER COR 2nd ADMINISTRATIVE SITE REVIEW COMMENTS.
3. 03-21-19 REVISED PER COR 3rd ADMINISTRATIVE SITE REVIEW COMMENTS.
4. 04-15-19 REVISED PER COR 4th ADMINISTRATIVE SITE REVIEW COMMENTS.
5. 04-25-19 REVISED PER COR 4th ADMINISTRATIVE SITE REVIEW COMMENTS.

CONTACTS

SIGHT TRIANGLES NOTE:

SOLID WASTE INSPECTIONS STATEMENT:

STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

SCALE:

CONTACTS

VISIBILITY

SIGHT TRIANGLES NOTE:

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SOLID WASTE INSPECTIONS STATEMENT:

STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION

SCALE:
PROPOSED LANDSCAPE PLAN

SHADE TREE PLANT SCHEDULE:

- **DATE:** 8/1/18
- **TREE PLANTING DETAIL**
  1. CONTRACTOR IS RESPONSIBLE FOR
  2. ADHERE TO STANDARDS IN THE CITY TREE STREET TREES MUST BE 3" CALIPER AT
  3. PLANTING SEASON OCTOBER - APRIL.
  4. A TREE IMPACT PERMIT IS REQUIRED.
  5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
  6. PROVIDE STAKING IF SPECIFIED. IF STAKING IS FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

EVERGREEN SHRUB PLANT SCHEDULE:

- **TREE PLANTING DETAIL**
  1. ROOT BALL ONLY.
  2. PROVIDE STAKING IF SPECIFIED. IF STAKING IS FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

PLANTING NOTES:

- **DATE:** 8/1/18
- **TREE PLANTING DETAIL**
  1. ROOT BALL ONLY.
  2. PROVIDE STAKING IF SPECIFIED. IF STAKING IS FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT HIGH QUALITY SOIL MIX AS SPECIFIED WATER SAUCER, IF SPECIFIED, SHALL RISE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING STRAPS, NAILS AND WIRE BASKET AND DISCARD FROM HOLE. ALL SYNTHETIC BURLAP MUST BE REMOVED FROM SIDES OF ROOT BALL. ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE CONTACT INFORMATION:

CITY OF RALEIGH PARKS, RECREATION & CULTURAL RESOURCES DEPARTMENT

URBAN FORESTER:

WWW.RALEIGHNC.GOV

STANDARD DETAIL

TPP-03

NOTES:

- PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLARE AND DO NOT CONTACT STEM
- ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
- INSTALLATION WITH A 5' MINIMUM FIRST ROOT BALL DIAMETER
- PROVIDE STAKING IF SPECIFIED. IF STAKING IS FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
- THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

DEVELOPMENT ENGINEERING, INC.

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ALL CONSTRUCTION TO CITY OF RALEIGH STANDARDS & SPECIFICATIONS

FINAL PLAN - NOT RELEASED FOR CONSTRUCTION
50' +427.90 HIGH ELEV. (EXISTING)

NOTE: BUILDING HEIGHT CALCULATION PER UDO SECTION 1.5.7. EXISTING GRADE IS MORE RESTRICTIVE

+424.00 LOW ELEV. (EXISTING)

MAX. PER UDO HEIGHT

50' MAX. HEIGHT PER UDO 3.3.1.C (3 STORY)

HIGH ELEV. (EXISTING)

HIGH ELEV. (EXISTING)

50' MAX. HEIGHT PER UDO 3.3.1.C (3 STORY)

MAX. PER UDO HEIGHT

+423.40 LOW ELEV. (EXISTING)

50' MAX. HEIGHT PER UDO 3.3.1.C (3 STORY)

MAX. PER UDO HEIGHT

AVERAGE GRADE