



Administrative Approval Action

Case File / Name: SUB-0044-2023
DSLCL - Budleigh East Cottage Court

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

LOCATION: 2513 Bicton Place - This 1.5 acre site zoned R-10 is located at the SE corner of the intersection of Bicton Place & Welham Alley.

REQUEST: Conventional Cottage Court subdivision consisting of 13 residential lots, one open space lot, and associated infrastructure. Fourteen new lots total are being created

**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 November 6, 2023 by WithersRavenel.

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:

Engineering

1. Confirmation that the previously approved and constructed public infrastructure and previously recorded easements and right of way match previous approvals.

Stormwater

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

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

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

Public Utilities

1. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater



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2. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)
3. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
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 public infrastructure surety for 5 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

☒ **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:

Public Utilities

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

Urban Forestry

2. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 5 street trees along Bicton Place.

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

General

1. Final inspection of right-of-way street trees by Urban Forestry Staff.
2. 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.

Stormwater

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



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4. 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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: December 13, 2026
Record at least ½ of the land area approved.

5-Year Sunset Date: December 13, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 12/13/2023
Development Services Dir/Designee
Staff Coordinator: Jeff Caines

VICINITY MAP



SITE DATA TABLE

SITE ADDRESS:	2513 BICTON PLACE, RALEIGH, NC
PARCEL PIN NO.:	1705-20-5466
DEED BOOK AND PAGE:	BK 019373 PG 00027
ZONING DISTRICT:	R-10
ZONING CONDITION:	N/A
OVERLAY DISTRICTS:	N/A
GROSS SITE ACREAGE:	1.50 AC (65,524 SF)
NET ACREAGE:	1.50 AC (65,524 SF)
EXISTING USE:	VACANT
PROPOSED USE:	COTTAGE COURT
BUILDING INFORMATION:	
PROPOSED BUILDINGS:	13 (WITH DETACHED GARAGES) (TO BE SHOWN AT TIME OF BUILDING PERMIT)
GROSS BUILDING SF:	COTTAGES: 1,800 SF MAX. EACH DETACHED GARAGES: 450 SF MAX. EACH
PARKING:	
REQUIRED:	NO MAXIMUM
PROVIDED:	26 SPACES
BICYCLE PARKING:	
REQUIRED LONG-TERM:	NO REQUIREMENT
REQUIRED SHORT-TERM:	NO REQUIREMENT
PROVIDED LONG-TERM:	NONE
PROVIDED SHORT-TERM:	NONE

SOLID WASTE
INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF RALEIGH FOR ALL UNITS.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- CARTS THAT ARE NOT STORED WITHIN THE GARAGE BEFORE AND AFTER SCHEDULED COLLECTION MAY BE ISSUED A NOTICE OF VIOLATION FOR THE FIRST OFFENSE AND A \$100 ADMINISTRATION FEE FOR SUBSEQUENT VIOLATIONS WITHIN A TWELVE MONTH PERIOD.
- ROLL OUT CARTS TO BE LOCATED ON DRIVEWAY APRON WHEN POSITIONED FOR COLLECTION.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 150 FEET; NO SPRINKLING SYSTEM PROPOSED.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCCF 507.5.1).
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS FOR THE 2012 NCCF, SECTION 507.2.
- ALL PROPOSED PUBLIC FIRE HYDRANTS WILL BE IN ACCORDANCE TO CITY OF RALEIGH STANDARD DETAIL W-5. DETAIL WILL BE PROVIDED IN CONCURRENT REVIEW PLANS.

CONTACT LIST:

Civil Engineer Rob Cusick WithersRavenel 137 S Wilmington Street, Suite 200 Raleigh, NC 27601 919-513-5290 rauc@withersravenel.com	DEVELOPER Alex Dillon Williams Realty & Building Co., Inc. 3111 Glenwood Avenue Raleigh, NC 27612 336-337-4481 Alex.Dillon@wrbcoco.com	ARCHITECT Audrey Krimmick Chris Osipow Associates 225 N. Harrison St. Raleigh, NC 27601 919-433-4413 919-433-4303 RAK@osipowassociates.com	LANDSCAPE ARCHITECT Frank Leggett Laggett Design Group 722 Parkside Rd. Raleigh, NC 27608 919-433-4303 RLK@laggettdesigngroup.com
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PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION



WithersRavenel
137 S Wilmington Street | Suite 200 | Raleigh, NC 27601
License #: F-1479 | 919-469-3340 | www.withersravenel.com

PREPARED BY:

PRELIMINARY SUBDIVISION PLANS

BUDLEIGH EAST

COTTAGE COURT

SUB-0044-2023

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

1ST SUBMITTAL: AUGUST 3, 2023
2ND SUBMITTAL: SEPTEMBER 22, 2023

3RD SUBMITTAL: NOVEMBER 6, 2023

Preliminary Subdivision Application

Site Review
Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-696-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT OPTIONS (UDO Chapter 2)
☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Development
☒ Cottage Court ☐ Flag Lot ☐ Frequent Transit Development Option
NOTE: Subdivisions may require City Council approval for a Motor Park Overlay or Historic Overlay District.

GENERAL INFORMATION
Scoping/sketch plan case number(s): N/A
Development name (subject to approval): Budleigh East Cottage Court
Property Address(es): 2513 Bicton Place
Recorded Deed PIN(s): 1705-20-5466

Building type(s): ☒ Detached House ☐ Attached House ☐ Townhouse ☐ Apartment
☐ General Building ☐ Mixed Use Building ☐ Civic Building ☐ Open Lot ☐ Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION
Current Property Owner(s) Name: WRBCO COTTAGE COURT LLC
Company: Williams Realty & Building Company, Inc. **Title:** Developer
Address: 3111 Glenwood Avenue Raleigh, NC 27612
Phone #: (336) 337-4481 **Email:** Alex.Dillon@wrbcoco.com
Applicant Name (if different from owner. See "who can apply" in instructions):
Relationship to owner: ☐ Lessee or contract purchaser ☒ Owner's authorized agent ☐ Easement holder
Company: WithersRavenel **Address:** 137 S. Wilmington Street, Suite 200 Raleigh, NC 27601
Phone #: 919-469-3340 **Email:** rauc@withersravenel.com

NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.
Developer Contact Name: Alex Dillon
Company: Williams Building and Realty Co **Title:** Project Manager
Address: 3111 Glenwood Avenue Raleigh, NC 27612
Phone #: (336) 337-4481 **Email:** Alex.Dillon@wrbcoco.com

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DEVELOPMENT TYPE • SITE DATE TABLE - ZONING INFORMATION
Gross site acreage: 1.50 AC (65,524 SF)
Zoning districts (if more than one, provide acreage of each):
R-10
Overlay district(s): N/A Inside City Limits? ☒ Yes ☐ No Historic District/Landmark: N/A
Conditional Use District (CUD): BDU Board of Adjustment Case # Design Alternate Case #
Case # 2: D/A
STORMWATER INFORMATION
Imperious Area on Parcel(s): Existing (sf) 0.0 Proposed total (sf) 34,000 Imperious Area for Compliance (includes right-of-way): Existing (sf) 11,175 Proposed total (sf) 45,200
NUMBER OF LOTS AND DENSITY
of Detached House Lots: 13 # of Attached House Lots: # of Townhouse Lots:
of Tiny House Lots: # of Open Lots: 1 # of Other Lots (Apartment, General, Mixed Use, Civic):
Total # of Lots: 14 Total # Dwelling Units:
Proposed density for each zoning district (UDO 1.5.2.F): 8.67 DU/AC

SIGNATURE BLOCK
Pursuant to state law (N.C. Gen. Stat. § 160-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessment holder may also apply for development approval for such development as is authorized by the assessment.
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in this application are correct and the undersigned understands that development approvals are subject to revocation for false statements or misrepresentations made in securing the development approval. Pursuant to N.C. Gen. Stat. § 160-403(b).
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-750(1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to be processed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.
Signature: [Signature] Date: 08/03/2023
Printed Name: Robert Caudle
Signature: [Signature] Date:
Printed Name:

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INDEX OF SHEETS

NUMBER	TITLE
C0.0	COVER
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C2.0	PARCEL PLAN
C2.1	SUBDIVISION PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	FIRE ACCESS PLAN
L-1	CODE COMPLIANT LANDSCAPE PLAN
L-2	PLANTING PLAN DETAILS & NOTES

BUDLEIGH EAST COTTAGE COURT COMPLIANCE TABLE			
UDO SECTION 2.6.1 - COTTAGE COURT DIMENSIONAL REQUIREMENTS (NOTE: REQUIREMENTS LISTED ARE FOR R-10 ZONING)			
D. SITE AND LOT DIMENSIONS			
	Requirement	Min./Max. Allowed	Provided
D1	Net site area (min)	3,000 SF	65,524 SF
D2	Site width (min)	90'	240'
D3	Site depth (min)	90'	287'
D4	Site area per non-tiny house dwelling unit over four (min)	2,000 SF	varies per unit (refer to sheet C2.0)
D5	Site area per tiny house dwelling unit over four (min)	3,000 SF	N/A
D6	Dwelling units per lot (max)	30	13
D7	Dwelling unit gross area (max)	1,800 SF	1,800 SF
D8	Detached accessory structure footprint (max)	450 SF	450 SF
D9	Individual lot area (min)	N/A	N/A
E. INTERNAL COURTYARD			
	Requirement	Min./Max. Allowed	Provided
E1	Area (min)	3,000 SF	6,656 SF
E2	Width as measured parallel to primary street for first 15' of site depth (min)	30'	30'
E3	Courtyard area per non-tiny house unit over four (min)	550 SF	8,652 SF total courtyard area for 13 units
E4	Courtyard area per tiny house unit over four (min)	225 SF	N/A
E5	Setback from primary street (min)	0'	0'
F. COURTYARD REQUIREMENTS AND RESTRICTIONS			
	Requirement	Requirement Met?	
1	At least 40% of the courtyard must be one contiguous open space.	MET	
2	Courtyard may not be parked or driven upon.	MET	
3	One common building (detached house building type) not to exceed 3,000 square feet in gross floor area may be permitted in the courtyard under the following: a. The common building may not be used as a dwelling. b. Uses within the common building must be accessory to the cottage court development. c. The common building shall not count towards the maximum number of dwelling units per site (Sec. 2.6.1.1.3). d. Notwithstanding the foregoing, the common building must comply with all other requirements of Section 2.6.1.	N/A	
4	Inclusive of the common building, up to 20% of the minimum internal courtyard area (Sec. 2.6.1.1.3) may be covered, however only 10% of the minimum internal courtyard area (Sec. 2.6.1.1.3) may be covered.	N/A	
5	Stormwater detention wet ponds and dry ponds shall not count towards the minimum internal courtyard area (Sec. 2.6.1.1.3). Green Stormwater Infrastructure (GSI) practices may be used to meet up to 50% of the minimum internal courtyard area (Sec. 2.6.1.1.3).	N/A	
6	Tree Preservation Area shall not be included as part of the minimum internal courtyard area (Sec. 2.6.1.1.3).	N/A	
7	Residing walls within the courtyard may be no taller than 4' in height. Residing walls that are 2' or less in height may be spaced as close as 10' apart. All other retaining walls must be spaced a minimum of 20' apart.	N/A	
8	Pedestrian Access meeting the requirements of Section 8.3.5 shall be provided from each dwelling unit to the courtyard and any other common area.	MET	

Digitally signed by
jeff.caines@raleighnc.gov
DN:
jeff.caines@raleighnc.gov,
CN=jeff.caines@raleighnc.gov
Reason: I am approving this document.
Date: 2023.12.08
16:48:09 -05'00'

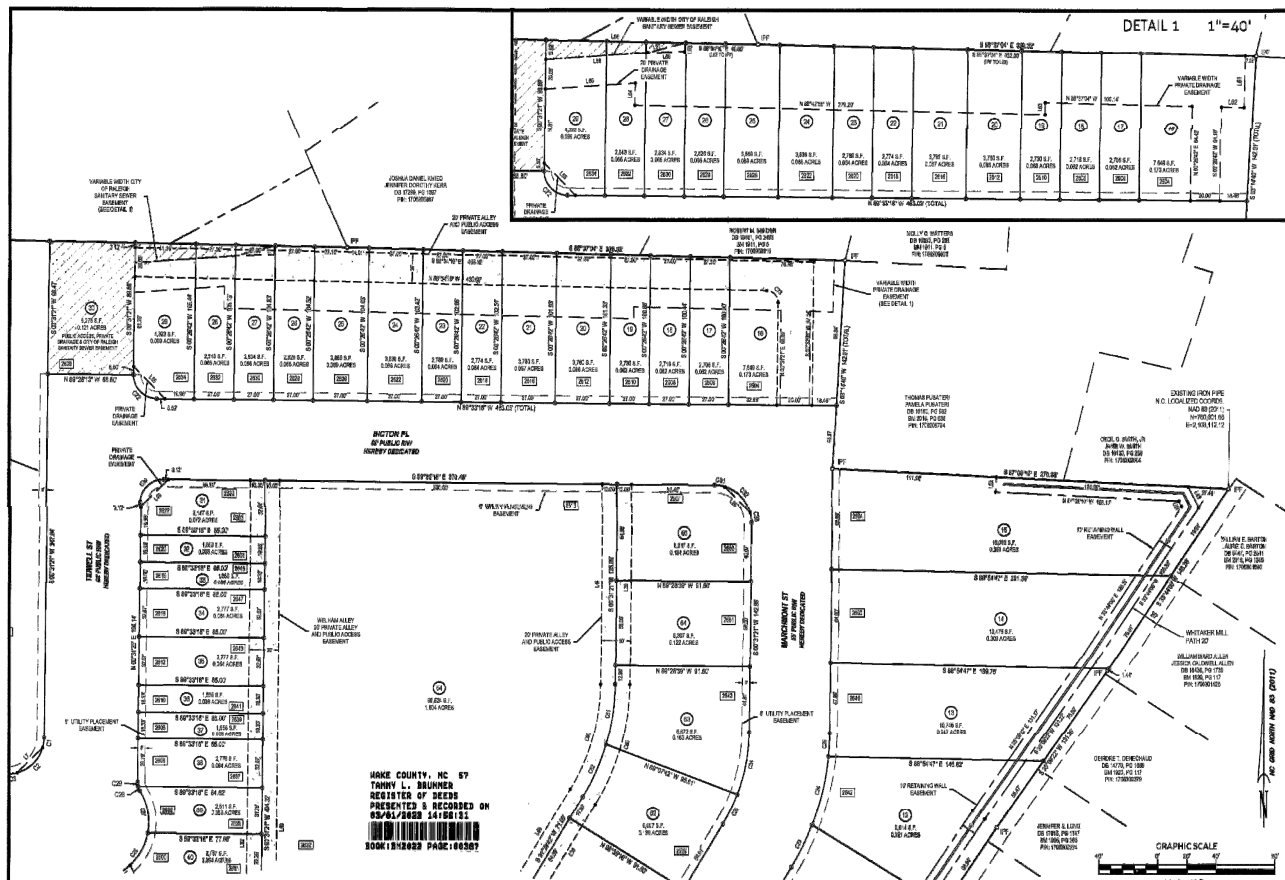
DEVELOPER:
WILLIAMS REALTY &
BUILDING CO., INC

3111 GLENWOOD AVENUE
RALEIGH, NC 27612
PHONE #: 919-781-7107
ATTENTION: ALEX DILLON

PRELIMINARY SUBDIVISION
PLANS
BUDLEIGH EAST
COTTAGE COURT
WB PROJECT NO. 20170457-06
CITY OF RALEIGH
MUN PRO NO. 338-004-2023

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

BKBM/2022PG00357

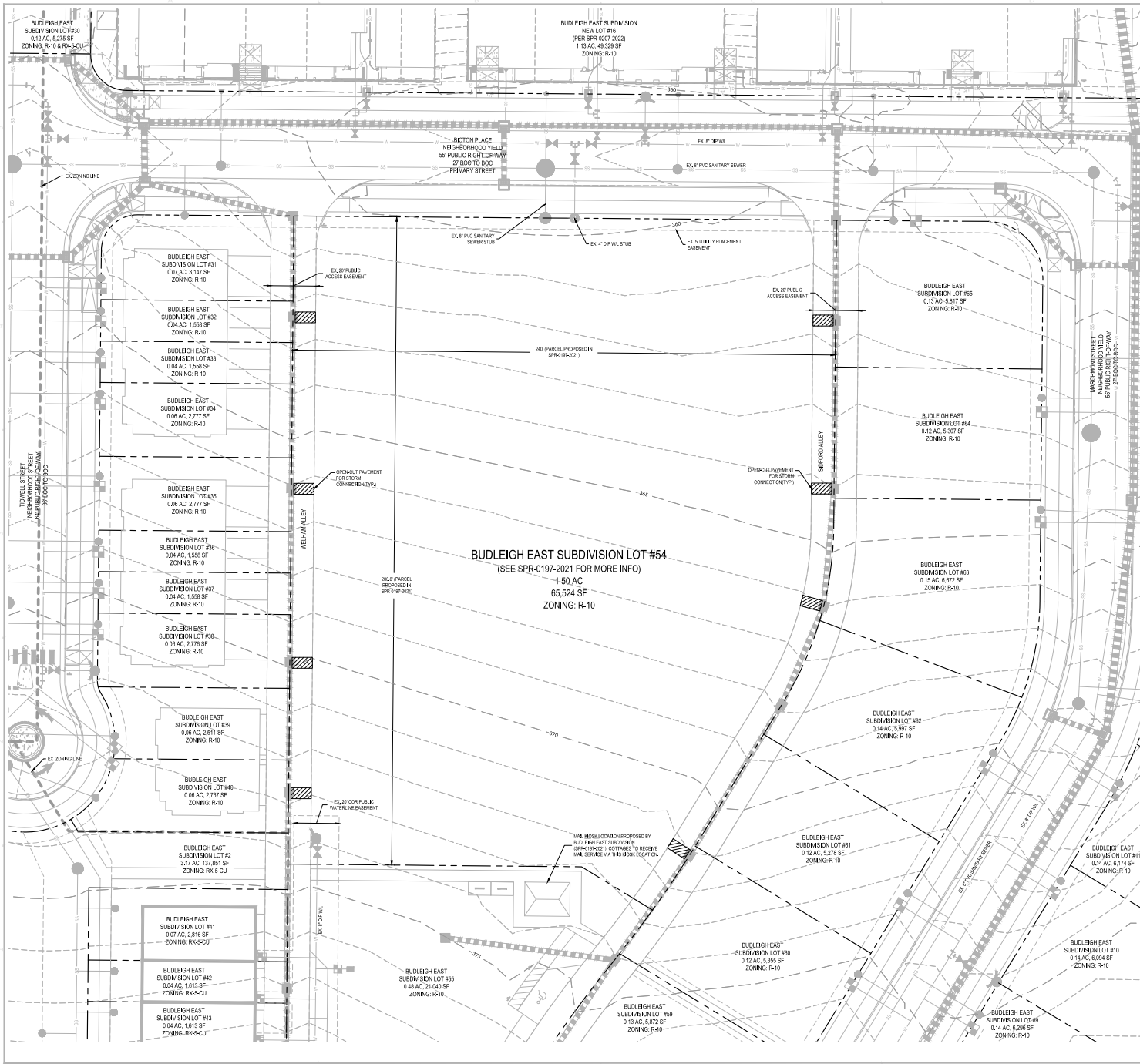


WAKE COUNTY, NC 57
TAMMY L. BAUMER
REGISTERED & RECORDED ON
06/04/2023 14:50:51
BOOK 1812422 PAGE 160357

REVISIONS	DATE: 06/23/2023
SCALE: 1" = 40'	
SURVEYED BY: 25	
DRAWN BY: HOF	
CHECK & CLOSURE BY: HOF	
CAD FILE: 20231023_BUDLEIGH	
PROJECT NO: 0017037-01	

BUDLEIGH EAST, SUBDIVISION, RECOMBINATION, ROW DEDICATION & ABANDONMENT AND EASEMENTS PLAT		
PROPERTY OF: OBERLIN FAIRVIEW INVESTORS LLC		
TOWNSHIP: RALEIGH	COUNTY: WAKE	STATE: NORTH CAROLINA
P.L.N.: 1703703062, 170303536	ZONING: R-10, RM-7-CU, RM-3-CL, & RM-3-UL	

WithersRavenel
Engineers | Planners | Surveyors
1101 W. Hargett Street, Suite 200
Raleigh, NC 27601
Phone: 919.449.3340 | Fax: 919.449.3341 | www.withersravenel.com



- EXISTING CONDITIONS AND DEMOLITION NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL COORDINATE ALL REMOVAL EFFORTS WITH THE OWNER AND GENERAL CONTRACTOR PRIOR TO COMMENCING WORK.
 3. SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY IMPACT TO SUCH FEATURES, THE CONTRACTOR SHALL PERFORM REPAIR AND/OR RESTORE TO ORIGINAL CONDITION AS OF START OF WORK.
 4. TRAFFIC CONTROL IS CONTRACTOR'S RESPONSIBILITY.
 5. SITE DEMOLITION SEQUENCE TO BE PROVIDED BY THE CONTRACTOR.
 6. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
 7. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 8. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 9. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
 10. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
 12. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGH.GOV.
 13. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 14. CONTRACTOR IS EXPLICITLY ADVISED TO FIELD LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS IS APPROXIMATE BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE.
 15. CONTRACTOR TO REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT/CIVIL ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.



WILLIAMS REALTY & BUILDING CO., INC.
111 LILLWOOD AVENUE
RALEIGH, NC 27602

PRELIMINARY SUBDIVISION PLANS
**BUDLEIGH EAST
COTTAGE COURT
SUB-0044-2023**

2513 BICKTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

PRELIMINARY
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FOR CONSTRUCTION

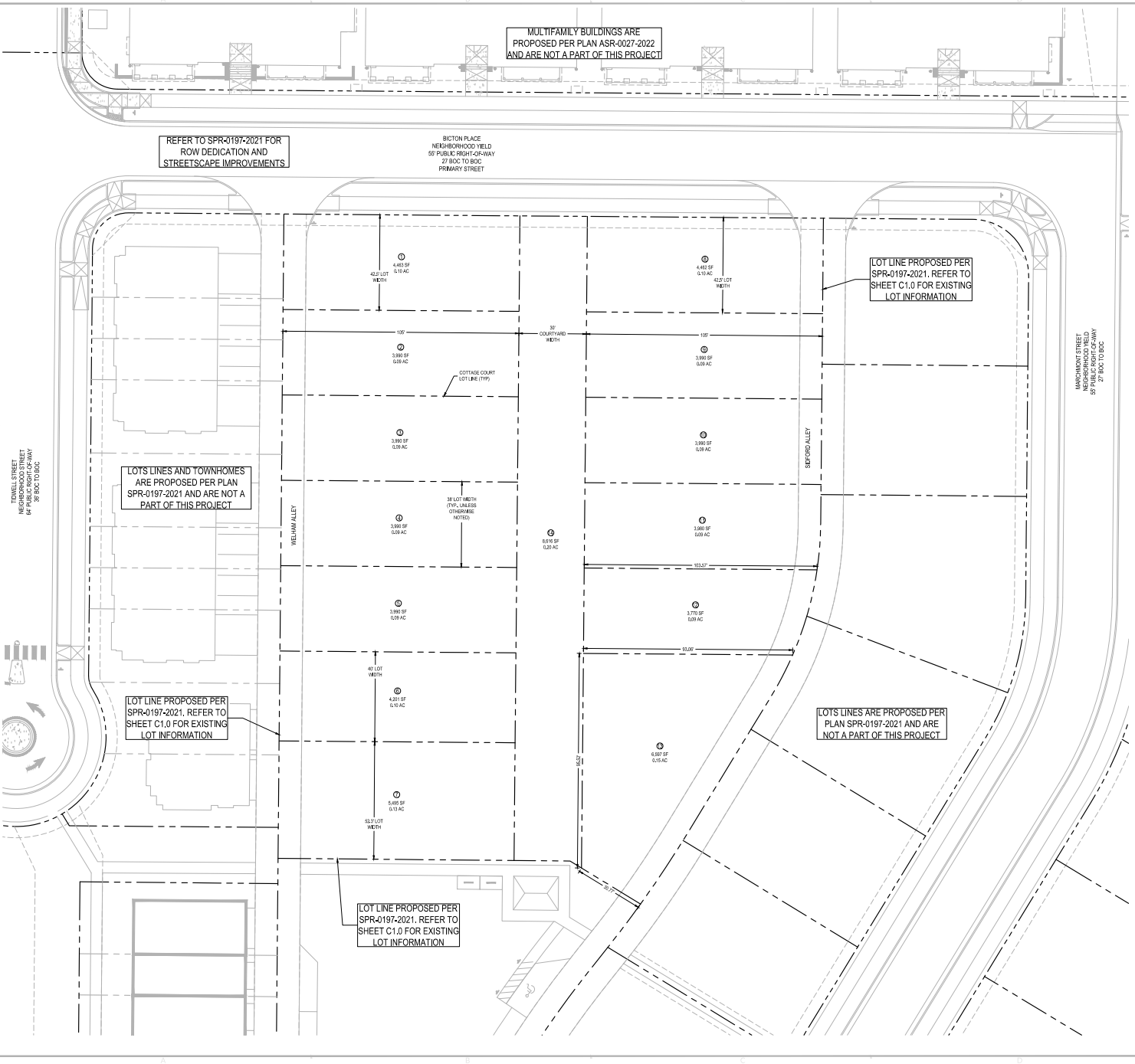


INITIAL PLAN DATE: 06/05/2023
REVISIONS:
1 - 09/22/2023
COR COMMENTS
2 - 11/06/2023
COR COMMENTS

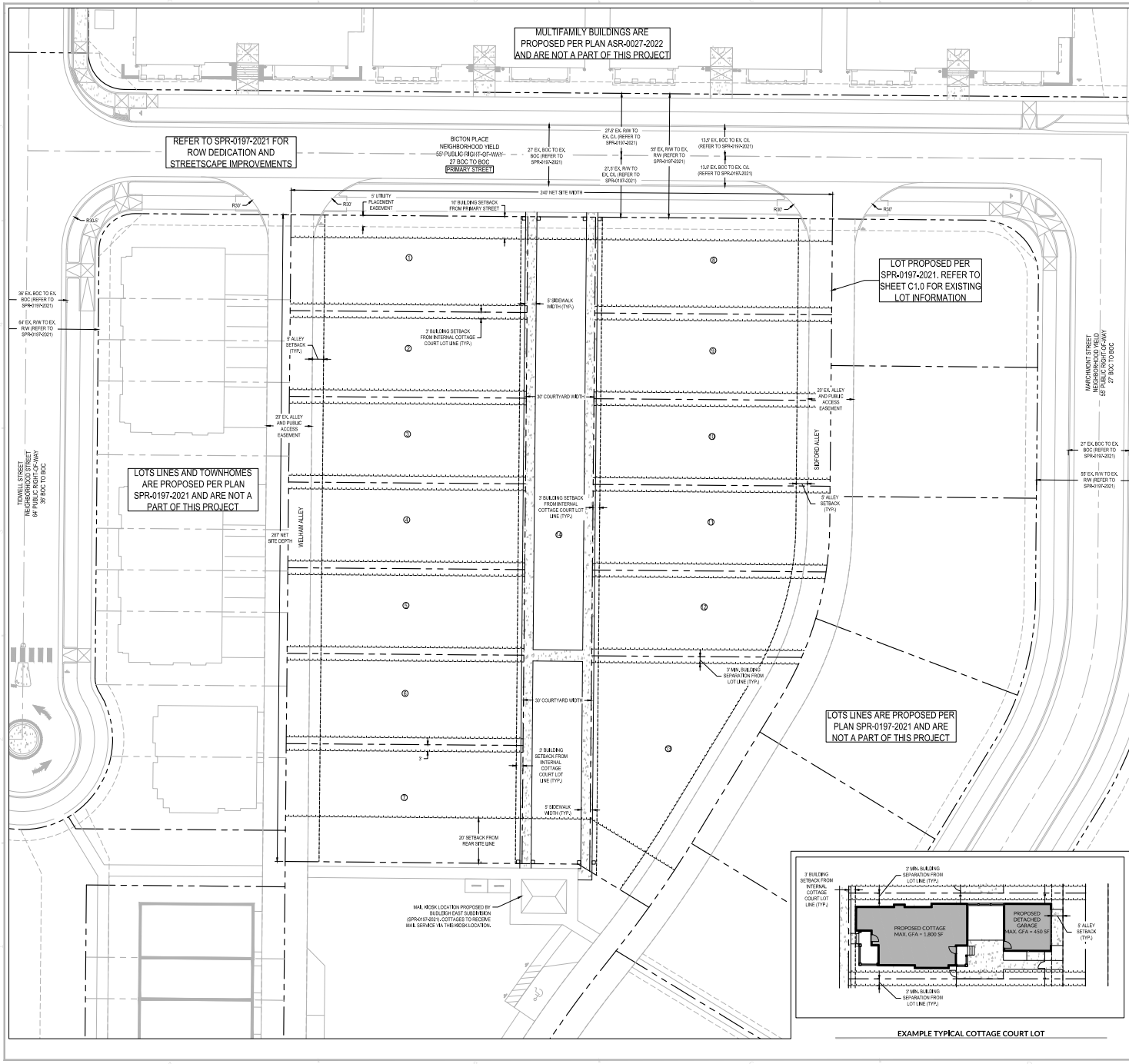
WR JOB NUMBER: 02170437.05
DWG NO: 0251 WR CDD-WR

**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

C1.0



NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.



- GENERAL NOTES:**
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE, PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
 3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THE PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO THE BEGINNING OF THE WORK. RECORDING OF ANY PLAN FOR THE DEVELOPMENT OF FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED.
 4. SURVEY INFORMATION PROVIDED TO WITHERSRAVEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVEL, CORP. SURVEYED IN RALEIGH, NC IN MARCH 2021 AND IN MARCH 2022. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
 5. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE STATED ON PLANS.
 6. WITHIN THE RIGHT TRIANGLES SHOWN ON THE PLAN, NO OBSTRUCTION SHALL BE SET OR PLACED 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO, SIGN, LIGHT, FENCE, WALL, BOA, OR PARKED VEHICLE.
 7. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
 8. TRASH AND CARDBOARD CLUMPERS ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 9. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 10. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT THE ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 11. HANDICAP PARKING SPACES AND WC ACCESS ABLE SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION AS PER ADA STANDARDS.
 12. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 13. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
 14. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE.
 15. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWING STANDARDS AND ACCESS SPECIFICATIONS.
 16. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ADA STANDARDS.
 17. ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDSTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC SHALL BE SCREENED FROM OFF-ROUTE VIEW OF EXISTING BUILDING, FENCE, OR WALL.
 18. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DEABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWING) 2020 AS STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MUTCD).
 19. IF UNFINISHED CONDITIONS EXIST DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES TEAM TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATIONS OF PUBLIC FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTORS AT 919.966.2409 TO SET UP THE MEETING.
 21. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INTERFERENCE TO TRAFFIC.
 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD MOST CURRENT EDITION.
 23. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "ROADWAY CLOSURES" ON WWW.RALEIGH.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY CLOSURE PERMIT TO RIGHTOFWAYPERMITS@RALEIGH.GOV.
 24. PRIOR TO CONSTRUCTION BEGINNING, ALL SERVICE LINES TO THE PUBLIC CONTROL SHALL BE IN PLACE.
 25. ALL WALLS WITH HEIGHTS IN EXCESS OF 20" REQUIRE A SAFETY FENCE TO BE INSTALLED ALONG THE TOP OF WALL.
 26. ALL HANDICAP RAMPS AND STAIRS REQUIRE A HANDRAIL TO BE INSTALLED ALONG THE LENGTH OF IT.
 27. FREQUENT WASTE TRUCK ROUTES TO BE PROVIDED WITH HEAVY DUTY ASPHALT. PAVEMENT DETAILS WILL BE PROVIDED ON SPR PLANS.

SITE CALCULATIONS:

TOTAL LOT SIZE: 1.50 AC (65,534 SF)

TOTAL UNIT COUNT: 13 UNITS

USE CATEGORY: COTTAGE COURT (SINGLE-UNIT TOWNH)

SITE AREA	13,000 SF + 2,450 SF PER UNIT OVER FOUR PER UDO SEC. 2.4.1.D)
REQUIRED:	13,000 SF + 9 ADDITIONAL UNITS X 2,450 SF = 36,850 SF (B.04.B)
PROVIDED:	65,534 SF (1.50 AC) TOTAL
COURTYARD AREA	2,300 SF + 550 SF PER UNIT OVER FOUR PER UDO SEC. 2.4.1.E)
REQUIRED:	2,300 SF + 9 ADDITIONAL UNITS X 550 SF = 7,050 SF (B.16.A)
PROVIDED:	8,656 SF (B.06.A) TOTAL

MAXIMUM IMPERVIOUS AREA CALCULATIONS:

EXISTING MAX. IMPERVIOUS AREA ALLOCATION FOR BUDBLEIGH EAST SUBDIVISION LOT 54

LOT NUMBER	MAXIMUM IMPERVIOUS AREA (SF)	MAXIMUM IMPERVIOUS AREA (AC)	
54	34,265	0.79	

*NOTE: THE AREA LISTED ABOVE IS THE ASSIGNED MAX. IMPERVIOUS VALUE PER BM 2022, PG 381. PER NOTE 2 ON THE REFERENCED PLAT, THE IMPERVIOUS ALLOCATIONS DO NOT INCLUDE ALLEYS OR ROADWAYS. REFER TO THE APPROVED STORMWATER MANAGEMENT REPORT SUBMITTED WITH SPR-0197-2021 FOR MORE INFORMATION.

PROPOSED MAX. IMPERVIOUS AREA ALLOCATION FOR NEW BUDBLEIGH EAST COTTAGES SUBDIVISION LOTS 1-14 (PREVIOUSLY LOT 54)

LOT NUMBER	MAXIMUM IMPERVIOUS AREA (SF)	MAXIMUM IMPERVIOUS AREA (AC)
1	2,471	0.06
2	2,429	0.06
3	2,398	0.06
4	2,423	0.06
5	2,402	0.06
6	2,434	0.06
7	2,380	0.06
8	2,440	0.06
9	2,434	0.06
10	2,411	0.06
11	2,425	0.06
12	2,290	0.05
13	2,686	0.06
14	2,442	0.06
TOTAL	34,265	0.79

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

WithersRavenel

WITHERSRAVEL, CORP.
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RALEIGH, NC 27603
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WILLIAMS REALTY & BUILDING CO., INC.
1111 LINDSEY AVENUE
RALEIGH, NC 27603

PRELIMINARY SUBDIVISION PLANS

BUDBLEIGH EAST COTTAGE COURT SUB-0044-2023

2513 BICKTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

PRELIMINARY

NOT APPROVED FOR CONSTRUCTION

SCALE: 1/8"=1'-0"

INITIAL PLAN DATE: 08/05/2023
REVISIONS:
1-09/22/2023 COR COMMENTS
2-11/06/2023 COR COMMENTS

WS JOB NUMBER: 02170437.05
DRN: WS ESN: WS CDD: WS

SUBDIVISION PLAN

C2.1

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- | SPOT ELEVATION ABBREVIATIONS: | |
|--------------------------------------|--|
| <u>ABBREVIATION</u> | <u>DESCRIPTION</u> |
| BS | BOTTOM OF STEP |
| BW | BOTTOM OF WALL (SEE GENERAL NOTE 3, THIS SHEET) |
| FFE | FINISHED FLOOR ELEVATION |
| HE | HIGHEST ELEVATION ALONG BUILDING FACE (SEE AVERAGE GRADE CALCULATIONS, THIS SHEET) |
| LE | LOWEST ELEVATION ALONG BUILDING FACE (SEE LE AVERAGE GRADE CALCULATIONS, THIS SHEET) |
| LP | LOW POINT |
| TS | TOP OF STEP |
| TW | TOP OF WALL (SEE GENERAL NOTE 3, THIS SHEET) |

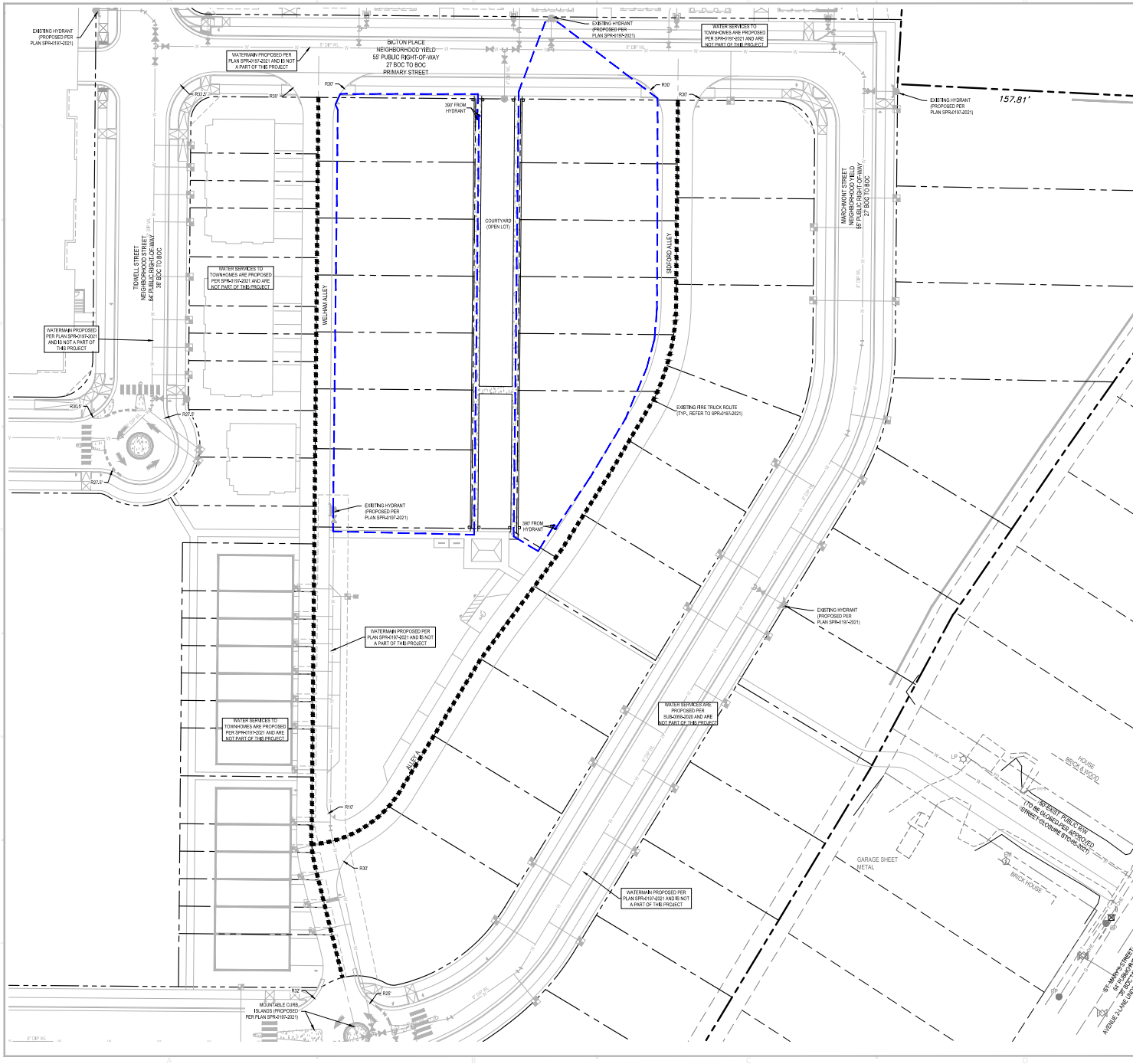
C3.0



- NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

C4.0

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- FIRE ACCESS NOTES:**
1. NO SPRINKLERS ARE PROPOSED FOR COTTAGES.
 2. MAXIMUM FIRE TRUCK HOSE LAY FOR ALL COTTAGES IS 150'. MAXIMUM FIRE HYDRANT HOSE LAY FROM ALL COTTAGES IS 400'.
 3. ALL PUBLIC ROADS AND ALLEYS PROPOSED WITH SPR-0197-2022 ARE FIRE TRUCK ACCESSIBLE AND WILL BE UTILIZED FOR FIRE ACCESS FOR THE SITE. REFER TO APPROVED SPR-0197-2022 PLANS FOR ADDITIONAL INFORMATION.
- FIRE ACCESS LEGEND:**
- | SYMBOL | DESCRIPTION |
|--------|--|
| --- | FIRE HYDRANT HOSE LAY |
| --- | EXISTING FIRE TRUCK ROUTE THROUGH SITE |

NOTE: ALL LOT LINES, SITE IMPROVEMENTS, GRADING, AND UTILITIES SHOWN IN GRAY ARE PROPOSED PER PLAN SPR-0197-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.

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WILLIAMS REALTY & BUILDING CO., INC.
111 LILWOOD AVENUE
RALEIGH, NC 27612

BUDLEIGH EAST COTTAGE COURT SUB-0044-2023

PRELIMINARY SUBDIVISION PLANS

2513 BICTON PLACE | RALEIGH, NC 27608 | WAKE COUNTY

PRELIMINARY
NOT APPROVED
FOR CONSTRUCTION

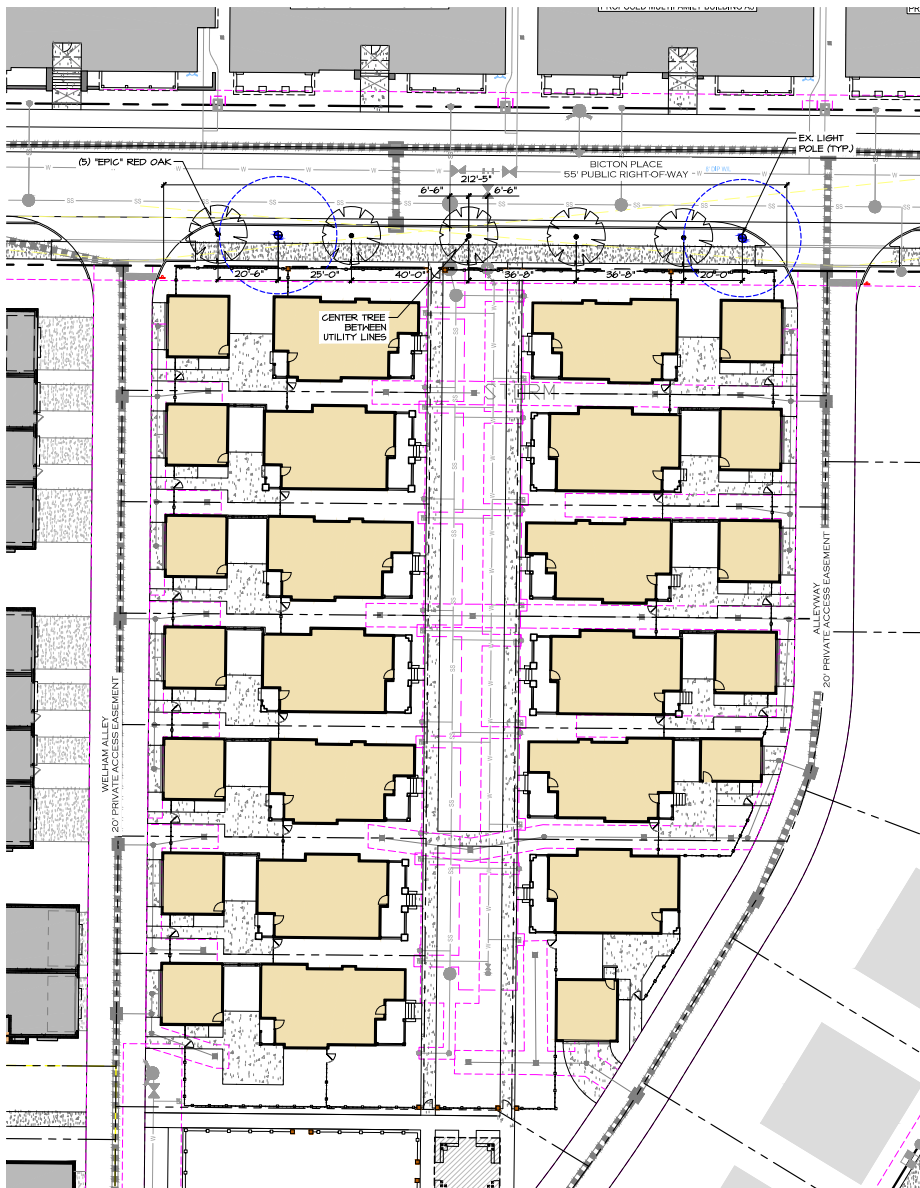
SCALE: 1"=60'-0"

INITIAL PLAN DATE: 08/05/2023
REVISIONS:
1-09/22/2023 COR COMMENTS
2-11/06/2023 COR COMMENTS

WK JOB NUMBER: 02170437.05
DRN: WR ESN: WR CDD: WR

FIRE ACCESS PLAN

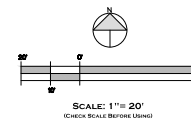
C5.0



QTY	CODE REQUIRED PLANT SCHEDULE			SIZE	NOTES
	BOTANICAL NAME	COMMON NAME			
	TREES AND LARGE EVERGREENS				
	1 CANOPY 10'	NEW BRIDGE	2.50' x 10'	PAV. SURFACE, WEST SIDE	

STREET TREE CALCULATIONS
BICTON PLACE, STREET TREES
240.0 LF
1 LARGE TREE/40 LF
212.42 LF
212.42/40 = 5.31 TREE REQUIRED
5 TREES PROVIDED
INSTALL 3" CALIPER, 10' TALL

NOTE:
1. STREET TREES SHALL BE
INSTALLED AND MAINTAINED
IN ACCORDANCE WITH THE
REQUIREMENTS OF CHAPTER
2 OF THE CITY TREE MANUAL.



CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all local, state, and Federal rules and regulations. This approval of this electronic document is only valid if the document has not been modified and the digital signature below is valid.

CITY OF RALEIGH DEVELOPMENT APPROVAL _____



LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

7500 PINEWOOD ROAD, RALEIGH, NC 27608
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WWW.LIGGETTDESIGNGROUP.COM

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WITHERS & RAVENEL
1115 WASHINGTON DRIVE, CARY, NC 27511
OR 919.551.5344

CONSULTANTS

WRBCO
RALEIGH, NORTH CAROLINA

CLIENT

BUDLEIGH EAST
COTTAGE COURT
OBERLIN ROAD & FAIRVIEW ROAD
RALEIGH, NORTH CAROLINA

ISSUED FOR:
REVIEW

ISSUED DATE:
7/31/2023

REVISIONS:		DATE
NO.	ITEM	
1	CITY COMMENTS	8/20/23

DRAWING TITLE:
CODE COMPLIANT
LANDSCAPE PLAN

DRAWN BY: AS/RW/WAB

CHECKED BY: FL

SCALE: 1"=20'

SHEET NUMBER:

L-1
OF 2

PLANTING NOTES

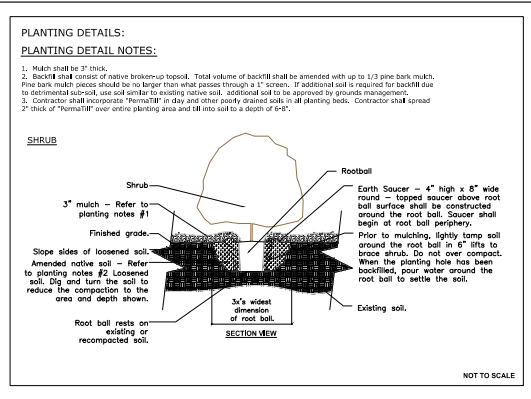
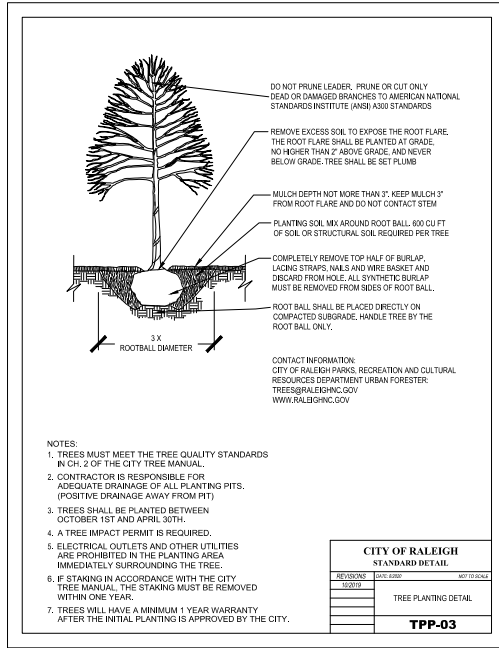
- Prior to the start of any excavation for the project, the contractor shall notify NC One Call or equivalent to locate all existing utilities.
- Contractor shall maintain or provide positive drainage away from all building foundations, structures and within planting beds.
- Contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the Landscape Architect prior to ordering plant material.
- All plants shall meet or exceed the minimum standards set by the U.S.D.A. for Nursery Stock, sponsored by the American Association of Nurserymen, Inc., Washington, D.C.
- All plants shall bear the same relationship to finished grade as to the original grades before digging. The Contractor shall revise grades at a minimum of $\pm 1/2\%$ to ensure smooth transitions between planting beds and lawn areas.
- Mulch - install 3" of shredded pine bark mulch in plant beds around buildings, patio, etc., and 3" of clean pine straw in all other natural areas with new planting and on slopes, unless otherwise noted on plan.
- All plant materials are subject to the approval of the Landscape Architect at the nursery and at the job site.
- Contractor is encouraged to provide the Landscape Architect with concerns and/or suggestions regarding proposed plant materials, prior to placing a purchase order for plants.
- Contractor is responsible for verifying all quantities. Drawings symbols shall rule over plant lists if there are discrepancies between the two.
- All trees located adjacent to walks and drives shall have 6' of clearance height to first branching.
- All trees shall be placed a minimum of 3' from sidewalks, curbs and hardscape, and a minimum of 6' from fire hydrants and other utilities, unless otherwise noted on plans.
- All plants shall be installed as per generally accepted planting standards.
- All dead and or diseased plants shall be replaced within warranty period at no charge to Owner/Client.
- All plants and stakes shall be set/plant unless otherwise specified.
- Refer to Existing Conditions Plan, Demo Plan and/or Planting Plan for trees/shrubs to be either removed or to remain undisturbed.
- Landscape Architect shall select and layout all the perennial beds.
- All planting bed edges to be smooth flowing arcs, unless otherwise specified. Bed edges shall be smooth, consistent, hand trenched 3 to 4 inches deep, and 7/8" shaped. All excavated material shall be removed from the bed edge and planting bed.
- If the landscape contractor observes any deficiencies in the site conditions or which could negatively affect plant establishment, survival, or guarantee, notify the Owner and Landscape Architect prior to procurement and/or installation.
- Any disturbed areas that are not planted or grassed as part of the landscape plan shall be restored to their previous existing condition (including reseed uneven areas, seedling grassed areas and for natural areas spreading minimum 3" depth of pine straw, leaf litter or pine bark mulch per direction of Landscape Architect).

LANDSCAPE MAINTENANCE AGREEMENT

- The Owners of the Property and their Agents, Here or Assigns shall be responsible for the installation, preservation and maintenance of all plantings and physical features shown on this plan. The Owners shall be responsible for annual maintenance of the vegetation to include but not limited to:
- a. Fertilization: Zeon Zyraxis lawn: Fertilize lawns twice per year (March 30 - May 15), and again (June 30 - July 31) according to soil test. Tifway 419 Bermuda lawn: Fertilize lawns twice per year (March 30 - May 15), and again (June 15 - August 15) according to soil test.
 - b. Fertilization: Deciduous trees, evergreen trees and evergreen shrubs: Fertilize trees and shrubs per soil test. A deep root fertilizer shall be used for deciduous trees, evergreen trees and evergreen shrubs and applied once per year (Feb. 28 - March 30). Fertilizer shall be watered in.
 - c. Fertilization: Shrubs, groundcover and seasonal plants not listed in a 2) Fertilize shrubs, groundcover and seasonal plants per soil test. A complete controlled release fertilizer shall be used for shrubs, groundcover and seasonal plants and applied (Feb. 28 - March 30), and again in (June 15 - July 31). Fertilizer shall be watered evenly until all plants before application and watered in. *Planting areas with trees, shrubs, groundcover and seasonal plants may receive fertilization 2x/year due to the planting "arrangement", however, over-fertilization shall not be acceptable.
 - d. Pruning: Removal of dead or diseased wood, or removal of tree branches for sight distance/safety reasons; the Slope standards should be adhered to. The pruning of shrubs shall be limited to the pruning necessary to maintain the natural shape of the plant except for sheared hedges and sheared upright evergreen trees.
 - e. Pest control: Pre-emergent weed control for lawns to be applied in Sept - November. Tree, shrub and groundcover bed pre-emergent control to be applied in February. Chemical treatment for insect infestation and disease may be applied and shall be specific to the problem.
 - f. Mulching: Mulching shall be maintained at a depth of 2 - 3" in plant beds and tree seasons. As a minimum, mulch shall be supplied at least every year during the months of February and March.
 - g. Mowing: Zeon Zyraxis lawn shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 60 times per year. Tifway 419 Bermuda lawn shall be maintained at a height of 2" - 2 1/2" and shall be mowed approximately 72 times per year. Grasses used for stabilization and ornamental use shall not be mowed.
 - h. Plant protection: Avoid access intrusion into the root zone area of established plantings including equipment, vehicular and pedestrian traffic, construction activities and materials.
 - i. Watering: If an irrigation system is utilized, the system shall be regulated to provide approximately 1" of rainfall per week during the growing season.
 - j. Warranty: Remove/replace all dead and or diseased plant material at each maintenance visit.

PREPARATION AND INSTALLATION FOR PLANTING SOD AREAS

- Provide soil pH testing, adjust the pH range of soils that are unacceptable per local cooperative extension service standards. Incorporate agricultural lime, fertilizer, and superphosphate uniformly at the rate specified per soil pH testing results.
- Site to be fine graded before permanent planting and seeding or sodding is installed.
- Soil shall be loosened to a depth of 4 - 6 inches by disk, raking, rototilling or other acceptable means. Continue tillage until a well-aerated, firm, reasonably uniform seedbed is prepared 4 to 6 inches deep. Chisel compacted areas and spread topsoil 3 inches deep over adverse soil conditions.
- Rake and remove all loose rock (over 1" diameter), roots, and other obstructions leaving surface reasonably smooth. Contractor shall incorporate 10/50 soil amendment in all plant beds.
- All sod and installation techniques shall adhere to turfgrass producers international guideline specifications, current editions.
- Sod areas to be sodded with variable size rolls that are not broken or stretched. Sod shall be free of thatch. Sod shall be installed within 24 hours of arrival at the site.
- Water 1 inch minimum within the first hour of sod or seed installation. Begin irrigation system during the following 3 days keeping the sodded or seeded area moist.
- Sod shall be laid parallel to the contours and shall have staggered joints on slopes greater than 3:1 or in drainage swales sod shall be stacked.
- Apply starter fertilizer at time of sodding at rate recommended by manufacturer. Contractor is responsible for the initial watering.
- Inspect all sodded areas and make necessary repairs or resod within the planting season, if possible. If grass stand should be over 80% damaged, Contractor shall consult with a conservation specialist on maintenance treatment and fertilization to determine the best type of treatment necessary in order to establish and maintain an acceptable stand of grass.
- Contractor shall water and maintain all planting and NEWLY SOD areas until a maintenance contractor has been selected.
- Once an acceptable stand of grass has been established (of 95% or better), the Contractor shall repair all damaged areas and monitor the NEWLY SOD areas until the grass reaches a height of 4 inches tall.



**LIGGETT
DESIGN GROUP**

LANDSCAPE ARCHITECTURE
SITE PLANNING & DESIGN

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CONSULTANTS

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100 SOUTH WORTH CAROLINA
DRIVE, RALEIGH, NC 27601

CLIENT

**BUDLEIGH EAST
COTTAGE COURT**
OBERLIN ROAD & FAIRVIEW ROAD
RALEIGH, NORTH CAROLINA

ISSUED FOR:

REVIEW

ISSUED DATE:

7/31/2023

REVISIONS:

NO.	ITEM	DATE
1	CITY COMMENTS	8/20/23

DRAWING TITLE:

PLANTING DETAILS
& NOTES

DRAWN BY:

AS/RW/WAB

CHECKED BY:

FL

SCALE:

1"=60'

SHEET NUMBER:

L-2
OF 2

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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CITY OF RALEIGH DEVELOPMENT APPROVAL _____

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