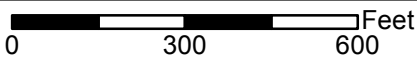
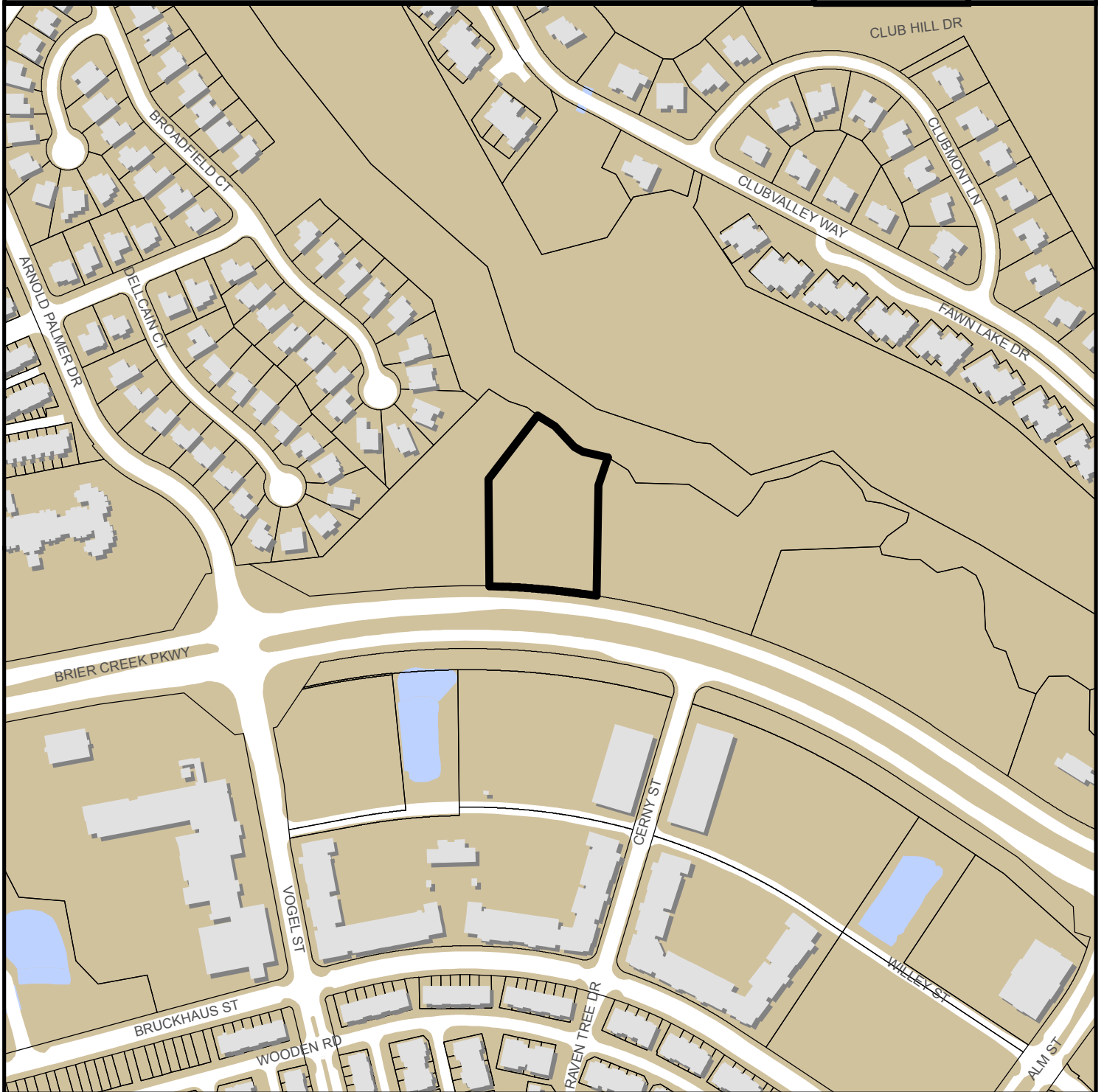


MELLOW MUSHROOM AT BRIER CREEK SR-44-2017



Zoning: **CX-3-PK**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **2.07**
Sq. Ft.: **6,435**

Planner: **Marth Lobo**
Phone: **(919) 996-2664**

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





Administrative Approval Action

SR-44-17, Mellow Mushroom at Brier Creek
Transaction# 511487, AA 3676

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Brier Creek Parkway/State Route 3109 and east of the intersection of Brier Creek and Arnold Palmer Drive. The restaurant site is being proposed on Lot 2 at 9600 Brier Creek Parkway/PIN 0758836853. Infrastructure associated with the restaurant site will be located on Lot 3/PIN 0758931723 and Lot 4/PIN 0758935530.

REQUEST: Development of a 2.07 acre tract zone Commercial Mixed Use-3 Stories-Parkway Frontage (CX-3-PK) into a 1 story 6,435 square foot restaurant.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

A variance has been approved by the Board of Adjustment for this project, noted below:

1. August 14, 2017 the Board of Adjustment granted a 25' variance to reduce the width of the Parkway Frontage with the condition the resulting buffer is planted to SHOD-2 standards. Reference A-104-17.

Design Adjustments have been approved by the Development Services Director Designee for this project, noted below.

2. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Development Services Director Designee due to constraints of the Neuse Riparian Buffer and Brier Creek Golf Club within the rear adjacent property and residential developed properties to the west of the site.

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 submitted by Rick Baker of Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

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. Next Step: 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 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.



Administrative Approval Action

SR-44-17, Mellow Mushroom at Brier Creek
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4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
5. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

6. Obtain required stub and tree impact permits from the City of Raleigh.
7. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
8. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for Tree Save Areas.
2. Provide fire flow analysis.

ENGINEERING

3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk width across the frontage of Lot 2 to supplement the existing 5' sidewalk as required by the UDO, shall be paid to the City of Raleigh.
4. A 24' cross access / shared driveway agreement between lot 2 with Pin #0758836853, lot 3 with Pin #0758931723 and lot 4 with Pin #0758935530, shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded offer of cross access / shared driveway easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.
5. A 10' x 15' slope easement shall be dedicated on each side of the 24' cross access / shared driveway easement and also any sidewalk adjacent to the cross access, at the shared property lines between lots 2 and 3 and 4. This slope easement will be shown on the plat and recorded as described in Condition of Approval #5.
6. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



Administrative Approval Action

SR-44-17, Mellow Mushroom at Brier Creek
Transaction# 511487, AA 3676

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STORMWATER

19. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.
20. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
21. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;
22. Next Step: The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.
23. Next Step: 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.
24. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

25. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
26. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Next Step: 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.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department



**Administrative
Approval Action**
SR-44-17, Mellow Mushroom at Brier Creek
Transaction# 511487, AA 3676

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6. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas 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: 12-20-2020

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: (Planning Dir./Designee) *Amy B. [Signature]* Date: 12/20/2017

Staff Coordinator: Daniel L. Stegall

MELLOW MUSHROOM AT BRIER CREEK

ADMINISTRATIVE SITE REVIEW

VARIANCE CASE No. A-104-17 CASE FILE: SR-44-17 TRANSACTION No. 511487

RALEIGH, WAKE COUNTY, NORTH CAROLINA
 PIN: 0758836853; 0758931723; 0758935530

FOR REVIEW ONLY

Administrative Site Review Application (for UDO Districts only)



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

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # N/A

GENERAL INFORMATION

Development Name: **Mellow Mushroom at Briar Creek**
 Zoning District: **CX-3-PK** Overlay District (if applicable): **N/A** Inside City Limits? Yes No
 Proposed Use: **Restaurant**
 Property Address(es): **9600/9550/9400 Briar Creek Pkwy Raleigh, NC 27617** Major Street Location: **Briar Creek Pkwy**
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:
 P.I.N. **0758836853** P.I.N. **0758931723** P.I.N. **0758935530**

What is your project type?
 Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: if other, please describe: **Restaurant**

WORK SCOPE: Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Proposed construction of a 6,400 s.f.± restaurant and associated infrastructure.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE: Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
N/A

CLIENT/DEVELOPER/OWNER: Company **Dough Boy, LLC** Name (s) **Vish Panjwani**
 Address **9133 Fawn Hill Court**
 Phone (919) 800-1695 Email **vish@tsnventerprises.com** Fax

CONSULTANT (Contact Person for Plans): Company **Timmons Group** Name (s) **Rick Baker**
 Address **5410 Trinity Road Ste. 102 Raleigh, NC 27607**
 Phone (919) 866-4939 Email **rick.baker@timmons.com** Fax

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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

Zoning Information	Building Information
Zoning District(s) CX-3-PK	Proposed building use(s) Restaurant
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 6,435
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 10.3	Total sq. ft. gross (existing & proposed) 6,435
Off street parking: Required 43 Provided 78	Proposed height of building(s) 20' - 10'
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-104-117	Ceiling height of 1 st Floor 13' - 6"
CUD (Conditional Use District) case # 2-	

FOR RESIDENTIAL DEVELOPMENTS

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

SIGNATURE BLOCK (Applicable to all developments)

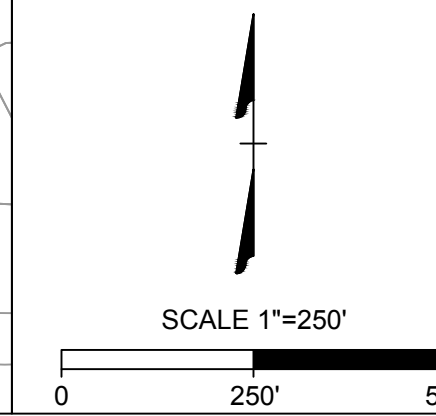
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.
 I hereby designate **Timmons Group, Contact: Rick Baker, PE** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.
 I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed *Vish Panjwani* Date 10/31/17
 Printed Name **Vish Panjwani**
 Signed _____ Date _____
 Printed Name _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16



VICINITY MAP



SCALE 1"=250'

DEVELOPER:
 BCRD HOLDINGS, LLC
 9133 FAWN HILL COURT
 RALEIGH, NC 27
 VISH PANJWANI
 (919) 800-1695
 vish@tsnventerprises.com

CIVIL ENGINEER:
 TIMMONS GROUP
 5410 TRINITY ROAD, STE. 102
 RALEIGH, NC 27607
 RICK BAKER, PE
 (919) 866-4939
 rick.baker@timmons.com

ARCHITECT:
 ARCHITECTURE INCORPORATED
 1902 CAMPUS COMMONS DRIVE, STE. 101
 RESTON, VA 20191
 GENE WEISSMAN
 (703) 390-2062
 genew@archinc.com

SHEET LIST TABLE

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	CROSS-ACCESS EASEMENT AGREEMENT
C1.2	CROSS-ACCESS EASEMENT AGREEMENT
C2.0	SITE PLAN
C2.1	FIRE TRUCK ACCESS PLAN
C2.2	WASTE SERVICES ACCESS PLAN
C3.0	GRADING PLAN OVERVIEW
C3.1	LOT 2 GRADING ENLARGEMENT
C4.0	UTILITY PLAN
C5.0	LANDSCAPE PLAN
TCA5.1	TREE CONSERVATION PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
AS1.1	ARCH SITE PLAN & DETAILS
AS1.2	DUMPSTER PLAN & DETAILS
LS1.2	UDO BLANK WALL
SCH 3.1	EXTERIOR ELEVATIONS
SCH 3.2	EXTERIOR ELEVATIONS
E1.0	SITE LIGHTING PLAN & DETAILS

SITE DATA TABLE

PROJECT NAME:	MELLOW MUSHROOM AT BRIER CREEK
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL (RESTAURANT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK

PROPERTY OWNER INFORMATION

NAME:	OWNER ADDRESS:	PIN:	PROPERTY ADDRESS:	EXISTING PROPERTY ACREAGE:	PROPOSED PROPERTY ACREAGE:	DEED / PAGE:
BCRD HOLDINGS, LLC	9133 FAWN HILL CT, RALEIGH, NC 27617-7769	0758836853	LOT 2 9600 BRIER CREEK PKWY RALEIGH, NC 27617	2.07	2.13	016579 / 02138
		0758931723	LOT 3 9550 BRIER CREEK PKWY RALEIGH, NC 27617	3.85	3.79	
		0758935530	LOT 4 9400 BRIER CREEK PKWY RALEIGH, NC 27617	4.38	4.38	
TOTAL PROJECT AREA:				10.30	10.30	

VARIANCE CASE A-104-17:

BCRD HOLDINGS, LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS OF SECTIONS 3.4.3.C AND 3.4.3.E OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER REQUESTED A COMPLETE VARIANCE TO U.D.O. SECTIONS 9.1.4.A.2 AND 9.1.4.A.8, AND U.D.O. SECTION 9.1.4.E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.

ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.



PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

THIS DRAWING PREPARED AT THE RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.
 DATE: 9/18/2017
 DATE: 11/10/2017
 DATE: 11/20/2017

DATE: 4/20/2017
 DRAWN BY: S.MOORE
 DESIGNED BY: S.MOORE
 CHECKED BY: R.BAKER

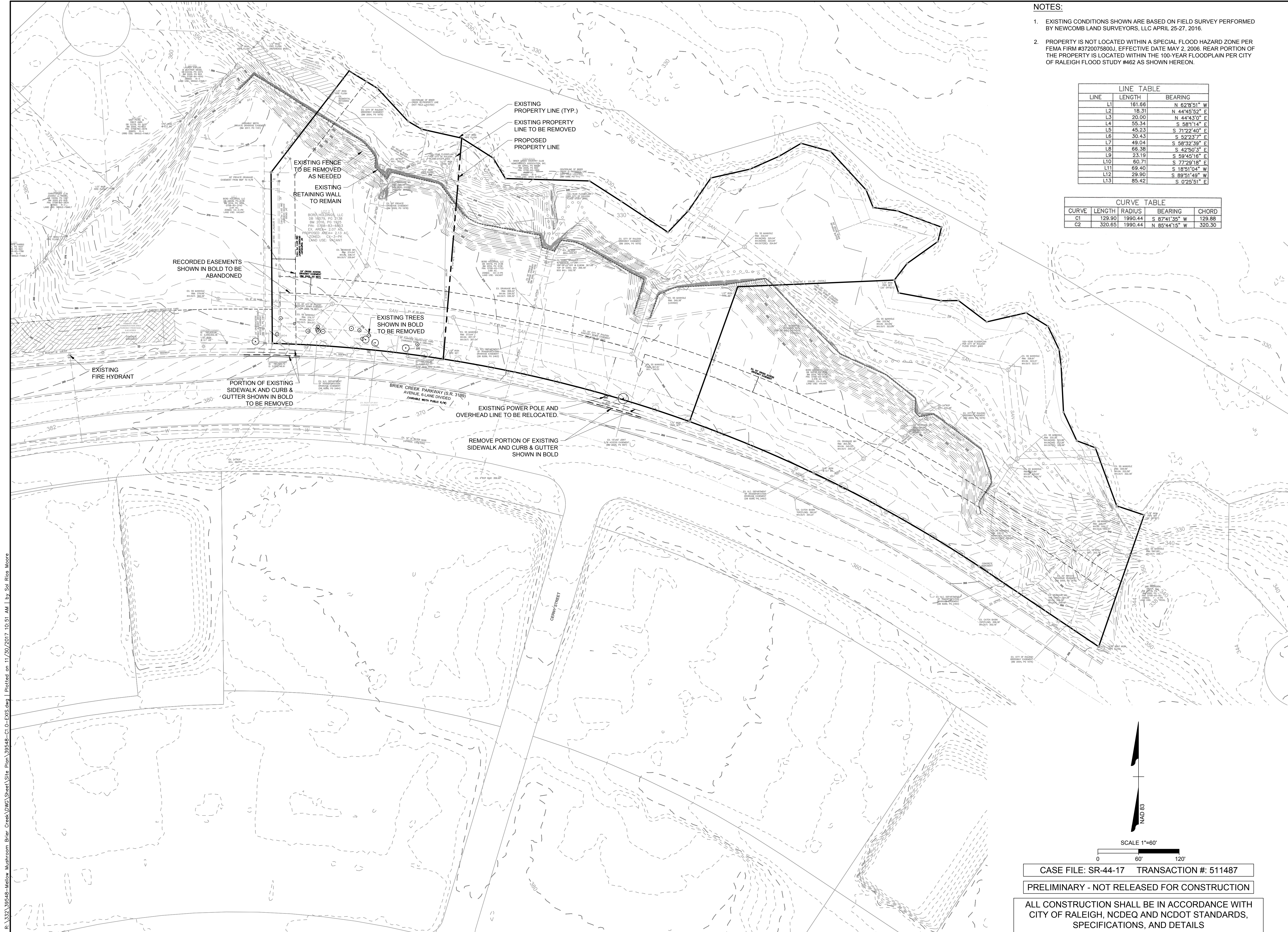
SCALE: AS NOTED

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652
 MELLOW MUSHROOM AT BRIER CREEK
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
 COVER SHEET

JOB NO. 39548
 SHEET NO. C0.0

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R:\323\39548-Mellow Mushroom Brier Creek\DWG\Sheet\Site Plan_39548-C1.0-EXIS.dwg | Plotted on 11/30/2017 10:51 AM | by Sol Rios Moore



- NOTES:**
- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY NEWCOMB LAND SURVEYORS, LLC APRIL 25-27, 2016.
 - PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FIRM #3720075800J, EFFECTIVE DATE MAY 2, 2006. REAR PORTION OF THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF RALEIGH FLOOD STUDY #462 AS SHOWN HEREON.

LINE TABLE		
LINE	LENGTH	BEARING
L1	161.66	N 62°51' W
L2	18.31	N 44°45'2" E
L3	20.00	N 44°45'0" E
L4	55.34	S 58°14' E
L5	45.23	S 71°22'40" E
L6	30.43	S 52°23'7" E
L7	48.04	S 58°32'39" E
L8	66.38	S 42°50'3" E
L9	23.19	S 59°45'16" E
L10	60.71	S 77°29'18" E
L11	69.40	S 18°51'04" W
L12	29.90	S 89°51'48" W
L13	85.42	S 0°25'51" E

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

FOR REVIEW ONLY

THIS DRAWING PREPARED AT THE
RALEIGH OFFICE
 5410 Trinity Road, Suite 102 | Raleigh, NC 27607
 TEL 919.866.9551 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
07/18/2017	ADDRESSED CITY COMMENTS
11/07/2017	ADDRESSED CITY COMMENTS
11/30/2017	ADDRESSED CITY COMMENTS

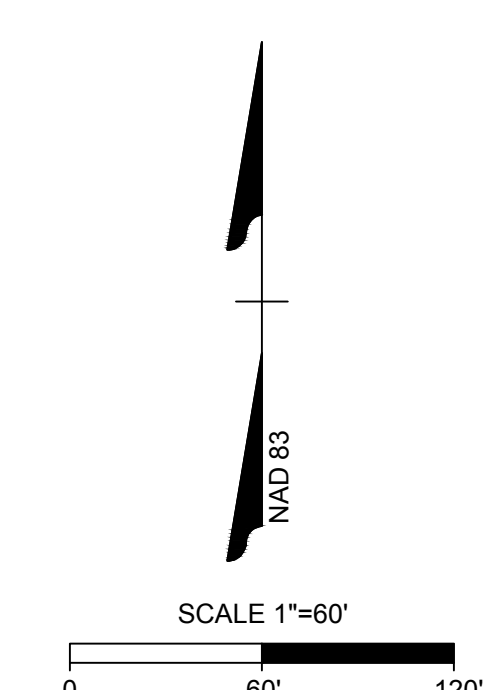
DATE: 4/20/2017
 DRAWN BY: S.MOORE
 DESIGNED BY: S.MOORE
 CHECKED BY: R.BAKER
 SCALE: AS NOTED

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

MELLOW MUSHROOM AT BRIER CREEK
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
EXISTING CONDITIONS PLAN

JOB NO. 39548
 SHEET NO. C1.0

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CASE FILE: SR-44-17 TRANSACTION #: 511487
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

R:\332\395-18-Mellow Mushroom\Brier Creek\DWG\Sheet\Site Plan\395-18-C2.0-SITE.dwg | Plotted on 11/30/2017 10:51 AM | by Sol Rios Moore

LINE TABLE		
LINE	LENGTH	BEARING
L1	161.66	N 62°35'51" W
L2	18.31	N 44°45'52" E
L3	20.00	N 44°43'0" E
L4	55.34	S 58°11'4" E
L5	45.23	S 71°22'40" E
L6	30.43	S 52°23'7" E
L7	49.04	S 58°32'39" E
L8	66.38	S 42°50'3" E
L9	23.19	S 59°45'16" E
L10	60.71	S 77°29'15" E
L11	69.40	S 18°51'04" W
L12	29.90	S 89°51'49" W
L13	85.42	S 0°25'51" E

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

SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ONSITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET. PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- SURFACE PARKING PROVIDED TO SERVE THIS USE EXCEEDS 150% OF THE REQUIRED PARKING RATIOS. PER CITY U.D.O. SECTION 7.1.2.D, THIS PROJECT PROPOSES TO DETAIN STORMWATER RUNOFF TO PRE-DEVELOPMENT LEVELS FOR THE 2, 10, AND 30-YEAR STORM EVENT FOR THE PARKING AREA ABOVE THE MAXIMUM TO MITIGATE THE ADDITIONAL IMPERVIOUS SURFACE.

SITE DATA TABLE

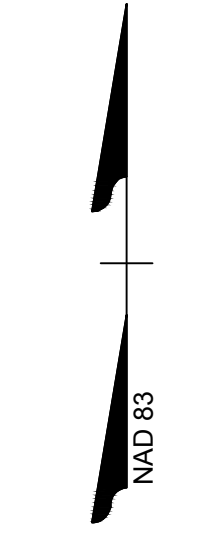
PROJECT NAME:	MELLOW MUSHROOM AT BRIER CREEK
APPLICANT/ PROPERTY OWNER:	BCRD HOLDINGS, LLC VISH PANJWANI 9133 FAWN HILL CT. RALEIGH, NC 27617 (919) 800-1695
PIN:	0758836853; 0758931723; 0758935530
DEED REFERENCE:	DB. 016579 PG.02138
PLAT REFERENCE:	PB.2016 PG.1925
PROPERTY ADDRESS:	9600/9550/9400 BRIER CREEK PKWY, RALEIGH, NC 27617
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
CURRENT USE:	VACANT
PROPOSED USE:	COMMERCIAL (RESTAURANT)
TOTAL PROJECT AREA:	92,821 S.F. (2.13 AC.)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK
BUILDING/STRUCTURE SETBACKS:	
FRONT (FROM PRIMARY STREET):	25' (-PK FRONTAGE REQUIREMENT PER VARIANCE CASE A-104-17)
SIDE:	BLDG.: 0'-6" PARKING: 0' - 3'
REAR:	BLDG.: 0'-6" PARKING: 0' - 3'
PROPOSED BUILDING INFORMATION:	
RESTAURANT:	5,450 GSF
PATIO:	985 GSF
TOTAL GROSS S.F.:	6,435 GSF
PROPOSED HEIGHT:	20' - 10" (1-STORY)
TOTAL SEATING PROVIDED:	213 SEATS
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES:	43 (1 SPACE PER 150 SF OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER); 6,435 x (1/150) = 42.9 SPACES 213 x (1/5) = 42.6 SPACES
PROVIDED VEHICULAR SPACES:	78 SPACES (INCL. 4 H/C SPACES) - SEE NOTE #13
REQUIRED BICYCLE SPACES:	SHORT TERM: 4 MIN. LONG-TERM: 4 MIN.
PROVIDED BICYCLE SPACES:	8 (SHORT TERM: 4 SPC LONG-TERM: 4 SPC)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING IMPERVIOUS COVER:	0 S.F. (0.0 AC - 0%)
PROPOSED ONSITE POST-DEV. IMPERVIOUS:	45,830 S.F. (1.05 AC - 49.3%)
OUTDOOR AMENITY AREA:	
REQUIRED:	9,282 S.F. (10% - PER U.D.O. SECTION 3.2.5.A.A3)
PROVIDED:	11,826 S.F.

PLAN KEY NOTES

- | # | DESCRIPTION |
|----|---|
| 1 | 24" STD. CURB & GUTTER (TYP.) |
| 2 | CONCRETE SIDEWALK (HATCHED-TYP.) |
| 3 | CITY OF RALEIGH CURB RAMP (TYP.) |
| 4 | PARKING SPACE STRIPING |
| 5 | SHORT-TERM BICYCLE PARKING |
| 6 | LONG-TERM BICYCLE PARKING |
| 7 | WASTE/RECYCLING ENCLOSURE - SEE ARCH. PLANS |
| 8 | CROSSWALK - REFLECTIVE PAINT PER NCDOT STANDARDS (TYP.) |
| 9 | SEGMENTAL RETAINING WALL |
| 10 | ELECTRICAL TRANSFORMER PAD |
| 11 | 30" STD. CURB & GUTTER WITHIN RIGHT-OF-WAY (TYP.) |

PAVEMENT SECTION LEGEND

- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- CONCRETE

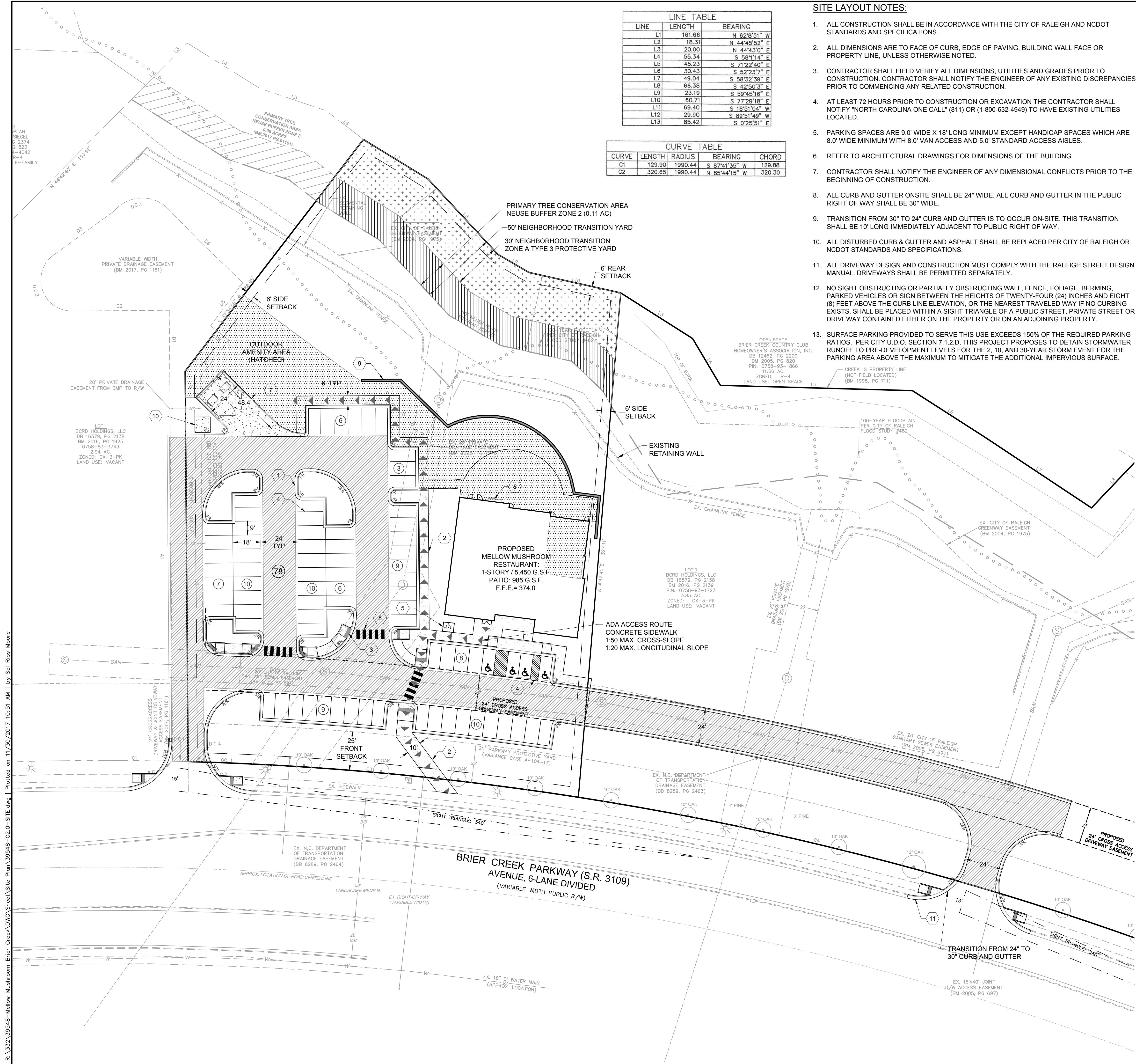


SCALE 1"=30'

CASE FILE: SR-44-17 TRANSACTION #: 511487

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS



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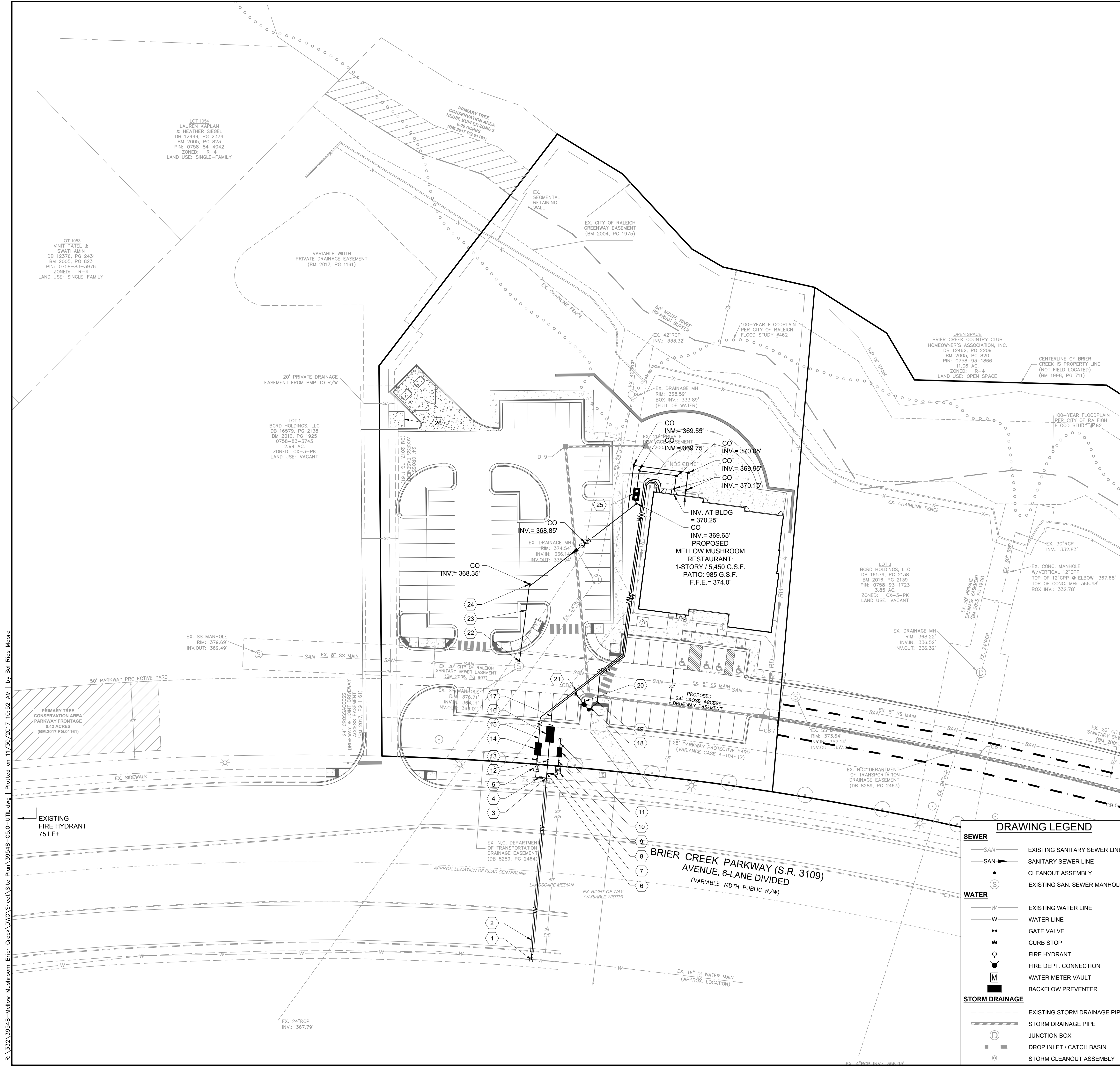
YOUR VISION ACHIEVED THROUGH OURS.

DATE: 9/18/2017
DRAWN BY: S.MOORE
DESIGNED BY: S.MOORE
CHECKED BY: R.BAKER
SCALE: AS NOTED

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MELLOW MUSHROOM AT BRIER CREEK
BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO. 39548
SHEET NO. C2.0

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- STANDARD UTILITY NOTES:**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 - UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHEN ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS.
 - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
 - INSTALL 1" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 - INSTALL 4" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
 - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
 - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

- PLAN KEY NOTES**
- | # | DESCRIPTION |
|----|--|
| 1 | 16" X 6" TAPPING SLEEVE & VALVE ASSEMBLY |
| 2 | BORE & JACK 6" DI WATER LINE IN 14" STEEL ENCASUREMENT PIPE. STEEL ENCASUREMENT APPROX. 107 LF |
| 3 | TAP 6" DI LINE WITH 2" TYPE "K" COPPER DOMESTIC SERVICE |
| 4 | 2" CURB STOP |
| 5 | 2" WATER METER IN 2" METER VAULT |
| 6 | TAP 6" DI LINE WITH 1 1/2" TYPE "K" COPPER IRRIGATION SVCE. |
| 7 | 1 1/2" CURB STOP |
| 8 | 1 1/2" WATER METER IN 1 1/2" METER VAULT |
| 9 | 6" STD. GATE VALVE AND BOX INSTALLATION |
| 10 | 1 1/2" ABOVE GRADE RPZ BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL 009 M2QT OR A/E. |
| 11 | 1 1/2" TYPE "K" COPPER IRRIGATION SERVICE LINE |
| 12 | 6" STD. GATE VALVE AND BOX INSTALLATION |
| 13 | 2" STD. GATE VALVE AND BOX INSTALLATION |
| 14 | 2" ABOVE GRADE RPZ BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL 009 M2QT OR A/E. |
| 15 | 2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE |
| 16 | 6" ABOVE GRADE RPDA BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL 909 RPDA OR A/E. |
| 17 | 6" DI FIRE LINE |
| 18 | FREE-STANDING FIRE DEPARTMENT CONNECTION |
| 19 | FDC LINE. SIZE AND LOCATION TO BE COORDINATED W/FIRE PROTECTION DESIGN |
| 20 | PRIVATE FIRE HYDRANT ASSEMBLY |
| 21 | 6" X 6" TEE |
| 22 | CORE DRILL AND CONNECT NEW SERVICE LINE TO EX. MANHOLE WITH RUBBER BOOT AT INV = 365.0' |
| 23 | 6" SCH 40 PVC SEWER SERVICE LINE AT 1.0% MIN. SLOPE |
| 24 | CLEANOUT ASSEMBLY (TYP.) |
| 25 | 1,000 GAL. GREASE INTERCEPTOR |
| 26 | ELECTRICAL TRANSFORMER PAD |

DRAWING LEGEND

SEWER	DESCRIPTION
— SAN —	EXISTING SANITARY SEWER LINE
— SAN —	SANITARY SEWER LINE
•	CLEANOUT ASSEMBLY
⊙	EXISTING SAN. SEWER MANHOLE
WATER	DESCRIPTION
— W —	EXISTING WATER LINE
— W —	WATER LINE
⊕	GATE VALVE
⊕	CURB STOP
⊕	FIRE HYDRANT
⊕	FIRE DEPT. CONNECTION
⊕	WATER METER VAULT
⊕	BACKFLOW PREVENTER
STORM DRAINAGE	DESCRIPTION
— SD —	EXISTING STORM DRAINAGE PIPE
— SD —	STORM DRAINAGE PIPE
⊕	JUNCTION BOX
⊕	DROP INLET / CATCH BASIN
⊕	STORM CLEANOUT ASSEMBLY

CASE FILE: SR-44-17 TRANSACTION #: 511487
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DATE	REVISION DESCRIPTION
9/15/2017	ADDRESSED CITY COMMENTS
11/07/2017	ADDRESSED CITY COMMENTS
11/20/2017	ADDRESSED CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 4/20/2017
 DRAWN BY: S.MOORE
 DESIGNED BY: S.MOORE
 CHECKED BY: R.BAKER
 SCALE: AS NOTED

TIMMONS GROUP
 NORTH CAROLINA LICENSE NO. C-1652

MELLOW MUSHROOM AT BRIER CREEK
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
 UTILITY PLAN

JOB NO. 39548
 SHEET NO. C4.0

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R:\323_39548-Mellow Mushroom\Brier Creek\DWG\Sheet\Brier_Creek\39548-C80-PLANT.dwg | Plotted on 11/20/2017 10:52 AM | By: Sel Rice Moore

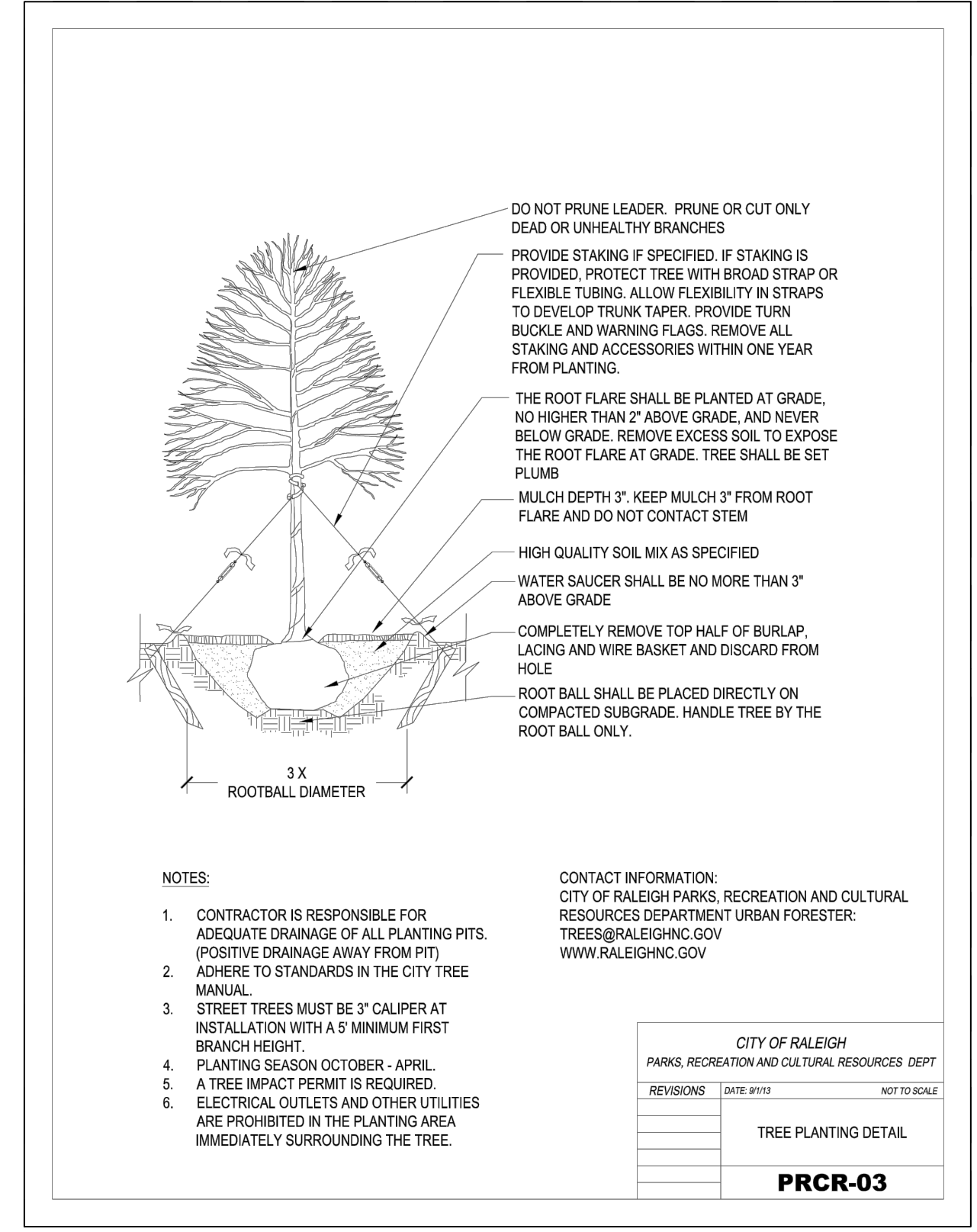


PLANT SCHEDULE

SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
		REQ'D	PROV'D				
⊙	DECIDUOUS SHADE TREE						
⊙	RB		8	BETULA NIGRA	RIVER BIRCH	3.5" CAL.	STREET PROTECTIVE YARD
⊙	CE	37	16	ULMUS PARVIFOLIA	CHINESE ELM	3.5" CAL.	V.S.A.
⊕	EVERGREEN TREE						
⊕	JC		6	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	8' HT.	STREET PROTECTIVE YARD
			TOTAL				
			32				
	UNDERSTORY						
⊙	NS	8	8	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	6' HT.	STREET PROTECTIVE YARD
			TOTAL				
			8				
	SHRUBS						
⊙	LD	41	14	LOROPETALUM CHINESE	LOROPETALUM DARUMA	24" HT.	STREET PROTECTIVE YARD
⊙	AR		27	ABELIA X GRANDIFLORA	ABELIA ROSE CREEK	24" HT.	STREET PROTECTIVE YARD
			TOTAL				
			41				

CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
UDO 7.1.7.F.: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	TOTAL V.S.A. = 30,668 S.F. 30,668 / 2,000 = 16 TREES	16 TREES	2" CALIPER TREES 18" MIN. HEIGHT SHRUBS
STREET TREES:			
N/A - BRIER CREEK PARKWAY IS AN NCDOT ROAD (S.R. 3109) - STREET TREES ARE NOT ALLOWED INSIDE THE ROW PER NCDOT POLICY. HENCE CITY TYPE C2 PROTECTIVE YARD IS REQUIRED; THE TYPE C2 YARD COINCIDES WITHIN THE EXISTING 25' PARKWAY FRONTAGE (PK) PROTECTIVE YARD. THE 25' PK PROTECTIVE YARD PLANTINGS EXCEED THE TYPE C2 YARD PLANTING REQUIREMENTS; THEREFORE, NO FURTHER ACTION IS REQUIRED.			
STREET PROTECTIVE YARD:			
U.D.O. SEC. 5.3.1.F. SHOD-2	254 LF FRONTAGE (254 / 100) x 5 = 14 TREES	14 TREES	DECIDUOUS TREES: 14 FT. MIN HEIGHT OR 3.5" CALIPER
5 TREES	(254 / 100) x 3 = 8	(8 DECIDUOUS, 8 EVERGREEN)	EVERGREEN TREES: 8' MIN HEIGHT OR 2" CALIPER
3 UNDERSTORY TREES	UNDERSTORY (254 / 100) x 16 = 41 SHRUBS	8 UNDERSTORY 41 SHRUBS	UNDERSTORY: 6' MIN HEIGHT SHRUBS: 24" MIN HEIGHT
16 SHRUBS PER 100 FT.			



HATCH LEGEND

	TCA (NEUSE RIVER BUFFER ZONE 2)
	NEIGHBORHOOD TRANSITION YARD
	OUTDOOR AMENITY AREA
	VEHICULAR SURFACE AREA
	PK FRONTAGE PROTECTIVE YARD

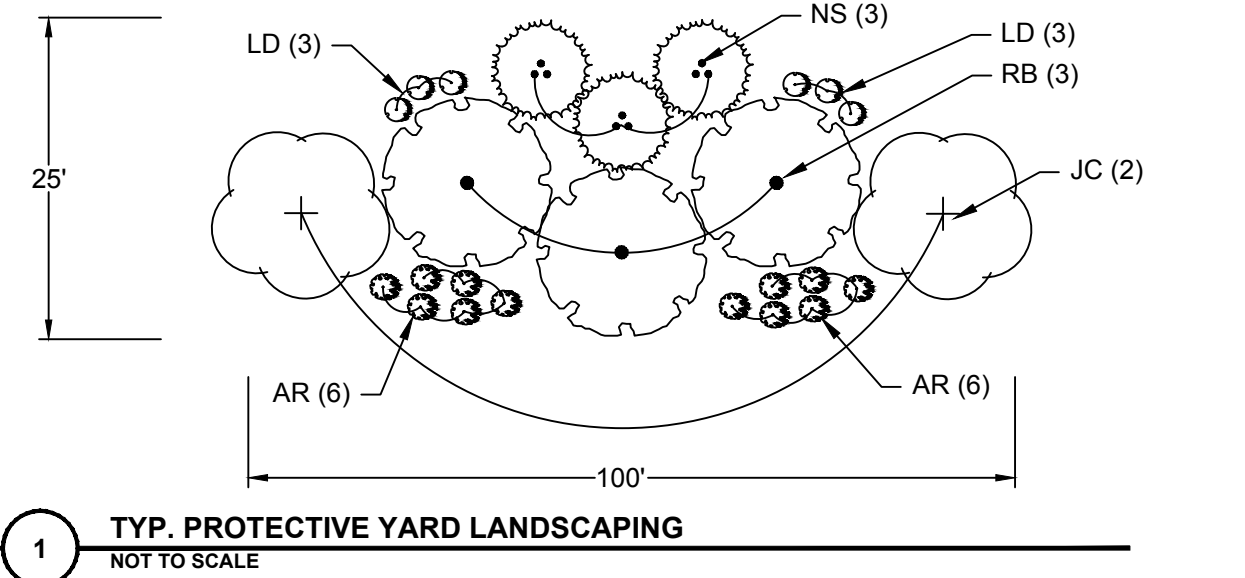
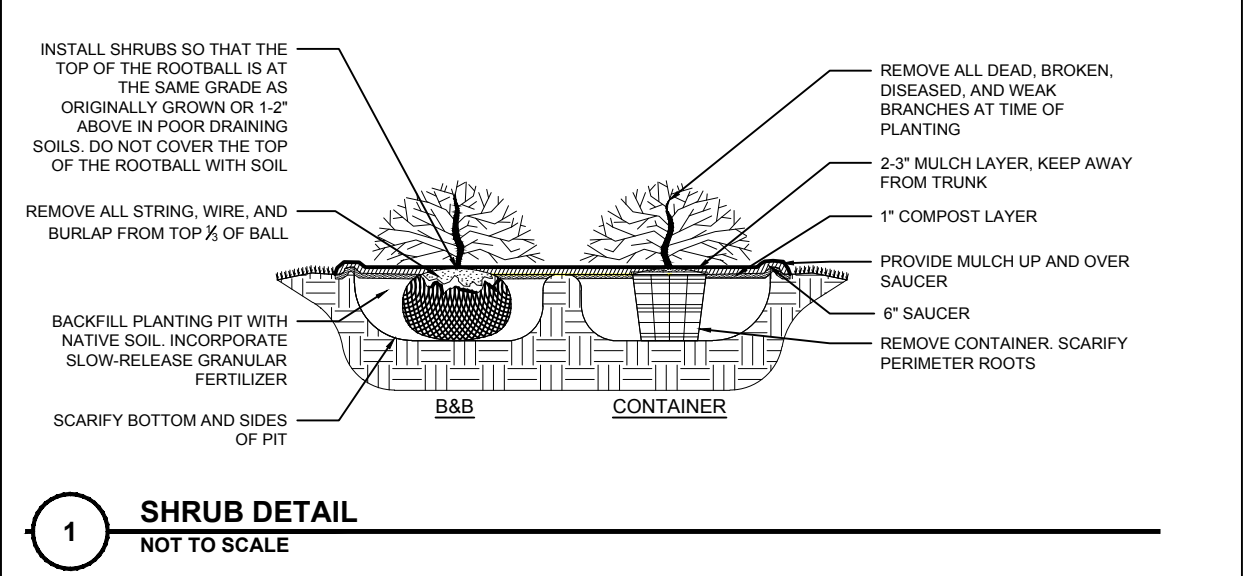
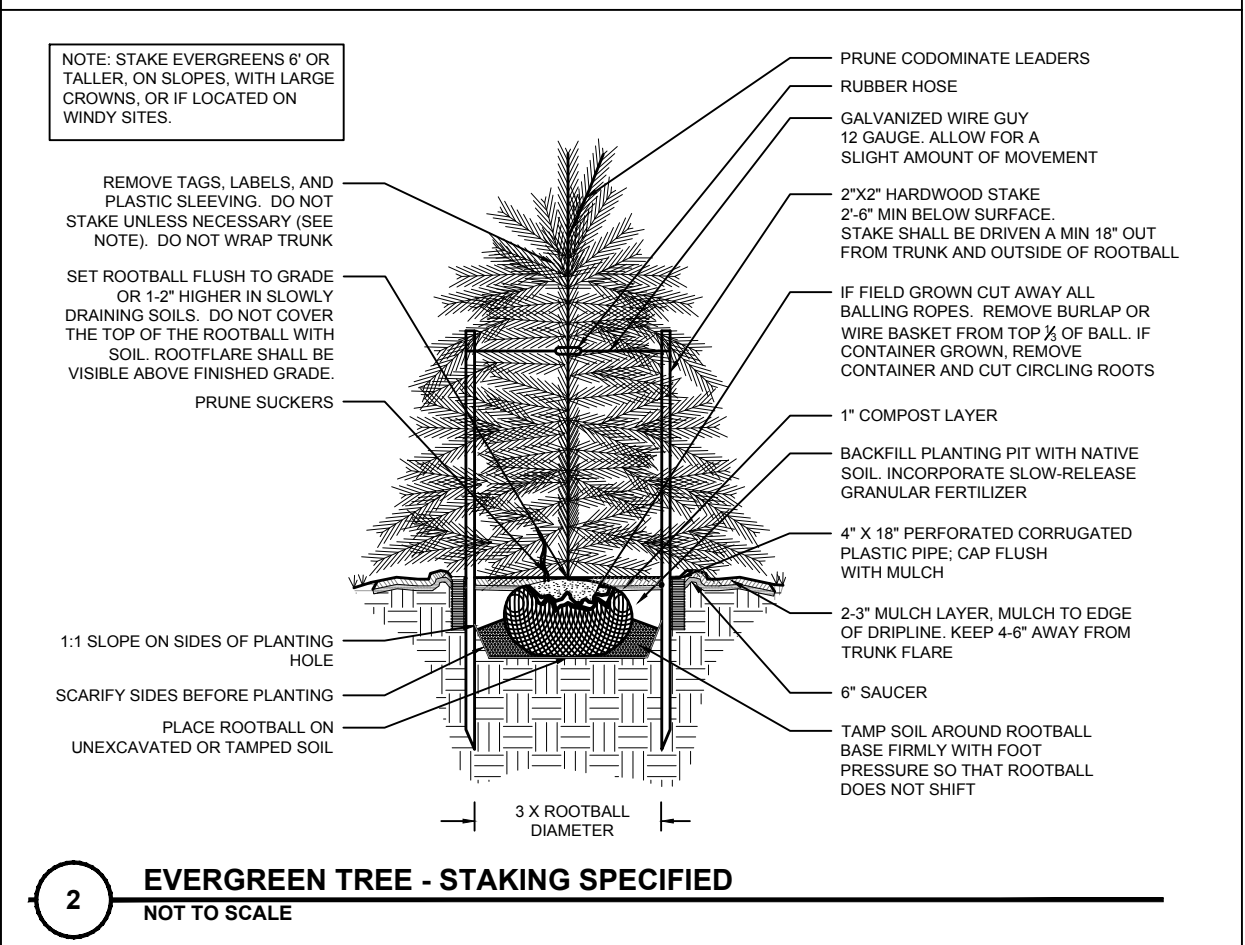
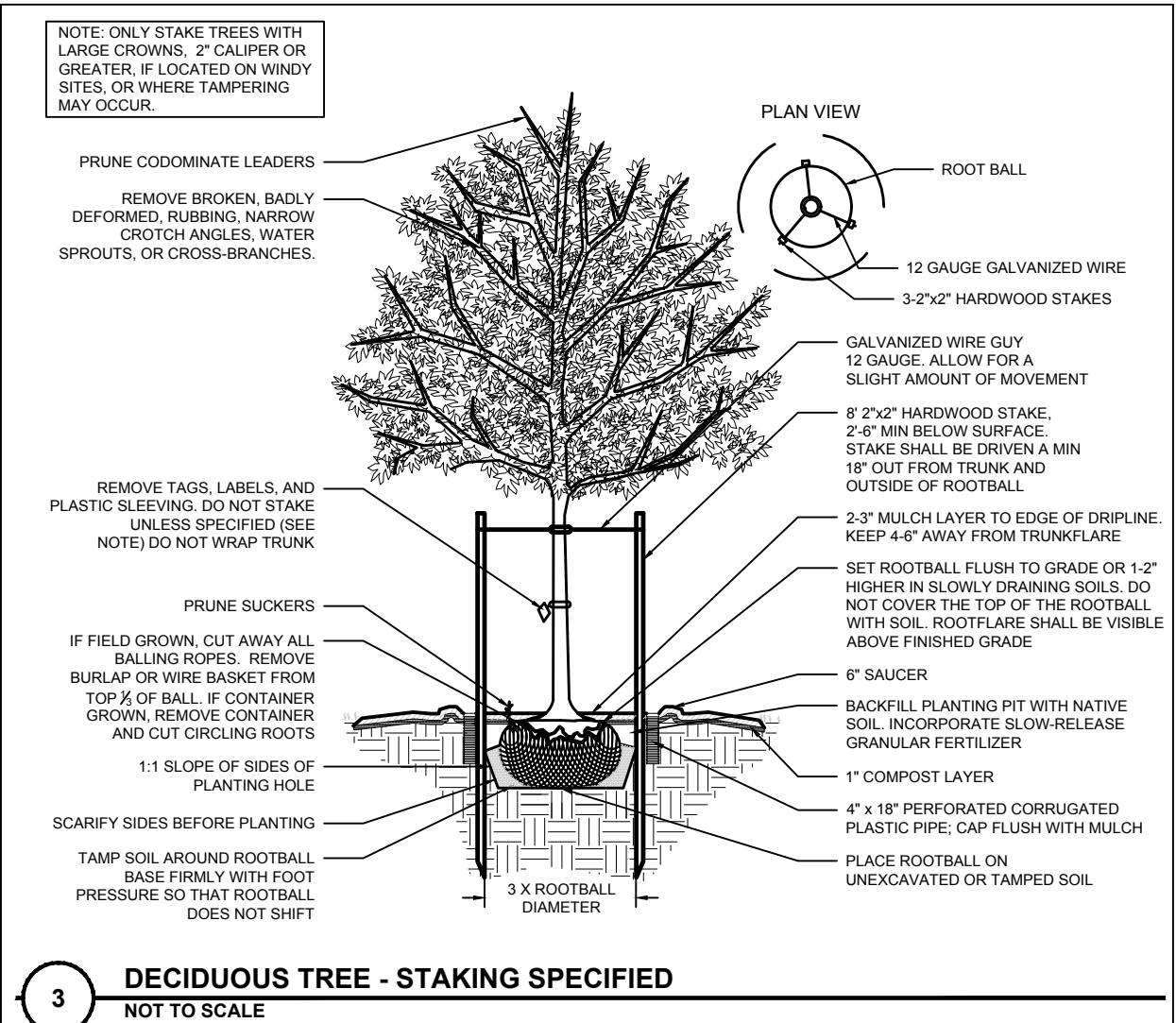
LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.
- THIS PROJECT REQUIRES TCA COMPLIANCE FOR LOT 2 ONLY. LOTS 3 & 4 WILL REQUIRE COMPLIANCE WITH TCA REQUIREMENTS DURING THEIR RESPECTIVE SITE REVIEW IN THE FUTURE.

VARIENCE CASE A-104-17:

BCRD HOLDINGS, LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS OF SECTIONS 3.4.3.C AND 3.4.3.E OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER REQUESTED A COMPLETE VARIANCE TO U.D.O. SECTIONS 9.1.4.A.2 AND 9.1.4.A.8, AND U.D.O. SECTION 9.1.4.E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.

ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.



CASE FILE: SR-44-17 TRANSACTION #: 511487

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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MELLOW MUSHROOM AT BRIER CREEK

BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

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11/20/2017	ADDRESSED CITY COMMENTS

DATE: 4/20/2017

DRAWN BY: S. MOORE

DESIGNED BY: S. MOORE

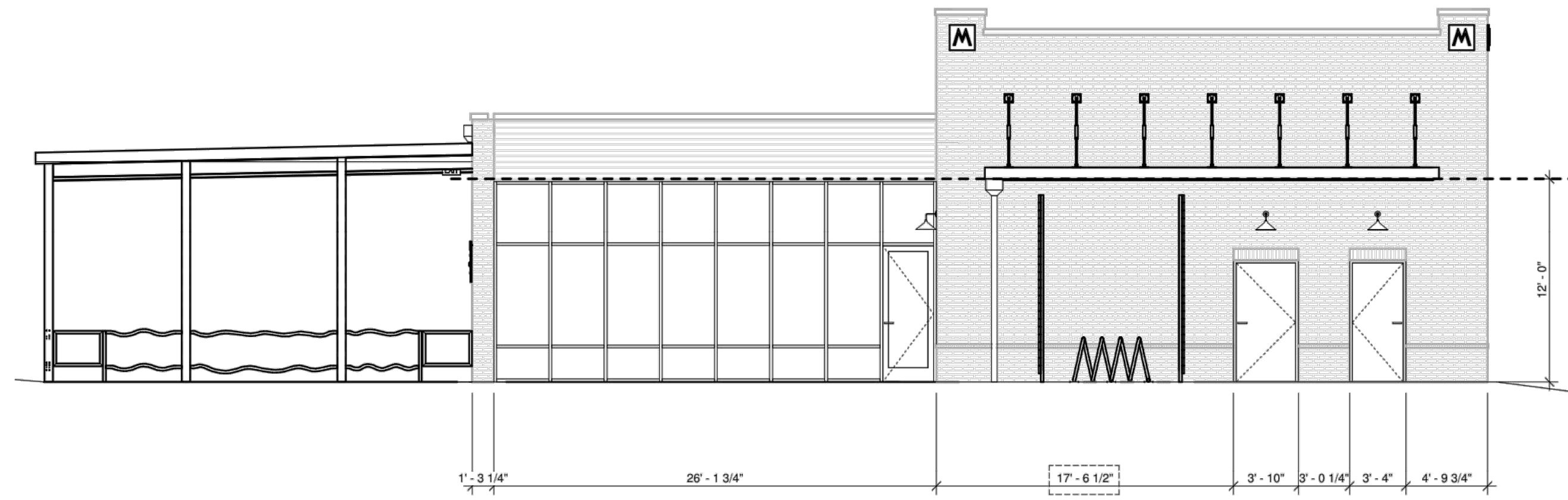
CHECKED BY: R. BAKER

SCALE:

JOB NO. 39548

SHEET NO. C5.0

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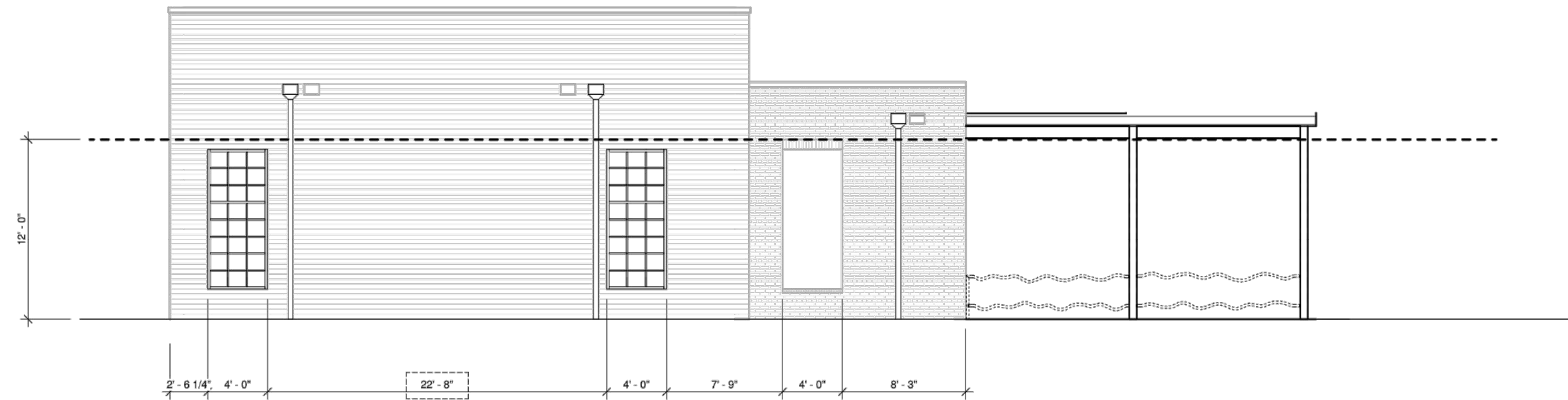
1 NORTH ELEVATION
N.T.S.

UDO ORDINANCE

PROPOSED

BLANK WALL AREA (MAX): 30'-0"
(SEE UDO SEC. 3.2.5.; SECTION F-F3)

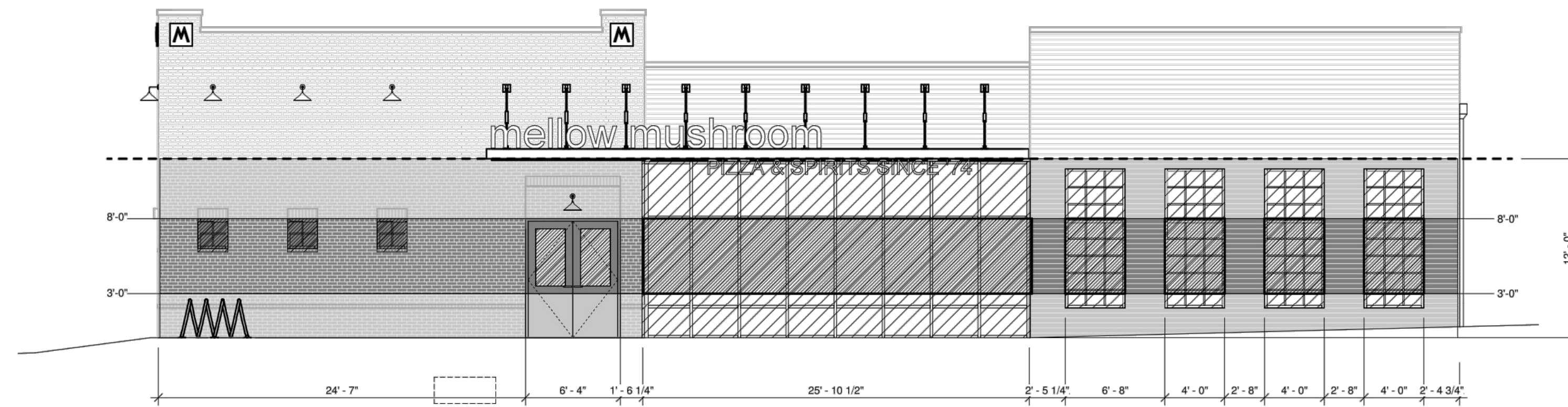
BLANK WALL AREA (PROVIDED): 17'-6 1/4"



2 EAST ELEVATION
N.T.S.

BLANK WALL AREA (MAX): 30'-0"
(SEE UDO SEC. 3.2.5.; SECTION F-F3)

BLANK WALL AREA (PROVIDED): 22'-8"



3 SOUTH ELEVATION
N.T.S.

UDO ORDINANCE

PROPOSED

AREA CALCULATIONS: 0'-0"-12'-0"

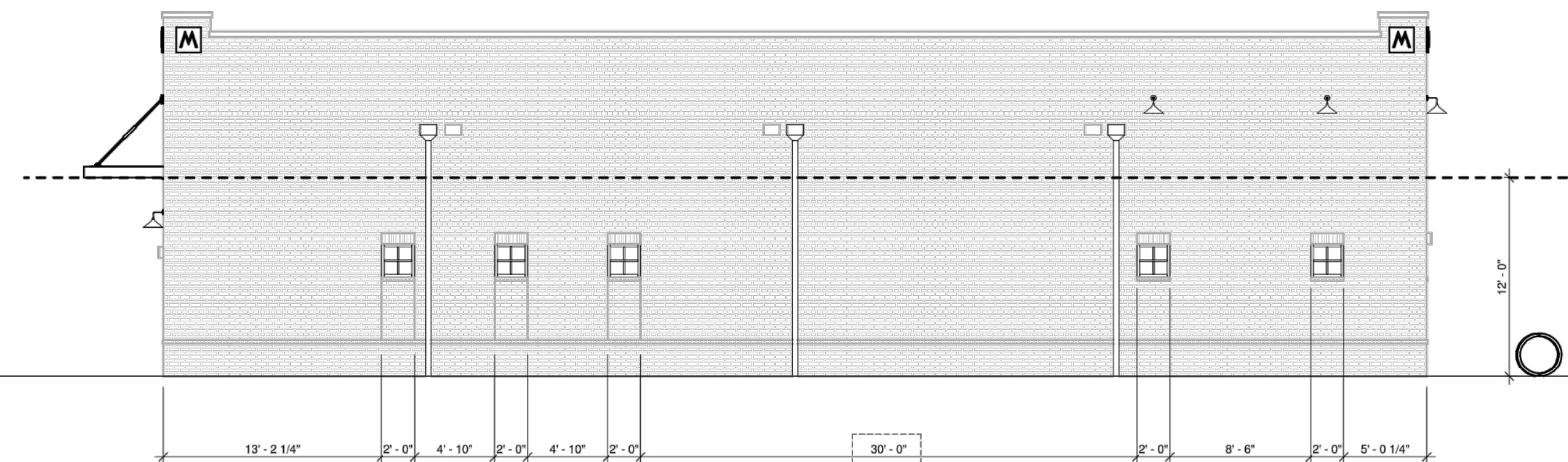
BLANK WALL: 53%
TRANSPARENCY: 47%
(SEC. 3.2.5.; REQ (MIN) = 33%)

AREA CALCULATIONS: 3'-0"-8'-0"

BLANK WALL: 47%
TRANSPARENCY: 53%
TRANSPARENCY 3'-0"-8'-0" = 50%
TOTAL TRANSPARENCY
(SEC. 1.5.9.; REQ (MIN) = 50%)

BLANK WALL AREA (MAX): 30'-0"
(SEE UDO SEC. 3.2.5.; SECTION F-F3)

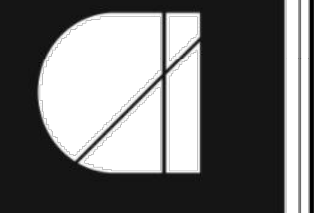
BLANK WALL AREA (PROVIDED): 7'-11 1/4"



4 WEST ELEVATION
N.T.S.

BLANK WALL AREA (MAX): 30'-0"
(SEE UDO SEC. 3.2.5.; SECTION F-F3)

BLANK WALL AREA (PROVIDED): 30'-0"



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incorporated

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Fax: 703.264.0733
www.archinc.com

Construction Documents For:
MELLOW MUSHROOM
BRIER CREEK
9600 BRIER CREEK PARKWAY
RALEIGH, NC 27617

Project: 16290.01

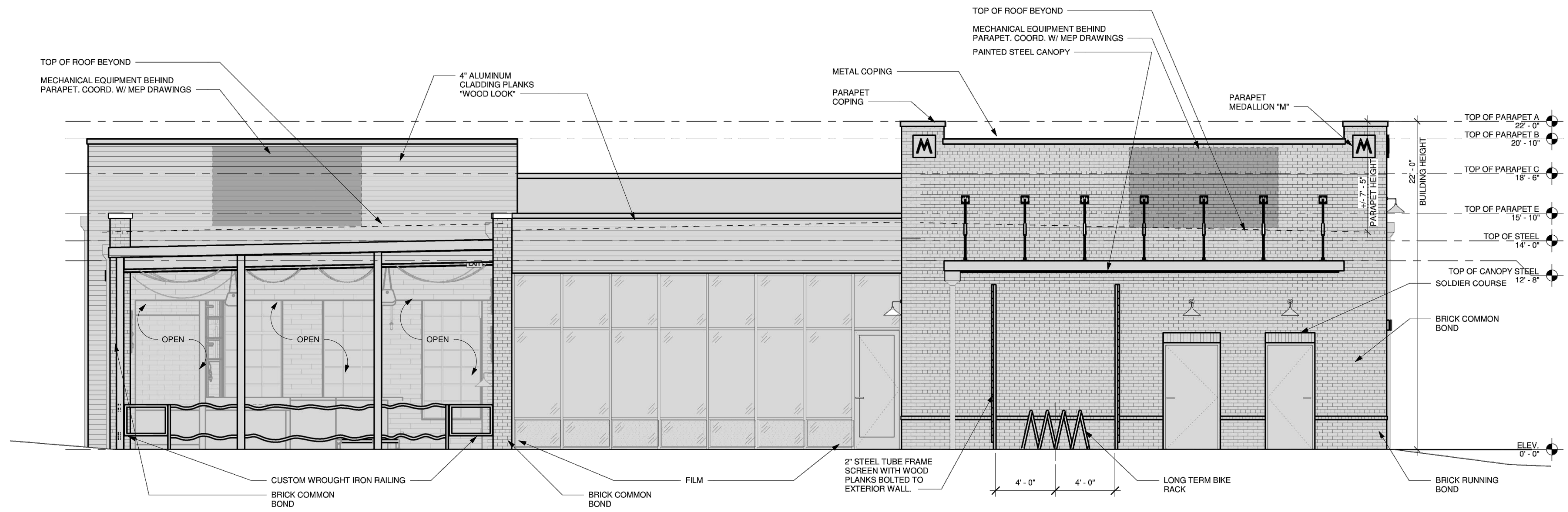
Issued: 10.30.2017

Revisions

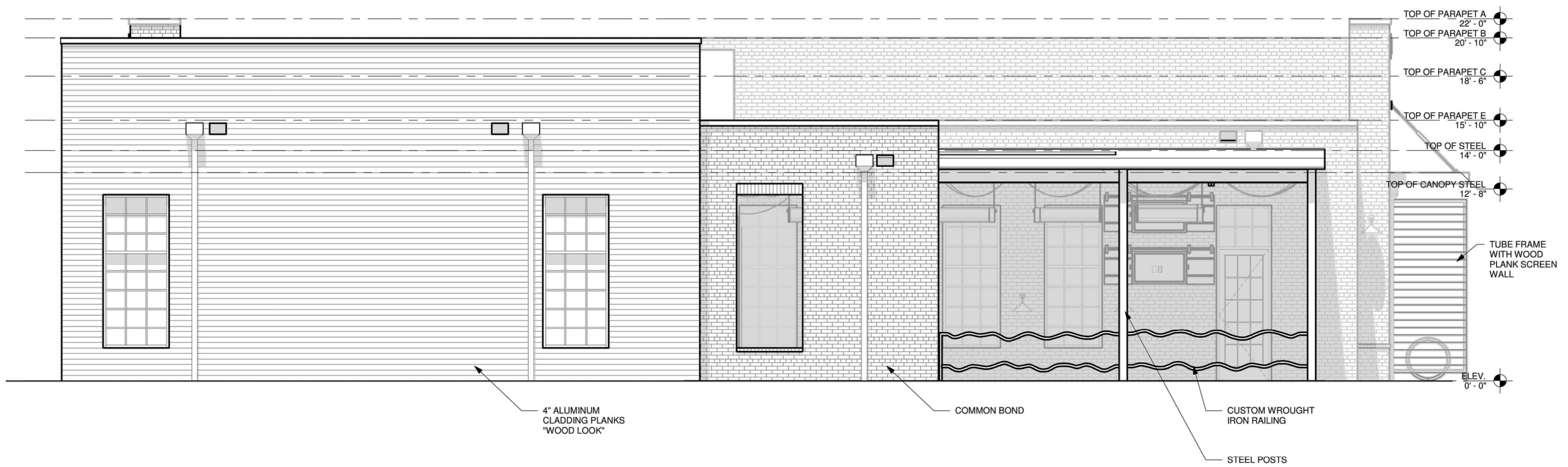
UDO - BLANK
WALL

Scale: 3/16" = 1'-0"
Drawn: RBM
Checked: EW

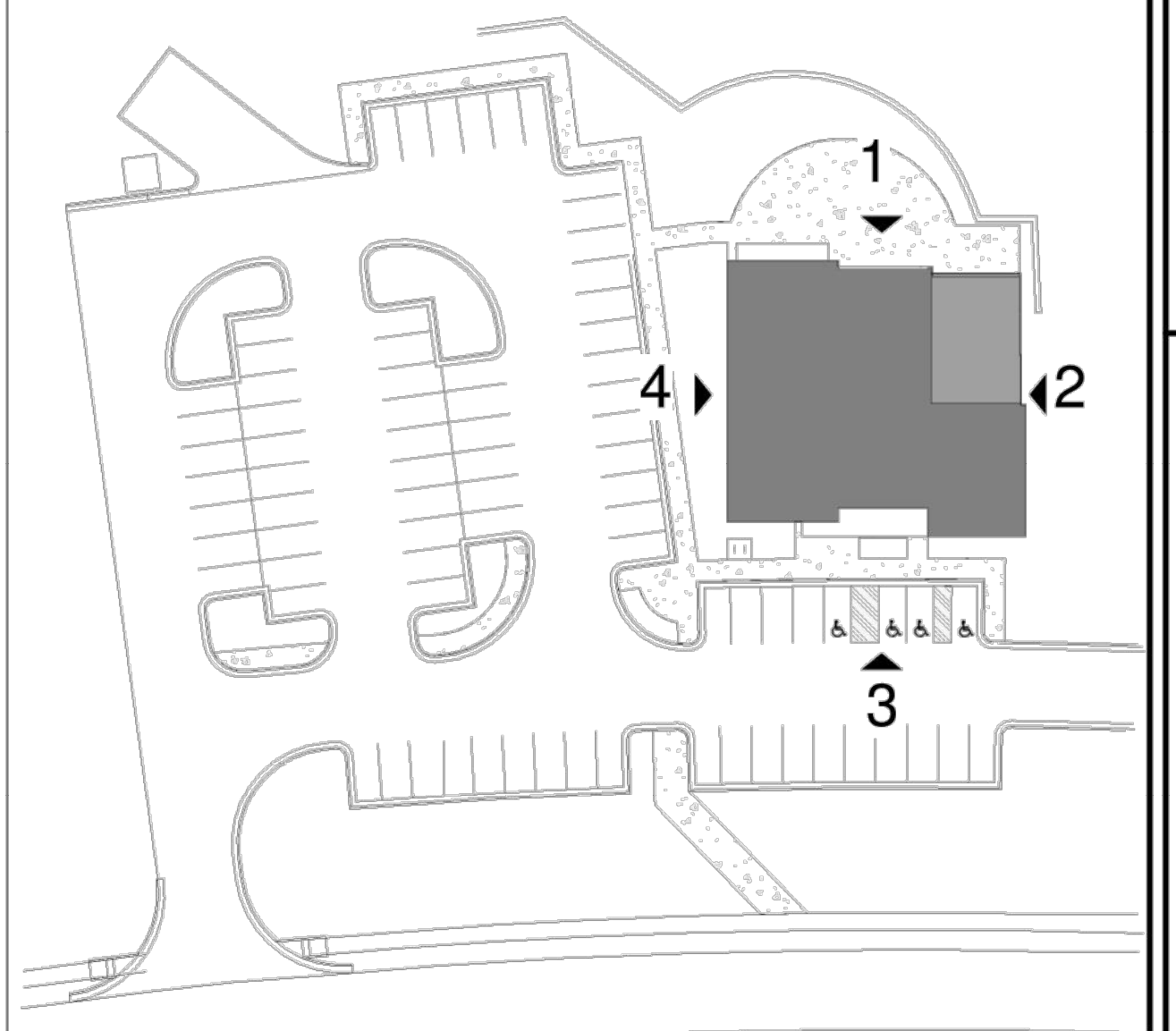
LS1.2



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



BRIER CREEK PARKWAY



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Project: 16290.01

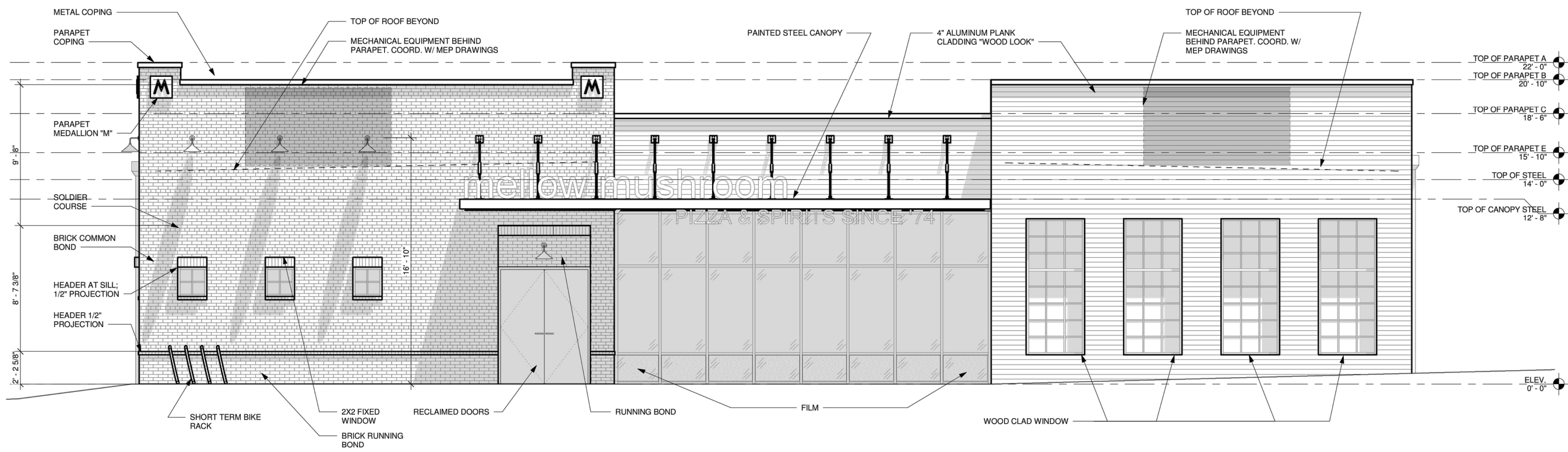
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REVISIONS

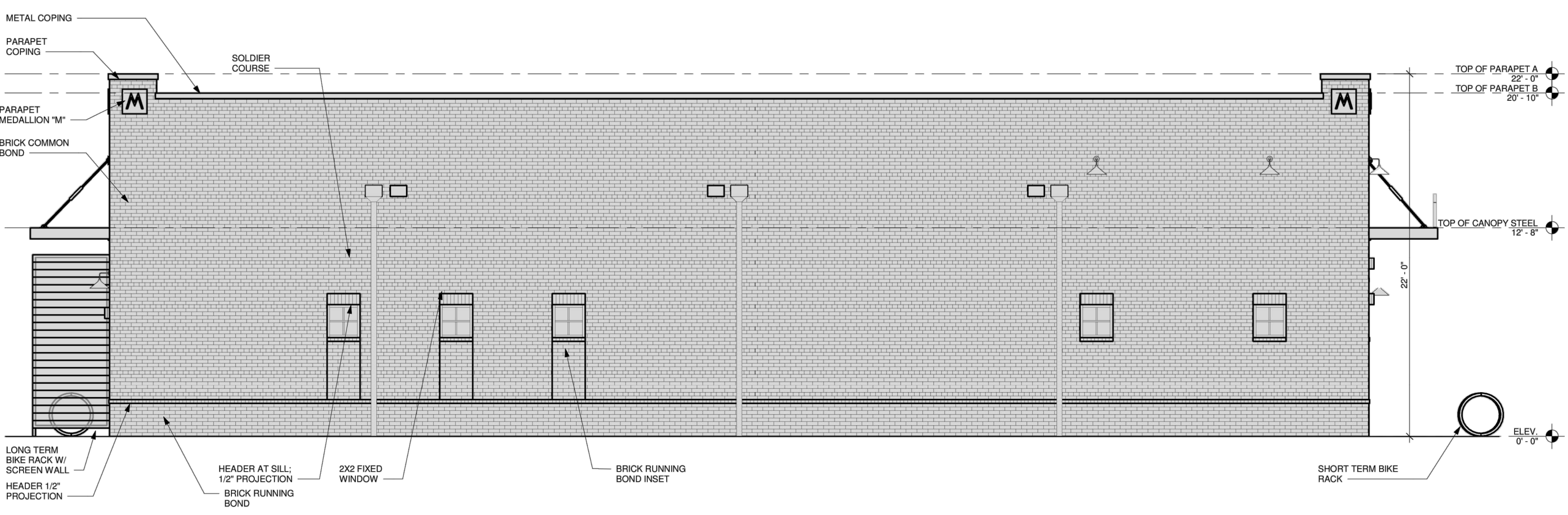
**EXTERIOR
ELEVATIONS**

Scale: As indicated
Drawn: RBM
Checked: EW

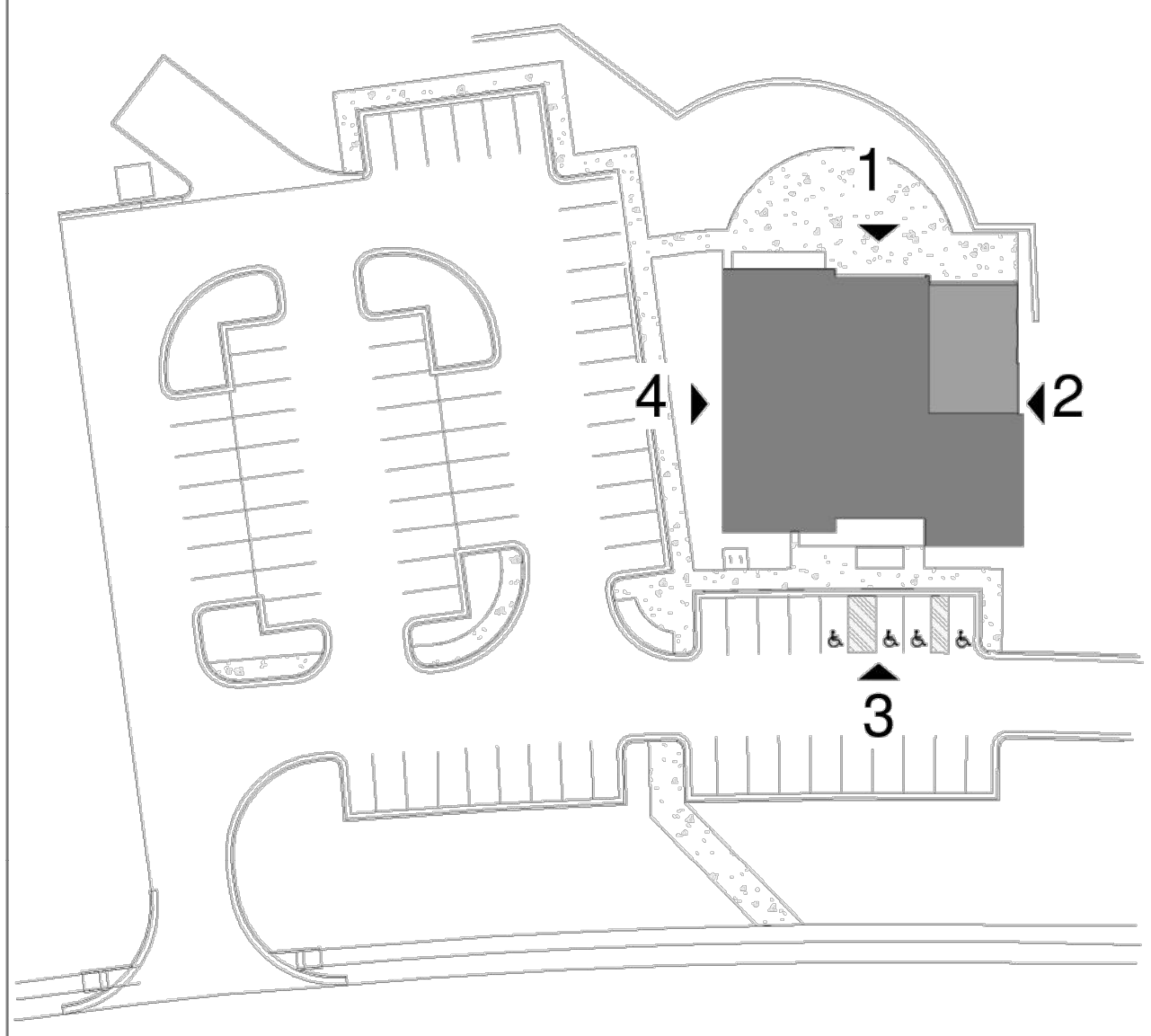
SCH3.1



3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



BRIER CREEK PARKWAY



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Construction Documents For:
**MELLOW MUSHROOM
BRIER CREEK**

9600 BRIER CREEK PARKWAY
RALEIGH, NC 27617

Project: 16290.01

Issued 09/18/17

REVISIONS

**EXTERIOR
ELEVATIONS**

Scale: **As indicated**
Drawn: RBM
Checked: EW

SCH3.2