



Administrative Approval Action

Case File / Name: ASR-0002-2019
Jiffy Lube at Brier Creek

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

LOCATION: This site is located on the north side of Brier Creek Parkway, west of Alm Street, at 9570 Brier Creek Pkwy. PIN# 0758838785.

REQUEST: Development of a 0.74 acre vacant tract zoned CX-3-PK into a 3,000 square foot proposed Jiffy Lube (minor) vehicle service station.

Variance Case: A-105-17 - Board of Adjustment (BOA) approved a 25 foot variance to reduce the 50 foot protective yard width requirements for a Parkway zoning frontage (UDO Sec.3.4.3.E), and to reduce landscaping to include a buffer yard planted to a SHOD-2 planting standard (UDO Sec.5.3.1.F).

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0281-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 5, 2019 by Lucor 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:

☒ **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:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

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

General

1. The transparency calculations table, as shown on Sheet A2.0 of the approved preliminary ASR plans shall be revised. The total percentages and square footage calculations for the 'required' and 'provided' under the "total glazing; glazing between 3'-8'" amounts are miscalculated and require revision. Calculations shall be revised and shown on Building Permit Plans review set at submittal.
2. Comply with all conditions of A-105-17.



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3. A detailed illustration of the proposed retaining wall is provided and shown with the Building Plans submittal detailing building material & height in compliance with UDO Sec.7.2.8.

Engineering

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
5. A fee-in-lieu for 1-ft of sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

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

General

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

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: November 14, 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
Staff Coordinator: Jermont Purifoy

Date: 11/15/2019

JIFFY LUBE AT BRIER CREEK ADMINISTRATIVE SITE REVIEW

VARIANCE CASE No. A-105-17 PLAN No. ASR-0002-2019

9570 BRIER CREEK PARKWAY - LOT 23
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 0758838785

DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.6. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction # _____ Planning Coordinator: _____	
Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input checked="" type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Subdivision transaction #: _____	
Sketch transaction #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: A-105-17	
Zoning Case #: _____	
Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: Jiffy Lube at Brier Creek

Inside City limits? ☒ Yes ☐ No

Property address(es): 9570 Brier Creek Parkway Raleigh, NC 27617

Site P.I.N (s): 0758-83-8785

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

Proposed construction of approx. 3,000 s.f. Vehicle Service Use (Minor) building and associated infrastructure.

Current Property Owner/Developer Contact Name:

NOTE: please attach purchase agreement when submitting this form.

Company: BCRD Holdings, LLC Contact: Vish Panjwani Title: Manager

Address: 9133 Fawn Hill Court Raleigh, NC 27617

Phone #: (919) 800-1695 Email: vish@tsnventerprises.com

Applicant Name: Mr. Robbie Womack

Company: Lucor, Inc. Address: 790 Pershing Road Raleigh, NC 27608

Phone #: (919) 828-9511 Email: robbie.womack@teamlucor.com

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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3-PK	Existing gross floor area (not to be demolished): 0
Gross site acreage: 0.74	Existing gross floor area to be demolished: 0
# of parking spaces required: 5	New gross floor area: 3,000 SF
# of parking spaces proposed: 6	Total sf gross (to remain and new): 3,000 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant	Proposed # of stories for each: 1
Proposed use (UDO 6.1.4): Vehicle Service (Minor)	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.05 Square Feet: 2,359	Proposed Impervious Surface: Acres: 0.31 Square Feet: 13,541
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Alluvial soils: _____	
Flood stu: _____	
FEMA Map Panel #: _____	
Neuse River Buffer: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

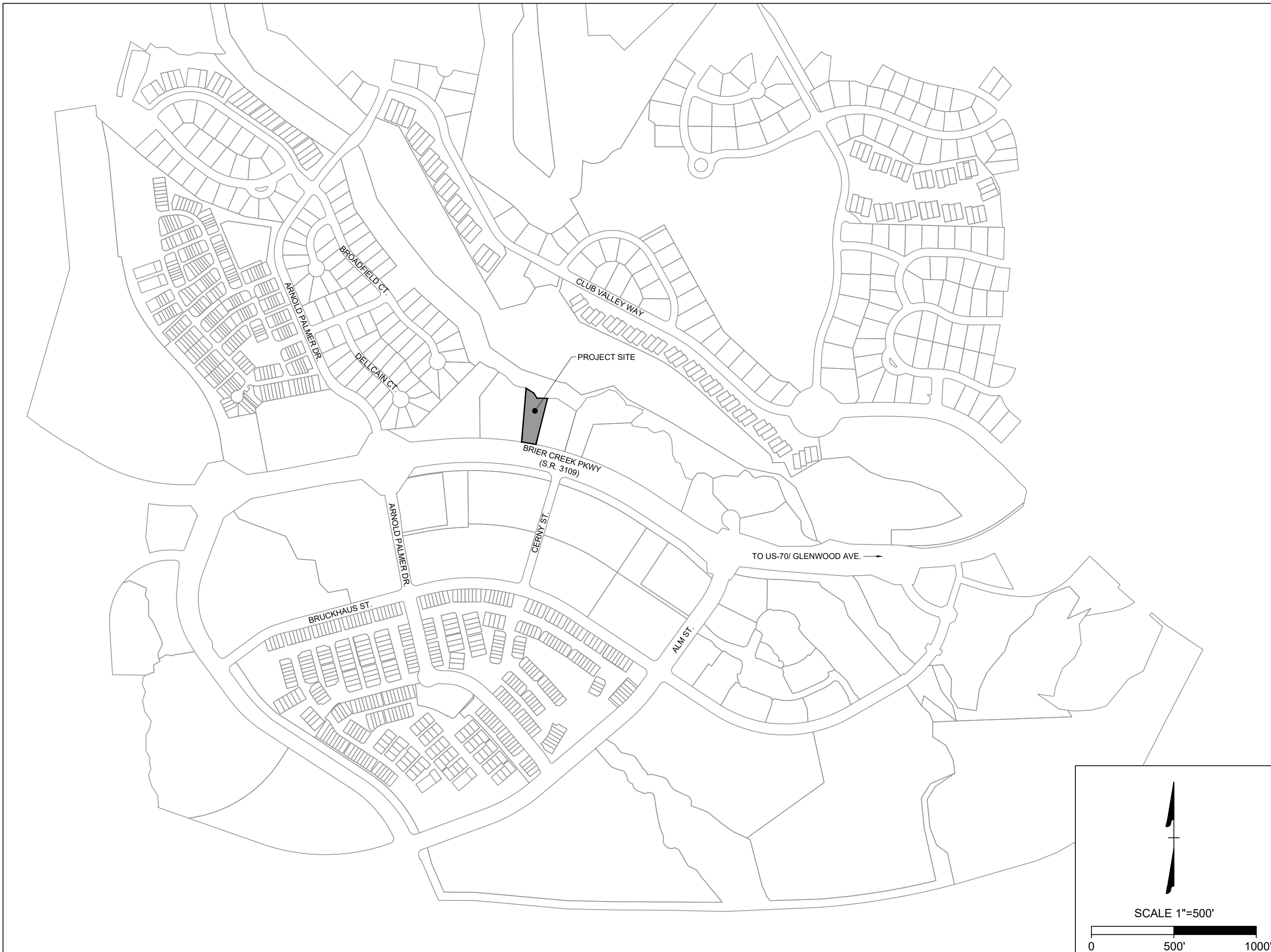
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: _____
# of bedroom units: 1br: _____ 2br: _____ 3br: _____ 4br or more: _____	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
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 of Raleigh.	
I hereby designate Timmons Group, Contact: Sal Moore/Rick Baker, PE to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 6/24/19
Printed Name: Robbie Womack	

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VICINITY MAP

DEVELOPER:
LUCOR, INC.
790 PERSHING ROAD
RALEIGH, NC 27608
ROB WOMACK
(919) 828-9511
robbie.womack@teamlucor.com

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

ARCHITECT:
OLIVE ARCHITECTURE, PLLC
436 N. HARRINGTON ST. STE. 140
RALEIGH, NC 27603
ANDY LAWRENCE, AIA
(919) 838-9934
andy@olive-arch.com



KNOW WHAT'S BELOW.
CALL 811 BEFORE YOU DIG.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SUBDIVISION PLAT
C2.0	SITE PLAN
C2.1	FIRE TRUCK ACCESS PLAN
C2.2	WASTE SERVICES PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
A1.0	ELEVATIONS AND BUILDING HEIGHT
A2.0	TRANSPARENCY CALCULATIONS
E1.0	SITE LIGHTING PLAN

SITE DATA TABLE

PROJECT NAME:	JIFFY LUBE AT BRIER CREEK
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
EXISTING USE:	VACANT
PROPOSED USE:	VEHICLE SERVICE (MINOR)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C, NSW
WATERSHED:	CRABTREE CREEK

PROPERTY OWNER INFORMATION

NAME:	OWNER ADDRESS:	PIN:	PROPERTY ADDRESS:	EXISTING PROPERTY ACREAGE:	DEED / PAGE:
BCRD HOLDINGS, LLC	9133 FAWN HILL CT RALEIGH, NC 27617	0758838785	LOT 23 9570 BRIER CREEK PARKWAY RALEIGH, NC 27617	0.74	016579/ 02138

GENERAL NOTES:

- VARIANCE CASE A-105-17**
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 SHOD-2 STANDARDS.
- VESTED COMPLIANCE WITH VARIANCE CASE A-105-17 PER UDO SECTION 10.2.10.F**
THE VARIANCE HAS BEEN VESTED DUE TO THE PERMITTED INSTALLATION OF THE MAIN DRIVE AISLE AND RELATED UTILITY INFRASTRUCTURE INSIDE THE 25' WIDE AREA (GRANTED BY THE VARIANCE) OR THE ORIGINAL 50' WIDE PROTECTIVE YARD.
- STORMWATER MANAGEMENT**
STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE ARE MET AS PART OF SR-44-17.
- TREE CONSERVATION**
THIS SITE IS 0.74 ACRES AND FALLS BELOW THE 2.0 ACRES THRESHOLD SET WITHIN UDO SECTION 9.1.2. THEREFORE, NO TREE CONSERVATION IS NEEDED.
- SOLID WASTE COMPLIANCE STATEMENT**
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

PLAN #ASR-0002-2019

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

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REVISION DESCRIPTION
DATE
09/06/19
11/05/19

ADDRESSED CITY COMMENTS
ADDRESSED CITY COMMENTS

DATE
06/26/2019

DRAWN BY
C. PUGH

DESIGNED BY
S. BALLENTINE

CHECKED BY
S. BALLENTINE

SCALE
AS SHOWN

COVER SHEET

NORTH CAROLINA LICENSE NO. C-1652

JIFFY LUBE AT BRIER CREEK

RALEIGH - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

JOB NO.
43922

SHEET NO.
C.0.0

TIMMONS GROUP

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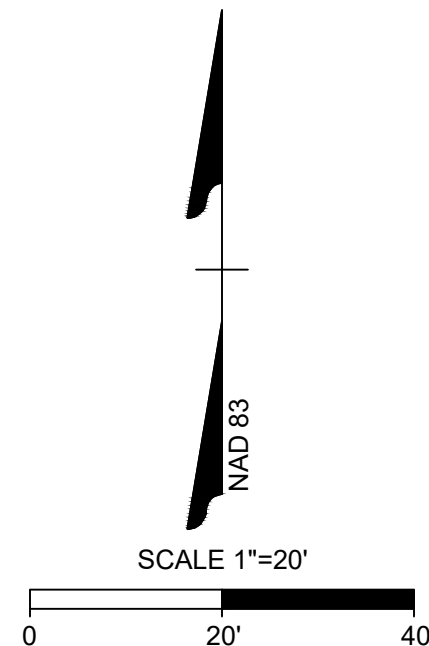
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EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY NEWCOMB LAND SURVEYORS, LLC APRIL 25-27, 2016 AND PROPOSED DESIGN FOR ADJACENT LOTS PREPARED BY TIMMONS GROUP.
- 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.

EXISTING CONDITIONS KEYNOTES	
NUMBER	DESCRIPTION
X01	EXISTING RIGHT-OF-WAY (TYP.)
X02	EXISTING PROPERTY LINE (TYP.)
X03	EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
X04	EXISTING RETAINING WALL TO REMAIN
X05	EXISTING CHAIN-LINK FENCE TO REMAIN
X06	EXISTING CURB & GUTTER (TYP.)
X07	EXISTING CURB & GUTTER SHOWN IN BOLD TO BE REMOVED (TYP.)
X08	EXISTING ADA ACCESSIBLE RAMP (TYP.)
X09	APPROXIMATE AREA OF EXISTING PAVEMENT GRADES TO BE ADJUSTED AS SHOWN ON SHEET C3.0 GRADING PLAN
X10	EXISTING TREES TO REMAIN
X11	PORTION OF EXISTING CONCRETE SIDEWALK TO BE REMOVED/REPLACED. SEE SITE PLAN.

EXISTING CONDITIONS LEGEND

	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	100-YR FLOODPLAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAINAGE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	EXISTING CHAIN LINK FENCE LINE
	NEUSE RIVER RIPARIAN BUFFER
	GREENWAY EASEMENT
	TREE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	STORM DRAINAGE MANHOLE
	UTILITY POLE

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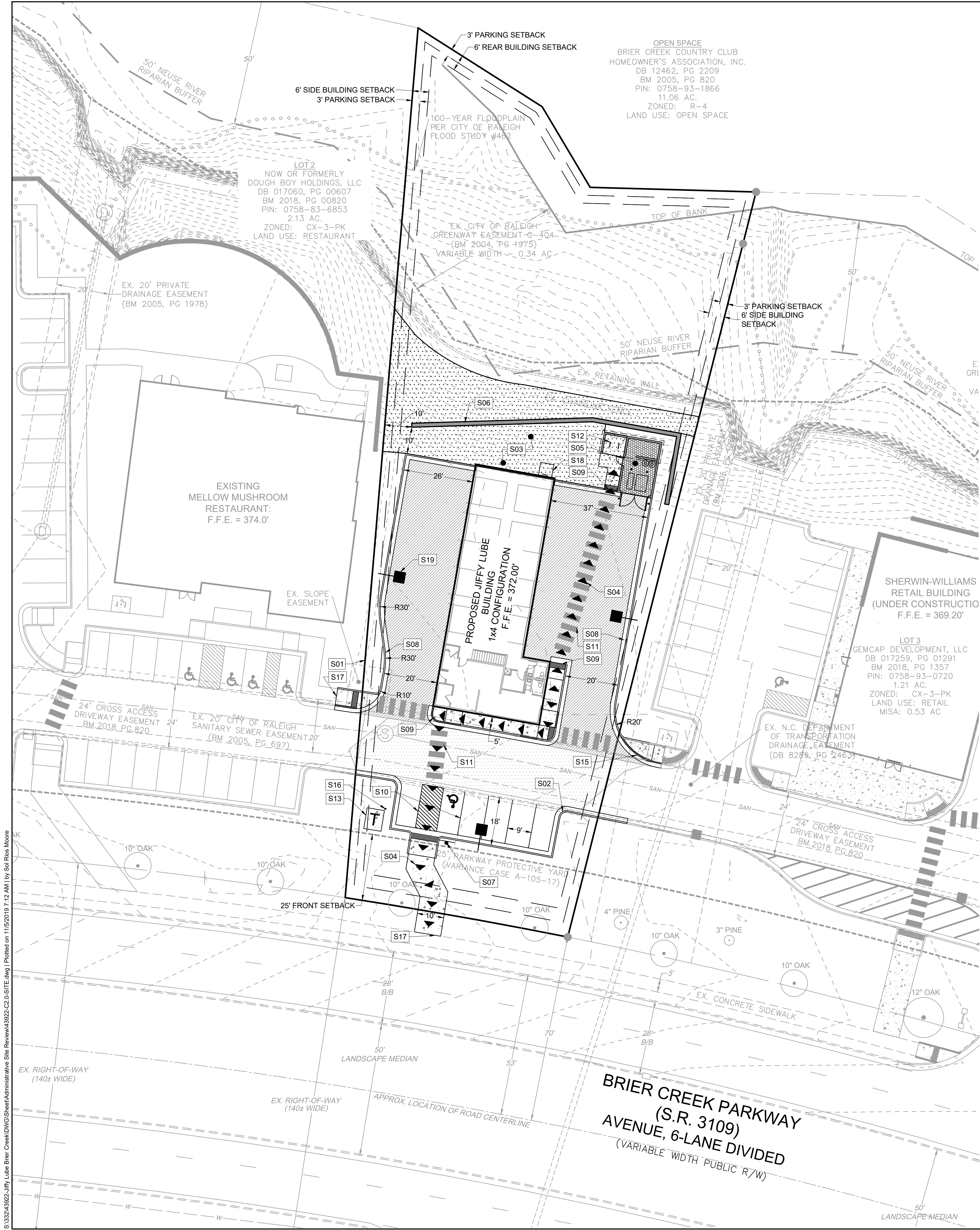
RALEIGH - WAKE COUNTY - NORTH CAROLINA

EXISTING CONDITIONS AND DEMOLITION PLAN

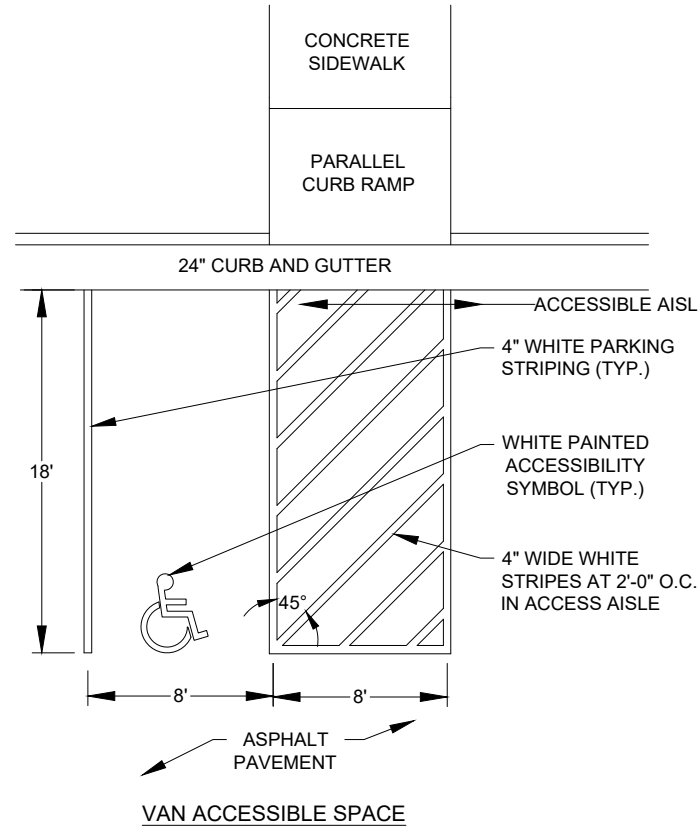
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C1.0

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SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	EXISTING PROPERTY LINE (TYP.)
S02	PROPOSED 3' CURB RADIUS (TYP. - UNLESS OTHERWISE NOTED)
S03	PROPOSED AMENITY AREA - 10' MIN. WIDTH/LENGTH; PER U.D.O. SECTION 1.5.3.C
S04	ADA ACCESSIBLE ROUTE (TYP. - 1:50 MAX. CROSS-SLOPE, 1:20 MAX. LONG. SLOPE)
S05	DUMPSTER PAD & ENCLOSURE
S06	PROPOSED RETAINING WALL DESIGNED BY OTHERS; TOPPED WITH 48" SAFETY RAILING/FENCE WHERE WALL IS 30" OR GREATER IN HEIGHT.
S07	VAN ACCESSIBLE PARKING SIGN
S08	24" CONCRETE CURB & GUTTER
S09	CITY OF RALEIGH CURB RAMP (TYP. - ADA ACCESSIBLE)
S10	PARKING SPACE STRIPING (TYP.)
S11	PEDESTRIAN CROSSWALK, REFLECTIVE PAINT PER NCDOT STANDARDS (TYP. - ADA ACCESSIBLE)
S12	LONG-TERM BICYCLE PARKING - SEE ARCH. PLAN FOR DETAILED INFORMATION)
S13	ELECTRIC TRANSFORMER PAD
S15	FLUSH CURB
S16	BOLLARD (TYP.)
S17	CONNECT TO EXISTING CONCRETE SIDEWALK
S18	5' X 5' CONCRETE STOOP
S19	LIGHT POLE (TYP.)



TYP. ACCESSIBLE PARKING DETAIL
N.T.S.

PAVEMENT SECTION LEGEND	
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	EXISTING HEAVY DUTY ASPHALT (BY OTHERS PER SR-44-17)
[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	STANDARD DUTY CONCRETE
[Pattern]	HEAVY DUTY CONCRETE

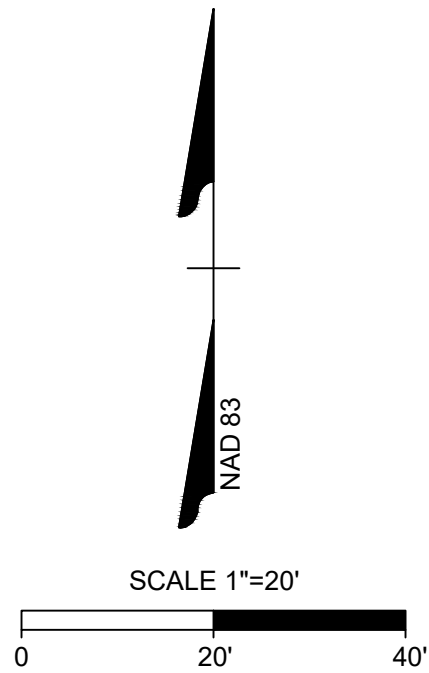
SITE DATA TABLE	
PROJECT NAME:	JIFFY LUBE AT BRIER CREEK
APPLICANT/ PROPERTY OWNER (UNDER CONTRACT):	LUCOR, INC. ROB WOMACK 790 PERSHING ROAD RALEIGH, NC 27608 (919) 828-9511
PIN:	0758838785
DEED REFERENCE:	DB. 016579 PG.02138
PLAT REFERENCE:	PB.2018 PG.1357
PROPERTY ADDRESS:	9570 BRIER CREEK PKWY, RALEIGH, NC 27617
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
CURRENT USE:	VACANT
PROPOSED USE:	VEHICLE SERVICE (MINOR)
GROSS SITE AREA:	32,267 S.F. (0.74 AC.)
NET SITE AREA:	32,267 S.F. (0.74 AC.)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK
BUILDING/STRUCTURE SETBACKS:	
FRONT (FROM PRIMARY STREET):	BLDG.: 5' PARKING: 10'
SIDE:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
REAR:	BLDG.: 0' OR 6' PARKING: 0' OR 3'
PARKWAY (PK) PROTECTIVE YARD FRONTAGE	25' (-PK FRONTAGE REQUIREMENT PER VARIANCE CASE A-105-17)
PROPOSED BUILDING INFORMATION:	
TOTAL GROSS S.F.:	3,000 S.F.
PROPOSED HEIGHT:	22' - 2" (1-STORY)
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES:	1 SPACE PER 600 SF OF GROSS FLOOR AREA 3,000 S.F. x (1/600) = 5 SPACES
PROVIDED VEHICULAR SPACES:	6 SPACES (INCL. 1 H/C SPACES)
REQUIRED BICYCLE SPACES:	SHORT TERM: 0 MIN. LONG-TERM: 4 MIN.
PROVIDED BICYCLE SPACES:	4 (SHORT TERM: 0 SPC LONG-TERM: 4 SPC)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING IMPERVIOUS COVER:	2,264 S.F. (0.05 AC - 6.8%)
PROPOSED POST-DEV. IMPERVIOUS:	13,540 S.F. (0.31 AC - 41.9%)
MAXIMUM IMPERVIOUS COVER:	13,939 S.F. (0.32 AC)
OUTDOOR AMENITY AREA:	
REQUIRED:	3,227 S.F. (10% - PER U.D.O. SECTION 3.2.5.A.A3)
PROVIDED:	3,298 S.F.

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' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH IS 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AISLE.
- 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, ASPHALT AND CONCRETE SIDEWALKS 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.

GREENWAY EASEMENT NOTE:

- NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE IS PERMITTED WITHIN THE EXISTING GREENWAY EASEMENT AREA WITHOUT AN ENCROACHMENT AGREEMENT.



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REVISION DESCRIPTION
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DATE
09/06/19
11/05/19
DATE
06/26/2019
DRAWN BY
C. PUGH
DESIGNED BY
S. BALLENTINE
CHECKED BY
S. BALLENTINE
SCALE
AS SHOWN

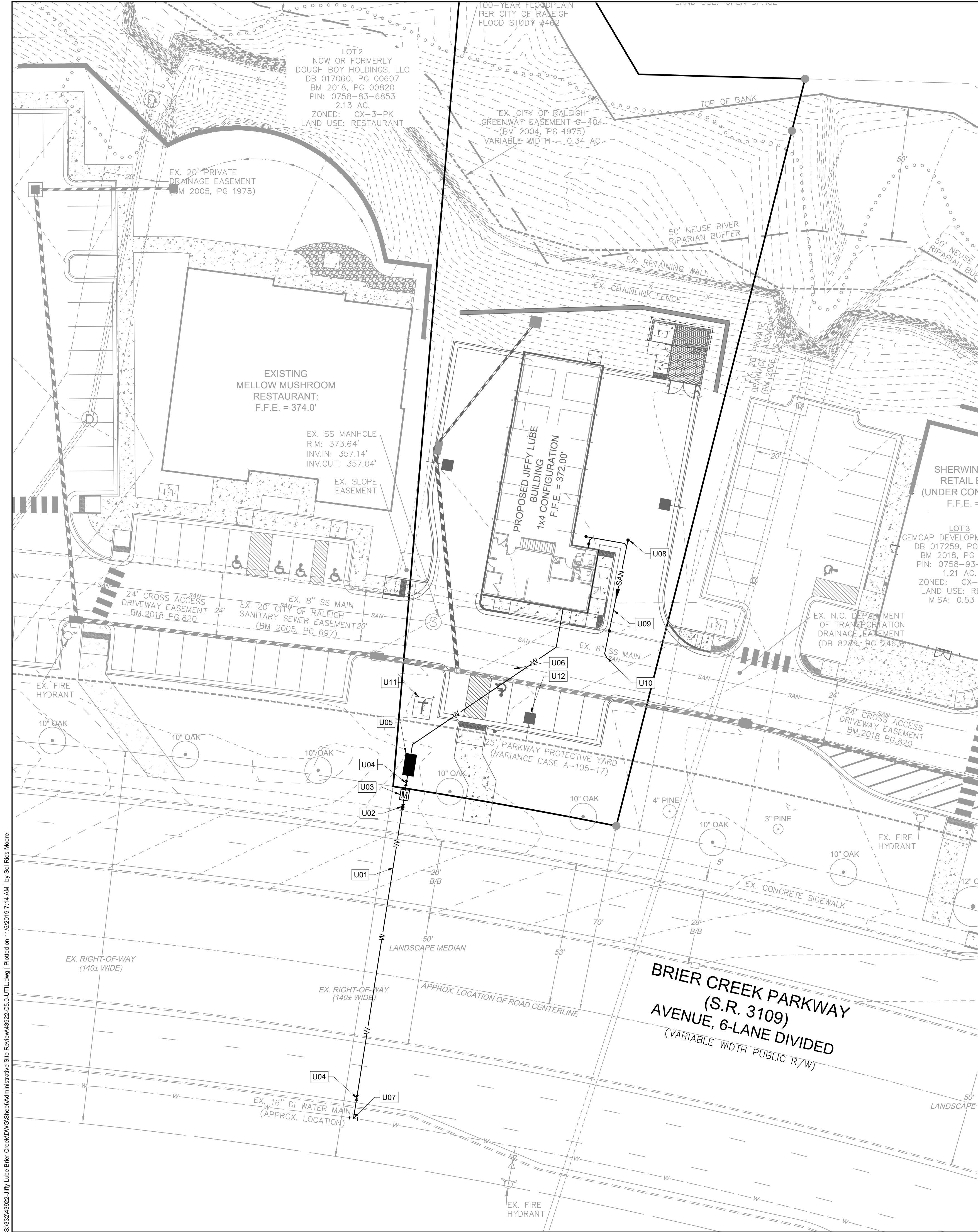
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
JIFFY LUBE AT BRIER CREEK
RALEIGH - WAKE COUNTY - NORTH CAROLINA
SITE PLAN

JOB NO.
43922
SHEET NO.
C2.0

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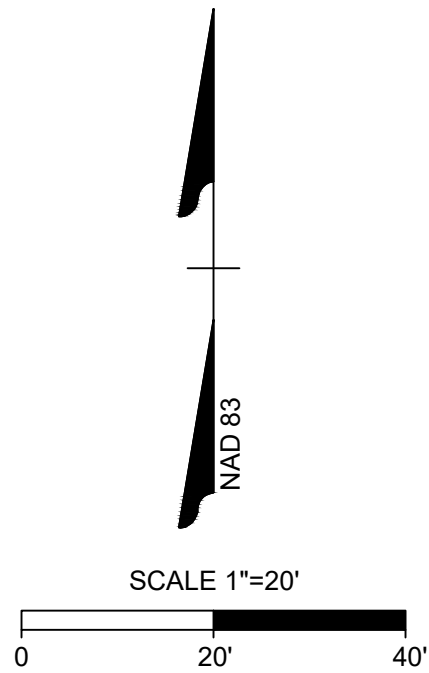
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UTILITY KEYNOTES	
NUMBER	DESCRIPTION
U01	1 1/2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE UNDER BRIER CREEK PARKWAY. DIRECTIONAL BORE.
U02	1 1/2" CURB STOP
U03	1 1/2" WATER METER IN METER VAULT
U04	1 1/2" STD. GATE VALVE AND BOX INSTALLATION
U05	1 1/2" ABOVE GRADE RPZ BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL WILKINS 375 OR A/E.
U06	1 1/2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE
U07	TAP EXISTING 16" DI WATER MAIN WITH 1 1/2" TYPE "K" COPPER DOMESTIC SERVICE
U08	CLEANOUT ASSEMBLY (TYP.)
U09	4" SCH 40 PVC SEWER SERVICE LINE AT 1.0% MIN. SLOPE
U10	TYP SAN. SEWER SERVICE CONNECTION
U11	ELECTRIC TRANSFORMER PAD
U12	LIGHT POLE (TYP.)

- 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 ENCASEMENT 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. WHERE 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 AND/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 SEWER 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 1/2" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
 - INSTALL 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 NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
 - NCDOT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE 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.

DRAWING LEGEND:	
SEWER	
	EXISTING SANITARY SEWER LINE
	SANITARY SEWER LINE
	CLEANOUT ASSEMBLY
	EXISTING SAN. SEWER MANHOLE
WATER	
	EXISTING WATER LINE
	WATER LINE
	GATE VALVE
	CURB STOP
	FIRE HYDRANT
	WATER METER VAULT
	BACKFLOW PREVENTER
STORM DRAINAGE	
	EXISTING STORM DRAINAGE PIPE
	STORM DRAINAGE PIPE
	JUNCTION BOX
	CATCH BASIN
	STORM CLEANOUT ASSEMBLY



PLAN #ASR-0002-2019

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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CONSTRUCTION

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REVISION DESCRIPTION	DATE
ADDRESS CITY COMMENTS	09/06/19
ADDRESS CITY COMMENTS	11/05/19

DATE
06/26/2019
DRAWN BY
C. PUGH
DESIGNED BY
S. BALLENTINE
CHECKED BY
S. BALLENTINE
SCALE
AS SHOWN

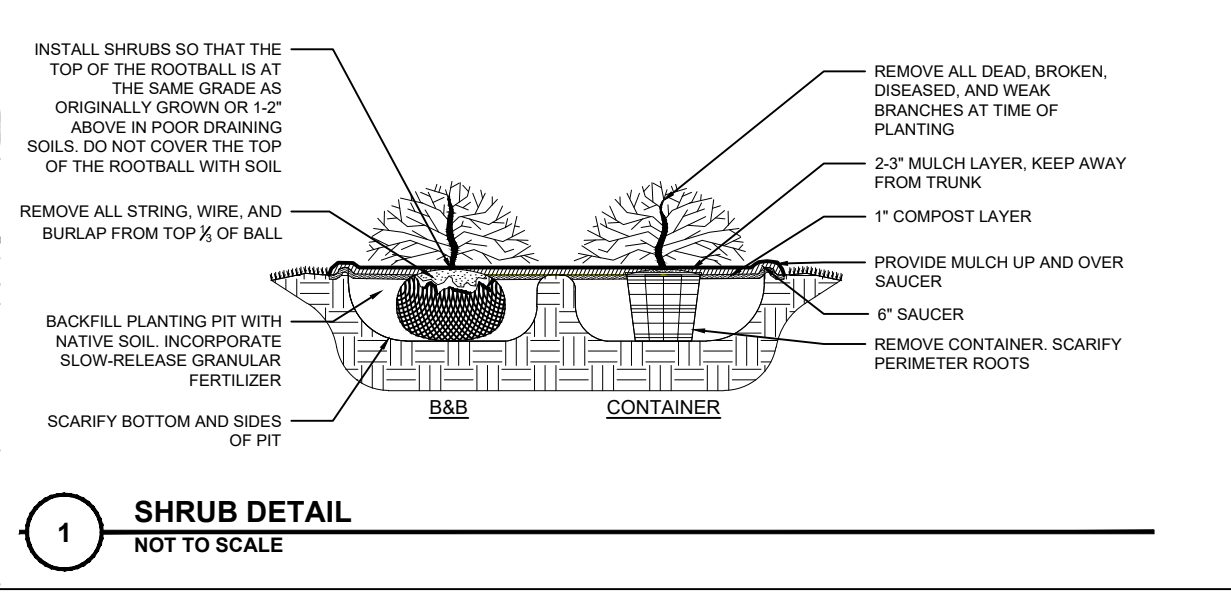
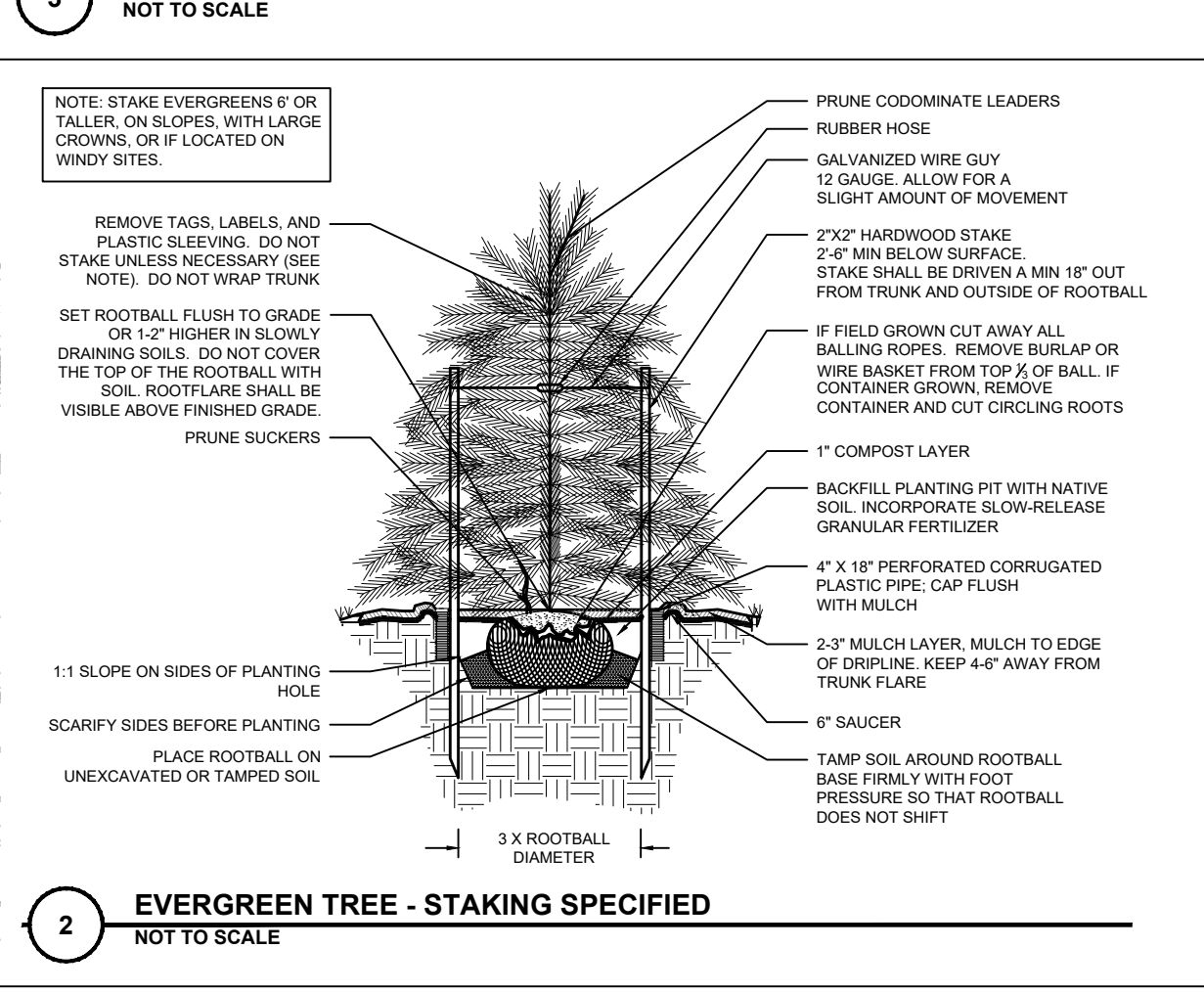
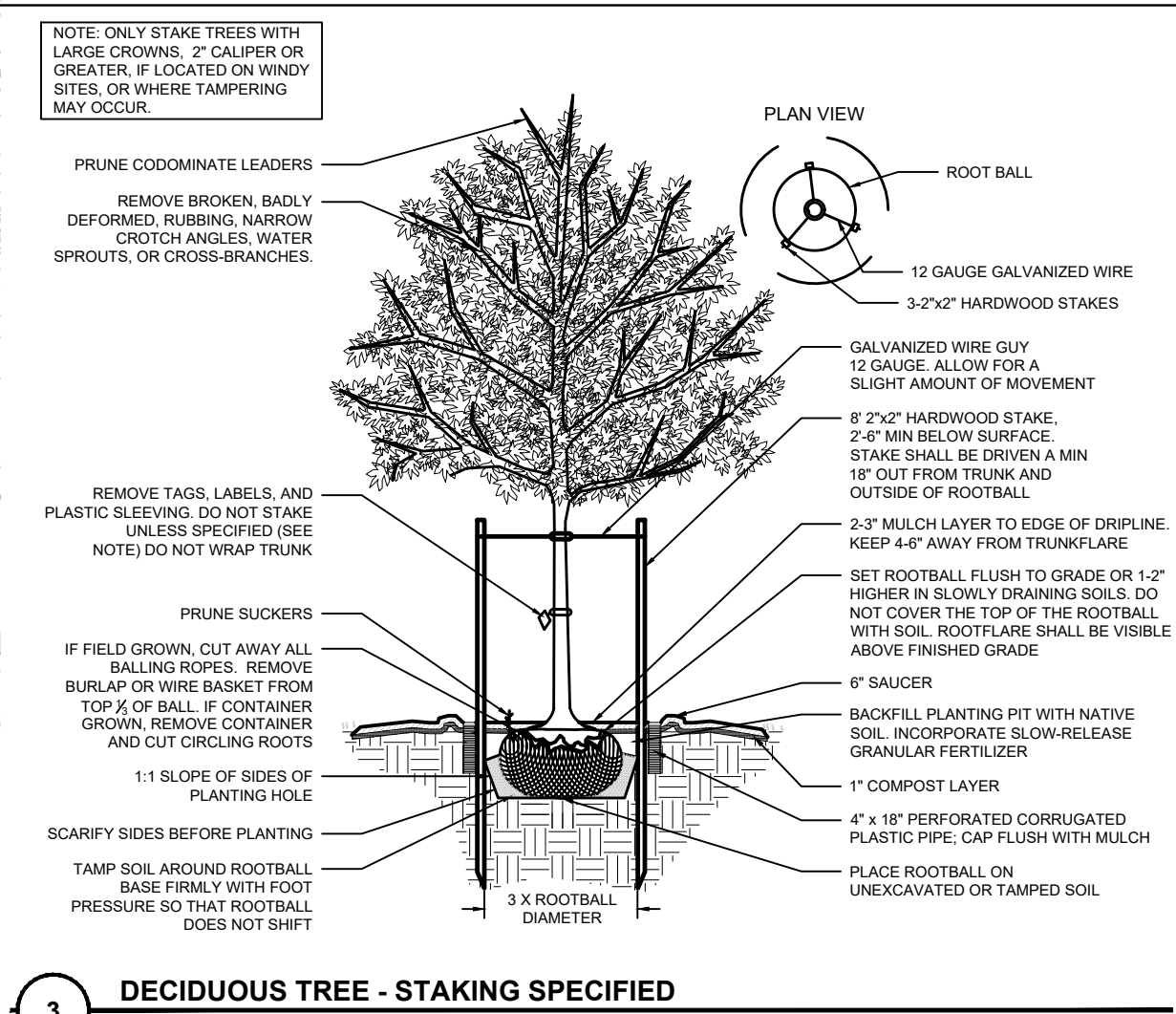
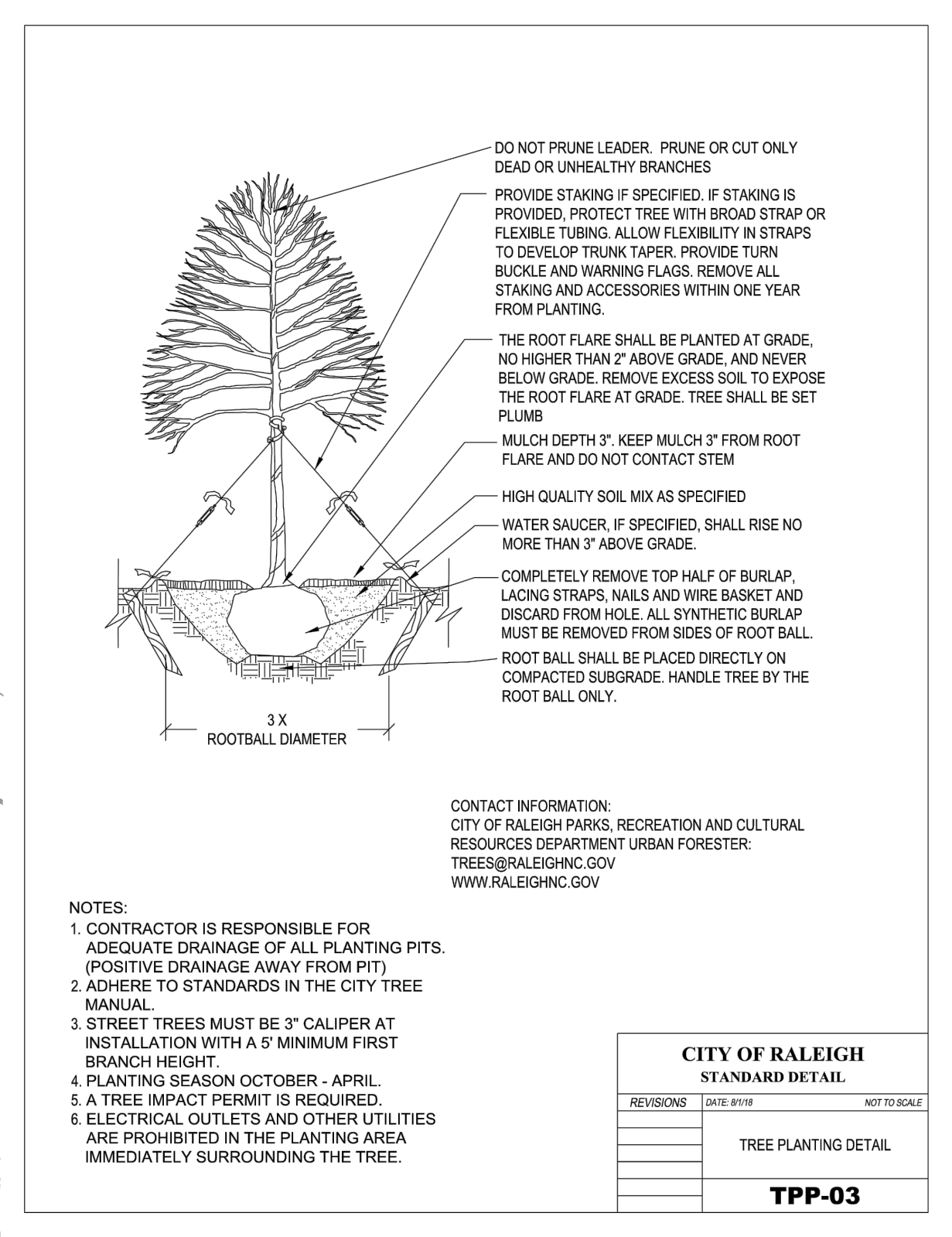
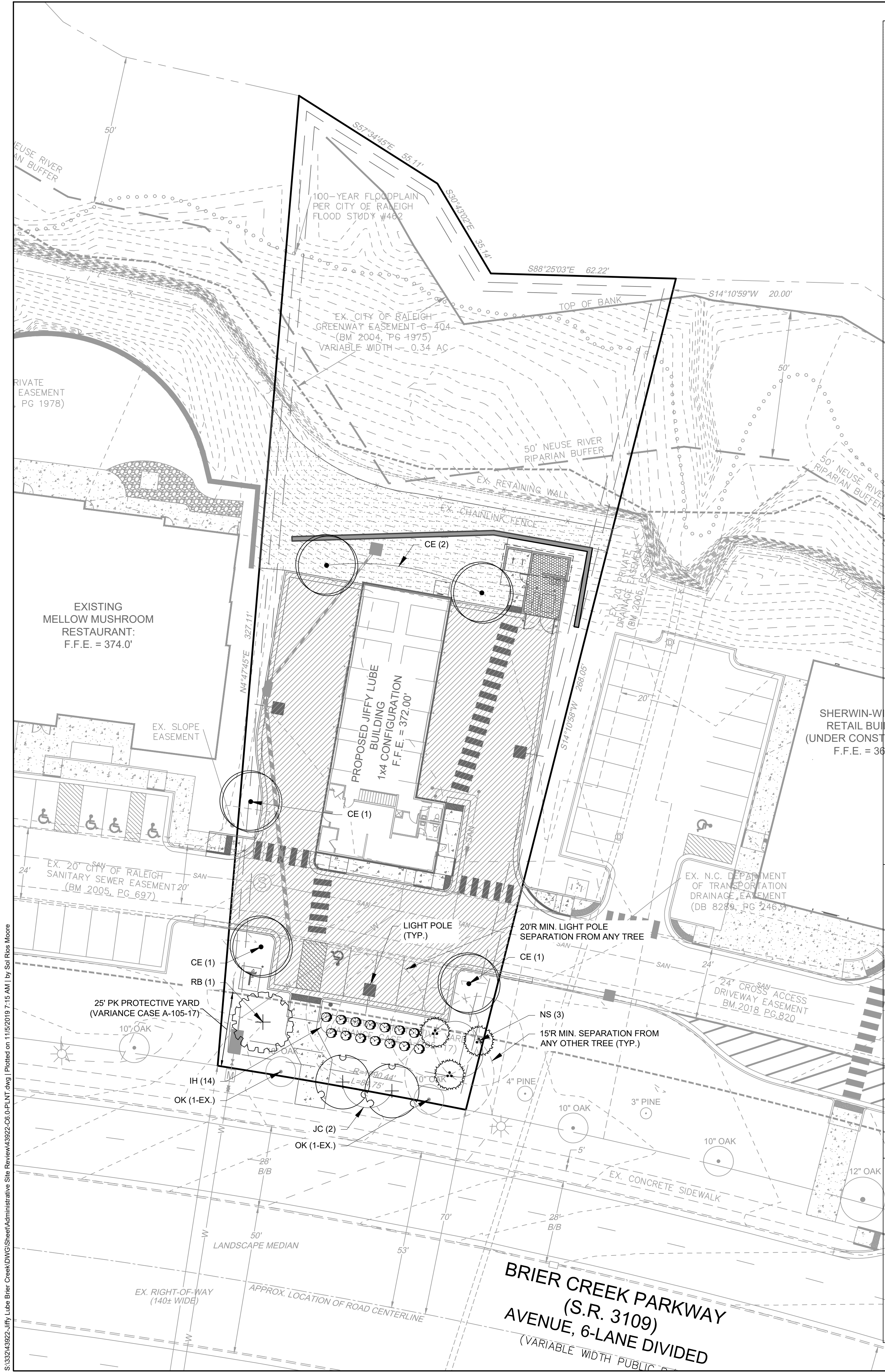
TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

JIFFY LUBE AT BRIER CREEK
RALEIGH - WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

JOB NO.
43922
SHEET NO.
C5.0

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PLANT SCHEDULE										
SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	MATURE HEIGHT/CROWN SIZE	COMMENTS		
	DECIDUOUS SHADE TREE	REQ'D	PROV'D							
	RB	1	1	BETULA NIGRA	RIVER BIRCH	3.5" CAL. 14' HT.	35' HT. MIN., 30' MIN. CROWN SIZE	STREET PROTECTIVE YARD		
	CE	5	5	ULMUS PARVIFOLIA	CHINESE ELM	3.5" CAL. 14' HT.	35' HT. MIN., 30' MIN. CROWN SIZE	V.S.A.		
	OK	2	2	QUERCUS	OAK (EXISTING)			STREET PROTECTIVE YARD		
	EVERGREEN TREE	2	2	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	3.0" CAL. 8' HT.	35' HT. MIN., 30' MIN. CROWN SIZE	STREET PROTECTIVE YARD		
	JC						35' HT. MIN., 30' MIN. CROWN SIZE			
TOTAL		10	10							
	UNDERSTORY									
	NS	3	3	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	1.5" CAL. 6' HT.	15' HT. MIN., 15' MIN. CROWN SIZE	STREET PROTECTIVE YARD		
TOTAL		3	3							
	SHRUBS									
	IH	14	14	ILEX GLABRA	INKBERRY HOLLY	42" HT.	5' HT. MIN. WITHIN 3 YEARS OF PLANTING	STREET PROTECTIVE YARD		
TOTAL		14	14							

CITY OF RALEIGH LANDSCAPE REQUIREMENTS			
REQUIREMENT	CALCULATION/REQUIRED	PROVIDED	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. = 8,883 S.F. 8,883 S.F. / 2,000 = 5 TREES	5 TREES	2" CALIPER TREES
STREET TREES:			
BRIER CREEK PARKWAY IS A NCDOT ROAD (S.R. 3109) - STREET TREES ARE NOT ALLOWED INSIDE THE ROW PER NCDOT POLICY. HENCE A CITY TYPE C2 STREET PROTECTIVE YARD IS REQUIRED.			
PER U.D.O. SECTION 7.1.7.B.4, A TYPE C3 STREET PROTECTIVE YARD IS REQUIRED FOR SURFACE PARKING AREAS WITHIN ANY DISTRICT WITH FRONTAGE FACING ANY PORTION OF A STREET RIGHT-OF-WAY.			
BOTH TYPE C2 AND TYPE C3 STREET PROTECTIVE YARDS COINCIDE WITHIN THE EXISTING 25' PARKWAY FRONTAGE (PK) SHOD-2 PROTECTIVE YARD AREA. SINCE THE SHOD-2 PROTECTIVE YARD IS MORE RESTRICTIVE, THIS PROJECT PROPOSES PLANTING BASED ON SHOD-2 REQUIREMENTS.			
STREET PROTECTIVE YARD:			
MIN. PER 100 LF:	85 LF FRONTAGE:	3 DECIDUOUS TREES 2 EVERGREEN TREES 3 UNDERSTORY TREES 14 SHRUBS	DECIDUOUS TREES: 14' MIN HEIGHT OR 3.5" CALIPER EVERGREEN TREES: 10' MIN HEIGHT OR 3.0" CALIPER UNDERSTORY TREES: 6' MIN HEIGHT, 1.5" CALIPER PER U.D.O. SEC. 5.3.1.F.3.c, PLANTED 15' MIN. FROM ANY OTHER TREES SHRUBS: 42" MIN HEIGHT PER U.D.O. SEC. 5.3.1.F.4.B, PLANTING MUST FORM AT LEAST 1 CONTINUOUS ROW OF SHRUBS SPACED 5' O.C.
U.D.O. SEC. 5.3.1.F. SHOD-2 5 TREES (3 DEC.; 2 EVE.) 3 UNDERSTORY TREES 16 SHRUBS	SHOD-2: (85 / 100) x 3 = 3 DECIDUOUS TREES (85 / 100) x 2 = 2 EVERGREEN TREES (85 / 100) x 3 = 3 UNDERSTORY TREES (85 / 100) x 16 = 14 SHRUBS		
U.D.O. SEC. 7.2.4.B. TYPE C2 4 SHADE TREES 15 SHRUBS	TYPE C2: (85 / 100) x 4 = 4 TREES (85 / 100) x 15 = 13 SHRUBS		
U.D.O. SEC. 7.2.4.B. TYPE C3 30 SHRUBS	TYPE C3: (85 / 100) x 30 = 26 SHRUBS		

LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.
- ALL DISTURBED AREAS TO BE SODDED TO MATCH LOT 2 AND THE MASTER DEVELOPMENT.

VARIANCE CASE A-105-17:

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 SHOD-2 STANDARDS.

HATCH LEGEND

	OUTDOOR AMENITY AREA
	VEHICULAR SURFACE AREA

PLAN #ASR-0002-2019

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SCALE 1"=20'

NAD 83

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DRAWN BY
C. PUGH

DESIGNED BY
S. BALLETINNE

CHECKED BY
S. BALLETINNE

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

JIFFY LUBE AT BRIER CREEK
RALEIGH - WAKE COUNTY - NORTH CAROLINA

LANDSCAPE PLAN

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