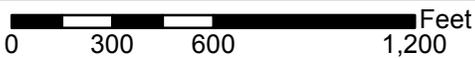
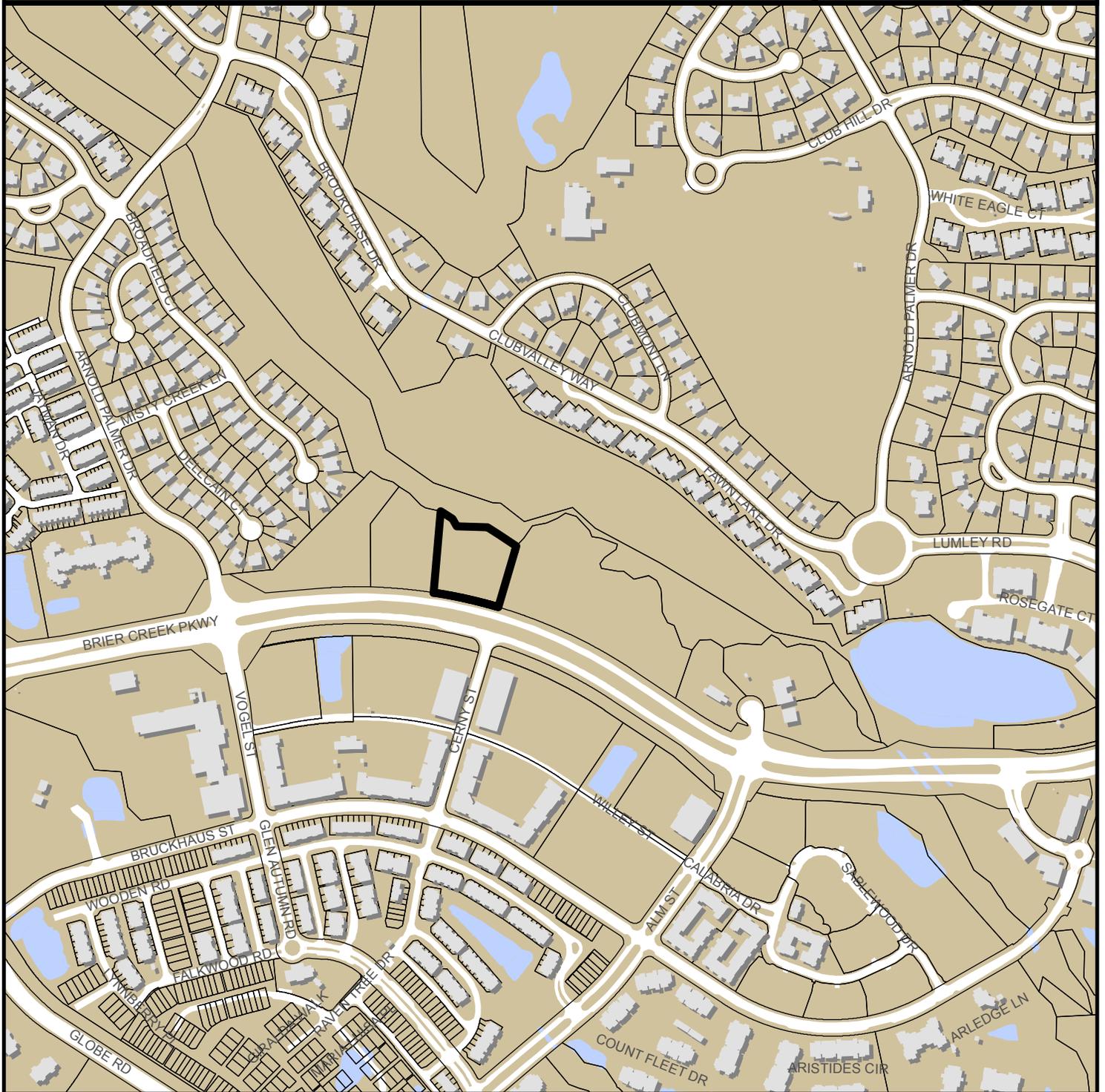
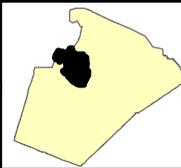


# BCRD BRIER CREEK SUBDIVISION S-9-2018



Zoning: **CX-3-PK**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **1.95**  
Number of Lots: **2**

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**

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





# Administrative Approval Action

**BCRD at Brier Creek Subdivision- Revised / S-9-18  
Transaction# 548057, AA# 3798**

**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 (S.R. 3109) and east of the intersection of Arnold Palmer Drive and Brier Creek Parkway. The address of the site is 9550 Brier Creek Parkway and the PIN is 0758931723.

**REQUEST:** The applicant is proposing to subdivide a 1.95 acre tract zoned Commercial Mixed Use (CX-3-PK) with a Parkway Frontage. The proposed development will include two lots, Lot 3A is 0.75 acres/32,268 square feet and Lot 3B is 1.20 acres/52,451 square feet.

**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-105-17.

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.

**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. 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.



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## PRIOR TO AUTHORIZATION TO RECORD LOTS:

### GENERAL

4. A demolition permit shall be issued and this building permit number be shown on all maps for recording.
5. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
6. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
7. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

### ENGINEERING

8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' sidewalk width across the frontage of Lots 3A and 3B to supplement the existing 5' sidewalk, shall be paid to the City of Raleigh.
9. The existing 24' cross access driveway easement on this site recorded in BM 2018 page 0820 shall be shown on all maps for recording.

### STORMWATER

10. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
11. The recorded City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be updated as necessary and approved by the City and recorded with the county register of deeds office.
12. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
13. The maximum impervious surface area allocated to each lot should be shown on all maps for recording.

**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**



# Administrative Approval Action

BCRD at Brier Creek Subdivision- Revised / S-9-18  
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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:** 5-10-2021

**Record entire subdivision.**

I hereby certify this administrative decision.

**Signed:**(Planning Dir./Designee)

Date: 6/12/18

**Staff Coordinator:** Daniel L. Stegall

# BCRD AT BRIER CREEK PRELIMINARY SUBDIVISION PLAN

VARIANCE CASE No. A-105-17 CASE FILE: S-9-18 TRANSACTION No. 548057

RALEIGH, WAKE COUNTY, NORTH CAROLINA  
PIN: 0758931723

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919.866.4939 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

08/17/2018

DATE

03/15/2018

## Preliminary Subdivision Plan Application



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919.996.2495 | ext 919.996.1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919.996.4200

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

Office Use Only: Transaction #	Project Coordinator	Team Leader
<b>PRELIMINARY APPROVALS</b>		
<input checked="" type="checkbox"/> Subdivision *	<input type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
*May require City Council approval if in a Metro Park Overlay or Historic Overlay District		
If your project has been through the Due Diligence process, provide the transaction #:		
<b>GENERAL INFORMATION</b>		
Development Name: BCRD Briar Creek		
Proposed Use: Commercial		
Property Address(es): 6550 Briar Creek Pkwy Raleigh, NC 27617		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0758931723 (06, 016578 Pg. 02138)	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family	<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Subdivision in a non-residential zoning district
<input type="checkbox"/> Other (describe):		
<b>OWNER/DEVELOPER INFORMATION</b>		
Company Name: BCRD Holdings, LLC	Owner/Developer Name: Vish Panjwani	
Address: 9133 Fawn Hill Court Raleigh, NC 27617		
Phone: (919) 800-1695	Email: vish@tsnventerprises.com	Fax:
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
Company Name: Timmons Group	Contact Name: Rick Baker, PE	
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 03.11.16

<b>DEVELOPMENT TYPE AND SITE DATA TABLE (Applicable to all developments)</b>	
<b>ZONING INFORMATION</b>	
Zoning District(s): CX-3-PK	
If more than one district, provide the acreage of each:	
Overlay District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Inside City Limits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
CUJ (Conditional Use District) Case # Z:	
COA (Certificate of Appropriateness) Case #:	
BOA (Board of Adjustment) Case # A-:	105-117
<b>STORMWATER INFORMATION</b>	
Existing Impervious Surface	0 acres/sf
Proposed Impervious Surface	0.85 acres/sf
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neuse River Buffer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils	Flood Study
FEMA Map Panel #	3720075800J
<b>NUMBER OF LOTS AND DENSITY</b>	
Total # of Townhouse Lots:	Detached: N/A Attached:
Total # of Single Family Lots:	N/A Total # of All Lots: 2
Overall Unit(s)/Acre Densities Per Zoning Districts: N/A	
Total # of Open Space and/or Common Area Lots: N/A	
<b>SIGNATURE BLOCK (Applicable to all developments)</b>	
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 subdivision plan as approved by the City.	
I hereby designate 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.	
Signature	Date
	08/30/18
Signature	Date

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16



VICINITY MAP

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

### Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SUBDIVISION PLAN
C3.0	LANDSCAPE PLAN

### SITE DATA TABLE

PROJECT NAME:	LOT 3 AT BRIER CREEK
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
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	0758931723	LOT 3 9550 BRIER CREEK PKWY RALEIGH, NC 27617	1.95	LOT 3A: 0.75 LOT 3B: 1.20	016579 / 02138

### 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 PLANTINGS 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 SHOO-2 STANDARDS.

### GENERAL NOTE:

- PER CITY U.D.O. SECTION 9.1, EXISTING LOT 3 PARCEL IS LESS THAN 2.0 ACRES IN SIZE; THEREFORE, TREE CONSERVATION AREA IS NOT REQUIRED.



Know what's below.  
Call before you dig.

CASE FILE: S-9-18 TRANSACTION #: 548057

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

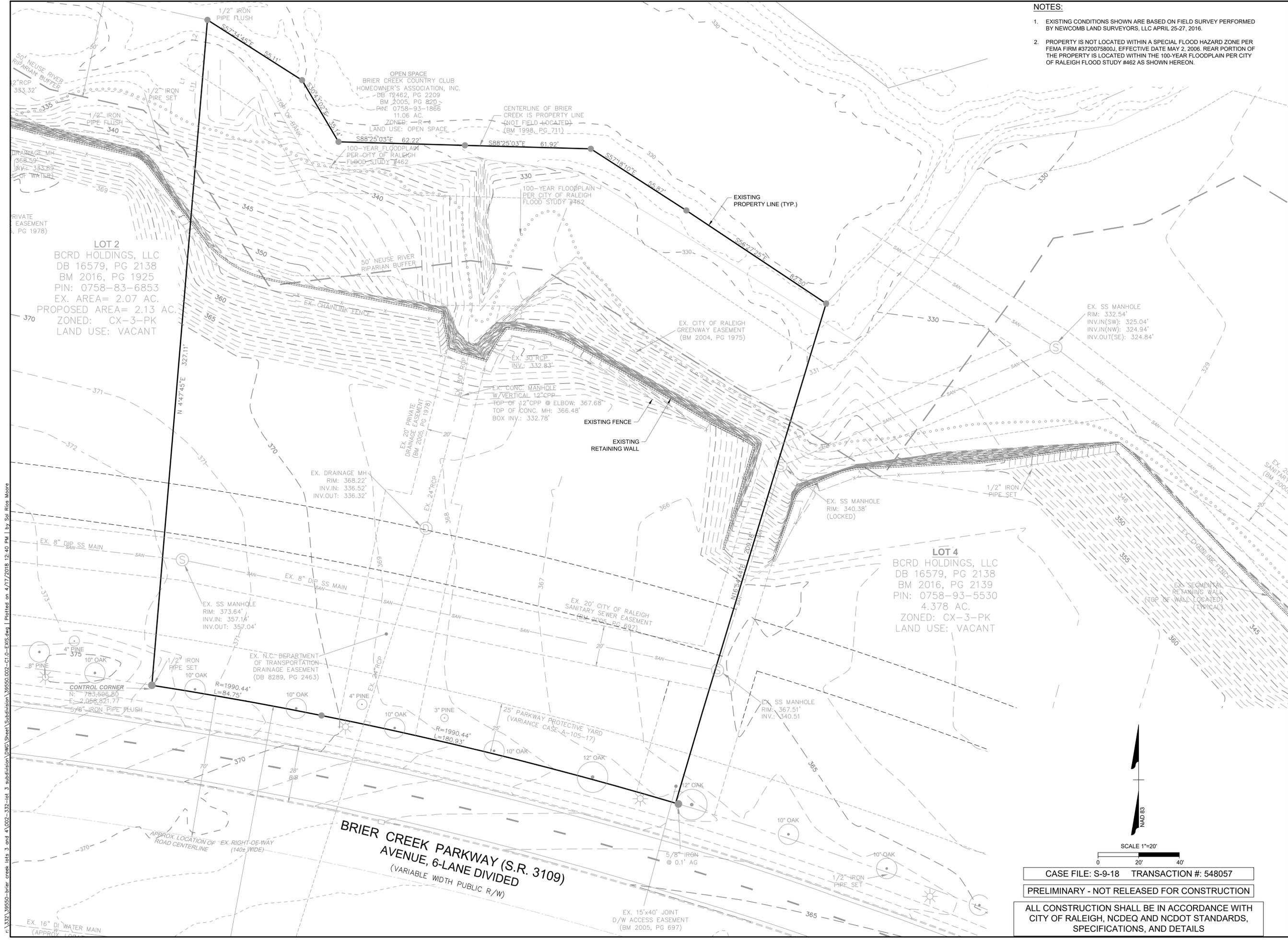
SCALE  
AS NOTED

COVER SHEET

BCRD AT BRIER CREEK  
BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA  
NORTH CAROLINA LICENSE NO. C-1652

JOB NO.  
39550.002  
SHEET NO.  
C0.0

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- 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.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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

DATE	REVISION DESCRIPTION
04/17/2018 <td>ADDRESSED CITY COMMENTS</td>	ADDRESSED CITY COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

DATE: 03/15/2018  
DRAWN BY: S. MOORE  
DESIGNED BY: S. MOORE  
CHECKED BY: R. BAKER  
SCALE: AS NOTED

**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**BCRD AT BRIER CREEK**  
BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA

**EXISTING CONDITIONS**

JOB NO. 39550.002  
SHEET NO. C1.0

CASE FILE: S-9-18 TRANSACTION #: 548057

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r:\32\39550-brier creek lots 3 and 4\002-332-lot 3 subdivision\DWG\Sheet\Subdivision\39550.002-C1-0-EXIS.dwg | Plotted on 4/17/2018 12:40 PM | by: Sra. Moore





### PLANT SCHEDULE

SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
		REQ'D	PROV'D				
	DECIDUOUS SHADE TREE	6	6	BETULA NIGRA	RIVER BIRCH	3.5" CAL.	STREET PROTECTIVE YARD
	EVERGREEN TREE	5	5	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	8' HT.	STREET PROTECTIVE YARD
		TOTAL	11				
	UNDERSTORY						
	NS	7	7	ILEX X 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	6' HT.	STREET PROTECTIVE YARD
		TOTAL	7				
	SHRUBS						
	LD	33	12	LOROPETALUM CHINESE	LOROPETALUM DARUMA	24" HT.	STREET PROTECTIVE YARD
	AR		21	ABELIA X GRANDIFLORA	ABELIA ROSE CREEK	24" HT.	STREET PROTECTIVE YARD
		TOTAL	33				

### LANDSCAPE NOTES:

- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.
- PER CITY U.D.O. SECTION 9.1, EXISTING LOT 3 PARCEL IS LESS THAN 2.0 ACRES IN SIZE; THEREFORE, TREE CONSERVATION AREA IS NOT REQUIRED.

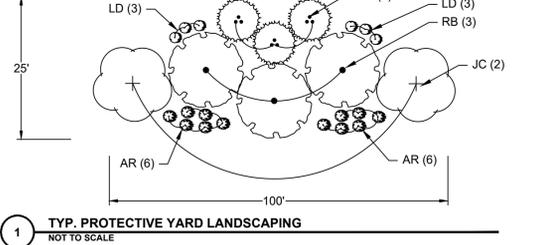
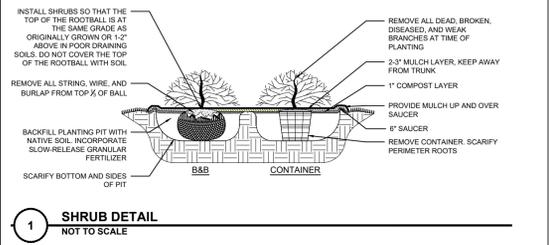
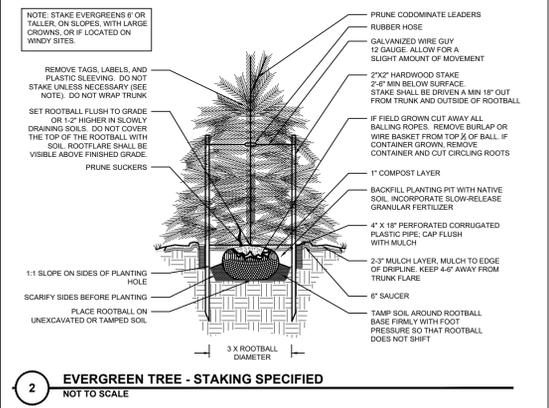
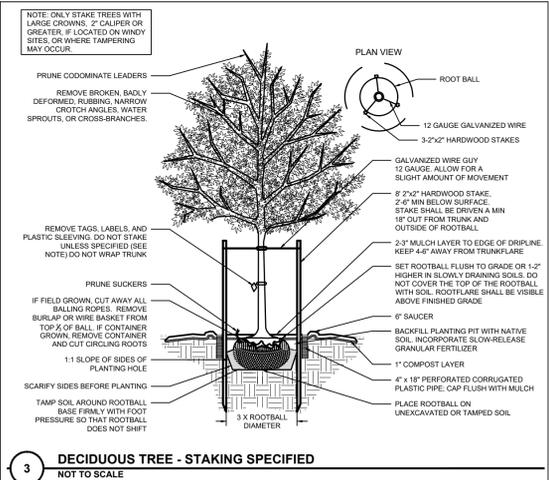
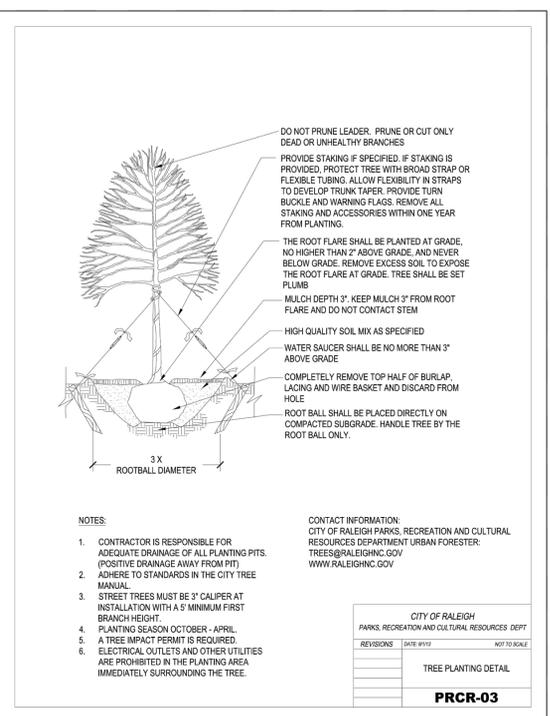
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### CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
<b>STREET TREES:</b> 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.			
<b>STREET PROTECTIVE YARD:</b> U.D.O. SEC. 5.3.1.F: SHOD-2 5 TREES, 3 UNDERSTORY TREES, & 16 SHRUBS PER 100 FT.	206 LF FRONTAGE (206 / 100) x 5 = 11 TREES (206 / 100) x 3 = 7 UNDERSTORY (206 / 100) x 16 = 33 SHRUBS	11 TREES (6 DECIDUOUS, 5 EVERGREEN) 7 UNDERSTORY 33 SHRUBS	DECIDUOUS TREES: 14 FT. MIN HEIGHT OR 3.5" CALIPER EVERGREEN TREES: 8' MIN HEIGHT OR 2" CALIPER UNDERSTORY: 6' MIN HEIGHT SHRUBS: 24" MIN HEIGHT



CASE FILE: S-9-18 TRANSACTION #: 548057

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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REVISION DESCRIPTION	DATE	ADDRESSED CITY COMMENTS	DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
	04/17/2018		03/15/2018	S. MOORE	S. MOORE	R. BAKER	

TIMMONS GROUP

BCRD AT BRIER CREEK  
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA  
 LANDSCAPE PLAN  
 NORTH CAROLINA LICENSE NO. C-1652

JOB NO.  
**39550.002**

SHEET NO.  
**C3.0**

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