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 the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
Administrative Approval Action  
BCRD at Brier Creek Subdivision- Revised / S-9-18  
Transaction# 548057, AA# 3798

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.
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) [Signature] Date: 6/12/18

Staff Coordinator: Daniel L. Stegall
VARIANCE CASE No. A-105-17  CASE FILE: S-9-18  TRANSACTION No. 548057

RALEIGH, WAKE COUNTY, NORTH CAROLINA  
PIN: 0758931723

VARIANCE CASE No. A-105-17  

BCRD AT BRIER CREEK  
PRELIMINARY SUBDIVISION PLAN

DEVELOPER:  
BCRD HOLDINGS, LLC  
9133 FAWN HILL COURT  
RALEIGH, NC 27617-7769  
vish@tsnventerprises.com

CIVIL ENGINEER:  
TIMMONS GROUP  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
rick.baker@timmons.com


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.

GENERAL NOTE:

1. 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.

PRELIMINARY SUBDIVISION PLAN

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

CIVIL ENGINEER:  
TIMMONS GROUP  
5410 TRINITY ROAD, STE. 102  
RALEIGH, NC 27607  
rick.baker@timmons.com

PROPERTY OWNER INFORMATION

NAME:  
BCRD HOLDINGS, LLC  
9133 FAWN HILL CT.  
RALEIGH, NC 27617-7769  
0758931723

LOT 3

9550 BRIER CREEK PKWY  
RALEIGH, NC 27617

EXISTING

ACREAGE:  
1.95  

PROPOSED

ACREAGE:  
LOT 3A: 0.75  
LOT 3B: 1.20

DEED / PAGE:

BCRD AT BRIER CREEK
NOTES:
1. EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY NEWCOMB LAND SURVEYORS, LLC APRIL 25-27, 2016.
2. 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.

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SITE DATA TABLE

<table>
<thead>
<tr>
<th>LOT</th>
<th>ACREAGE</th>
<th>MISA</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A</td>
<td>0.75 AC</td>
<td>0.32 AC</td>
</tr>
<tr>
<td>3B</td>
<td>1.20 AC</td>
<td>0.53 AC</td>
</tr>
</tbody>
</table>

SUBDIVISION NOTES:
1. NO PUBLIC UTILITIES OR ROAD IMPROVEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION.
2. LOTS 3A AND 3B WILL CONNECT TO FUTURE STORM DRAINAGE SYSTEM PROPOSED ALONG THE CROSS ACCESS EASEMENT AND THE SHARED DRY DETENTION BASIN SCM LOCATED ON LOT 4 IN ACCORDANCE WITH SR-44-17.
3. 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.

EXISTING RETAINING WALL

FUTURE LOT 2 DEVELOPMENT PER SR-44-17

FUTURE 20’ PRIVATE DRAINAGE EASEMENT (BY OTHERS PER SR-44-17)

FUTURE 10’x15’ SLOPE EASEMENT (BY OTHERS PER SR-44-17)

FUTURE STORM DRAINAGE SYSTEM (BY OTHERS PER SR-44-17)

FUTURE DRAINAGE SLOPE (BY OTHERS PER SR-44-17)

FUTURE DRIVEWAY ENTRANCE (BY OTHERS PER SR-44-17)

FUTURE STORM DRAINAGE SYSTEM (BY OTHERS PER SR-44-17)

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FUTURE STORM DRAINAGE SYSTEM (BY OTHERS PER SR-44-17)

FUTURE DRAINAGE SLOPE (BY OTHERS PER SR-44-17)
LANDSCAPE NOTES:

1. All landscaping shall be in accordance with City of Raleigh landscape requirements.
2. ULF-B nier (6) = 10' OAK - 10' OAK - 10' OAK - 10' OAK - 10' OAK - 10' OAK
3. PLANTING PROTECTION TIES: 2'-6" MIN BELOW SURFACE.
4. BALLING ROPES: REMOVE BURLAP OR WIRE BASKET FROM TOP OF BALL.
5. PLACE ROOTBALL ON TOP OF BALL DIAMETER.
6. BACKFILL PLANTING PIT WITH NATIVE SOIL. INCORPORATE SLOW-RELEASE GRANULAR FERTILIZER OUTSIDE OF ROOTBALL.
7. KEEP 4-6" AWAY FROM TRUNKFLARE.
8. ROOTFLARE SHALL BE VISIBLE 6" SAUCER.
9. KEEP 1'-6" HIGH FROM GRADE.
10. PLASTIC PIPE; CAP FLUSH WITH MULCH.
11. MAXIMUM WATER APPLICATION WITHIN 6" OF DRIPLINE. KEEP 4-6" AWAY FROM TRUNKFLARE.
12. MULCH 2'-3" MULCH LAYER, KEEP AWAY FROM BASE.
13. DISEASED, AND WEAK REMOVALS.
14. REMOVE ALL DEAD, BROKEN, OR 1-2" HIGHER IN SLOWLY DRAINING SOILS. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
15. A SLIGHT AMOUNT OF MOVEMENT MAY OCCUR.
16. REMOVE TAGS, LABELS, AND PLASTIC SLEEVING. DO NOT STAKE TREES WITH TAGS, LABELS, AND PLASTIC SLEEVING. DO NOT STAKE EVERGREENS 6' OR TALLER, ON SLOPES, WITH LARGE WINDY SITES.
17. REMOVE ALL STRING, WIRE, AND SCRUB DETAIL. SCARIFY SIDES BEFORE PLANTING ORIGINALLY GROWN OR 1-2" ABOVE IN POOR DRAINING SOILS. DO NOT COVER THE TOP OF THE ROOTBALL WITH PLASTIC SLEEVING. DO NOT WRAP TRUNK FLARE SHALL BE VISIBLE 6" SAUCER.
18. REMOVE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS. REMOVE BURLAP OR WIRE BASKET FROM TOP OF BALL.
19. 6" SAUCER.
20. REMOVE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS. REMOVE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS. REMOVE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS.