



Administrative Approval Action

AA #3860 / S-13-18, Brier Creek – Aviation Pkwy South
Transaction# 549097

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 the intersection of Globe Road and Aviation Parkway at 10854 Globe Road, inside the City limits.

REQUEST: Subdivision of an 18.71-acre tract zoned CX-3-PK into 5 lots.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. The allowance of an alternative streetscape cross section waiving the required 5' utility easement outside of the right of way along the northwest property line. (Confluence Drive)

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 Kimley-Horn and Associates, Inc.

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. 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.
4. A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
5. 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



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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 AUTHORIZATION TO RECORD LOTS:

GENERAL

9. 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.
10. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
11. 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

12. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
13. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
14. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the property frontage of Globe Rd and curb & gutter and 6' sidewalk along the east side of the Aviation Pkwy extension is paid to the City of Raleigh.
15. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

PUBLIC UTILITIES

16. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions



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STORMWATER

17. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
18. Private Drainage Easements as shown on the approved Concurrent plans shall be shown on all maps for recording.
19. 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)."

URBAN FORESTRY

20. Next Step: A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

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: 9-27-2021
Record at least ½ of the land area approved.

5-Year Sunset Date: 9-27-2023
Record entire subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)



Date: 9/27/2018

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Brier Creek/Aviation Parkway South	
	Development Case Number	S-13-2018	
	Transaction Number	549097	
	Design Adjustment Number	DA - 86 - 2018	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	<input checked="" type="checkbox"/> Raleigh Street Design Manual	
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	DEPARTMENTS		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

KENNETH W. EITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

Date

9/27/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response Article 8.4 New Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
YES NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
YES NO

STAFF FINDINGS

Staff supports the request for relief of the 5' Utility Placement Easement dedication along the proposed Confluence Dr which will be a City or Raleigh maintained Avenue 2-Lane, Divided street section.

Confluence Dr is being proposed along the northwestern property line. The street has been proposed and designed with an over-dedication of public right-of-way along the northern side of the road (5' of additional right-of-way). This is due to this development not controlling any property to the north and by over-dedicating, the 5' Utility Placement Easement can be recreated and all future utility placements can be placed in the same location, but while still being within the public right-of-way.

Staff Response

Article 8.5 Existing Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for relief of the 5' Utility Placement Easement dedication along Globe Rd. Globe Rd is a NCDOT maintained roadway where trees are not being planted within the existing planting strip or behind the sidewalk. Behind the sidewalk, there is 8.5' of public right-of-way for future utilities to be placed, which exceeds our required 5' easement.

Staff Response Raleigh Street Design Manual



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
YES NO

STAFF FINDINGS

Staff supports the request for relief on the proposed centerline radius exceeding the max allowed on Confluence Dr. Where the centerline radius exceeds the maximum, it is leading up to an area where a stopping action is required or leaving an area after a stopping motion where in both cases, speeds will already be decreased. The proposed road was also designed with input from the USACE due to the existing blue line stream and wetlands running through the property to best facilitate the crossing location with the least environmental impact to the area.

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Brier Creek / Aviation Parkway South - Preliminary Subdivision		
	Case Number S-13-18		
	Transaction Number #549097		
OWNER	Name Tim Dockery (CIP Brier Creek LLC)		
	Address 111 E. Hargett Street		City Raleigh
	State NC	Zip Code 27601	Phone 336-678-4125
CONTACT	Name Richard Brown, PLA		Firm Kimley-Horn
	Address 421 Fayetteville St		City Raleigh
	State NC	Zip Code 27601	Phone 919-653-2976
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed): (SEE ATTACHED MEMORANDUM FOR MULTIPLE DESIGN ADJUSTMENT REQUESTS)		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -	-
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Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The applicant believes that the intent of Article 8.3 is being met.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant policy documents.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The requested design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The requested design adjustment does not create lots w/o direct street frontage. See Subdivision Plan (attached).
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.

See memorandum attached

Article 8.4, New Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The applicant believes that the intent of Article 8.4 is being met.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant adopted city plans.
- C. The requested design adjustment does not increase congestion or compromise safety;
The design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
The requested design adjustment does not create additional maintenance responsibilities for the city.
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
The requested design adjustment has been designed and certified by a professional engineer.
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
The requested design adjustment addresses stormwater collection and conveyance and does not adversely impact stormwater collection. Refer to attached plans.

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The applicant believes that the intent of Article 8.5 is being met.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant policy documents.
- C. The requested design adjustment does not increase congestion or compromise safety;
The design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
The requested design adjustment does not create additional maintenance responsibilities for the city.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
The requested design adjustment has been designed and certified by a professional engineer.

Raleigh Street Design Manual

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
The applicant believes that the intent of the applicable portions of the Raleigh Street Design manual is being met.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant adopted city plans.
- C. The requested design adjustment does not increase congestion or compromise safety;
The design adjustment does not increase congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
The requested design adjustment does not create additional maintenance responsibilities for the city.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
The requested design adjustment has been designed and certified by a professional engineer.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

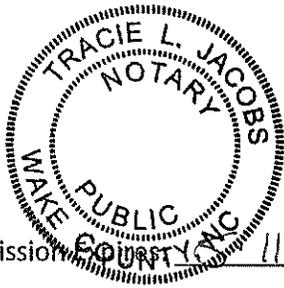
STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

I, Tracie L. Jacobs, a Notary Public do hereby certify that
Richard L. Brown personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 23rd day of August, 2018.

(SEAL)



Notary Public

Tracie Jacobs

My Commission

11. 2020



MEMORANDUM

To: City of Raleigh Public Works Director

From: Richard Brown, PLA, Kimley-Horn

Date: 8/23/2018

**Subject: Design Adjustment Requests
Brier Creek / Aviation Parkway Subdivision (S-13-18; Transaction # 549097)**

General: The applicant is requesting multiple design adjustments associated with the above referenced Subdivision Application. The requests are the result of constraints on the subject property as well as coordination with Transportation staff over the course of the subdivision review.

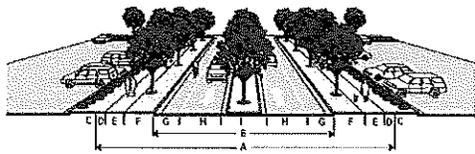
Request #1 – Utility Placement Easement (Globe Rd and Proposed New Street)

- Article 8.5 requires a 5' utility placement easement along the public street frontages. The design adjustment request applies to Confluence Way (new street) and Globe Rd. frontage.
- Along the Globe Rd. frontage, west of the Aviation Pkwy extension, there is an existing overhead power easement in which future utilities can be placed. Additionally, along the frontage east of Aviation Pkwy., there is 8.5' between the back of sidewalk and the right of way line where future utilities may be placed.
- Confluence Way is proposed as a new street. The right of way line for this street is also the existing eastern property boundary; therefore, there is no land area within the control of this applicant where the easement can be placed. Thus, the utility (if required) is proposed to be within the new right of way.
- The applicant believes that the intent of Article 8.5 is being met.
- The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant policy documents.
- The design adjustment does not increase congestion or compromise safety.
- The design adjustment does not create any lots without direct street frontage.
- The requested design adjustment is hereby certified by a professional engineer.

Request #2 – Right of Way/Streetscape Dimensions for new public street (Confluence Way)

- Article 8.4.5 specifies a dimensional criteria for Avenue 2-lane, Divided street. The design adjustment request applies to Confluence Drive (new street) and specifically to the proposed alternate dimensional criteria (excerpt below).

B. Avenue 2-Lane, Divided



Width	
A Right-of-way width	
With center turn lane	75'
With median	79'
B Back-of-curb to back-of-curb	
With center turn lane	48'
With median	52'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Bike lane	7'
H Travel lane	11'
I Center lane	
Striped turn lane	11'
Median	15'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg

- Confluence Way is proposed as a new street with center turn lane. The proposed right of way width for this street (81') exceeds the 79' requirement. This is proposed in order to avoid a non-conforming lot between the r/w and the adjoining residential lots to the east and to allow grading tie-outs within the proposed r/w.
- The 48' b-b road width as well as all other dimensional criteria is provided.
- The applicant believes that the intent of Article 8.4 is being met.
- The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant adopted city plans.
- The design adjustment does not increase congestion or compromise safety.
- The design adjustment does not create any lots without direct street frontage.
- The requested design adjustment does not create additional maintenance responsibilities for the city.
- The requested design adjustment has been designed and certified by a professional engineer.
- The requested design adjustment addresses stormwater collection and conveyance and does not adversely impact stormwater collection. Refer to attached plans.

Request #3 -- Minimum Centerline Radius for Avenue 2-lane divided public street

The Raleigh Streets Manual specifies a minimum center line radius of 375' for an Avenue 2-lane divided street. The design adjustment request applies to Confluence Drive (new street) and specifically to the proposed alternate centerline radius of 91.5'.

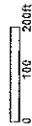
- Confluence Way is a short street connection from Globe Rd. to Aviation Pkwy extension and is required to cross the existing stream within a relatively short distance. There are also several environmental stream and buffer impact controls (by the ACOE) dictating the alignment of the stream crossing and intersection with Aviation Pkwy extension.
- Based on multiple discussions with city transportation, it is understood that the property is physically constrained and unable to meet the specified 375' minimum radius.
- Furthermore, the street is designated as part of a future "square loop" interchange with a stop condition at both Aviation and Globe, and therefore may not need to function horizontally as a true 2-lane divided street. Volumes and speed should be fairly low on this segment of street.
- The applicant, the city transportation staff and the ACOE have reviewed and concurred with this alignment.
- The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant adopted city plans.
- The design adjustment does not increase congestion or compromise safety.
- The design adjustment does not create any lots without direct street frontage.
- The requested design adjustment does not create additional maintenance responsibilities for the city.
- The requested design adjustment has been designed and certified by a professional engineer.
- The requested design adjustment addresses stormwater collection and conveyance and does not adversely impact stormwater collection. Refer to attached plans.



Tools

Aerials

Street Map

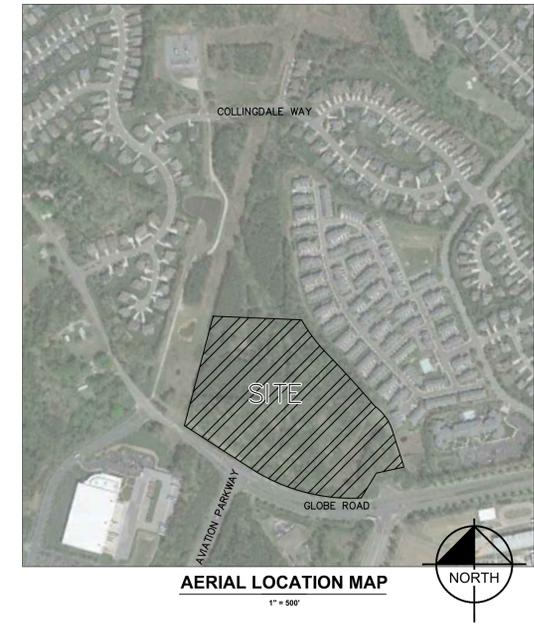
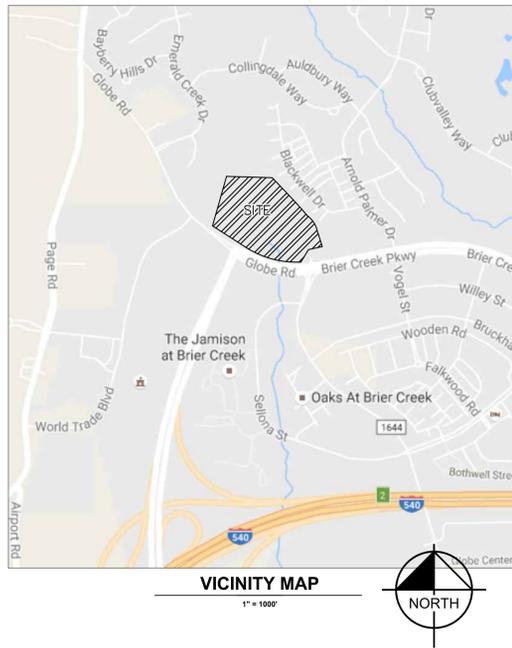


PRELIMINARY SUBDIVISION PLAN

FOR

BRIER CREEK - AVIATION PARKWAY SOUTH

10854 GLOBE RD, RALEIGH, NC 27617
S-13-18, T#549097



PROJECT DESIGN TEAM

OWNER: CIP BRIER CREEK, LLC
ATTN: TIM DOCKERY
C/O CHEROKEE ADVISERS, LLC.
111 EAST HARGETT STREET, SUITE 300
RALEIGH, NC 27601
TEL: 336-386-9790
EMAIL: TIMD@CROWN-COMPANIES.COM

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
ATTN: BRAD COONEY, P.E.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
TEL: 919-678-4125
EMAIL: BRAD.COONEY@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT: KIMLEY-HORN & ASSOCIATES, INC.
ATTN: RICHARD BROWN, PLA
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
TEL: 919-835-1494
EMAIL: RICHARD.BROWN@KIMLEY-HORN.COM

TRAFFIC ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
ATTN: RICHARD ADAMS, P.E.
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
TEL: 919-835-1494
EMAIL: RICHARD.ADAMS@KIMLEY-HORN.COM

ENVIRONMENTAL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
ATTN: JASON HARTSHORN
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
TEL: 919-678-4155
EMAIL: JASON.HARTSHORN@KIMLEY-HORN.COM

SURVEYOR: RILEY SURVEYING
ATTN: PHILIP W. RILEY
3326 DURHAM CHAPEL HILL BLVD. STE B-100
DURHAM, NC 27707
TEL: 919-667-0742
EMAIL: PHILR@RILEYSURVEYINGGPA.COM

Preliminary Subdivision Plan Application

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext. 919-996-1831
Litchford Satellite Office | 8320 - 90 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
PRELIMINARY APPROVALS		
<input checked="" type="checkbox"/> Subdivision * <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservative Subdivision		
*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 #: Previous S-32-17, T#517227		
GENERAL INFORMATION		
Development Name: Brier Creek - Aviation Parkway South		
Proposed Use: Retail Uses		
Property Address(es): 10854 Globe Road will be subdivided into five properties.		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed (7/16/2018)	PIN Recorded Deed	PIN Recorded Deed
What is your project type?		
<input type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Subdivision in a non-residential zoning district		
<input checked="" type="checkbox"/> Other (describe): Subdivide into five parcels and provide roadway utility and storm infrastructure.		
OWNER/DEVELOPER INFORMATION		
Company Name: CIP Brier Creek, LLC		Owner/Developer Name: Tim Dockery, Member-Manager
Address: 111 E Hargett St. Suite 300 Raleigh, NC 27601		
Phone: 336.386.9790	Email: timd@crown-companies.com	Fax: 336.386.9785
CONSULTANT/CONTACT PERSON FOR PLANS		
Company Name: Kimley-Horn and Associates, Inc.		Contact Name: Brad Cooney, PE
Address: 421 Fayetteville Street, Suite 600, Raleigh, NC 27601		
Phone: 919.678.4152	Email: brad.cooney@kimley-horn.com	Fax: 919.677.2050

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DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)

ZONING INFORMATION	
Zoning District(s): CX-3-PK, Commercial Mixed Use	
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	
CUD (Conditional Use District) Case # 2-	
COA (Certificate of Appropriateness) Case #	
BOA (Board of Adjustment) Case # A-	
STORMWATER INFORMATION	
Existing Impervious Surface: 0 / 0 acres/sf	Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface: 3.33/145,055 acres/sf	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils: N/A	Flood Study: N/A
	FEMA Map Panel #: 3720075800J
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached N/A	Attached N/A
Total # of Single Family Lots: N/A	Total # of All Lots: 5
Overall Unit(s)/Acre Densities Per Zoning Districts: N/A	
Total # of Open Space and/or Common Area Lots: 0	

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 subdivision plan as approved by the City.

I hereby designate **Brad Cooney** 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.

CIP Brier Creek, LLC
By: **Tim Dockery, Member-Manager**
By: **The Crown Companies, LLC**

Signature: *Tim Dockery* Date: **3/19/18**

Signature: _____ Date: _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 03.11.16

Sheet Number	Sheet Title
CO.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SUBDIVISION PLAN
C2.1	LOT LINES AND EASEMENTS
C3.0	UTILITY PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	ULTIMATE BUILD OUT GRADING
TCT.0	OVERALL TREE CONSERVATION PLAN
TCT.1	TREE CONSERVATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	LANDSCAPE DETAIL SHEET

Subdivision Data	
Property Information	
Existing Zoning	CX-3-PK (Commercial Mixed Use)
Existing Use	Vacant
Total Site Area	18.71 AC
Project Data	
Proposed Use	Commercial/Retail Space
Existing Lots	1 Lot
Total Lots	5 Lots
Lot 1	3.37 AC 155,339 SF
Lot 2	2.23 AC 96,978 SF
Lot 3	3.54 AC 154,089 SF
Permanently Protected Undisturbed Open Space (PPUOS) within Lot 3	
Lot 4	3.08 AC 134,165 SF
Lot 5	5.04 AC 219,542 SF
Right of Way Dedication	4.26 AC 185,566 SF
TCA	3.28 AC 142,671 SF
FEMA Map Panel #	3720075800J
Existing Impervious Surface	0 AC - SF
Proposed Impervious Surface	3.33 AC 145,055 SF
LF of Public Streets	1,955 LF
LF of Public Sidewalks	2,692 LF

- CONDITIONS OF APPROVAL:**
- CONSTRUCTION APPROVAL REQUIRED FOR NEW SEWER MAIN SECTION THAT WAS RELOCATED (INCLUDING PROFILE).
 - PLATS MUST BE RECORDED SHOWING THE NEW EASEMENT AFTER CONSTRUCTION APPROVAL HAS BEEN GRANTED AND THE NEW SEWER MAIN HAS BEEN INSTALLED (CORPUD HANDBOOK PG 10); EASEMENT EXCHANGE TO BE COMPLETED.
 - UTILITY CONSTRUCTION APPROVAL REQUIRED FOR NEW WATER MAIN AND SEWER MAIN REALIGNMENT. PROFILE WILL NEED TO BE INCLUDED AT CONCURRENT REVIEW.
 - PLAT RECORDATION OF SUBDIVISION, REALIGNED CORSE, ROW DEDICATION, AND TCA REQUIRED PRIOR TO BUILDING PERMITS. PLEASE SEE PGS 9-10 IN CORPUD HANDBOOK FOR REFERENCE.



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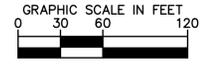
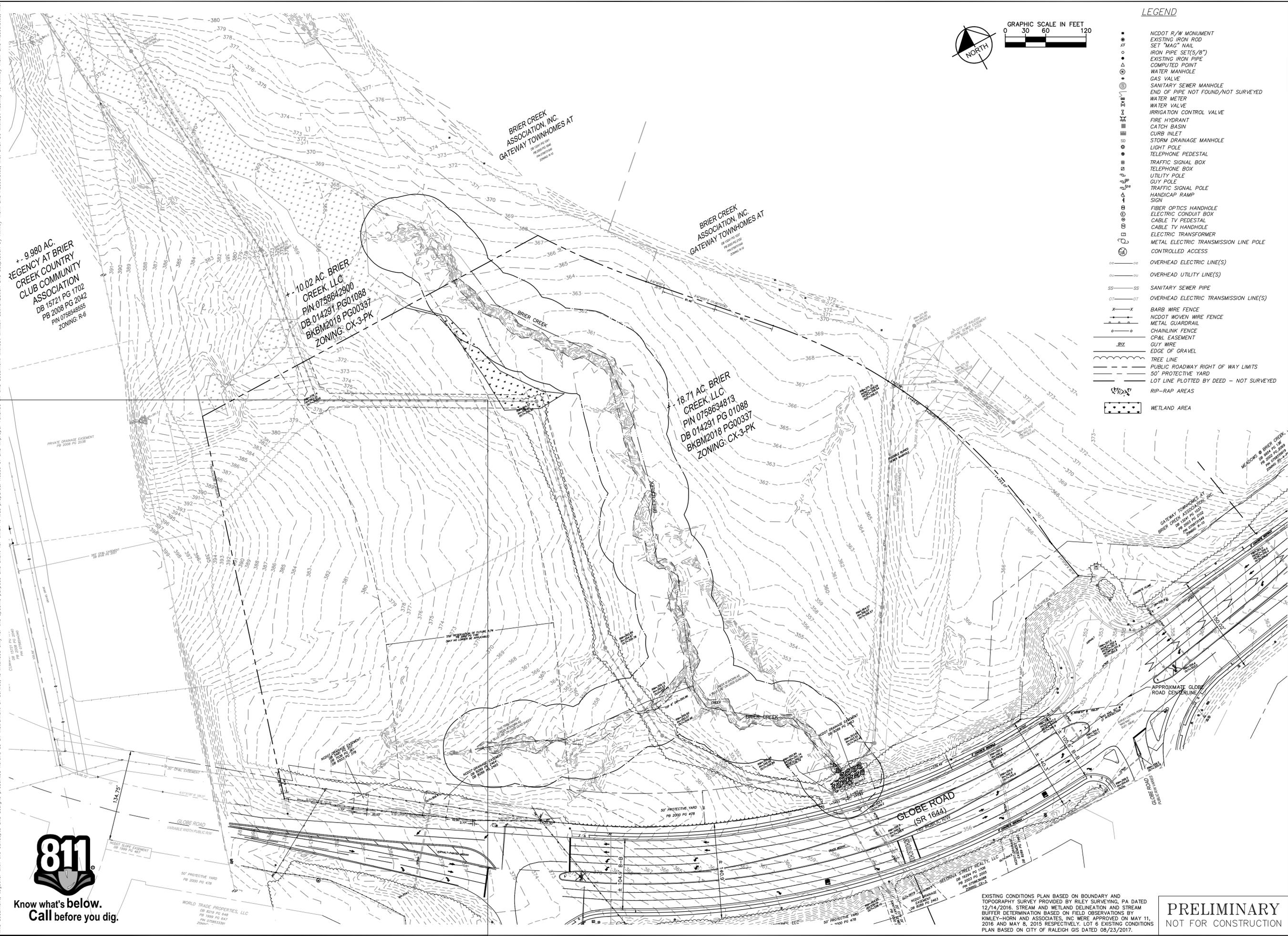
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DATE 03/22/2018
SCALE AS SHOWN
DESIGNED BY AHK
DRAWN BY AHK
CHECKED BY BJC

COVER SHEET

PREPARED FOR
THE CROWN COMPANIES, LLC
BRIER CREEK - AVIATION PARKWAY SOUTH
NORTH CAROLINA
RALEIGH

CO.0

Plotted By: Kessler, Alexis Sheet: 811-EXISTING CONDITIONS PLAN August 23, 2018 01:04:08pm K:\VADT\LD\EX\012884007_Crown-Aviation Parkway South Planning Phase V19_CAD Files\PlanSheets\C1.2 ENLARGED EXISTING CONDITIONS PLAN.dwg
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LEGEND

- NCDOT R/W MONUMENT
- EXISTING IRON ROD
- SET "MAG" NAIL
- IRON PIPE SET(5/8")
- EXISTING IRON PIPE
- COMPUTED POINT
- WATER MANHOLE
- GAS VALVE
- SANITARY SEWER MANHOLE
- END OF PIPE NOT FOUND/NOT SURVEYED
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CATCH BASIN
- CURB INLET
- STORM DRAINAGE MANHOLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX
- TELEPHONE BOX
- UTILITY POLE
- GUY POLE
- TRAFFIC SIGNAL POLE
- HANDICAP RAMP
- SIGN
- FIBER OPTICS HANDHOLE
- ELECTRIC CONDUIT BOX
- CABLE TV PEDESTAL
- CABLE TV HANDHOLE
- ELECTRIC TRANSFORMER
- METAL ELECTRIC TRANSMISSION LINE POLE
- CONTROLLED ACCESS
- OVERHEAD ELECTRIC LINE(S)
- OVERHEAD UTILITY LINE(S)
- SANITARY SEWER PIPE
- OVERHEAD ELECTRIC TRANSMISSION LINE(S)
- BARB WIRE FENCE
- NCDOT WOVEN WIRE FENCE
- METAL GUARDRAIL
- CHAINLINK FENCE
- CP&L EASEMENT
- GUY WIRE
- EDGE OF GRAVEL
- TREE LINE
- PUBLIC ROADWAY RIGHT OF WAY LIMITS
- 50' PROTECTIVE YARD
- LOT LINE PLOTTED BY DEED - NOT SURVEYED
- RIP-RAP AREAS
- WETLAND AREA

+ 9.980 AC.
REGENCY AT BRIER
CREEK COUNTRY
CLUB COMMUNITY
DB 15721 PG 1702
PB 2008 PG 2042
PIN 0758548555
ZONING: R-6

+ 10.02 AC. BRIER
CREEK, LLC
PIN 0758642900
DB 014291 PG 01088
BKBM2018 PG00337
ZONING: CX-3-PK

BRIER CREEK
ASSOCIATION, INC.
GATEWAY TOWNHOMES AT

BRIER CREEK
ASSOCIATION, INC.
GATEWAY TOWNHOMES AT

18.71 AC. BRIER
CREEK, LLC
PIN 0758634813
DB 014291 PG 01088
BKBM2018 PG00337
ZONING: CX-3-PK



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WORLD TRADE PROPERTIES, LLC
DB 8219 PG 648
PB 1809 PG 647
PIN 0758633389
ZONING:

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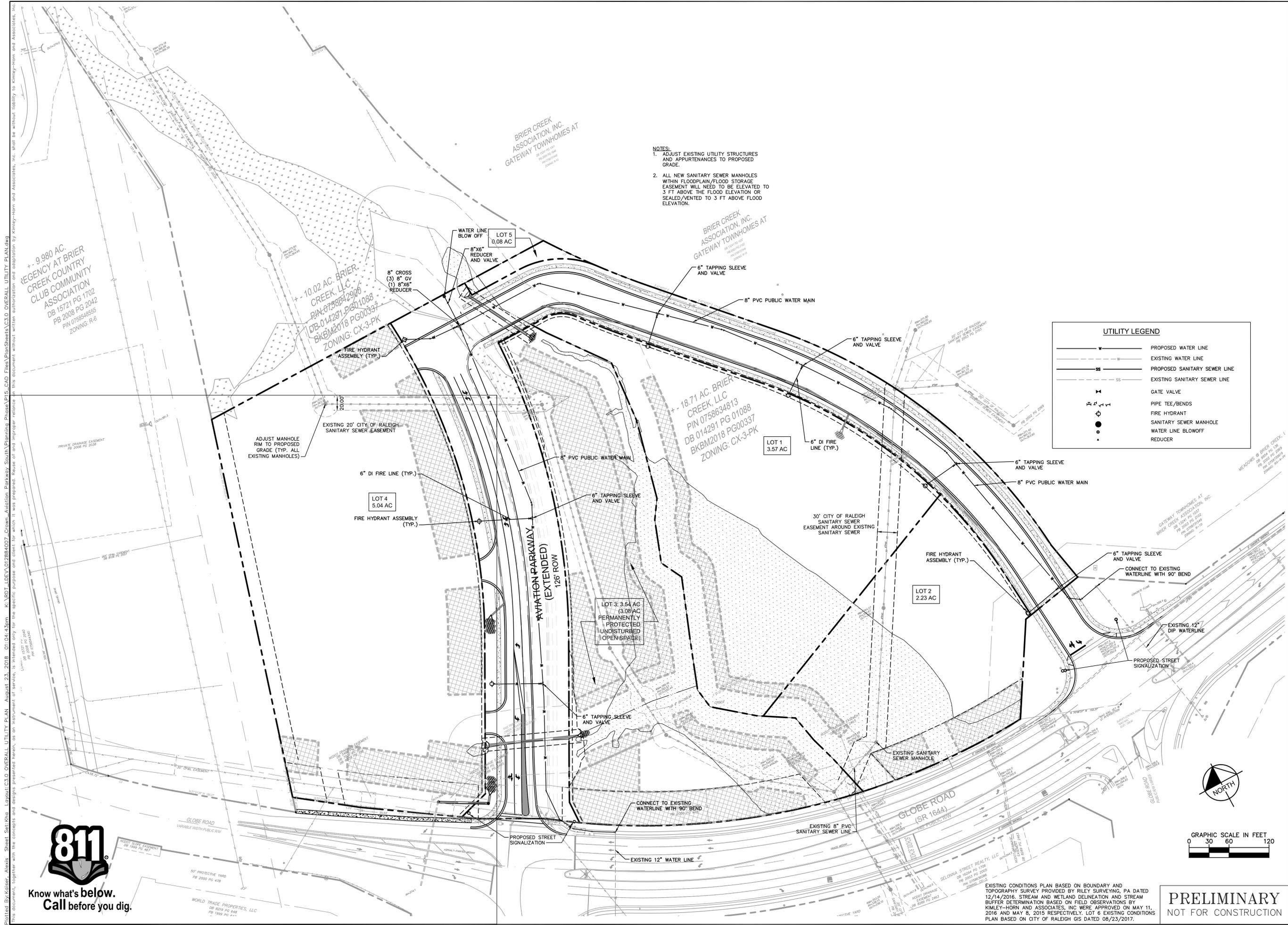
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**EXISTING
CONDITIONS PLAN**

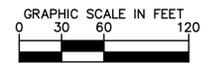
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- NOTES:**
- ADJUST EXISTING UTILITY STRUCTURES AND APPURTENANCES TO PROPOSED GRADE.
 - ALL NEW SANITARY SEWER MANHOLES WITHIN FLOODPLAIN/FLOOD STORAGE EASEMENT WILL NEED TO BE ELEVATED TO 3 FT ABOVE THE FLOOD ELEVATION OR SEALED/VENTED TO 3 FT ABOVE FLOOD ELEVATION.

UTILITY LEGEND	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	GATE VALVE
	PIPE TEE/BENDS
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER LINE BLOWOFF
	REDUCER



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 012884007

DATE
 03/22/2018

SCALE
 AS SHOWN

DESIGNED BY
 AHK

DRAWN BY
 AHK

CHECKED BY
 BJC

UTILITY PLAN

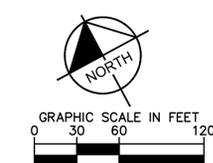
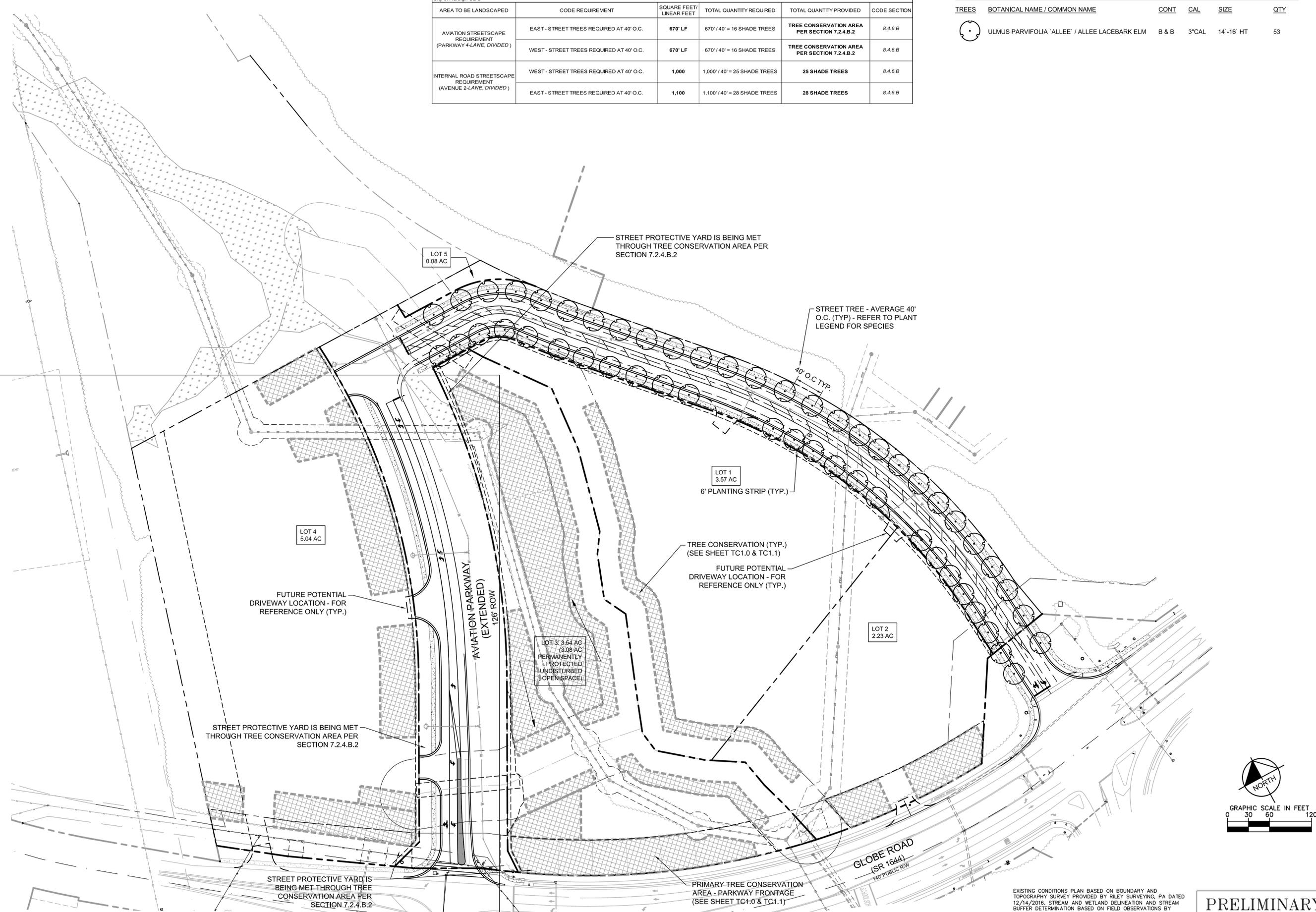
C3.0

Plotted By: KHA - Sheet Set: KHA - Layout: L1.0 - PRELIMINARY LANDSCAPE PLAN - August 23, 2018 01:06:42pm - K:\RDT_LDEV\012884007_Drawn_Aviation Parkway South Planning Phase\15_CAD_Files\PlanSheets\L1.0 - PRELIMINARY LANDSCAPE PLAN.dwg
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LANDSCAPE REQUIREMENTS & CALCULATIONS					
City of Raleigh UDO					
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
AVIATION STREETSCAPE REQUIREMENT (PARKWAY 4-LANE, DIVIDED)	EAST - STREET TREES REQUIRED AT 40' O.C.	670' LF	670' / 40' = 16 SHADE TREES	TREE CONSERVATION AREA PER SECTION 7.2.4.B.2	8.4.6.B
	WEST - STREET TREES REQUIRED AT 40' O.C.	670' LF	670' / 40' = 16 SHADE TREES	TREE CONSERVATION AREA PER SECTION 7.2.4.B.2	8.4.6.B
INTERNAL ROAD STREETSCAPE REQUIREMENT (AVENUE 2-LANE, DIVIDED)	WEST - STREET TREES REQUIRED AT 40' O.C.	1,000	1,000' / 40' = 25 SHADE TREES	25 SHADE TREES	8.4.6.B
	EAST - STREET TREES REQUIRED AT 40' O.C.	1,100	1,100' / 40' = 28 SHADE TREES	28 SHADE TREES	8.4.6.B

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	3" CAL	14'-16" HT	53



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