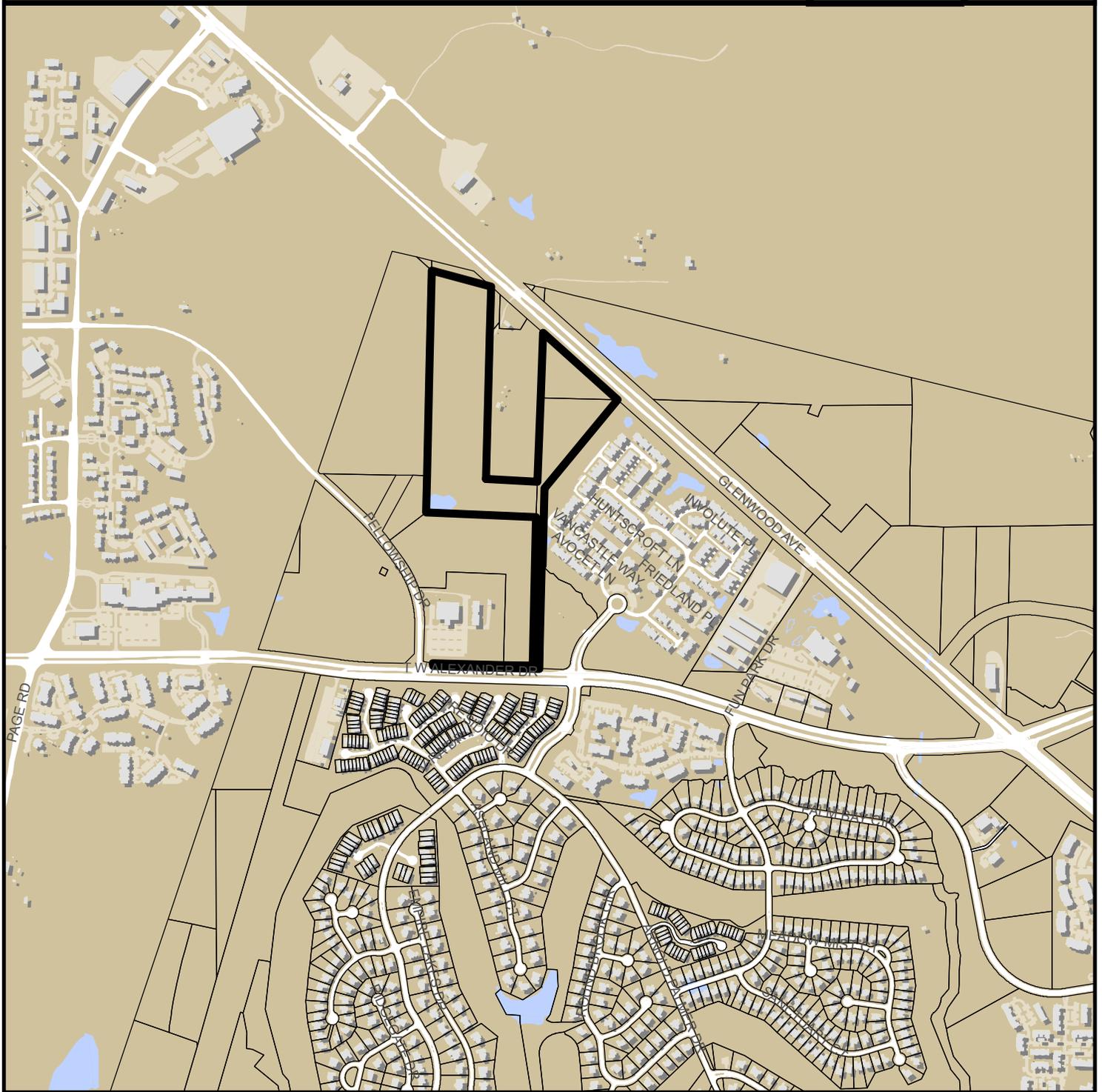


# BRIER CREEK AVIATION NORTH SUBDIVISION S-23-2017



0 300 600 1,200 1,800 2,400 3,000 Feet

Zoning: **RX-3-PKCU/ OX-3-PK**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **3.26**  
Number of Lots: **99**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Brad Cooney**  
Phone: **(919) 678-4152**





# Administrative Approval Action

AA #3780 / S-23-17, Brier Creek Aviation Pkwy North  
Transaction# 512075

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 south side of Highway NC 70 (Glenwood Avenue), west of the intersection of Glenwood Avenue and T W Alexander Drive, at 2501 T W Alexander Drive, and 11109 Glenwood Avenue.

**REQUEST:** Subdivision of a 32.16 acre site into four lots zoned RX-3-PK CU, and OX-3-PK.

**DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:** One Design Adjustment has been approved for this project, noted below.

1. Due to topographic and environmental conditions as well as the presence of a controlled access highway adjacent to the project, and the pending Aviation Parkway Extension, a Design Adjustment has been approved waiving the block perimeter requirement (8.3).

**STORMWATER:** Subdivision is subject to Stormwater Regulations under Section 9.2 of the UDO. Pump station on Lot 1, proposed Streets A & B, and future development on Lot 2 will all address stormwater compliance with a shared stormwater control measure on Lot 2 to be show at further subdivision or site plan submittal. Lots 3 & 4 will comply independently at time of future subdivision or site plan submittal.

**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.

## **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 any 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.

#### **PUBLIC UTILITIES**

3. A Deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
4. A Plat shall be recorded for all necessary offsite Right-of-Way to accommodate future waterline construction



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5. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.

## STORMWATER

6. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department.
7. The State of North Carolina and Army Corps of Engineers shall approve any proposed disturbance within the riparian buffer and/or jurisdictional streams and wetlands prior to the issuance of a mass grading permit or other site permit, whichever comes first.
8. 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

9. Obtain required stub and tree impact permits from the City of Raleigh. (*used with new streets and infrastructure*)
10. 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.
11. 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

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. Comply with all conditions of Z-54-2008.
3. 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.
4. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.



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## ENGINEERING

5. 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.
6. 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.
7. A cross access agreement between the subject parcel and the lot owned by NCDOT shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.
8. 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.
9. If easements and driveway permits cannot be obtained from NCDOT this subdivision will no longer be valid and will require revision.

## PUBLIC UTILITIES

10. 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
11. A Fee-in-Lieu of Construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water main in the Aviation Parkway ROW dedication.

## STORMWATER

12. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.
13. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.
14. 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



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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)."

## TRANSPORTATION

15. A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one 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 recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

## URBAN FORESTRY

16. 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.
17. A fee-in-lieu will be required for the street trees along any section of road where public improvements will not be completed.
18. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**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: 4-11-2021**  
Record at least 1/2 of the land area approved.

**5-Year Sunset Date: 4-11-2023**  
Record entire subdivision.

I hereby certify this administrative decision.

**Signed:**(Planning Dir./Designee) Angie B. Long Date: 4/11/2018

**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.

<b>PROJECT</b>	<b>Project Name</b>	Brier Creek North Subdivision	
	<b>Development Case Number</b>	S-23-2017	
	<b>Transaction Number</b>	512075	
	<b>Design Adjustment Number</b>	DA - 10 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
	Staff <b>SUPPORTS</b> <input type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>	
	<input checked="" type="checkbox"/> <u>Development Engineering</u>	<input type="checkbox"/> <u>Transportation</u>	
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks &amp; Recreation and Cult. Res.</u>	
	<input type="checkbox"/> <u>Public Utilities</u>		
	<b>CONDITIONS:</b>		
All conditions of S-23-2017, including NCDOT approval of driveway and encroachment agreements are a condition of this Design Adjustment. Any requirements from NCDOT that may cause revisions to the subdivision will void this design adjustment.			
Development Services Director or Designee Action: <input checked="" type="checkbox"/> <b>APPROVE</b> <input type="checkbox"/> <b>APPROVE WITH CONDITIONS</b> <input type="checkbox"/> <b>DENY</b>			



**DANIEL G. KISH, PE**  
 ENGINEERING REVIEW MANAGER
 

 4/11/18  
 Date

\*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 8.3 Blocks Lots, Access



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.

- 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 any lots without direct street Frontage;  
YES  NO
- 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.
- YES  NO

### STAFF FINDINGS

Due to lack of control of adjacent properties, severe topography, power line easements, and the presence of an NCDOT owned property between the two subject parcels make compliance with block perimeter infeasible on this property at this time.

# 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.

<b>PROJECT</b>	Project Name Brier Creek North Subdivision		
	Case Number S-23-17		
	Transaction Number T#512075		
<b>OWNER</b>	Name Tim Dockery (CIP Brier Creek LLC)		
	Address 111 E. Hargett Street		City Raleigh
	State NC	Zip Code 27601	Phone 336-678-4125
<b>CONTACT</b>	Name Richard Brown, PLA		Firm Kimley-Horn
	Address 421 Fayetteville St		City Raleigh
	State NC	Zip Code 27601	Phone 919-653-2976
<b>REQUEST</b>	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 type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input 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):		
<ul style="list-style-type: none"> <li>- The subject property is zoned RX-3.</li> <li>- Article 8.2.3b requires a minimum block perimeter length of 3,000'</li> <li>- The current block length is approximately 19,200 lf.</li> <li>- This subdivision proposal improves the block connectivity with the dedication of Aviation Pkwy right of way, however this property is not capable of completely meeting the maximum block length.</li> <li>- See page 2 for more detail.</li> </ul>			

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](mailto: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 proposal meets the intent of this article to the maximum extent practicable. Per the attached subdivision plan, with the dedication of Aviation Parkway right of way, the block length will be reduced to ~13,000 lf. Additionally, Street 'A' within the property from Glenwood Ave., promotes connectivity as the east/west connection via easement through the NCDOT property.**
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
**The request conforms to the Comprehensive Plan and the Raleigh Streets Plan. Aviation Parkway is designated on the streets plan to be extended through the subject property. This subdivision proposes the dedication of Aviation right of way which allows for the extension.**
- C. The requested design adjustment does not increase congestion or compromise Safety;  
**The requested design adjustment does not increase congestion or compromise safety. The increased connectivity will help relieve congestion and promote safe circulation.**
- 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.

**The requested design adjustment is reasonable due to the following factors:**

**1.) A north/south connection from Glenwood Ave to TW Alexander is not feasible due to steep topography within a narrow strip of property.**

**6.) Does not conflict with an approved or built roadway project. The plan allows for the construction of Aviation Pkwy. extension.**

**Other): The adjacent property to between the properties is owned by NCDOT. The preclusion of a public street right of way across the DOT property limits the ability of the project to provide an east/west connection, which could possibly achieve the max. block length.**

# 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 13<sup>th</sup> day of March, 2018.

(SEAL)



Notary Public

Tracie Jacobs

My Commission Expires

5.11.2020

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF FAYETTE AND/OR HOBOT STANDARDS AND REGULATIONS.

C2.0

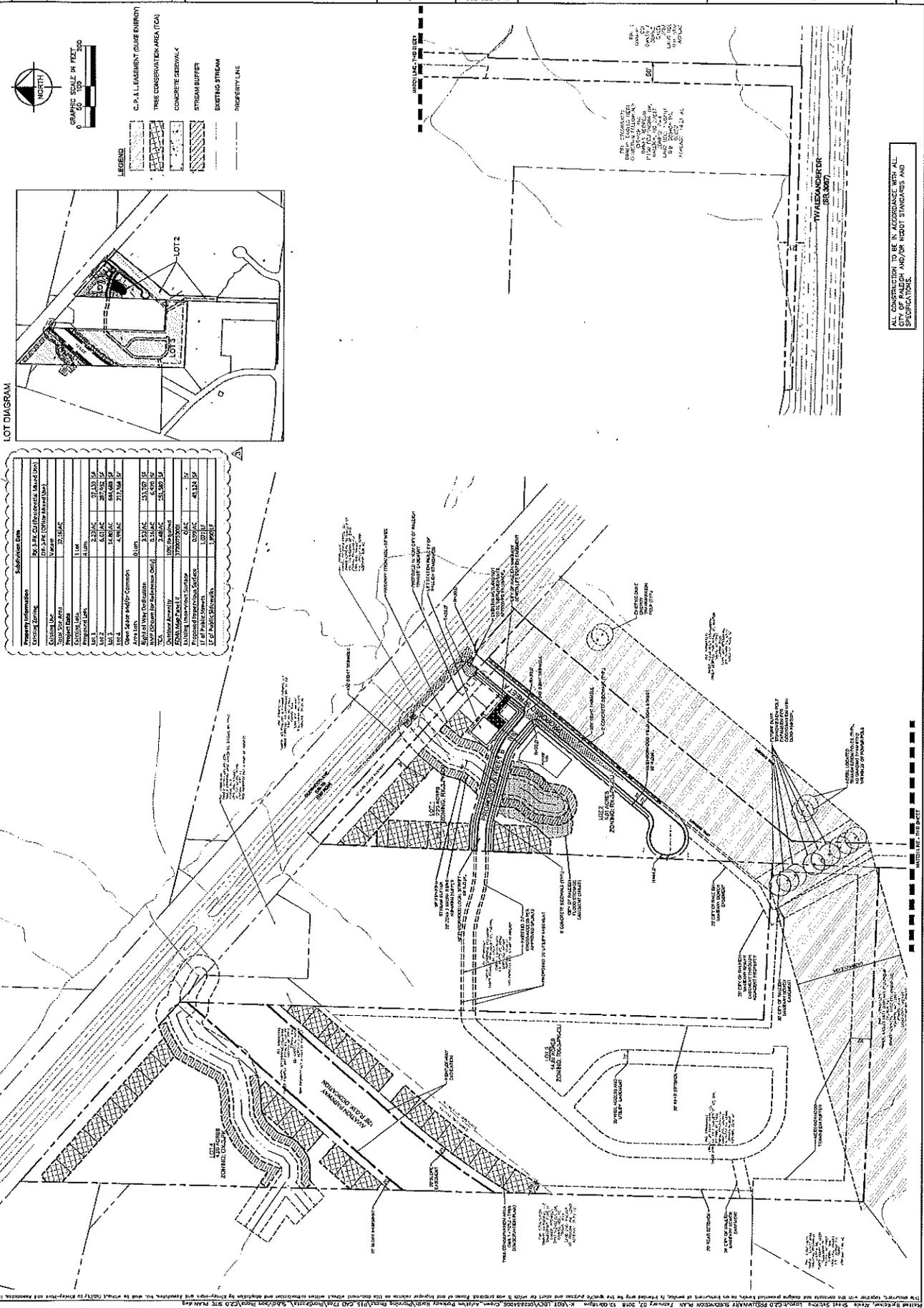
PREPARED FOR  
 THE CROWN COMPANIES, LLC  
 BRIER CREEK -  
 AVIATION PARKWAY NORTH  
 NORTH CAROLINA

**SUBMISSION PLAN**

DATE: 02/26/2017  
 PROJECT: 012844.DWG  
 SCALE: AS SHOWN  
 DATE: 02/26/2017  
 SCALE: AS SHOWN  
 DATE: 02/26/2017  
 SCALE: AS SHOWN

**Kimley»Horn**  
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 127 KANSASVILLE DRIVE, SUITE 300, RALEIGH, NC 27601  
 WWW.KHATY-HORN.COM

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	10/17/17	MJK
2	PER CITY COMMENTS	12/21/17	MJK
3	PER CITY COMMENTS	02/08/17	MJK



This document, together with the attached and design presented hereby, on or pursuant to the specific project and shall be the property of Kimley-Horn and Associates, Inc. It is intended only for the project and shall not be used for any other project without the written consent of Kimley-Horn and Associates, Inc. No part of this document shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

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

**PRELIMINARY  
 GRADING AND  
 DRAINAGE PLAN**

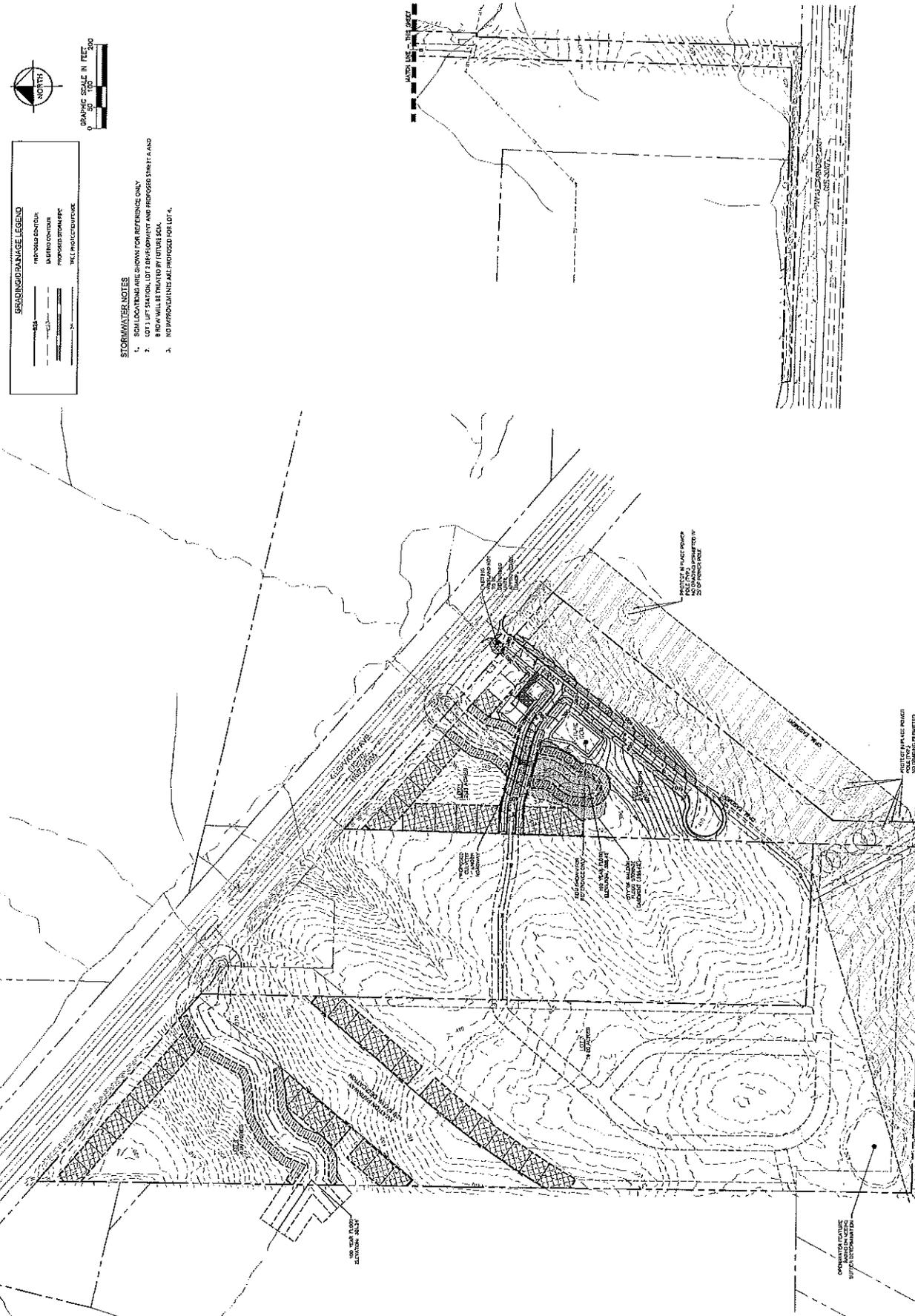
MIN. PROJECT  
 DATE 04/26/2017  
 SCALE AS SHOWN  
 DESIGNED BY AHC  
 DRAWN BY AHC  
 CHECKED BY EJC



**Kimley-Horn**  
 9000 KIMLEY-HORN AND ASSOCIATES, LLC  
 NC LICENSE NUMBER: T-0102  
 421 FAVORITEVILLE STREET, SUITE 300, RALEIGH, NC 27601  
 WWW.KH-USA.COM  
 PHONE: 919-833-1494

NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	10/4/17	AHC
2	PER CITY COMMENTS	12/21/17	AHC
3	PER CITY COMMENTS	02/06/17	AHC

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.



**GRADING/DRAINAGE LEGEND**

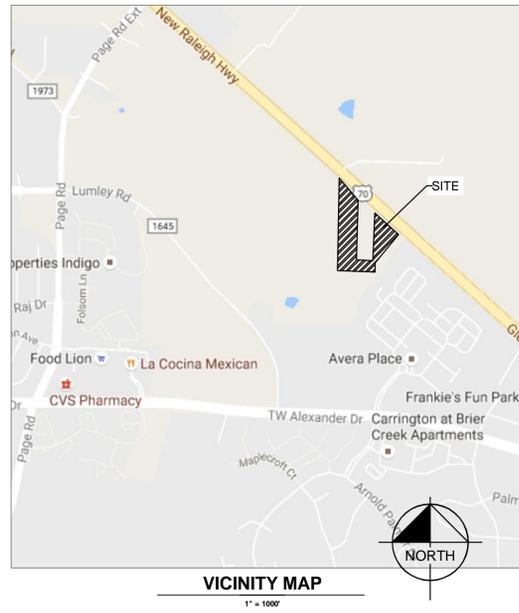
- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORMWATER
- EXISTING STORMWATER
- WELL PROTECTION FENCE



- STORMWATER NOTES**
1. SOIL LOCATIONS ARE SHOWN FOR REFERENCE ONLY.
  2. LOT 1 UPT-STATION, LOT 2 DEVELOPMENT AND PROPOSED STREET A AND B ROW WILL BE TREATED BY FUTURE SOA.
  3. NO IMPROVEMENTS ARE PROVIDED FOR LOT 4.

THIS DRAWING, SPECIFICATIONS, SCHEDULES, EXHIBITS, GRADING PLAN, EROSION CONTROL PLAN, AND/OR OTHER ATTACHED DOCUMENTS SHALL BE CONSIDERED TO BE PART OF THIS CONTRACT AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.

Plotted By: KIMLEY-HORN, Inc. Date: 03/11/2018. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



# PRELIMINARY SUBDIVISION PLAN

## FOR

# BRIER CREEK - AVIATION PARKWAY NORTH

11109 GLENWOOD AVENUE, 2501 TW ALEXANDER DRIVE,  
0 GLENWOOD AVENUE, RALEIGH, NC 27617  
WAKE COUNTY  
#S-23-17, T#512075



### 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

**Preliminary Subdivision Plan Application**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate 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 <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 #:		
<b>GENERAL INFORMATION</b>		
Development Name: Briar Creek - Aviation Parkway North		
Proposed Use: Mixed Use Subdivision		
Property Address(es): 11109 Glenwood Ave, 2501 TW Alexander Dr, 0 Glenwood Ave to be subdivided		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
PIN Recorded Deed 0758813420	PIN Recorded Deed 0739909897	PIN Recorded Deed 0739813420
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: CIP BRIER CREEK, LLC		Owner/Developer Name: Tim Dockery
Address: 111 EAST HARGETT STREET, SUITE 300, RALEIGH, NC 27601		
Phone: 336.386.9790	Email: timd@crowm-companies.com	Fax: 336.386.9785
<b>CONSULTANT/CONTACT PERSON FOR PLANS</b>		
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

DEVELOPMENT TYPE AND SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Zoning District(s): RX-3-PK-CU Residential Mixed Use & OX-3-PK Office Mixed Use	
If more than one district, provide the acreage of each: 24.93 AC (RX-3-PK-U) & 7.23 (OX-3-PK)	
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 # 2-54-2008 CUD	
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: 0.99 / 43,124    acres/sf	Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If in a Flood Hazard Area, provide the following:	
Alluvial Soils: N/A	Flood Study: N/A      FEMA Map Panel #: 3720075900J
NUMBER OF LOTS AND DENSITY	
Total # of Townhouse Lots: Detached: 0    Attached: 0	
Total # of Single Family Lots: N/A	Total # of All Lots: 4
Overall Unit(s)/Acre Densities Per Zoning Districts: 0.14 Lots/Acre for OX-3-PK, 0.12 Lots/Acre for RX-3-PK-U	
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: <u>Brad Cooney</u> 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: <u>Timothy A. Dockery</u>	Date: <u>4-25-17</u>
Signature: _____	Date: _____

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY SUBDIVISION PLAN
C2.0	LOT LINES & EASEMENTS
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.1	GRADING PLAN ENLARGEMENT
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
TC1.0	OVERALL TREE CONSERVATION PLAN
TC1.1	TREE CONSERVATION PLAN

Subdivision Data	
<b>Property Information</b>	
Existing Zoning:	RX-3-PK-CU (Residential Mixed Use)
	OX-3-PK (Office Mixed Use)
Existing Use:	Vacant
Total Site Area:	32.16 AC
<b>Project Data</b>	
Existing Lots:	1 Lot
Proposed Lots:	4 Lots
Lot 1:	2.23 AC    97,139 SF
Lot 2:	6.61 AC    287,932 SF
Lot 3:	14.80 AC    644,688 SF
Lot 4:	4.99 AC    217,364 SF
Open Space and/or Common Area Lots:	0 Lots
Right of Way Dedication:	3.53 AC    153,767 SF
BMP (Shown for Reference Only):	0.16 AC    6,970 SF
TCA:	3.48 AC    151,589 SF
Outdoor Amenity:	10% Required
FEMA Map Panel #:	3720075900J
Existing Impervious Surface:	0 AC    - SF
Proposed Impervious Surface:	0.99 AC    43,124 SF
LF of Public Streets:	1,021 LF
LF of Public Sidewalks:	1,890 LF

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Kimley»Horn

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 NC LICENSE NUMBER: F-0102  
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601  
 PHONE: 919-835-1494  
 WWW.KIMLEY-HORN.COM

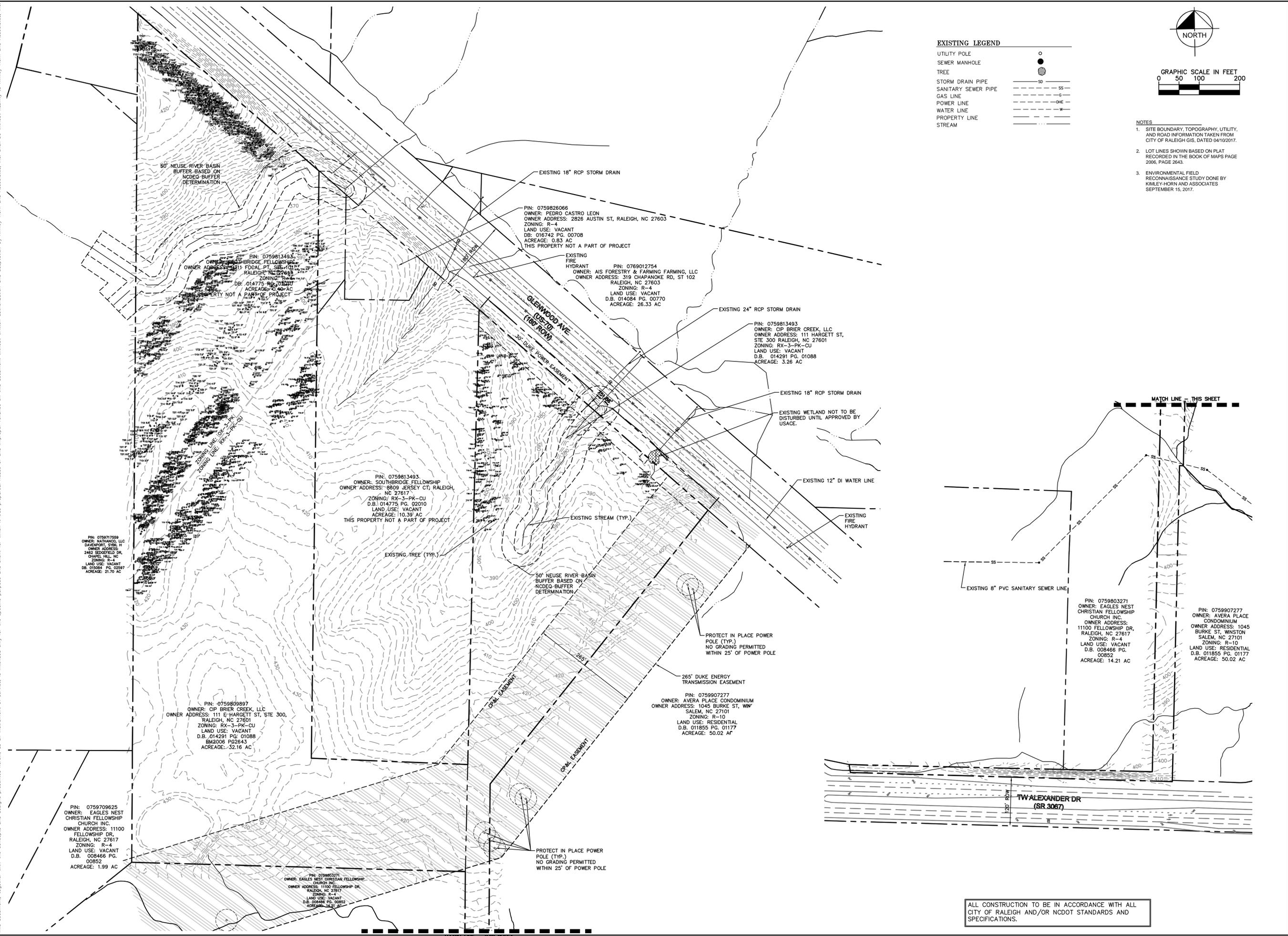
COVER SHEET

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

C0.0

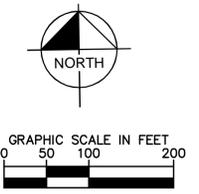
No.	REVISIONS	DATE	BY
4	PER CITY COMMENTS	03/09/18	AHK
3	PER CITY COMMENTS	02/06/18	AHK
2	PER CITY COMMENTS	12/21/17	AHK
1	PER CITY COMMENTS	10/4/17	AHK

Plotted By: KHA, Alexis, Sheet: KHA\_Layout: C1.0 EXISTING CONDITIONS PLAN February 07, 2018 12:16:52pm K:\RDT\_LDEV\012884006\_Crown\_Aviation Parkway North\_Planning Phase\15\_CAD Files\PlanSheets\_Subdivision Plans\C1.0 EXISTING CONDITIONS PLAN.dwg  
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**EXISTING LEGEND**

- UTILITY POLE ○
- SEWER MANHOLE ●
- TREE ○
- STORM DRAIN PIPE ————
- SANITARY SEWER PIPE ————
- GAS LINE ————
- POWER LINE ————
- WATER LINE ————
- PROPERTY LINE ————
- STREAM ————



- NOTES**
- SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM CITY OF RALEIGH GIS, DATED 04/10/2017.
  - LOT LINES SHOWN BASED ON PLAT RECORDED IN THE BOOK OF MAPS PAGE 2066, PAGE 2843.
  - ENVIRONMENTAL FIELD RECONNAISSANCE STUDY DONE BY KIMLEY-HORN AND ASSOCIATES SEPTEMBER 15, 2017.

NO.	REVISIONS	DATE
3	PER CITY COMMENTS	02/06/17 AHK
2	PER CITY COMMENTS	12/21/17 AHK
1	PER CITY COMMENTS	10/14/17 AHK

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 PHONE: 919-835-1494  
 WWW.KIMLEY-HORN.COM

FOR REFERENCE ONLY

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
012884006	04/26/2017	AS SHOWN	AHK	AHK	AHK	B/C

**EXISTING CONDITIONS PLAN**

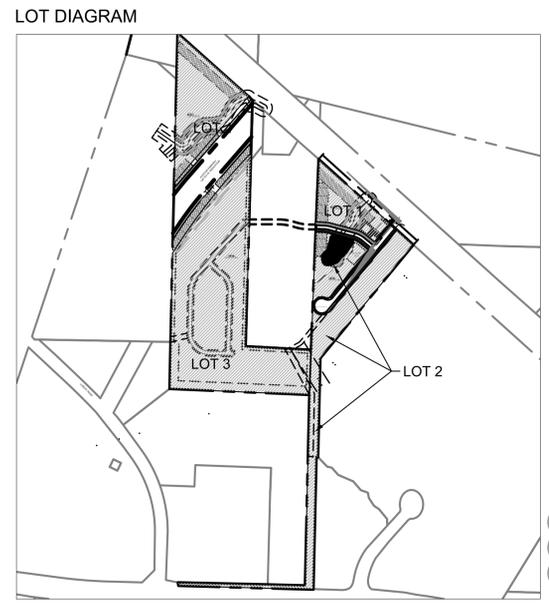
PREPARED FOR  
**THE CROWN COMPANIES, LLC**  
 BRIER CREEK - AVIATION PARKWAY NORTH  
 NORTH CAROLINA

**C1.0**

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Plotted By: KHA - Alexis - Sheet Set: KHA - Layout: C2.0 PRELIMINARY SUBDIVISION PLAN - March 09, 2018 11:01:00am - K:\RD\LEVA\012884006-Crown-Aviation Parkway North Planning Phase V19\_CAD Files\PlanSheets\Subdivision Plans\C2.0 SITE PLAN.dwg  
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BMP (Shown for Reference Only)	0.16 AC 6,970 SF
TCA	3.48 AC 151,589 SF
Outdoor Amenity	10% Required
FEMA Map Panel #	37200759001
Existing Impervious Surface	0 AC - SF
Proposed Impervious Surface	0.99 AC 43,124 SF
LF of Public Streets	1,021 LF
LF of Public Sidewalks	1,890 LF



NORTH

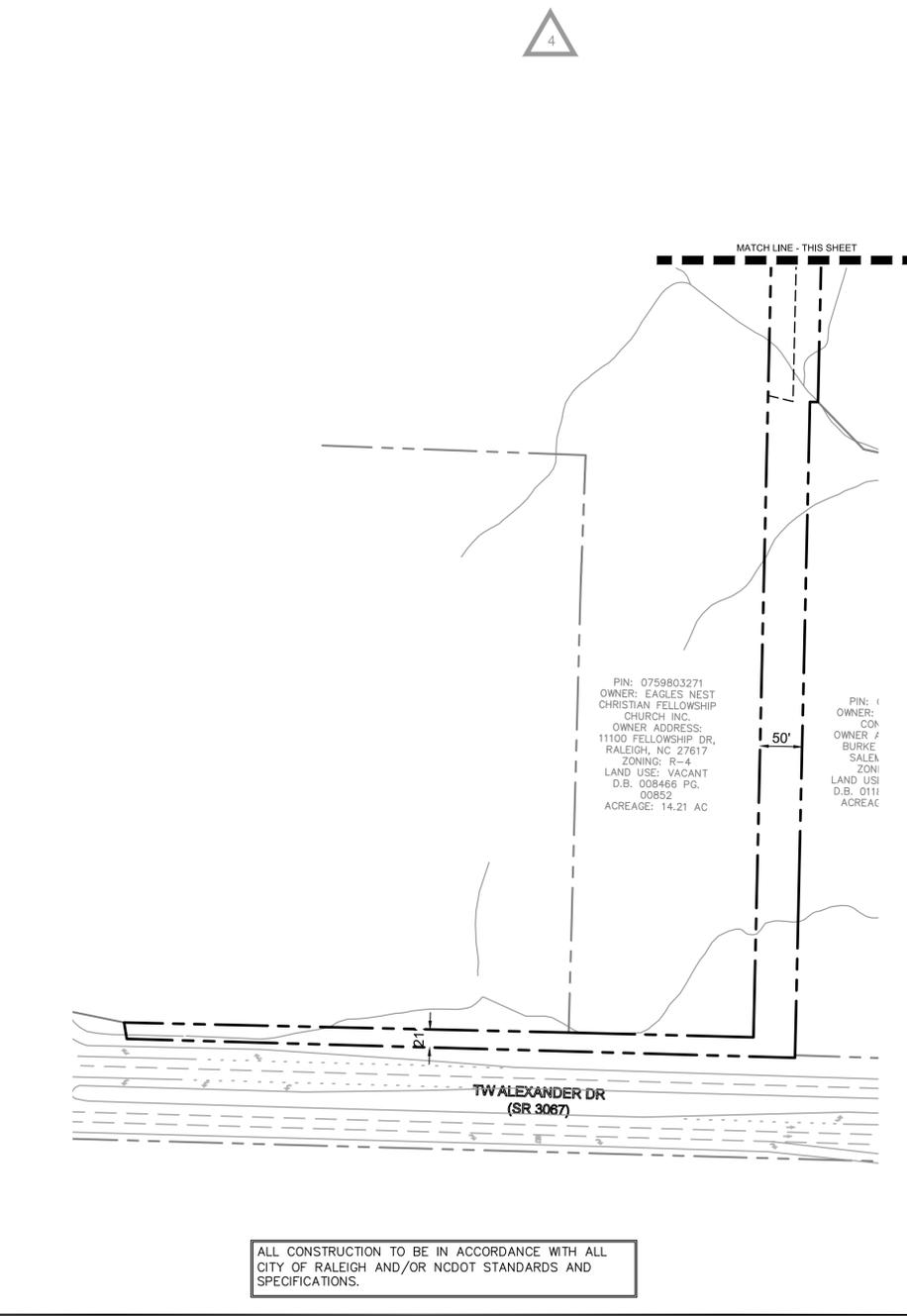
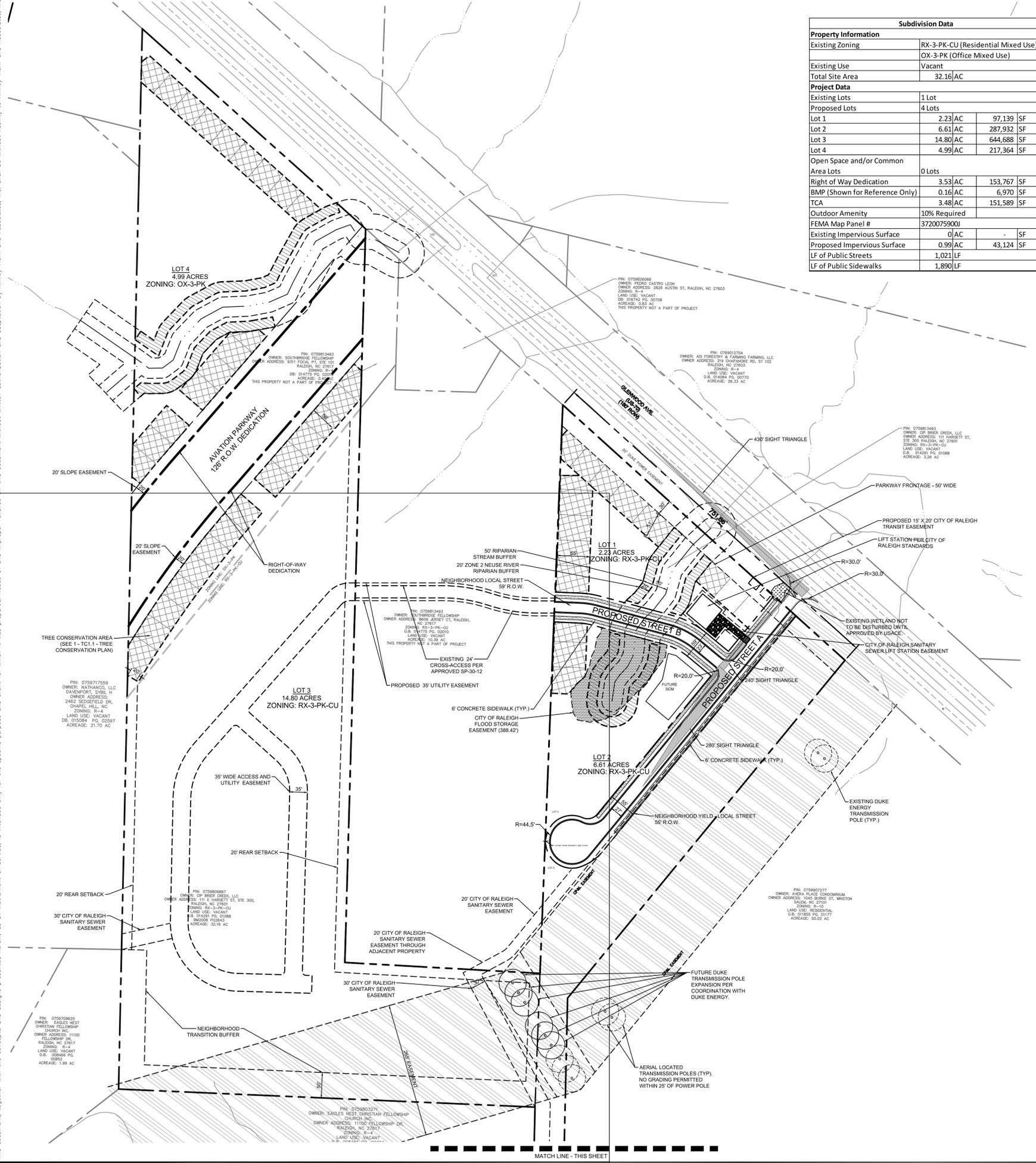
GRAPHIC SCALE IN FEET  
0 50 100 200

**LEGEND**

- C. P. & L. EASEMENT (DUKE ENERGY)
- TREE CONSERVATION AREA (TCA)
- CONCRETE SIDEWALK
- STREAM BUFFER
- EXISTING STREAM
- PROPERTY LINE

**NOTES:**

1.) GREENWAY RESERVATION FOR THE CRABTREE CREEK BRIER CREEK TRAIL IN ACCORDANCE WITH THE CAPITAL AREA GREENWAY CORRIDOR MASTER PLAN TO BE DETERMINED AT ADMINISTRATIVE SITE PLAN APPROVAL.



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

Kimley-Horn

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PRELIMINARY SUBDIVISION PLAN

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 BRIER CREEK - AVIATION PARKWAY NORTH  
 NORTH CAROLINA

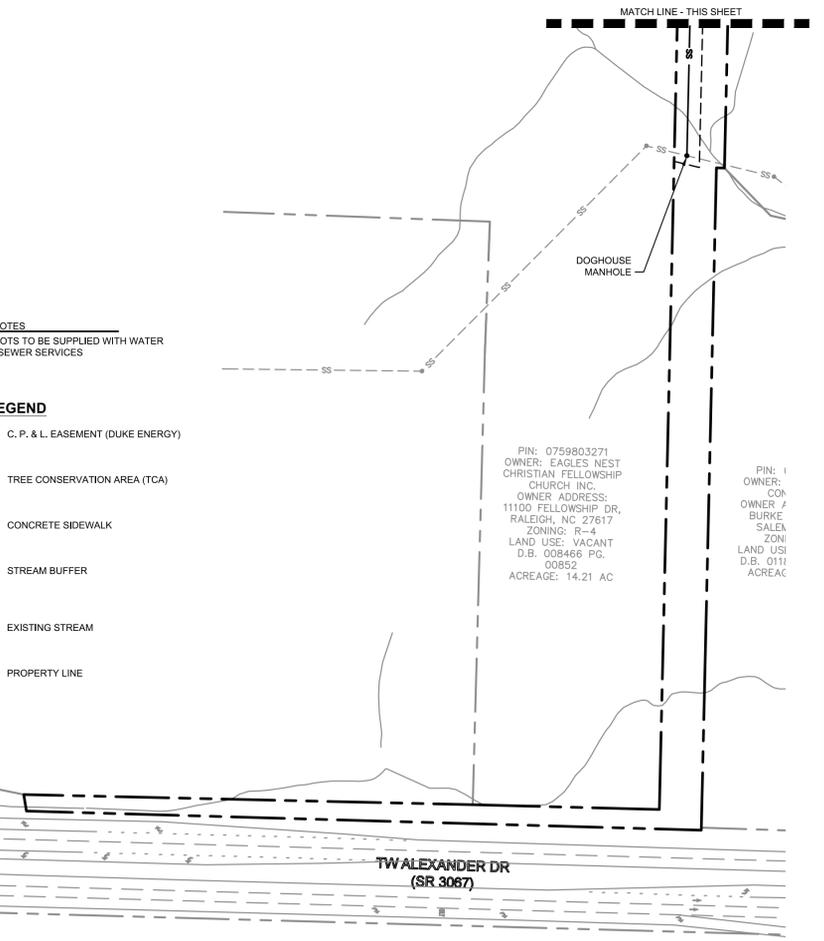
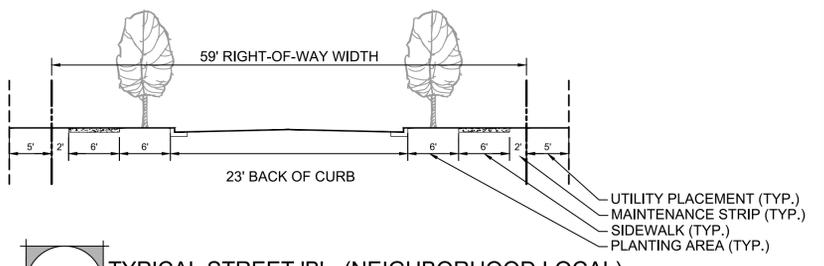
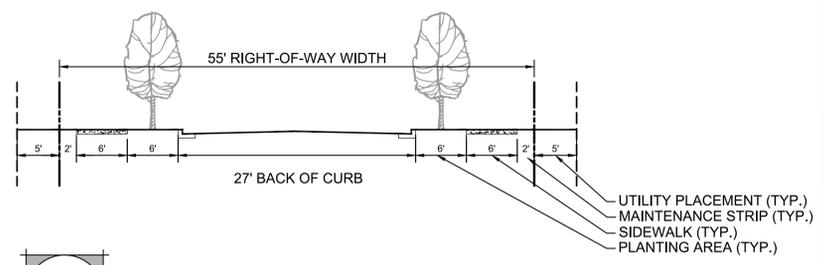
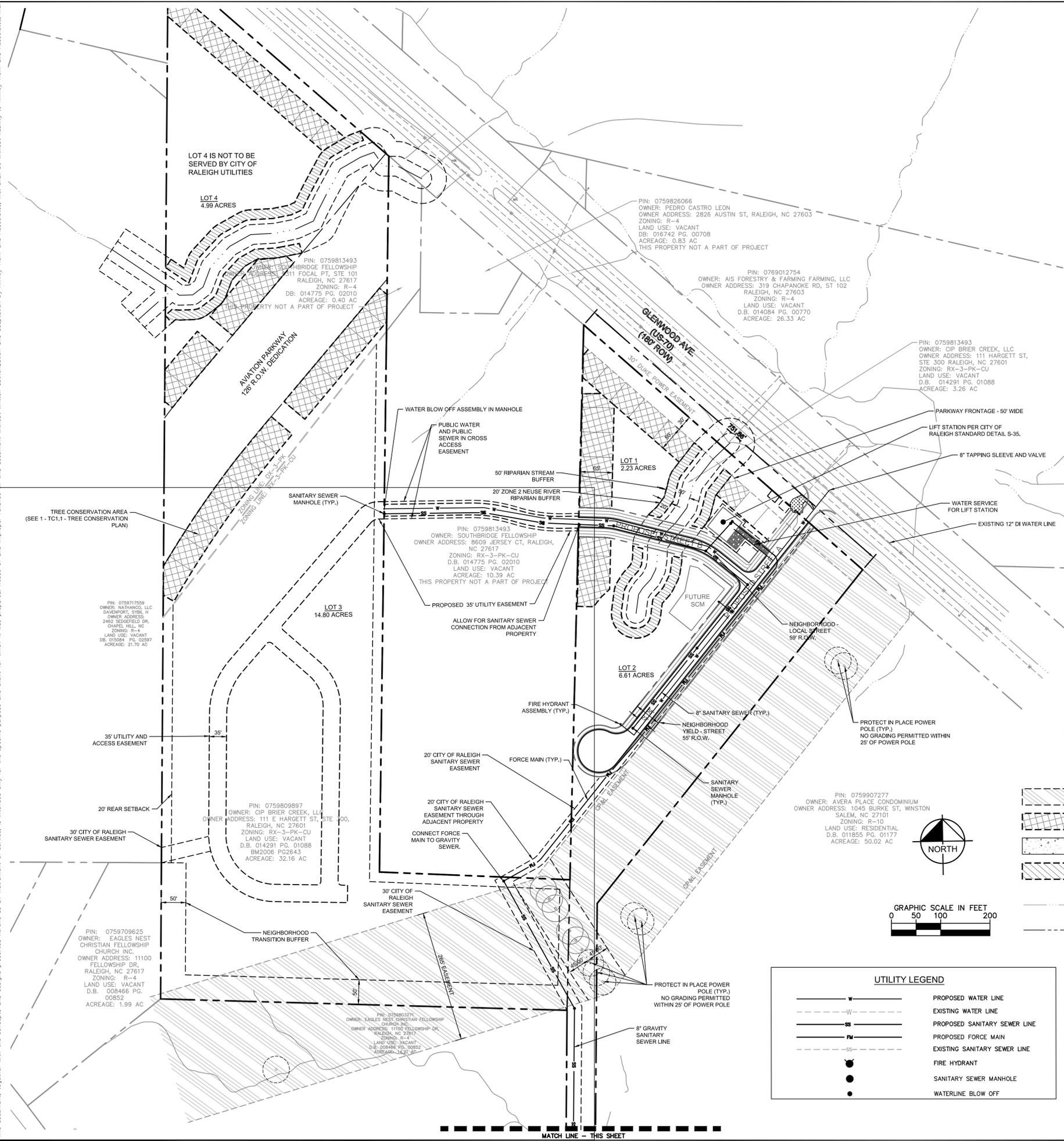
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 DATE: 04/26/2017  
 SCALE: AS SHOWN  
 DESIGNED BY: AHK  
 DRAWN BY: AHK  
 CHECKED BY: BJC

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C2.0

Plotted By: KHA - Alexis - Sheet Set: KHA - Preliminary Utility Plan - March 09, 2018 11:02:03am - K:\RD\LD\VA\012884006-Crown-Aviation Parkway North\Planning Phase\C3.0 UTILITY PLAN.dwg  
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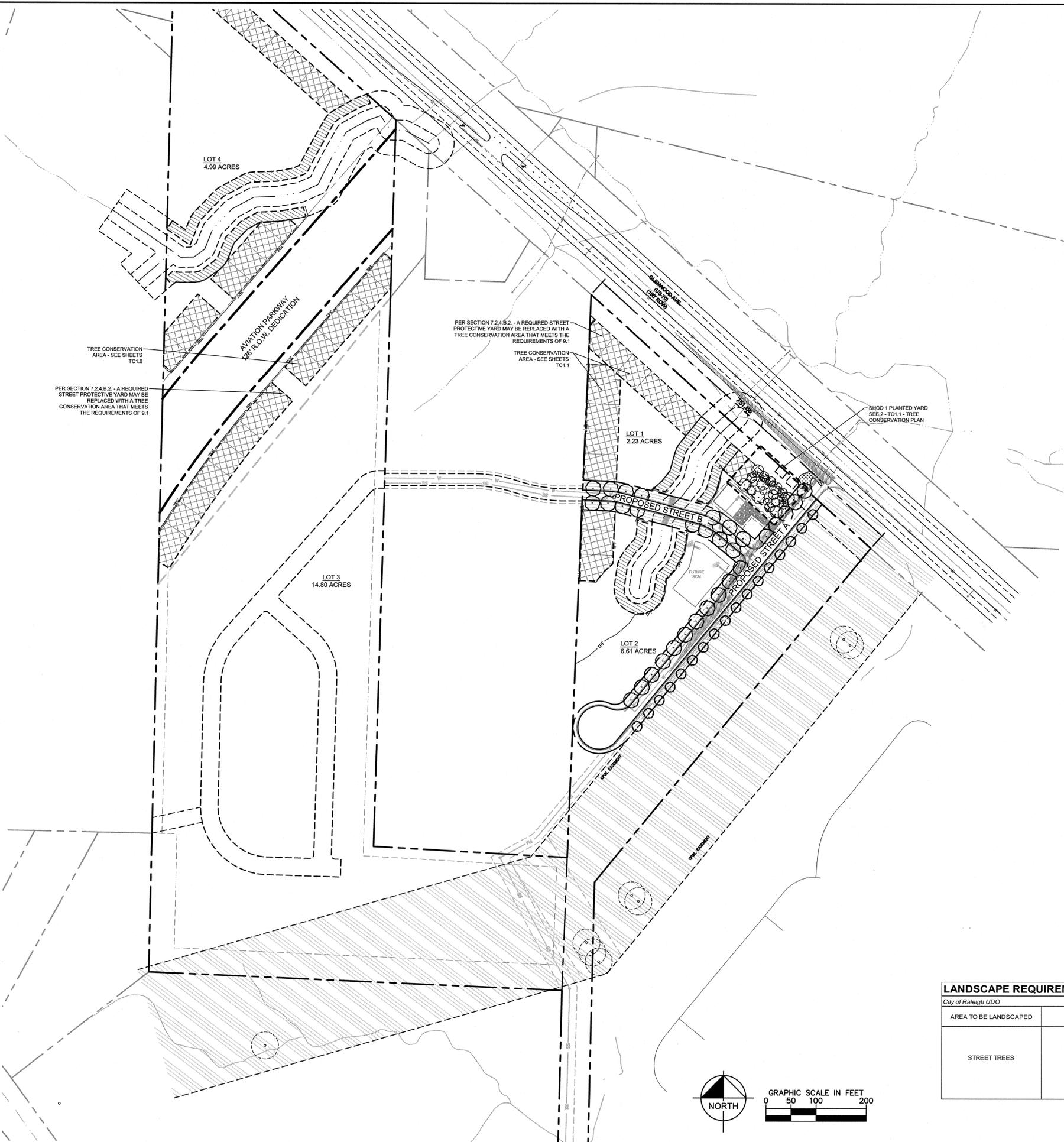
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**Kimley-Horn**  
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**THE CROWN COMPANIES, LLC**  
**BRIER CREEK - AVIATION PARKWAY NORTH**  
 RALEIGH, NORTH CAROLINA  
**C3.0**

KHA PROJECT	012884006
DATE	04/26/2017
SCALE	AS SHOWN
DESIGNED BY	AHK
DRAWN BY	AHK
CHECKED BY	BJC

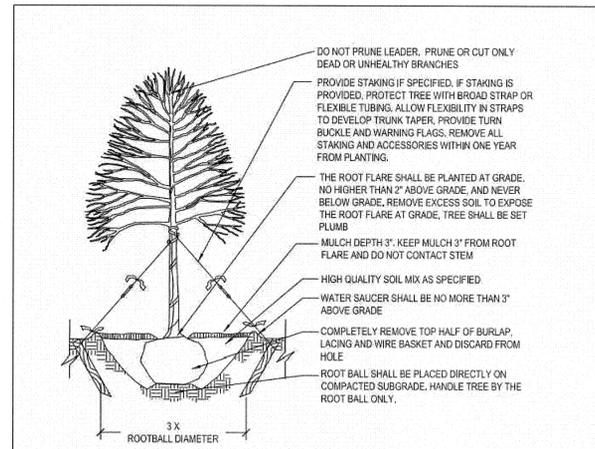
**PRELIMINARY UTILITY PLAN**

Plotted By: Kaiser, Alexis. Sheet Set: L1.0 LANDSCAPE PLAN. February 07, 2018. 09:57:47am. K:\VOT\_LDEV\01288-006-Crown-Aviation Parkway North Planning Phase\15\_CAD Files\PlanSheets\Subdivision Plans\L1.0 LANDSCAPE PLAN.dwg  
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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AME GRA	17	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2' CAL	10'-12' HT.
	QUE PHE	31	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	B & B	3' CAL	14'-16' HT

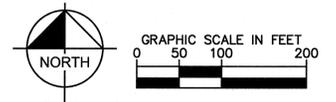


- NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
  - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
  - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
  - PLANTING SEASON OCTOBER - APRIL.
  - A TREE IMPACT PERMIT IS REQUIRED.
  - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
- CONTACT INFORMATION:**  
 CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:  
 TREES@RALEIGHNC.GOV  
 WWW.RALEIGHNC.GOV

**1 TREE PLANTING DETAIL**  
 SCALE: NTS

**LANDSCAPE REQUIREMENTS & CALCULATIONS**  
 City of Raleigh UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
STREET TREES	1 CANOPY TREE SPACED 40' O.C.	PROPOSED STREET 'A' NEIGHBORHOOD YIELD	495' (NORTH) 601' (SOUTH)	(495 / 40) = 13 CANOPY TREES (601 / 40) = 16 CANOPY TREES	16 CANOPY TREES (NORTH) 17 TREES (SOUTH)	8.4.4.A
		PROPOSED STREET 'B' NEIGHBORHOOD YIELD	277'	(277 / 40) = 7 CANOPY TREES (PER SIDE)	7 CANOPY TREES (NORTH) 8 CANOPY TREES (SOUTH)	8.4.4.D



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<b>Kimley»Horn</b>	© 2018 KIMLEY-HORN AND ASSOCIATES, INC. NC LICENSE NUMBER: F-0102 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-835-4994 WWW.KIMLEY-HORN.COM	<b>LANDSCAPE PLAN</b>	PREPARED FOR <b>THE CROWN COMPANIES, LLC</b> BRIER CREEK - AVIATION PARKWAY NORTH RALEIGH NORTH CAROLINA	KHA PROJECT 012884006 DATE 04/26/2017 SCALE AS SHOWN DESIGNED BY AHK DRAWN BY AHK CHECKED BY BJC	3 PER CITY COMMENTS 02/06/17 AHK 2 PER CITY COMMENTS 12/21/17 AHK 1 PER CITY COMMENTS 10/4/17 AHK No. REVISIONS DATE BY
<b>L1.0</b>					