



# Administrative Approval Action

SR-11-19 / 9400 Brier Creek Parkway  
Transaction # 586775, AA # 3983

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. The site is addressed at 9400 Brier Creek Parkway, which is located inside City limits.
- REQUEST:** Development of a 6.22-acre tract zoned CX-3-PK into a General Building with 22,705 sq ft of gross floor area. The gross floor area breakdown for principal uses includes 10,479 sq ft of Medical Office, 5,477 sq ft of Restaurant/Bar, and 4,775 sq ft of Retail.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** Design Adjustment case DA-25-19 was approved to allow relief from the CX-3 zoning requirement for block perimeter due to topographical constraints, which includes a floodplain and Neuse River Riparian Buffer, existing adjacent development and a golf course. A shared cross-access driveway provides access to Brier Creek Parkway.
- Variance case A-103-17 was approved by the Board of Adjustment for relief from Parkway (PK) frontage standards in UDO 3.4.3.C and 3.4.3.E. Additionally, relief granted from Tree Conservation Area (TCA) standards in UDO 9.1.4.A.2, 9.1.4.A.8, and 9.1.4.E.
- FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 6/13/2019 by *Timmons Group*.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

- ☐ **CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.
- ☒ **CONCURRENT SITE REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Concurrent Site Review plans:***

### **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.



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2. 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 Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval

## Stormwater

4. Provide Structural analysis or redesign of existing retaining wall to demonstrate that it is able to safely handle additional loads associated with additional fill material.
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## Urban Forestry

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

## Public Utilities

9. 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.

## Stormwater

10. 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 required buffer statement (Recorded Map Checklist).



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## Urban Forestry

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.53 acres of tree conservation area.

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

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

## General

12. Comply with all conditions of A-103-17.
13. Provide fire flow analysis.

## Engineering

14. A fee-in-lieu for 1' sidewalk width along Brier Creek Parkway frontage shall be paid to the City of Raleigh (UDO 8.1.10).
15. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
16. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

## Public Utilities

17. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Urban Forestry

18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.



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3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
4. All street lights and street signs required as part of the development approval are installed.
5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
6. Final inspection of all tree conservation areas by Urban Forestry Staff.

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

**3-Year Expiration Date:** 6-26-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee)  Date: 6/22/2019

Staff Coordinator: Ryan Boivin

# 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>	9400 Brier Creek Parkway	
	<b>Development Case Number</b>	SR-11-19	
	<b>Transaction Number</b>	586775	
	<b>Design Adjustment Number</b>	DA - 25 - 2019	
<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 <input checked="" type="checkbox"/> <b>SUPPORTS</b> <input checked="" type="checkbox"/> <b>DOES NOT SUPPORT</b> <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> <b>Dev. Services Planner</b>	<input type="checkbox"/> <b>City Planning</b>	
	<input checked="" type="checkbox"/> <b>Development Engineering</b> <i>KC Beard</i>	<input type="checkbox"/> <b>Transportation</b>	
	<input type="checkbox"/> <b>Engineering Services</b>	<input type="checkbox"/> <b>Parks &amp; Recreation and Cult. Res.</b>	
	<input type="checkbox"/> <b>Public Utilities</b>		
	<b>CONDITIONS:</b>		
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>			

*[Signature]* Daniel G. Kink, PE 5/29/19  
**Authorized Signature** **Planning Manager** **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

This property is zoned CX-3 which allows a maximum block perimeter of 3,000 linear feet. The north property line will not provide a connection to adjacent properties due to the extreme topography which is the result of a 100 year floodplain, Neuse River Riparian Buffer, sanitary sewer easement along the north property line, and the Brier Creek Country Club Golf Course. A segmental retaining wall is being constructed behind and along approximately 25% of the west adjacent property. A shared cross access has been provided between the west lots and this site to limit the number of driveways accessing Brier Creek Parkway. The cross access ends on the east side of Lot 4 due to the Neuse River Riparian Buffer, private drainage easement and the east adjacent commercial development on the Fossil Creek Court cul-de-sac.

The staff is in support of this request.

# 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 OWNER CONTACT REQUEST	<b>Project Name</b> 9400 Brier Creek Parkway		
	<b>Case Number</b> SR-11-2019		
	<b>Transaction Number</b> 586775		
	<b>Name</b> UNIFIED DEVELOPMENT GROUP, LLC		
	<b>Address</b> 9133 FAWN HILL CT		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27617	<b>Phone</b>
	<b>Name</b> Sol Moore		<b>Firm</b> Timmons Group
	<b>Address</b> 5410 Trinity Road Ste. 102		<b>City</b> Raleigh
	<b>State</b> NC	<b>Zip Code</b> 27607	<b>Phone</b> (919) 866-4948
	<b>I am seeking a Design Adjustment from the requirements set forth in the following:</b>		
<input checked="" type="checkbox"/> <b>UDO Art. 8.3 Blocks, Lots, Access</b>		- See page 2 for findings	
<input type="checkbox"/> <b>UDO Art. 8.4 New Streets</b>		- See page 3 for findings	
<input type="checkbox"/> <b>UDO Art. 8.5 Existing Streets</b>		- See page 4 for findings	
<input type="checkbox"/> <b>Raleigh Street Design Manual</b>		- See page 5 for findings	
<b>Provide details about the request; (please attach a memorandum if additional space is needed):</b>			
<p>This project has access to Brier Creek Pkwy via a 24' wide cross-access agreement that includes several lots (BM.2018 PG.00820). It also provides direct and ADA accessible pedestrian access from Brier Creek Pkwy to the site. However, pedestrian and vehicular access to the residential area adjacent to the rear and western side of the property is not feasible. Per U.D.O. Section 8.3.1D, the following pre-existing conditions limit the ability to comply with block perimeter requirements:</p> <ol style="list-style-type: none"> <li>1. Neuse River Riparian Buffer on the rear side of the property.</li> <li>2. Greenway Easement (BM. 2004 PG. 1975) on the rear side of the property.</li> <li>3. Existing retaining wall (30'H ±) and topographic constraints on the rear side of the property.</li> </ol>			

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

3/4/2019  
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 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;  
Per Section 8.3.1.C the intent of the Article is to provide safe access through developments, which is provided by the cross-access agreement.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This project has environmental protection elements and open space conservation preserved areas as stated in the 2030 Comprehensive plan, including a protected jurisdictional stream. This design adjustment allows these areas to remain preserved and helps promote sustainable growth patterns and a "greenprint" which is a primary objective of the Comprehensive Plan.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
There is no increase in congestion or compromise of safety. Site access provided by the cross-access agreement limits the number of access points to Brier Creek Pkwy.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
The adjustment does not create any lots without direct street frontage.
- 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.
- We believe the design adjustment is reasonable due to the following site constraints:
1. Neuse River Riparian Buffer on the rear side of the property.
  2. Greenway Easement (BM. 2004 PG. 1975) on the rear side of the property.
  3. Existing retaining wall (30'H ±) and topographic constraints on the rear side of the property.

# Individual Acknowledgement



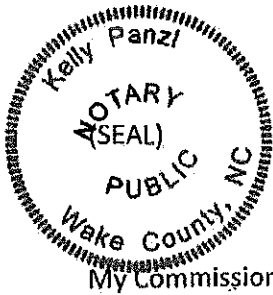
DEVELOPMENT  
SERVICES  
DEPARTMENT

STATE OF NORTH CAROLINA  
COUNTY OF Wake

INDIVIDUAL

I, Kelly Panzi, a Notary Public do hereby certify that  
Sol Rios Moore personally appeared before me this day and  
acknowledged the due execution of the forgoing instrument.

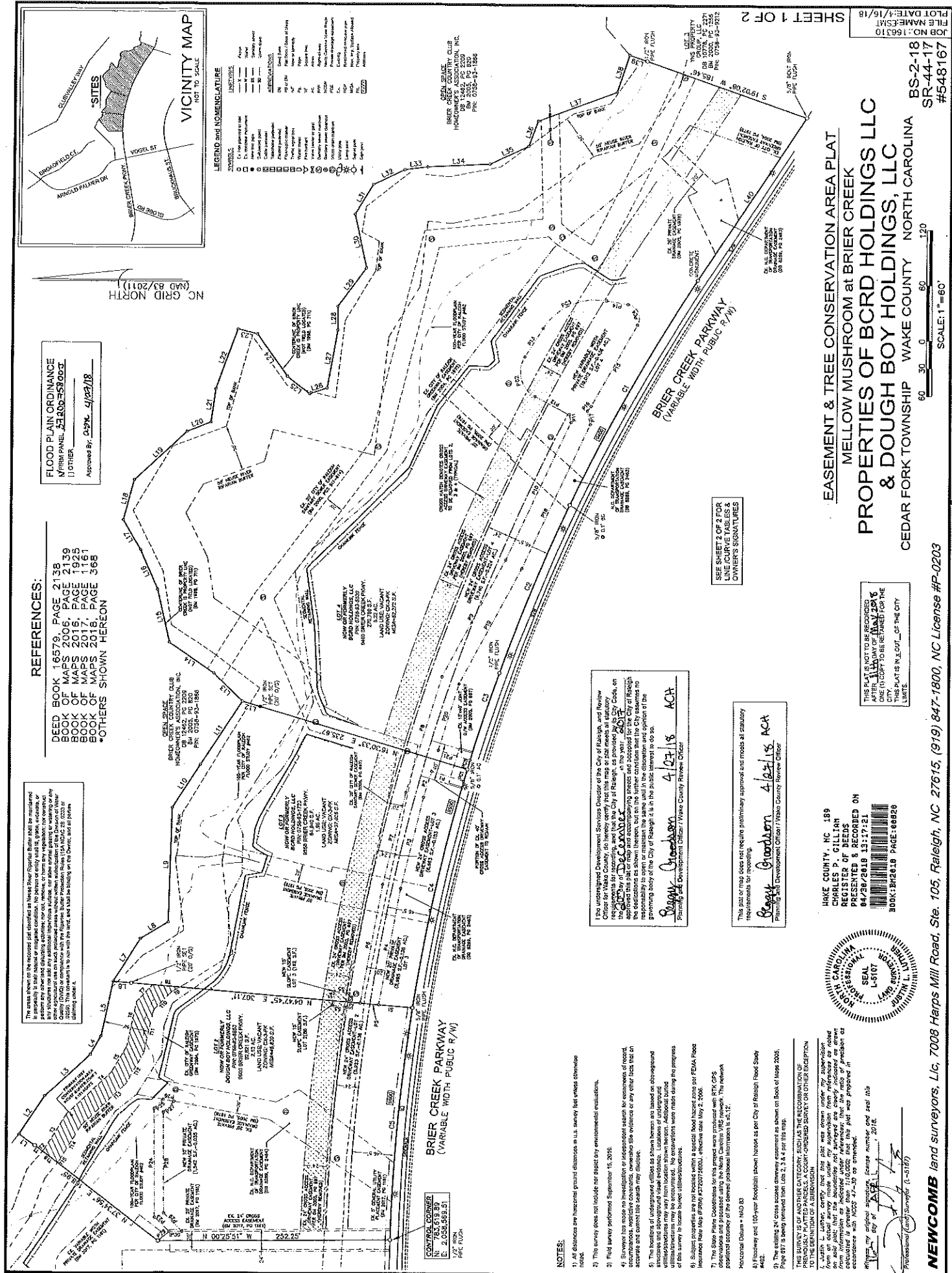
This the 4 day of March, 2019




Notary Public Kelly Panzi

My Commission Expires: 7/10/19





WAKE COUNTY, NC 189  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED  
04/30/2018 13:17:21



BOOK: BK2018 PAGE: 00820

I, Arjun K. Senthil, certify that this plot was shown under my supervision from 10/01/2012 to 10/01/2012. The area of the plot was calculated from an actual survey made under my supervision from references as noted above. The area of the plot was not surveyed or clearly indicated as shown from information and indications of the owner. The area of the plot as calculated is greater than 10,000 sq. ft. This plot was prepared in accordance with MCO 3-7-20 as amended.

I, Arjun K. Senthil, my original signature, license number, and seal this 10/01/2012 day of October, 2012.

Arjun K. Senthil  
Professional Land Surveyor (S-5167)

RA040642

# 9400 BRIER CREEK PARKWAY ADMINISTRATIVE SITE REVIEW

VARIANCE CASE No. A-103-17 CASE FILE: SR-11-19 TRANSACTION No. 586775

RALEIGH, WAKE COUNTY, NORTH CAROLINA  
PIN: 0758935530

## Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT  
SERVICES  
DEPARTMENT

Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | ext 919-996-1831  
Litchford Satellite Office | 8320 - 139 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

Development Name 9400 Brier Creek Parkway

Zoning District CX-3-PK Overlay District (if applicable) N/A Inside City Limits? ☒ Yes ☐ No

Proposed Use Medical Office, Retail & Restaurant

Property Address(es) 9400 Brier Creek Pkwy, Raleigh, NC 27617 Major Street Location: Brier Creek Pkwy

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0758935530 P.I.N. P.I.N. P.I.N.

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office  
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building  
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☒ Retail ☐ Cottage Court  
☒ Other: if other, please describe: Restaurant, Medical Office

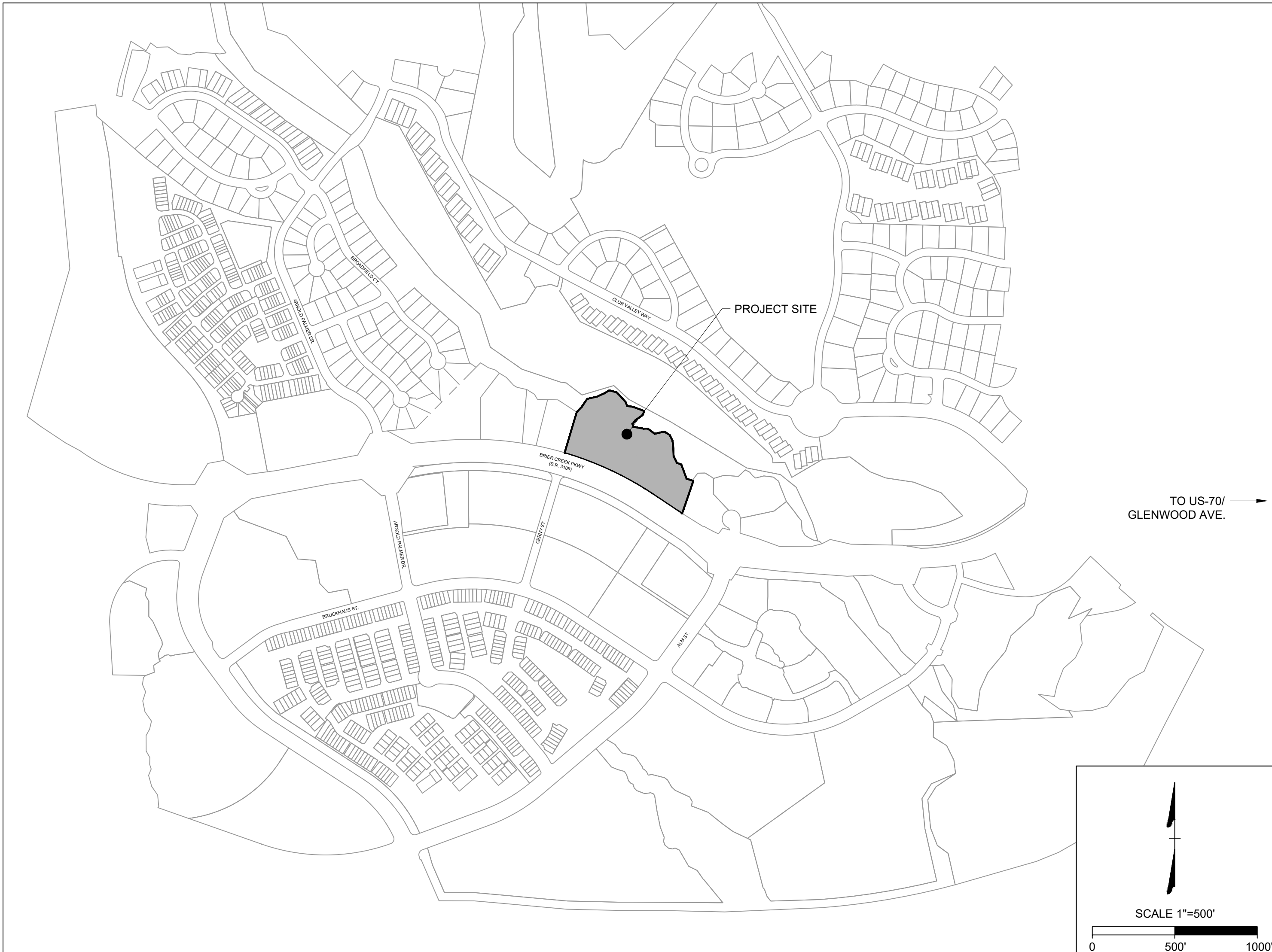
WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  
Proposed construction of a 2-story building for Medical Office, Retail and Restaurant Use, and associated infrastructure.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE  
Project requires block perimeter design adjustment (DA-25-2019).

CLIENT/DEVELOPER/OWNER Company Unified Development Group, LLC Name (s) Vishesh Panjwani  
Address 9133 Fawn Hill Court  
Phone (919) 800-1695 Email vish@tsnventerprises.com Fax

CONSULTANT (Contact Person for Plans) Company Timmons Group Name (s) Sol Moore/ Rick Baker, PE  
Address 5410 Trinity Road Ste. 102 Raleigh, NC 27607  
Phone (919) 866-4948 Email sol.rioso@timmons.com Fax

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VICINITY MAP

DEVELOPER:  
UNIFIED DEVELOPMENT GROUP, LLC  
9133 FAWN HILL COURT  
RALEIGH, NC 27617  
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

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



Know what's below.  
Call before you dig.

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	EASEMENT AND TCA PLAT
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN
C2.2	FIRE TRUCK ACCESS PLAN
C2.3	WASTE SERVICES ACCESS PLAN
C3.0	GRADING AND STORM DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	TCA PLAN
C7.0	DETAILS
C7.1	DETAILS
C7.2	DETAILS
C7.3	DETAILS
A1.0	ELEVATION BUILDING HEIGHT CALCS
A2.0	BLDG. TRANSPARENCY CALCS & FLOOR PLANS
1 OF 1	SITE LIGHTING PLAN

SITE DATA TABLE

PROJECT NAME:	9400 BRIER CREEK PARKWAY
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
EXISTING USE:	VACANT
PROPOSED USE:	COMMERCIAL (MEDICAL OFFICE/ RETAIL/ RESTAURANT)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK

PROPERTY OWNER INFORMATION

NAME:	OWNER ADDRESS:	PIN:	PROPERTY ADDRESS:	EXISTING PROPERTY ACREAGE:	DEED / PAGE:
UNIFIED DEVELOPMENT GROUP, LLC	9133 FAWN HILL CT. RALEIGH, NC 27617-7769	0758935530	LOT 4 9400 BRIER CREEK PKWY RALEIGH, NC 27617	6.22	017136 / 00022

### GENERAL NOTES:

- VARIANCE CASE A-103-17  
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.3, AND U.D.O. SECTION 9.1.4.E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.  
  
ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.
- VESTED COMPLIANCE WITH VARIANCE CASE A-103-17 PER UDO SECTION 10.2.10.F  
THE VARIANCE HAS BEEN VESTED DUE TO THE PERMITTED INSTALLATION OF THE MAIN DRIVE AISLE AND RELATED UTILITY INFRASTRUCTURE INSIDE THE 25' WIDE AREA (GRANTED BY THE VARIANCE) OR THE ORIGINAL 50' WIDE PROTECTIVE YARD.
- STORMWATER MANAGEMENT  
STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE ARE MET AS PART OF SR-44-17.

ASR TRANSACTION #586775

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE  
RALEIGH OFFICE  
5410 Trinity Road, Suite 102 | Raleigh, NC 27607  
TEL 919-866-4951 FAX 919-833-8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION  
DATE  
05/23/2019  
06/04/2019  
06/13/2019

DATE  
03/01/2019

DRAWN BY  
S. MOORE

DESIGNED BY  
S. MOORE

CHECKED BY  
R. BAKER

SCALE  
AS SHOWN

TIMMONS GROUP  
NORTH CAROLINA LICENSE NO. C-1652  
9400 BRIER CREEK PARKWAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA  
COVER SHEET

JOB NO.  
41888

SHEET NO.  
C0.0

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CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	280.41	1990.44	N 60°34'32" W	280.18
C2	198.41	1990.44	N 67°28'18" W	198.33
C3	109.94	1990.44	N 71°54'35" W	109.93
C4	265.68	1990.44	N 77°21'20" W	265.48

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.40	N 18°51'4" E
L2	20.00	N 18°51'4" E
L3	55.11	S 57°34'45" E
L4	35.14	S 30°43'2" E
L5	124.15	S 88°25'1" E
L6	55.87	S 57°18'10" E
L7	82.50	S 56°27'25" E
L8	43.69	N 43°32'8" E
L9	58.79	N 34°28'37" E
L10	58.29	N 77°20'43" E
L11	46.85	N 68°8'28" E
L12	37.71	N 59°30'32" E
L13	45.08	S 74°40'24" E
L14	77.41	S 42°40'39" E
L15	27.83	S 21°50'37" E
L16	36.31	S 82°19' E
L17	69.22	S 62°42'45" E
L18	21.66	S 13°54'11" W
L19	56.02	S 54°30'34" W
L20	30.93	S 37°27'11" W
L21	19.89	S 18°36'0" W
L22	63.72	S 78°32'50" E
L23	25.63	N 88°23'28" E
L24	52.27	S 52°57'11" E
L25	59.72	N 77°19'20" E
L26	37.86	S 58°18'49" E
L27	38.06	S 25°27'28" E
L28	29.32	S 7°8'0" E
L29	67.48	S 2°56'55" E
L30	46.44	S 25°14'3" E
L31	29.16	S 69°15'52" E
L32	91.39	S 40°13'21" E
L33	42.63	S 71°03'14" E
L34	212.81	N 58°8'28" W

- 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.

EXISTING CONDITIONS KEYNOTES	
NUMBER	DESCRIPTION
X01	EXISTING RIGHT-OF-WAY (TYP.)
X02	EXISTING PROPERTY LINE (TYP.)
X03	EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
X04	EXISTING RETAINING WALL TO REMAIN (TYP.)
X05	EXISTING CHAIN-LINK FENCE TO REMAIN (TYP.)
X06	PORTION OF EXISTING CHAIN-LINK FENCE SHOWN IN BOLD TO BE REMOVED
X07	APPROXIMATE AREA OF EXISTING PAVEMENT GRADES TO BE ADJUSTED AS SHOWN ON SHEET C3.0 GRADING PLAN
X08	EXISTING PIPE TO BE REMOVED

EXISTING CONDITIONS LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	100-YR FLOODPLAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAINAGE LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	TREE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	FIRE HYDRANT
	WATER METER
	STORM DRAINAGE MANHOLE
	UTILITY POLE

SCALE 1"=30'

ASR TRANSACTION #586775

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**9400 BRIER CREEK PARKWAY**

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

**EXISTING CONDITIONS PLAN**

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DATE  
05/23/2019

ADDRESSED CITY COMMENTS  
06/04/2019

DATE  
03/01/2019

DRAWN BY  
J. DOOLEY

DESIGNED BY  
S. MOORE

CHECKED BY  
R. BAKER

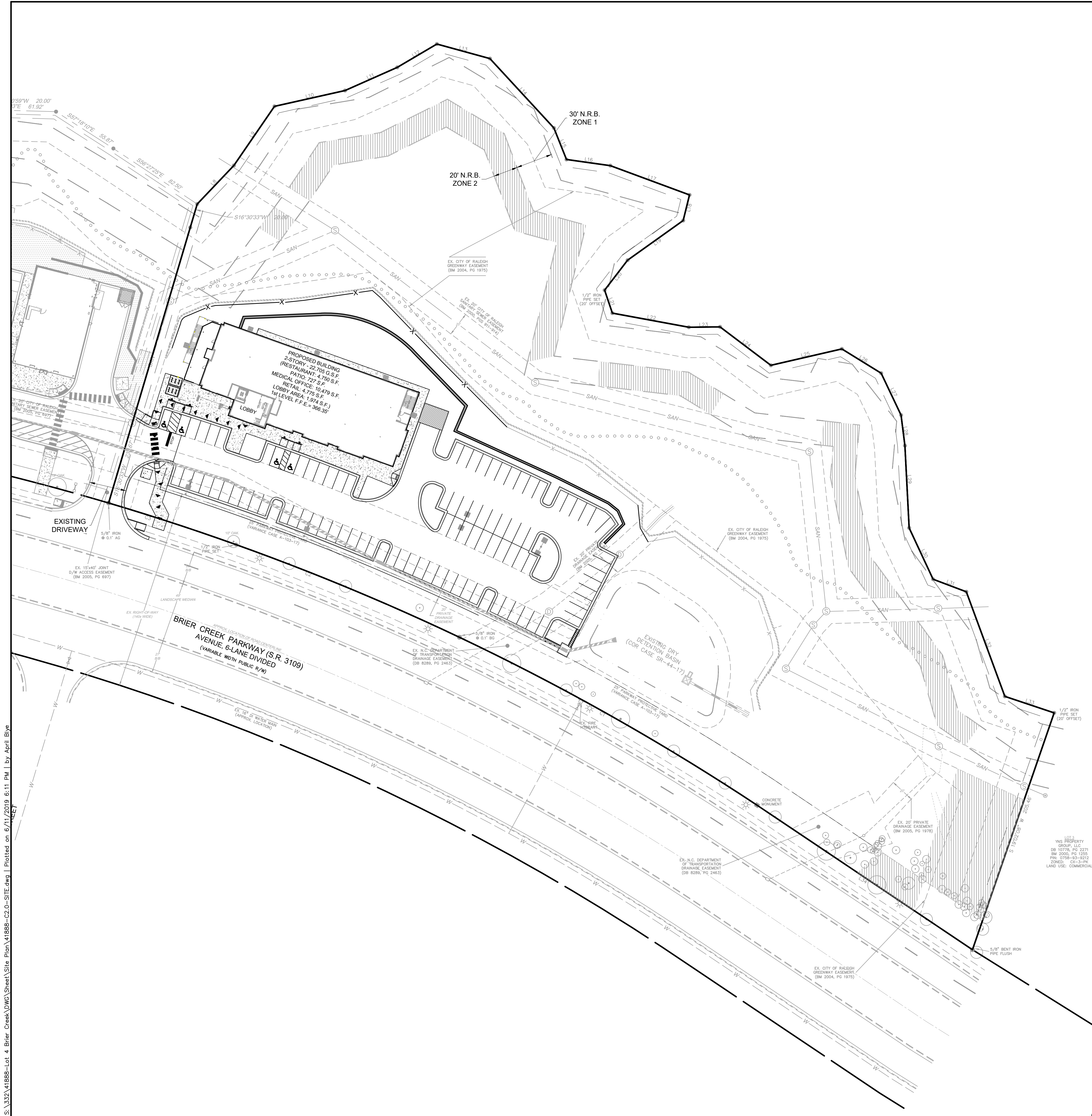
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SHEET NO.  
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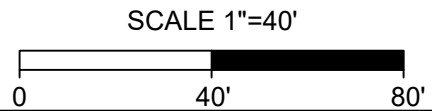
S:\332\41888-Lot 4 Briar Creek\DWG\Sheet\Site Plan\41888-C2.0-SITE.dwg | Plotted on 6/11/2019 6:11 PM | by April Bye



CURVE TABLE				
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L31	29.16	S 69°13'52" E
L32	91.39	S 20°13'21" E
L33	42.63	S 71°30'14" E
L34	212.81	N 56°8'28" W

FRONTAGE ON BRIER CREEK PARKWAY	
L34	212.81'
C1	280.41'
C2	198.41'
C3	109.94'
TOTAL FRONTAGE	801.57'



ASR TRANSACTION #586775
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
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**TIMMONS GROUP**

NORTH CAROLINA LICENSE NO. C-1652

**9400 BRIER CREEK PARKWAY**

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

OVERALL SITE PLAN

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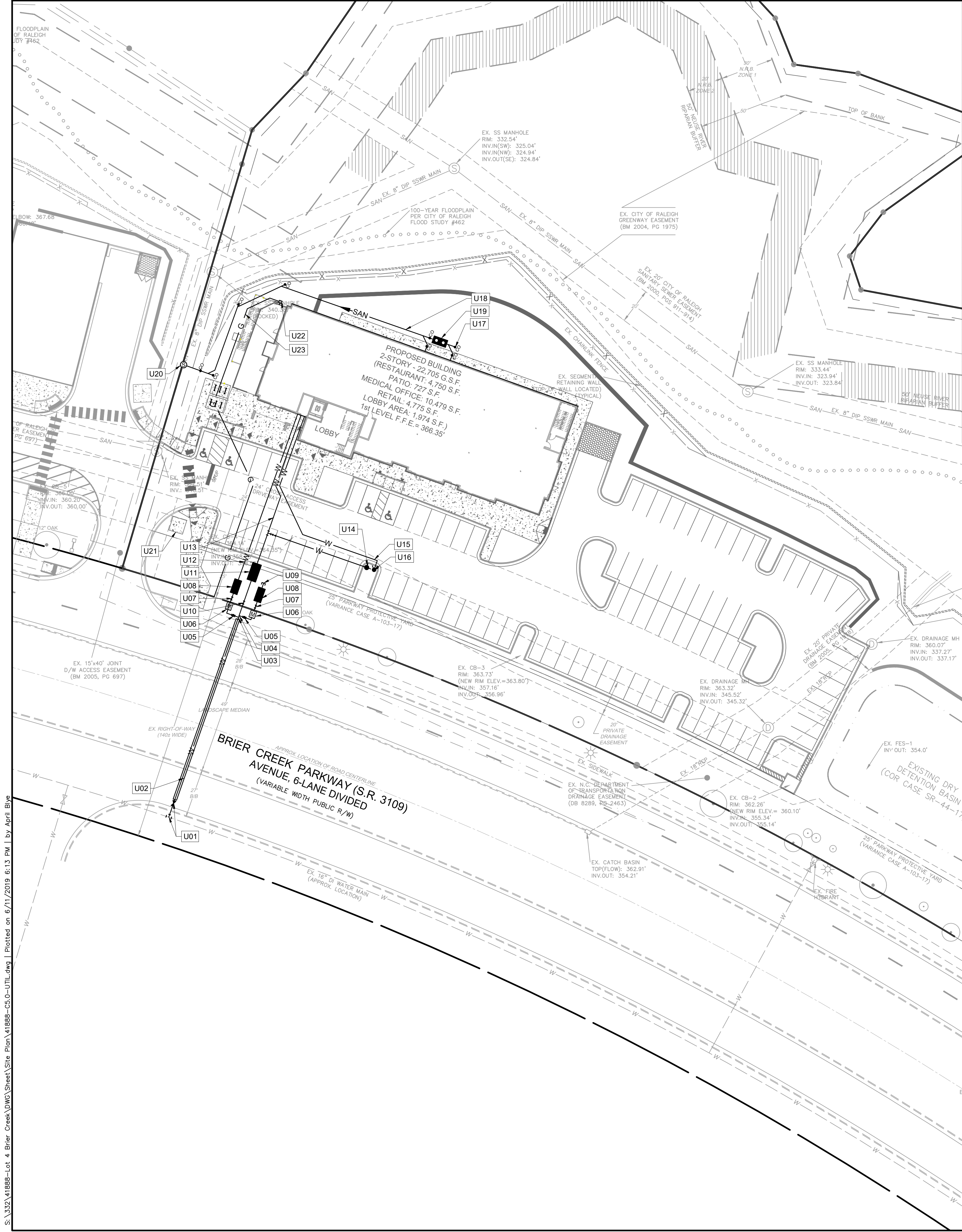
YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
05/23/2019	ADDRESSED CITY COMMENTS
06/04/2019	ADDRESSED CITY COMMENTS
06/13/2019	ADDRESSED CITY COMMENTS

DATE	DRAWN BY
03/01/2019	J. DOOLEY
DESIGNED BY	S. MOORE
CHECKED BY	R. BAKER
SCALE	AS SHOWN

JOB NO.	41888
SHEET NO.	C2.0

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UTILITY KEYNOTES	
NUMBER	DESCRIPTION
U01	16" X 6" TAPPING SLEEVE & VALVE ASSEMBLY
U02	JACK & BORE 6" DI WATER LINE IN 14" STEEL ENCASEMENT PIPE. STEEL ENCASEMENT APPROX. 106 LF
U03	TAP 6" DI LINE WITH 2" TYPE "K" COPPER DOMESTIC SERVICE
U04	TAP 6" DI LINE WITH 2" TYPE "K" COPPER IRRIGATION SERVICE
U05	2" CURB STOP
U06	2" WATER METER IN 2" METER VAULT
U07	2" STD. GATE VALVE AND BOX INSTALLATION
U08	2" ABOVE GRADE RPZ BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL WILKINS 375 OR A/E.
U09	STUB-OUT 2" TYPE "K" COPPER IRRIGATION LINE 5' BEHIND BFP, CAP & MARK FOR IRRIGATION CONTRACTOR.
U10	6" STD. GATE VALVE AND BOX INSTALLATION
U11	6" ABOVE GRADE RPDA BACKFLOW PREVENTER IN HEATED AND INSULATED ENCLOSURE - MODEL WILKINS 375 OR A/E.
U12	2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE
U13	6" DI FIRE LINE
U14	PRIVATE FIRE HYDRANT ASSEMBLY
U15	FDC LINE. SIZE AND LOCATION TO BE COORDINATED W/FIRE PROTECTION DESIGN
U16	FREE-STANDING FIRE DEPARTMENT CONNECTION
U17	CLEANOUT ASSEMBLY (TYP.)
U18	6" SCH 40 PVC SEWER SERVICE LINE AT 1.0% MIN. SLOPE
U19	1,000 GAL. GREASE INTERCEPTOR
U20	STD. DOGHOUSE MANHOLE
U21	ELECTRICAL TRANSFORMER PAD
U22	GAS METER; INSTALLED BY OTHERS (APPROX. LOCATION)
U23	GAS SERVICE TO BE DESIGNED, SIZED AND INSTALLED BY GAS COMPANY. GAS COMPANY TO EXTEND SERVICE AND CONNECT TO EX. MAIN

- STANDARD UTILITY NOTES:
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
  - CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION
  - UTILITY SEPARATION REQUIREMENTS:
    - A DISTANCE OF 100" SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
    - WHEN INSTALLING WATER AND/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10". IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
    - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATER MAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
    - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
    - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATER MAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
  - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
  - ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
  - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS.
  - IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
  - INSTALL 2" TYPE "K" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
  - INSTALL 6" SCHEDULE 40 PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
  - PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
  - ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE AND/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
  - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
  - CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

**DRAWING LEGEND:**

**SEWER**

- SAN ——— EXISTING SANITARY SEWER LINE
- SAN ———> SANITARY SEWER LINE
- CLEANOUT ASSEMBLY
- (S) EXISTING SAN. SEWER MANHOLE

**WATER**

- W ——— EXISTING WATER LINE
- W ——— WATER LINE
- IRRIGATION CONDUIT
- X GATE VALVE
- CURB STOP
- FIRE HYDRANT
- M WATER METER VAULT
- BACKFLOW PREVENTER

**STORM DRAINAGE**

- EXISTING STORM DRAINAGE PIPE
- STORM DRAINAGE PIPE
- D JUNCTION BOX
- CATCH BASIN
- ◎ STORM CLEANOUT ASSEMBLY

SCALE 1"=30'

0 30' 60'

ASR TRANSACTION #586775

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ADDRESSED CITY COMMENTS	06/13/2019	

**TIMMONS GROUP**  
NORTH CAROLINA LICENSE NO. C-1652

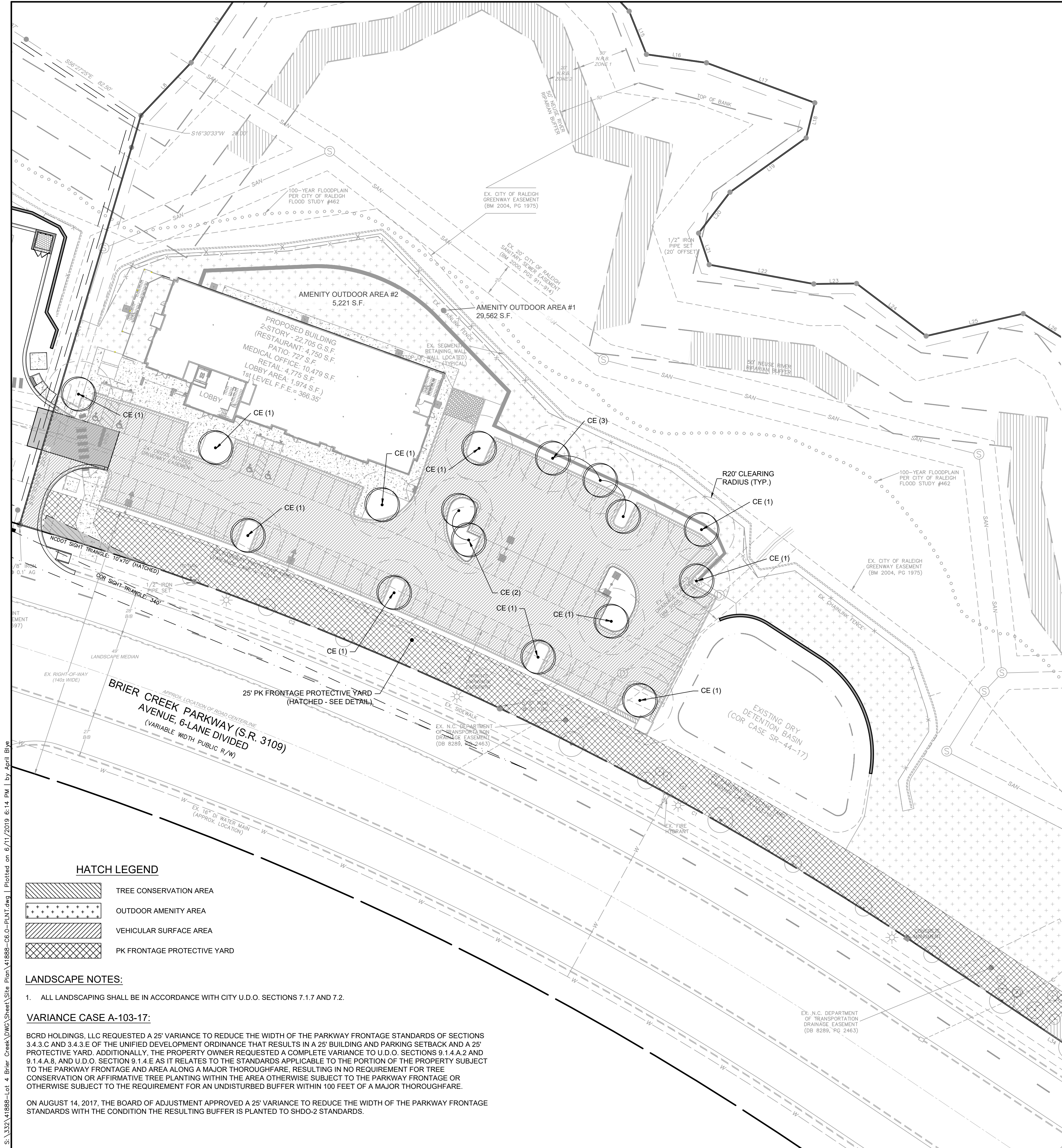
9400 BRIER CREEK PARKWAY  
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

UTILITY PLAN

JOB NO.  
**41888**

SHEET NO.  
**C5.0**

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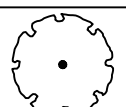
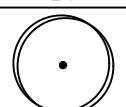
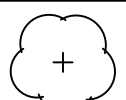
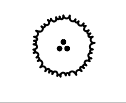
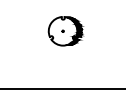

HATCH LEGEND	
	TREE CONSERVATION AREA
	OUTDOOR AMENITY AREA
	VEHICULAR SURFACE AREA
	PK FRONTAGE PROTECTIVE YARD

- LANDSCAPE NOTES:**
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.

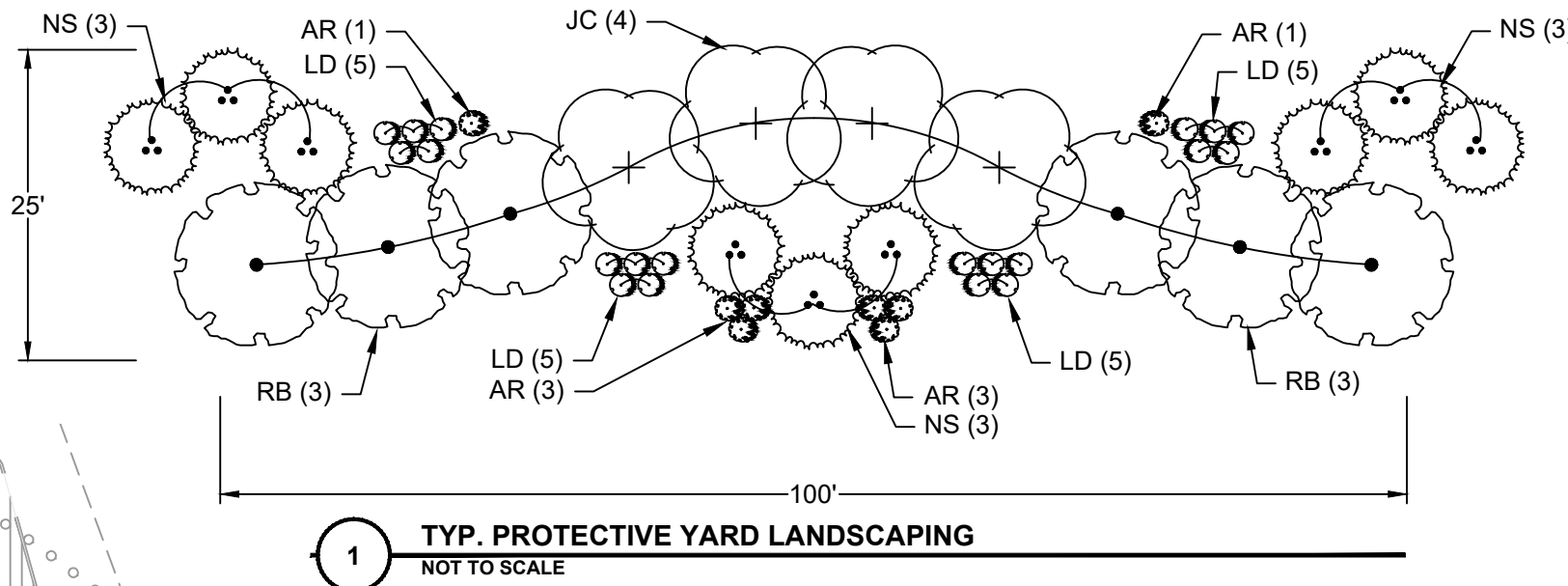
**VARIANCE CASE A-103-17:**

BCRD HOLDINGS, LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS OF SECTIONS 3.4.3.C AND 3.4.3.E OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER REQUESTED A COMPLETE VARIANCE TO U.D.O. SECTIONS 9.1.4.A.2 AND 9.1.4.A.8, AND U.D.O. SECTION 9.1.4.E AS IT RELATES TO THE STANDARDS APPLICABLE TO THE PORTION OF THE PROPERTY SUBJECT TO THE PARKWAY FRONTAGE AND AREA ALONG A MAJOR THOROUGHFARE, RESULTING IN NO REQUIREMENT FOR TREE CONSERVATION OR AFFIRMATIVE TREE PLANTING WITHIN THE AREA OTHERWISE SUBJECT TO THE PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER WITHIN 100 FEET OF A MAJOR THOROUGHFARE.

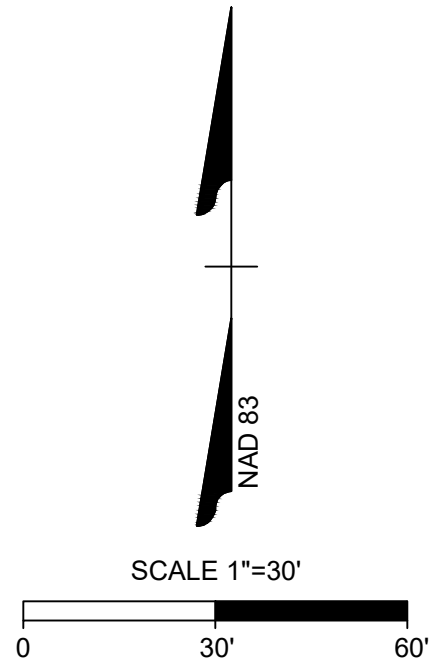
ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE STANDARDS WITH THE CONDITION THE RESULTING BUFFER IS PLANTED TO SHDO-2 STANDARDS.

PLANT SCHEDULE							
SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	COMMENTS
	DECIDUOUS SHADE TREE	REQ'D	PROV'D				
	RB	56	24	BETULA NIGRA	RIVER BIRCH	3.5" CAL.	STREET PROTECTIVE YARD
	CE		16	ULMUS PARVIFOLIA	CHINESE ELM	3.5" CAL.	V.S.A.
	EVERGREEN TREE		16	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	8' HT.	STREET PROTECTIVE YARD
	JC						
		TOTAL	56				
	UNDERSTORY						
	NS	24	24	ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	6' HT.	STREET PROTECTIVE YARD
		TOTAL	24				
	SHRUBS						
	LD	129	43	LOROPETALUM CHINESE	LOROPETALUM DARUMA	24" HT.	STREET PROTECTIVE YARD
	AR		86	ABELIA X GRANDIFLORA	ABELIA ROSE CREEK	24" HT.	STREET PROTECTIVE YARD
		TOTAL	129				

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
<b>VEHICULAR SURFACE AREA:</b>			
UDO 7.1.7.F.: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	TOTAL V.S.A. = 31,516 S.F. 31,516 / 2,000 = 16 TREES	16 TREES	2" CALIPER TREES 18" MIN. HEIGHT SHRUBS
<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.	802 LF FRONTAGE (802 / 100) x 3 = 24 DEC. TREES (802 / 100) x 2 = 16 EVE. TREES (802 / 100) x 3 = 24 UNDERSTORY (802 / 100) x 16 = 129 SHRUBS	40 TREES (24 DECIDUOUS, 16 EVERGREEN) 24 UNDERSTORY 129 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



- SCM SCREENING NOTE:**
- THE EXISTING POND WAS APPROVED UNDER A PREVIOUSLY APPROVED SET OF PLANS.
  - CHAIN-LINK FENCE AND A 13' RETAINING WALL TO THE NORTH PROVIDE VISUAL SCREENING TO THE NORTH.
  - STEEP TOPOGRAPHY IS NOT SUITABLE FOR ADDITIONAL PLANTINGS TO THE EAST.
  - SCREENING TO SOUTH PROVIDED BY A 25' PARKWAY FRONTAGE (SEE TYP. PROTECTIVE YARD DETAIL ABOVE).
  - MAINTENANCE ACCESS AND PARKING TO WEST PREVENTS SCREENING.



ASR TRANSACTION #586775

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DRAWING PREPARED AT THE <b>RALEIGH OFFICE</b> 5410 Trinity Road, Suite 102   Raleigh, NC 27607 TEL 919.866.4951 FAX 919.833.8124 www.timmons.com	
REVISION DESCRIPTION	
ADRESSED CITY COMMENTS	
ADRESSED CITY COMMENTS	
ADRESSED CITY COMMENTS	

YOUR VISION ACHIEVED THROUGH OURS.	
DATE	05/23/2019
ADRESSED CITY COMMENTS	06/04/2019
ADRESSED CITY COMMENTS	06/13/2019
DATE	03/01/2019
DRAWN BY	J. DOOLEY
DESIGNED BY	S. MOORE
CHECKED BY	R. BAKER
SCALE	

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

9400 BRIER CREEK PARKWAY

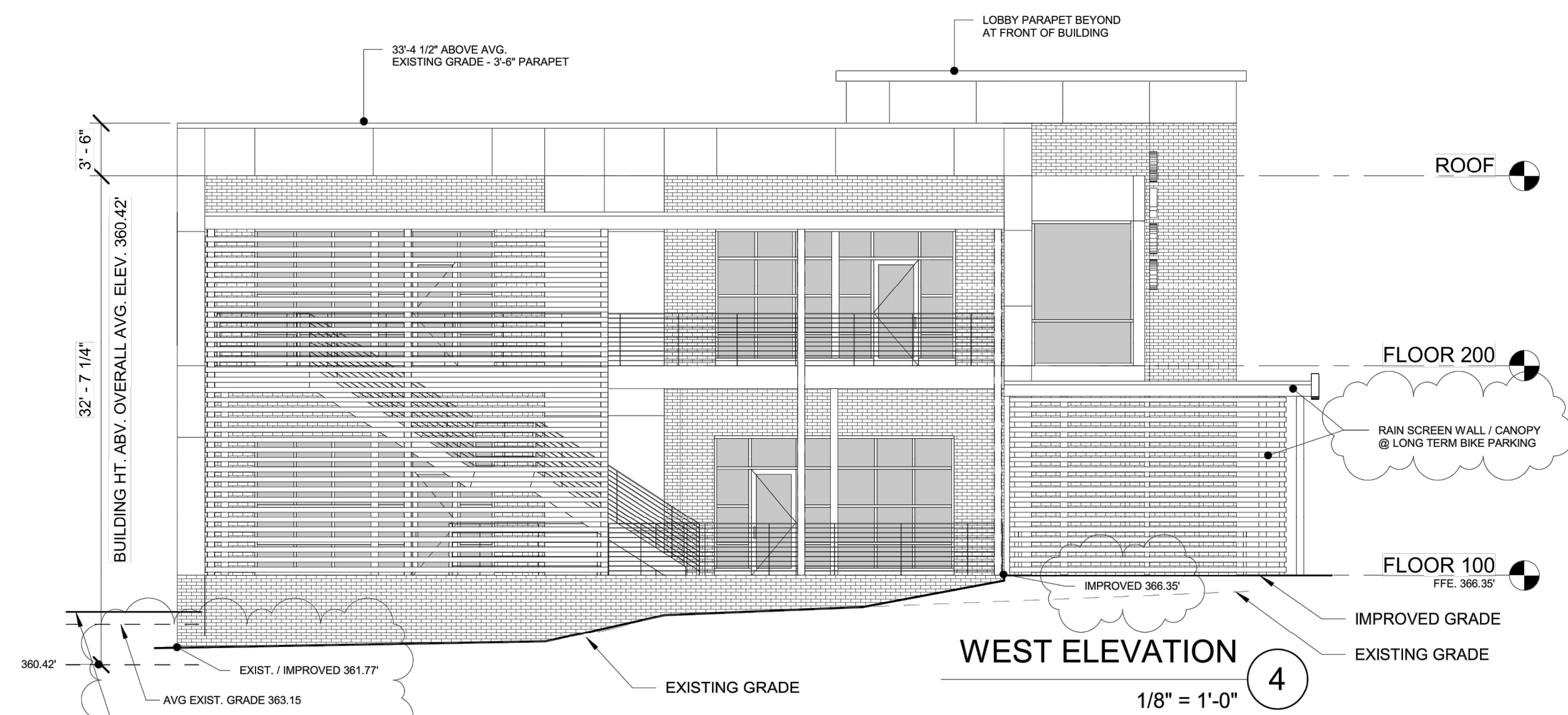
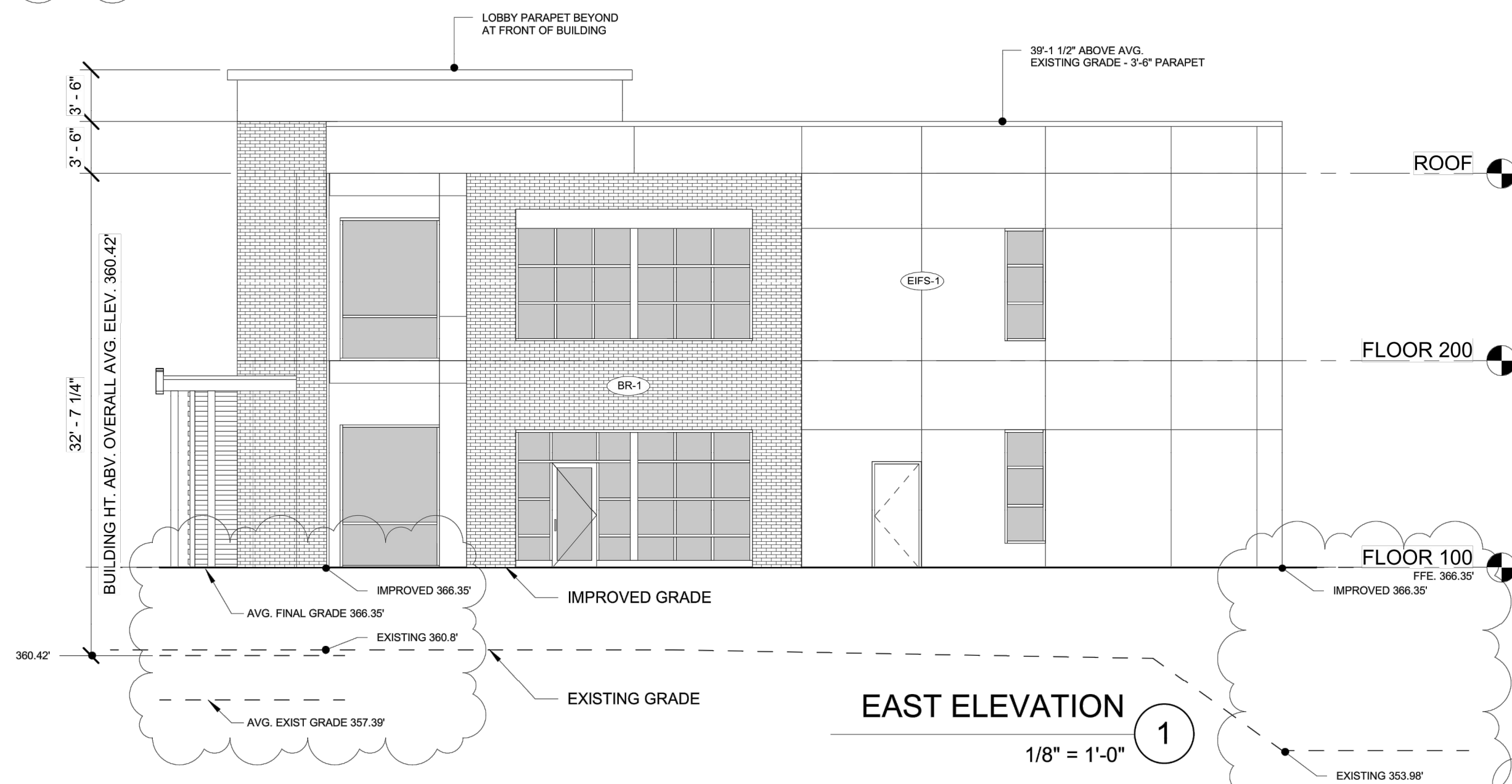
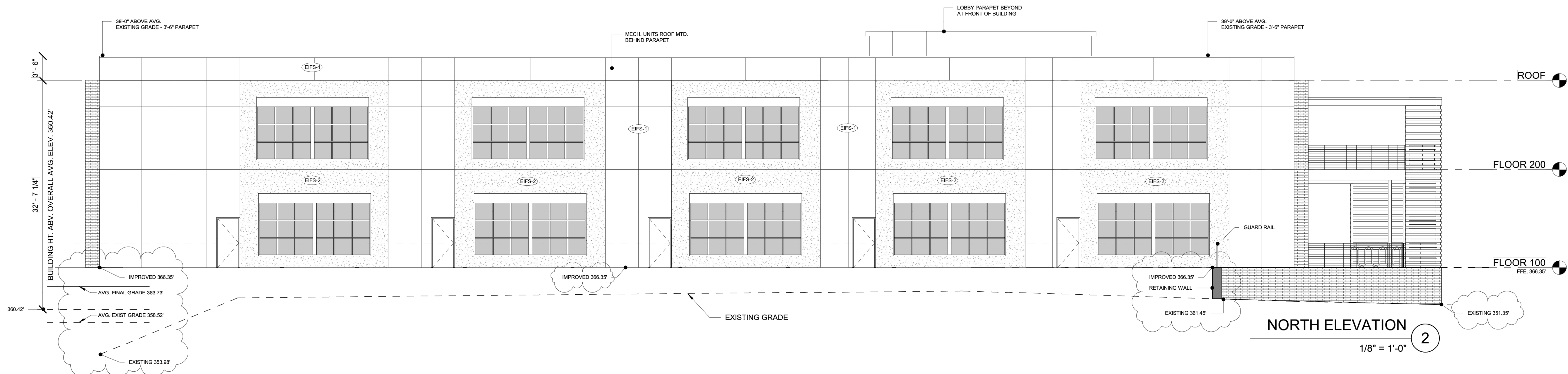
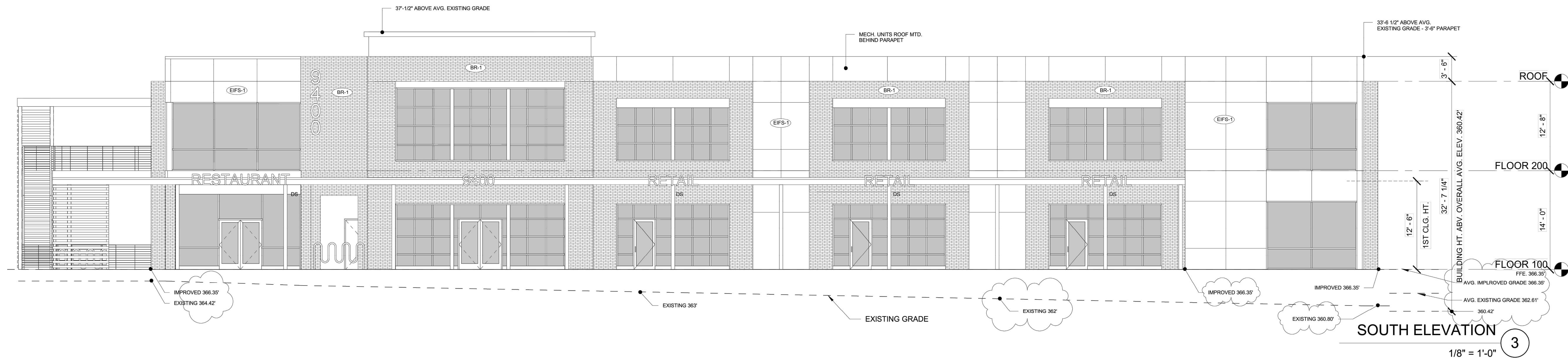
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

JOB NO. 41888

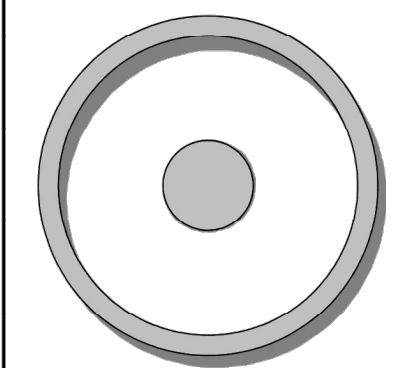
SHEET NO. C6.0

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ELEVATION SUMMARY AVERAGE EXISTING ELEVATION		BUILDING HEIGHT CALCULATION
ELEV.	AVERAGE EXISTING ELEVATION	
NORTH	358.52'	
SOUTH	362.61'	
EAST	357.39'	
WEST	363.15'	
360.42' OVERALL AVG. EXISTING ELEVATION		F.F.E. 366.35' ROOF ELEV. 393.02' (-) OVERALL AVG. ELEV. 360.42' OVERALL BLDG. HT. 32.6' (32'-7 1/4")

ELEVATION SUMMARY IMPROVED EXISTING ELEVATION	
ELEV.	AVERAGE IMPROVED ELEVATION
NORTH	363.73'
SOUTH	366.35'
EAST	366.35'
WEST	363.96'
365.09' OVERALL AVG. IMPROVED ELEVATION	



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**ADMIN SITE REVIEW**  
**BRIER CREEK SHELL OFFICE**  
9400 BRIER CREEK PARKWAY  
RALEIGH, NC

issue date:		
ISSUE	NAME	DATE
1ST	Admin. Site Review	02/18/19
2ND	Coordination Set	04/01/19
3RD	Plan Updates	05/09/19
4TH	ASR Updates	05/16/19
5TH	ASR Updates	06/03/19
6TH	ASR Updates	06/06/19

revisions:		
Revision	Date	Description
1	Date 1	Revision 1

drawn by:  
JBD  
checked by:  
AOL  
project no:  
18-110

ELEVATIONS / BLDG.  
HEIGHT CALCS

**A1.0**