



Administrative Approval Action

SR-61-18, 9650 Brier Creek Pkwy
Transaction# 559170 AA#3888

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 Pkwy, east of Arnold Palmer Drive at 9650 Brier Creek Parkway.

REQUEST: Development of a proposed 11,809 square foot general building, consisting of a proposed restaurant and personal service use space, on 2.941 acre tract zoned CX-3-PK.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: A design adjustment was submitted for approval for block perimeter requirements of Article 8.3 of the UDO and to the requirement to record a 5' utility placement easement as found in article 8.5 of the UDO.

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 Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. 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

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

4. 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:

STORMWATER

1. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on a plat for recording as private drainage easements.



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- 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)."

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

- Per the City of Raleigh Solid Waste Manual, a Shared Refuse Collection Facility Agreement with the neighboring business (*Lot 2 or PIN#0758-83-6853 at 9600 Brier Creek Pkwy*) is recorded prior to building plans approval. And a copy of this deed agreement is returned to staff and referenced on the building permit plans (or Concurrent Plans if recorded by then) with a note placed on the permit plans, noting the shared agreement.

ENGINEERING

- In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk shall be paid to the City of Raleigh.
- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
- Next Step: 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

- A Certificate of Compliance for project's backflow prevention must be issued by Cross Connection and digitally affixed to the plans & will remain in effect until the next scheduled test date.

STORMWATER

- The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.
- The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map;
- 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.
- In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.



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URBAN FORESTRY

12. A tree impact permit must be obtained for the two street trees to be installed in the right of way of Arnold Palmer Drive.

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. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
6. Next Step: Final inspection of all required Tree Conservation Areas and right of way street trees 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: 11-20-2021

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:(Planning Dir./Designee)

Date: 11/20/18

Staff Coordinator: Jermont Purifoy

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	9650 Brier Creek Parkway	
	Development Case Number	SR-61-18	
	Transaction Number	559170	
	Design Adjustment Number	DA - 98 - 2018	
Staff recommendation based upon the findings in the applicable code(s):			
<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	
<input type="checkbox"/> UDO Art. 8.4 New Streets		<input type="checkbox"/> Raleigh Street Design Manual	
Staff <input checked="" type="checkbox"/> 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 <i>K. Kim 10-16-18</i>		<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities			
STAFF RESPONSE	CONDITIONS:		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			

Authorized Signature

HELEN W. RITCHIE, PE, MPA
ENGINEERING AND INFRASTRUCTURE MANAGER

Date

11/20/2018

*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 8.3 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

Staff is in support of the design adjustment for block perimeter as the ability for public streets and pedestrian passage is limited by the following (specific number from section E of this form):

1. Topographic changes and existing retaining walls.
2. The presence of a stream and other environmental features.
3. Site layout of developed properties
6. Does not conflict with an approved or built roadway construction project

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 is in support of the developer's request to obtain a design adjustment to remove the 5' utility placement easement along Brier Creek Parkway that is a NCDOT maintained facility.

Support is based upon the following:

1. The adjacent lots do not have utility placement easements
2. The adjacent lots do not have street trees behind the back of curb allowing for the placement of utilities behind the back of curb

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 9650 Brier Creek Parkway		
	Case Number SR-61-2018		
	Transaction Number 559170		
OWNER	Name AANGUYEN, LLC		
	Address 5107 S. Park Drive		City Durham
	State NC	Zip Code 27713	Phone (919) 800-1695
CONTACT	Name Sol Moore		Firm Timmons Group
	Address 5410 Trinity Road Ste. 102		City Raleigh
	State NC	Zip Code 27607	Phone (919) 866-4948
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 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 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			

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

10/12/18
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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Design Adjustment Memorandum

UDO Article 8.3

This project has access to Brier Creek Pkwy via a 24' wide cross-access agreement that includes several lots (BM.2017 PG.1161). 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: 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. 4. Existing buildings (single-family homes) along the western side of the property.

UDO Article 8.5

An administrative design adjustment for the 5' utility easement on Brier Creek Parkway and Arnold Palmer Drive should be granted based on UDO Sec. 8.5.1.G. Thus, the design meets the intent of the article, conforms to the Comprehensive Plan and adopted City plans, does not increase congestion or compromise safety, does not create additional maintenance responsibility for the City, and was designed and certified by a Professional Engineer. Specifically, a 5' utility easement for Brier Creek Parkway is not feasible due to the fact that it is a NCDOT maintained facility. Also, the right of way at the intersection of Arnold Palmer Drive & Brier Creek Parkway is much larger than required for an "Avenue 2 lane, undivided" street. From centerline to right-of-way, 32' required. Sixty feet (60) is provided at the narrowest point.

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 U.D.O. Section 8.3.1.A, the intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. Pedestrian sidewalk exists and provides direct access to some adjacent properties. The existing riparian buffer, existing greenway easement, existing retaining wall, and existing buildings prevent further access.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The design adjustment does conform with both the 2030 Comprehensive Plan and adopted city plans and will not impact the future land use or future street network.
- C. The requested design adjustment does not increase congestion or compromise Safety;
There is no increase in congestion or compromise of safety. Access provided by pedestrian sidewalks and the cross access agreement should both limit congestion provide safe access to and from the site.
- D. The requested design adjustment does not create any lots without direct street Frontage;
The approved adjustment does not create any lots without direct street frontage. The residential lots located at the rear of the project site are located on an existing public cul-de-sac. All additional lots near the project site already have street frontage along public roads.
- 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.
4. Existing buildings (single-family homes) along the western side of the property.

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 intent of this article (UDO 8.5.1.A.1) is to provide the application of the street typology map and the streetscapes to existing streets to reflect the character and context of areas in the city. Brier Creek Parkway as it exists meets that intent, however a 5' utility easement is not feasible due to the fact that it is a NCDOT maintained facility. Arnold Palmer Drive also meets that intent, but the right-of-way is much larger the intersection with Brier Creek Parkway. Only 32' req'd (to the centerline). 60' minimum (to the centerline) provided.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The design adjustment does conform with both the 2030 Comprehensive Plan and adopted city plans and will not impact the future land use or future street network.

- C. The requested design adjustment does not increase congestion or compromise safety;

The requested design adjustment involving utility easements has no impact on congestion or 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 because Brier Creek Parkway is NCDOT maintained and Arnold Palmer Drive has a right-of-way much larger than required.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The requested design adjustment has been designed and certified by Rick Baker, PE who is employed by Timmons Group, Inc, a licensed North Carolina engineering consulting firm.

Individual Acknowledgement



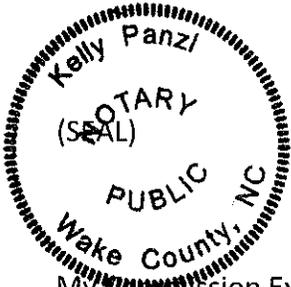
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

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

This the 12 day of October, 2018.



Notary Public

A handwritten signature in cursive script, appearing to read "Kelly Panzi", written over a horizontal line.

My Commission Expires: 7/10/19

9650 BRIER CREEK PARKWAY ADMINISTRATIVE SITE REVIEW

CASE FILE: SR-61-2018 TRANSACTION No: 559170

RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 0758833743

PRELIMINARY
NOT FOR
CONSTRUCTION

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. 925-996-1833
Litchford Satellite Office | 3200 | 1130 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

Detached
 Attached
 Apartment
 Townhouse

General
 Mixed Use
 Open Lot

FOR OFFICE USE ONLY

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 #: N/A

GENERAL INFORMATION

Development Name: 9650 Briar Creek Parkway
Zoning District: CX-3-PK Overlay District (if applicable): N/A Inside City Limits? Yes No
Proposed Use: Restaurant/ Personal Service
Property Address(es): 9650 Briar Creek Pkwy Raleigh, NC 27617 Major Street Location: Briar Creek Pkwy
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: _____

P.I.N. 0758833743 P.I.N. _____ P.I.N. _____ P.I.N. _____

What is your project type? Apartment Accessory Facilities Hospital Hotels/Resorts Office Mixed Residential Non-Residential Code School Shopping Center Banks Industrial Building Duplex Telecommunication Tower Religious Institutions Residential Code Retail Cottage Court Other: If other, please describe: Restaurant Personal Service

WORK SCOPE

Per City Code Section 10.2.8.0.1, summarize the project work scope. For additions, changes of use, or occupancy type Chapter 8 of the UDO, indicate impacts on parking requirements.
Proposed construction of an 11,809 s.f. building (restaurant and personal service 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 will require a block perimeter design adjustment.

CLIENT/DEVELOPER/OWNER

Company: AAnguyen, LLC Name: Tam Nguyen
Address: 5107 S. Park Drive Durham, NC 27713
Phone: (919) 667-6358 Email: Tamn23@gmail.com Fax: _____

CONSULTANT (Contact Person for Plans)

Company: Timmons Group Name: Rick Baker, PE
Address: 5410 Trinity Road Ste. 102 Raleigh, NC 27607
Phone: (919) 866-4939 Email: rick.baker@timmons.com Fax: _____

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VICINITY MAP

DEVELOPER:
AANGUYEN, LLC
5107 S. PARK DRIVE
DURHAM, NC 27713
THAM NGUYEN
(919) 667-6358
tamn23@gmail.com

CIVIL ENGINEER:
TIMMONS GROUP
5410 TRINITY ROAD, STE. 102
RALEIGH, NC 27607
RICK BAKER, PE
(919) 866-4939
rick.baker@timmons.com

ARCHITECT:
FINLEY DESIGN, PA
7806 NC HWY 751, SUITE 110
DURHAM, NC 27713
KERRY GRAY FINLEY, AIA
(919) 425-5467
kerry@finleydesignarch.com

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	RECOMBINATION PLAN
C2.0	PROPOSED SITE PLAN
C2.1	PROPOSED FIRE TRUCK AND HYDRANT ACCESS PLAN
C3.0	PROPOSED GRADING & STORM DRAINAGE PLAN
C4.0	PROPOSED UTILITY PLAN
C5.0	PROPOSED LANDSCAPE PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
C6.3	DETAILS
A3.0	EXTERIOR ELEVATIONS
A3.1	UDO ORDINANCE OVERLAY
E1.0	SITE LIGHTING PLAN & DETAILS

SITE DATA TABLE

PROJECT NAME:	9650 BRIER CREEK PARKWAY
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT & PERSONAL SERVICE (BEAUTY SALON)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK

PROPERTY OWNER INFORMATION

NAME:	OWNER ADDRESS:	PIN:	PROPERTY ADDRESS:	PROPERTY ACREAGE:	DEED / PAGE:
AANGUYEN, LLC	5107 S. PARK DRIVE DURHAM, NC 27713	0758833743	9650 BRIER CREEK PKWY RALEIGH, NC 27617	2.94	017134 / 01219

SOLID WASTE COMPLIANCE STATEMENT:
DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information

Zoning District(s): CX-3-PK Building Information
Proposed building use(s): Restaurant/ Personal Use
If more than one district, provide the acreage of each: Existing building(s) sq. ft. gross: N/A

Overlay District: N/A Proposed Building(s) sq. ft. gross: 11,809

Total Site Acres: Inside City Limits: Yes No: 2.94 Total sq. ft. gross (existing & proposed): 11,809

Off street parking: Required: 68 Provided: 64 Proposed height of building(s): 26'-4"

COA (Certificate of Appropriateness) case #: _____ # of stories: 1

BOA (Board of Adjustment) case #: _____ Ceiling height of 1st floor: 11'-0"

CUD (Conditional Use District) case #: 2

Stormwater Information

Existing Impervious Surface: 0.06/2650 acres/square feet Flood Hazard Area: Yes No
Proposed Impervious Surface: 1.19/51721 acres/square feet If yes, please provide: Flood Study FEMA Map Panel #: 3720075800J
Neuse River Buffer: Yes No Wetlands: Yes No

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: N/A 5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units 6. Infill Development: 2 2 7
3. Total Number of Hotel Units 7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above) 8. Is your project a cottage court? Yes No

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 development plan as approved by the City.

I hereby designate: Timmons Group, Contact: Rick Baker, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: *Tham Nguyen* Manager Date: 6/1/18
Printed Name: Tham Nguyen Manager
Signed: _____ Date: _____
Printed Name: _____

PAGE: 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

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.

DATE: 06/14/2018
DRAWN BY: L. RUSH
DESIGNED BY: S. MOORE
CHECKED BY: R. BAKER
SCALE: AS NOTED

REVISION DESCRIPTION

DATE: 06/14/2018
ADDRESS CITY COMMENTS: _____
ADDRESS CITY COMMENTS: _____

TIMMONS GROUP

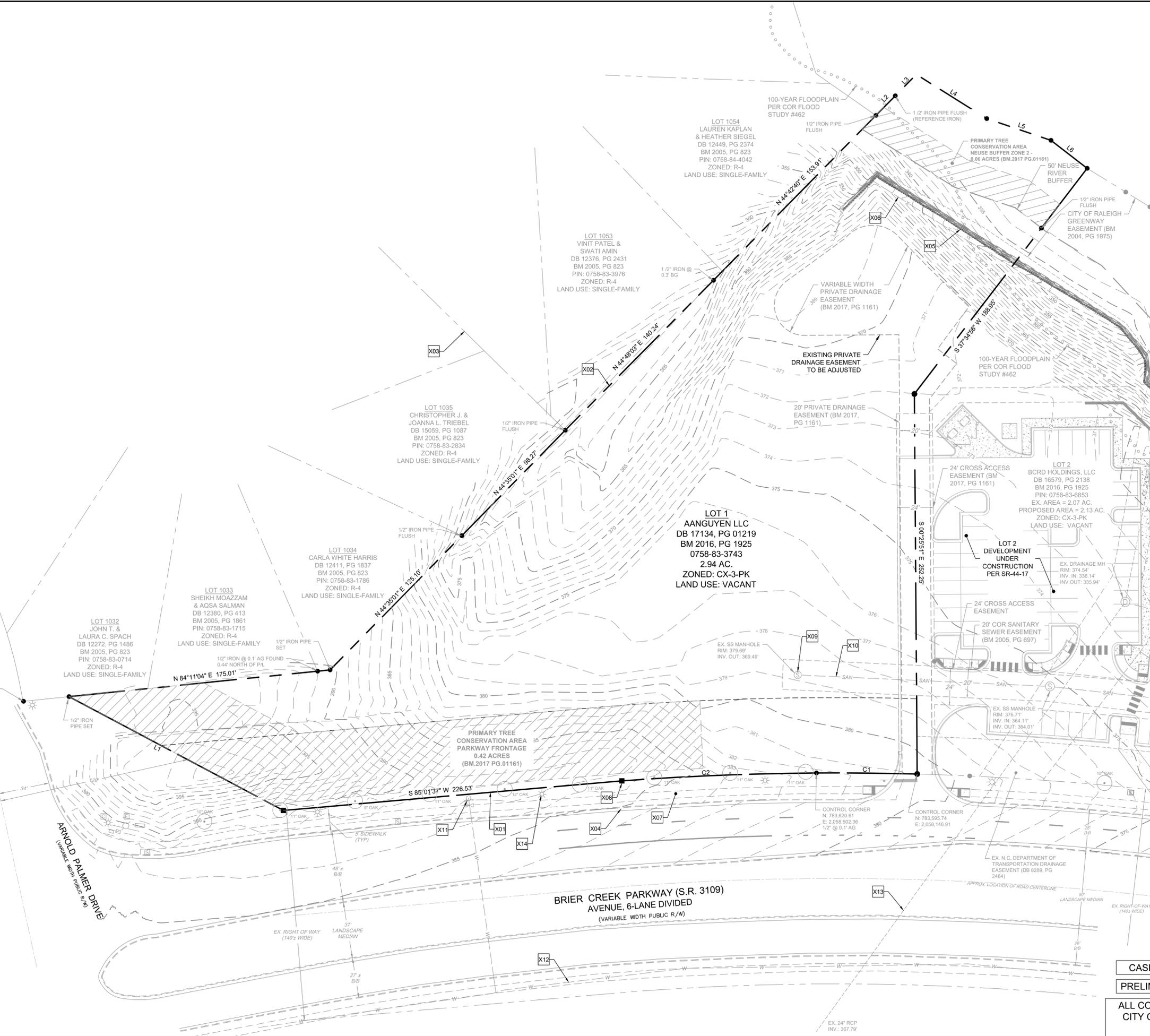
9650 BRIER CREEK PARKWAY
BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
COVER SHEET

JOB NO. 41045
SHEET NO. C0.0

CASE FILE: SR-61-2018 TRANSACTION #: 559170
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH, NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

r:\32\41045-9650_brier_creek_pkw\DWG\Sheet\Site Plan_41045-C1.0-EXIS.dwg | Plotted on 10/15/2018 6:06 PM | by Robert Wingate



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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	161.66	N 62°35'1" W
L2	18.31	N 44°45'52" E
L3	20.00	N 44°43'32" E
L4	55.34	S 58°14'4" E
L5	45.23	S 71°22'40" E
L6	30.43	S 52°23'7" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	129.90	1990.44	S 87°41'35" W	129.88
C2	320.65	1990.44	N 85°44'15" W	320.30

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 CURB & GUTTER (TYP.)
X05	EXISTING RETAINING WALL TO REMAIN
X06	EXISTING CHAINLINK FENCE TO BE REMOVED AS NEEDED - (TYP.)
X07	EXISTING SIDEWALK (TYP.)
X08	EXISTING CONCRETE MONUMENT (TYP.)
X09	EXISTING SANITARY SEWER MANHOLE (TYP.)
X10	EXISTING 8" SANITARY SEWER MAIN
X11	EXISTING PUBLIC FIRE HYDRANT ASSEMBLY
X12	EXISTING 16" WATER MAIN (APPROXIMATE LOCATION)
X13	EXISTING 24" RCP
X14	EXISTING UTILITY POLE TO REMAIN (TYP.)

CASE FILE: SR-61-2018 TRANSACTION #: 559170
 PRELIMINARY - NOT RELEASED FOR CONSTRUCTION
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DATE	REVISION DESCRIPTION
09/20/2018	ADDRESSED CITY COMMENTS
10/10/2018	ADDRESSED CITY COMMENTS

DATE: 06/14/2018
 DRAWN BY: L.RUSH
 DESIGNED BY: S.MOORE
 CHECKED BY: R.BAKER
 SCALE: AS NOTED

TIMMONS GROUP

9650 BRIER CREEK PARKWAY
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
 NORTH CAROLINA LICENSE NO. C-1652

EXISTING CONDITIONS PLAN

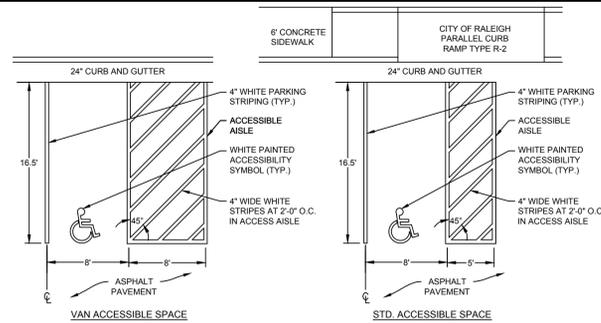
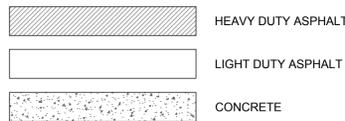
JOB NO. 41045
 SHEET NO. C1.0

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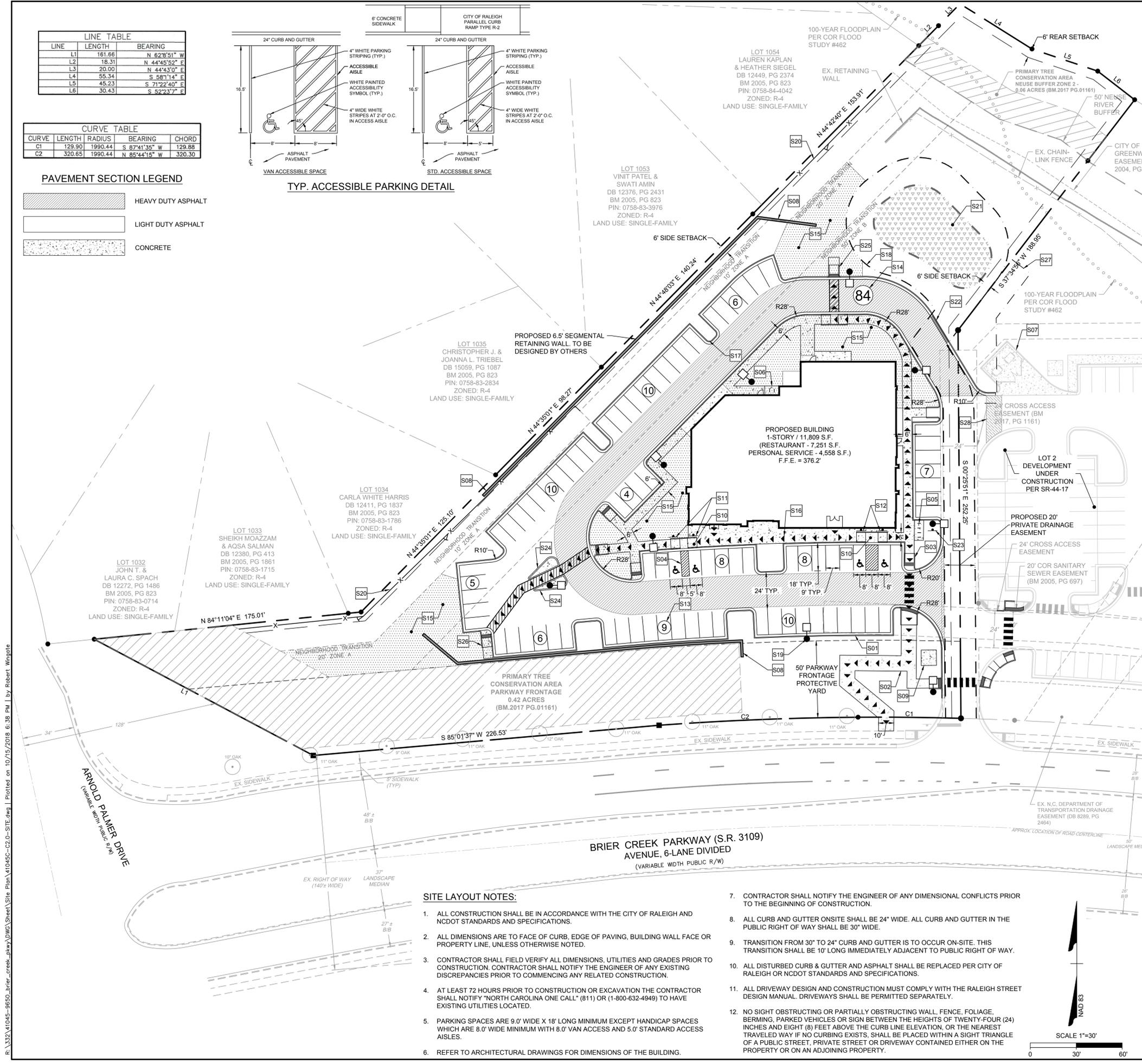
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CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	129.90	1990.44	S 87°41'35" W	129.88
C2	320.65	1990.44	N 85°44'15" W	320.30

PAVEMENT SECTION LEGEND



TYP. ACCESSIBLE PARKING DETAIL

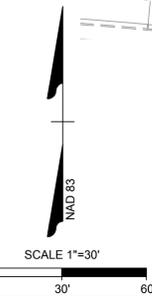


SITE DATA TABLE	
PROJECT NAME:	9650 BRIER CREEK PARKWAY
APPLICANT/ PROPERTY OWNER:	AANGUYEN, LLC THAM NGUYEN 5107 S. PARK DRIVE, DURHAM NC 27713 (919) 667-6358
PIN:	0758833743
DEED REFERENCE:	DB. 017134 PG. 01219
PLAT REFERENCE:	PB. 2016 PG. 1925
PROPERTY ADDRESS:	9650 BRIER CREEK PKWY, RALEIGH, NC 27617
TOWNSHIP:	CEDAR FORK
PROPERTY ZONING:	CX-3-PK
CURRENT USE:	VACANT
PROPOSED USE:	RESTAURANT / PERSONAL SERVICE (BEAUTY SALON)
TOTAL PROJECT AREA:	128,132 S.F. (2.941 AC.)
RIVER BASIN:	NEUSE
SURFACE WATER CLASSIFICATION:	C; NSW
WATERSHED:	CRABTREE CREEK
BUILDING/STRUCTURE SETBACKS:	
FRONT (FROM PRIMARY STREET):	50' (-PK FRONTAGE)
SIDE:	BLDG.: 0'-6" PARKING: 0'-3'
REAR:	BLDG.: 0'-6" PARKING: 0'-3'
PROPOSED BUILDING INFORMATION:	
RESTAURANT USE:	7,251 GSF
PERSONAL SERVICE USE:	4,558 GSF
TOTAL GROSS S.F.:	11,809 GSF
PROPOSED HEIGHT:	26'-4"
TOTAL SEATING PROVIDED:	280 SEATS (RESTAURANT)
PARKING SUMMARY:	
REQUIRED VEHICULAR SPACES (RESTAURANT):	56 (1 SPACE PER 150 SF OR 1 SPACE PER 5 SEATS, WHICHEVER IS GREATER: 7,251 x (1/150) = 48.3 SPACES; 280 x (1/5) = 56 SPACES)
REQUIRED VEHICULAR SPACES (PERSONAL SERVICE):	12 (1 SPACE PER 400 SF: 4,558 x (1/400) = 11.4 SPACES)
TOTAL REQUIRED VEHICULAR SPACES:	68 SPACES
PROVIDED VEHICULAR SPACES:	83 SPACES (INCL. 4 H/C SPACES)
REQUIRED BICYCLE SPACES (RESTAURANT):	SHORT TERM: 4 MIN. LONG-TERM: 4 MIN.
REQUIRED BICYCLE SPACES (PERSONAL SERVICE):	SHORT TERM: 4 MIN. LONG-TERM: NONE
TOTAL REQUIRED BICYCLE SPACES:	SHORT TERM: 8 MIN. LONG-TERM: 4 MIN.
PROVIDED BICYCLE SPACES:	12 (SHORT TERM: 8 SPC LONG-TERM: 4 SPC)
IMPERVIOUS SURFACE SUMMARY:	
EXISTING IMPERVIOUS COVER:	2550 S.F. OR 0.06 AC - 2.0% (UNDER CONSTRUCTION BY OTHERS PER SR-44-17)
PROPOSED NEW IMPERVIOUS COVER:	51,721 S.F. (1.19 AC - 44.4%)
TOTAL POST DEVELOPMENT IMPERVIOUS COVER:	54,271 S.F. (1.25 AC - 42.4%)
OUTDOOR AMENITY AREA:	
REQUIRED:	12,813 S.F. (10% - PER U.D.O. SECTION 3.2.5.A.A3)
PROVIDED:	13,314 S.F.

SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
S01	24" STD. CURB & GUTTER (TYP.)
S02	CONCRETE SIDEWALK (HATCHED-TYP.)
S03	CITY OF RALEIGH CURB RAMP (TYP.)
S04	PARKING SPACE STRIPING (TYP.)
S05	SHORT-TERM BICYCLE PARKING (4 INVERTED "U" BIKE RACKS = 2 BIKES / RACK = 8 TOTAL SPACES)
S06	LONG-TERM BICYCLE PARKING (2 INVERTED "U" BIKE RACK = 2 BIKES PER RACK = 4 TOTAL SPACES). COVERED, WEATHER-RESISTANT, & 300' MAX FROM MAIN ENTRANCE. SEE ARCHITECTURAL PLANS.
S07	SHARED WASTE / RECYCLING ENCLOSURE (UNDER CONSTRUCTION PER SR-44-17)
S08	PROPOSED RETAINING WALL; TO BE DESIGNED BY OTHERS
S09	ELECTRICAL TRANSFORMER PAD
S10	PARALLEL CURB RAMP TYPE R2, CITY OF RALEIGH DETAIL T-20.04.1
S11	STD. ACCESSIBLE PARKING SIGN
S12	VAN ACCESSIBLE PARKING SIGN
S13	NO. OF PARKING SPACES PER BAY (TYP.)
S14	TOTAL NO. OF PARKING SPACES PROPOSED
S15	OUTDOOR AMENITY AREA (DOTTED HATCH - TYP.)
S16	ADA ACCESSIBLE ROUTE (TYP. - 1:50 MAX. CROSS-SLOPE, 1:20 MAX. LONG. SLOPE)
S17	3' RADIUS (FACE OF CURB - TYP.)
S18	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
S19	LIGHT POLE (TYP. - SEE SHEET E1.0 SITE LIGHTING PLAN & DETAILS)
S20	PROPOSED NEIGHBORHOOD TRANSITION YARD WOOD FENCE 6.5' IN HEIGHT
S21	STORM CONTROL MEASURE (SCM)
S22	24" ROLL CURB FOR SCM ACCESS (20 LF)
S23	SPEED LIMIT SIGN
S24	5' MONOLITHIC CONCRETE ISLAND (SURFACE MOUNTED ON ASPHALT PAVEMENT)
S25	CURB RAMP TYPE N-2, CITY OF RALEIGH DETAIL T-20.01.2
S26	CURB RAMP TYPE R-1A, CITY OF RALEIGH DETAIL T-20.04.1
S27	TEMPORARY CONSTRUCTION EASEMENT
S28	PARABOLIC SPEED HUMP; SEE DETAIL

SITE LAYOUT NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING, BUILDING WALL FACE OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, UTILITIES AND GRADES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING DISCREPANCIES PRIOR TO COMMENCING ANY RELATED CONSTRUCTION.
- AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OR EXCAVATION THE CONTRACTOR SHALL NOTIFY "NORTH CAROLINA ONE CALL" (811) OR (1-800-632-4949) TO HAVE EXISTING UTILITIES LOCATED.
- PARKING SPACES ARE 9.0' WIDE X 18' LONG MINIMUM EXCEPT HANDICAP SPACES WHICH ARE 8.0' WIDE MINIMUM WITH 8.0' VAN ACCESS AND 5.0' STANDARD ACCESS AISLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF THE BUILDING.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DIMENSIONAL CONFLICTS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CURB AND GUTTER ON-SITE SHALL BE 24" WIDE. ALL CURB AND GUTTER IN THE PUBLIC RIGHT OF WAY SHALL BE 30" WIDE.
- TRANSITION FROM 30" TO 24" CURB AND GUTTER IS TO OCCUR ON-SITE. THIS TRANSITION SHALL BE 10' LONG IMMEDIATELY ADJACENT TO PUBLIC RIGHT OF WAY.
- ALL DISTURBED CURB & GUTTER AND ASPHALT SHALL BE REPLACED PER CITY OF RALEIGH OR NCDOT STANDARDS AND SPECIFICATIONS.
- ALL DRIVEWAY DESIGN AND CONSTRUCTION MUST COMPLY WITH THE RALEIGH STREET DESIGN MANUAL. DRIVEWAYS SHALL BE PERMITTED SEPARATELY.
- NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.



CASE FILE: SR-61-2018 TRANSACTION #: 559170
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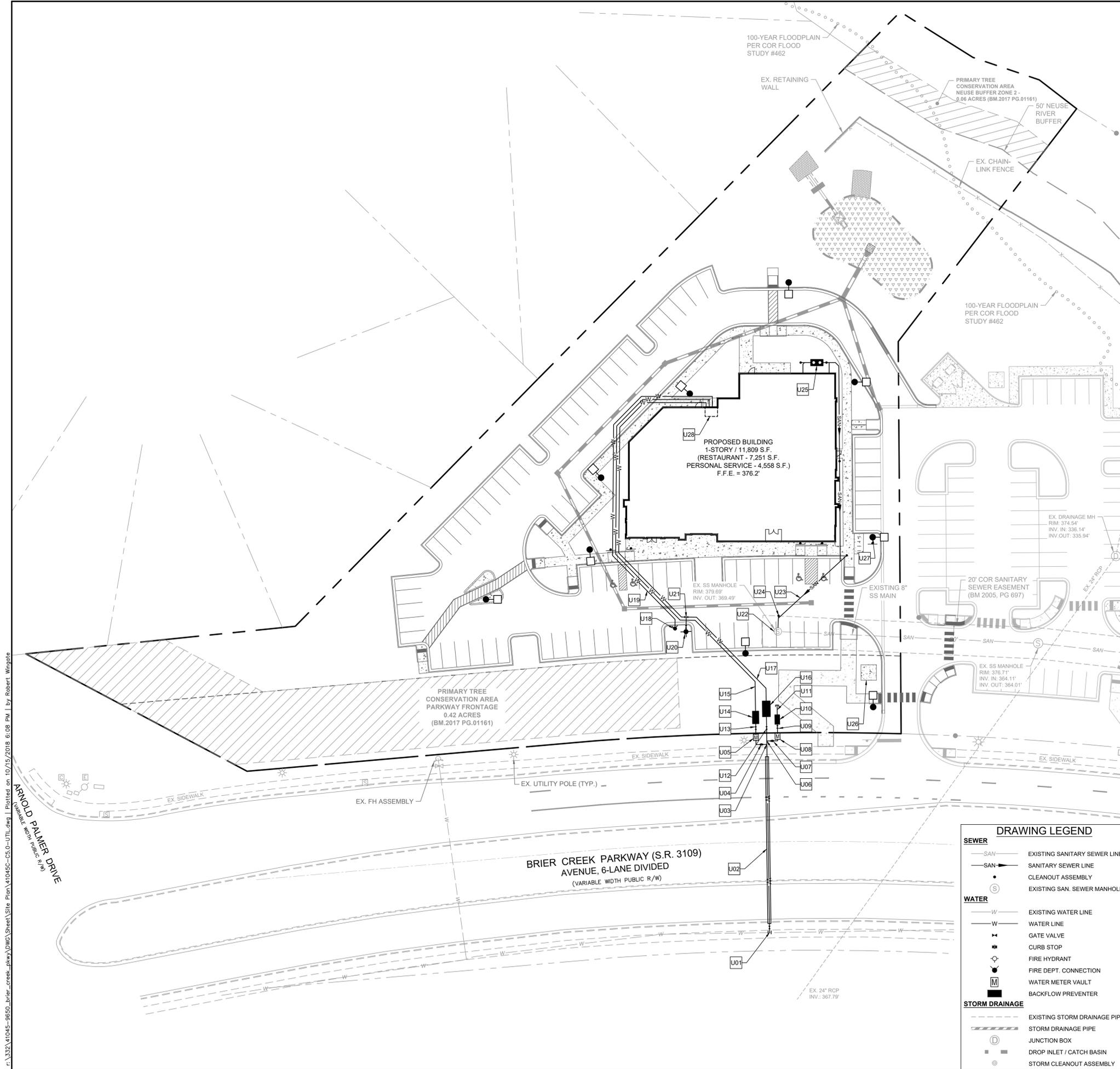
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 SCALE: AS NOTED

TIMMONS GROUP
 9650 BRIER CREEK PARKWAY
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
 NORTH CAROLINA LICENSE NO. C-1652
SITE PLAN

JOB NO. 41045
 SHEET NO. C2.0

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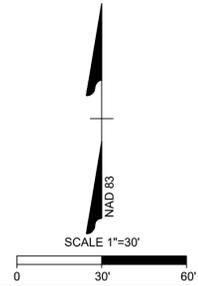
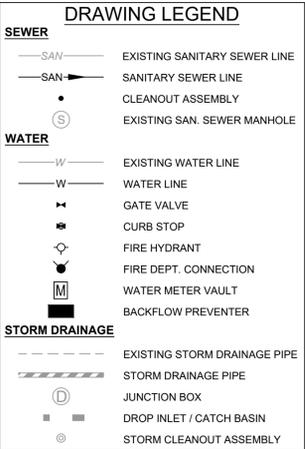


STANDARD UTILITY NOTES:

- 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 ENCASUREMENT 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 1 1/2" 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.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS AND INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLY AT (919) 996-2334 OR STEPHEN.CALVERLY@RALEIGHNC.GOV FOR MORE INFORMATION.
- LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE.

UTILITY KEYNOTES

NUMBER	DESCRIPTION
U01	16" x 6" TAPPING SLEEVE & VALVE ASSEMBLY
U02	BORE & JACK 6" DI W/ 14" STEEL ENCASUREMENT PIPE APPROX. 108 LF
U03	TAP 6" DI LINE WITH 2" TYPE K COPPER DOMESTIC SERVICE
U04	2" CURB STOP
U05	2" WATER METER IN 2" METER VAULT
U06	TAP 6" DI LINE WITH 1 1/2" TYPE "K" COPPER IRRIGATION SERVICE
U07	1 1/2" CURB STOP
U08	1 1/2" WATER METER IN 1 1/2" METER VAULT
U09	1 1/2" STD. GATE VALVE AND BOX INSTALLATION
U10	1 1/2" ABOVE GRADE RPZ BFP IN HEATED & INSULATED ENCL. - MODEL 009 M2QT OR A/E
U11	1 1/2" TYPE "K" COPPER IRRIGATION SERVICE LINE. STUB OUT LINE 5' BEHIND BFP. CAP & MARK FOR IRRIGATION CONTRACTOR.
U12	6" STD. GATE VALVE AND BOX INSTALLATION
U13	2" STD. GATE VALVE AND BOX INSTALLATION
U14	2" ABOVE GRADE RPZ BFP IN HEATED & INSULATED ENCL. - MODEL 009 M2QT OR A/E
U15	2" TYPE "K" COPPER DOMESTIC WATER SERVICE LINE
U16	6" ABOVE GRADE RPZ BFP IN HEATED & INSULATED ENCL. - MODEL 909 RPDA OR A/E
U17	6" DI FIRE LINE
U18	FREE-STANDING FIRE DEPARTMENT CONNECTION
U19	FDC LINE, SIZE, AND LOCATION TO BE COORDINATED WITH FIRE PROTECTION DESIGN
U20	PRIVATE FIRE HYDRANT ASSEMBLY
U21	8" x 6" TEE
U22	CORE DRILL & CONNECT NEW SERVICE LINE TO EXISTING MANHOLE W/ RUBBER BOOT AT INV. 370.5'
U23	6" SCH 40 PVC SEWER SERVICE LINE AT 1% MIN. SLOPE
U24	CLEANOUT ASSEMBLY (TYP.)
U25	1,000 GALLON GREASE INTERCEPTOR
U26	ELECTRICAL TRANSFORMER PAD
U27	LIGHT POLE (TYP. - SEE SHEET E1.0 SITE LIGHTING PLAN & DETAILS)
U28	SPRINKLER RISER ROOM



CASE FILE: SR-61-2018 TRANSACTION #: 559170

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DATE	DRAWN BY	DESIGNED BY	CHECKED BY	SCALE
06/14/2018	L.RUSH	S.MOORE	R.BAKER	AS NOTED

TIMMONS GROUP

9650 BRIER CREEK PARKWAY
BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA

NORTH CAROLINA LICENSE NO. C-1652

UTILITY PLAN

JOB NO. 41045
SHEET NO. C4.0

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PLANT SCHEDULE									
SYMBOL	TREE	QTY.		BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	CROWN SPREAD	MIN. INSTALL. SIZE	COMMENTS
		REQ'D	PROV'D						
•	RB	61	16	BETULA NIGRA	RIVER BIRCH	40' - 70'	40' - 60'	3.5" CAL. 14" HT.	STREET PROTECTIVE YARD / NEIGHBORHOOD TRANSITION YARD
•	CE		18	ULMUS PARVIFOLIA	CHINESE ELM	40' - 50'	40' - 50'	3.5" CAL. 14" HT.	V.S.A.
•	WOK		2	QUERCUS PHELLOS	WILLOW OAK	40' - 60'	30' - 40'	3.0" CAL. 10" HT.	STREET TREE (40' O.C.)
+	EVERGREEN TREE JC		25	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	50' - 60'	20' - 30'	2.0" CAL. 8" HT.	STREET PROTECTIVE YARD / NEIGHBORHOOD TRANSITION YARD
			TOTAL						
			31	ILEX 'CONIN'	ROBIN HOLLY	15' - 20'	12' - 15'	1.5" CAL. 6" HT.	STREET PROTECTIVE YARD / NEIGHBORHOOD TRANSITION YARD
			TOTAL						
			110	LOROPETALUM CHINESE	LOROPETALUM DARUMA	6' - 10'	6' - 10'	24" HT.	STREET PROTECTIVE YARD
			124	ABELIA X GRANDIFLORA	ABELIA ROSE CREEK	3' - 6'	3' - 6'	24" HT.	STREET PROTECTIVE YARD
			TOTAL						

NTY - ZONE A TYPE (2) MEDIUM:
 PROPERTY LENGTH (191' - 51' RIPRARIAN BUFFER = 140 LF)
 SHADE TREES REQ'D/PROV'D (7)
 UNDERSTORY TREES REQ'D/PROV'D (6)
 SHRUBS REQ'D/PROV'D (42)

NTY - ZONE A TYPE (2) MEDIUM:
 1. AVG WIDTH WIDTH = 20.0'
 2. A 6.5' TO 9.0' WOOD FENCE
 3. FIVE SHADE TREES PER 100 LF
 4. FOUR UNDERSTORY TREES PER 100 LF
 5. 30 SHRUBS PER 100 LF PER COR U.D.O. SEC. 3.5.3.B

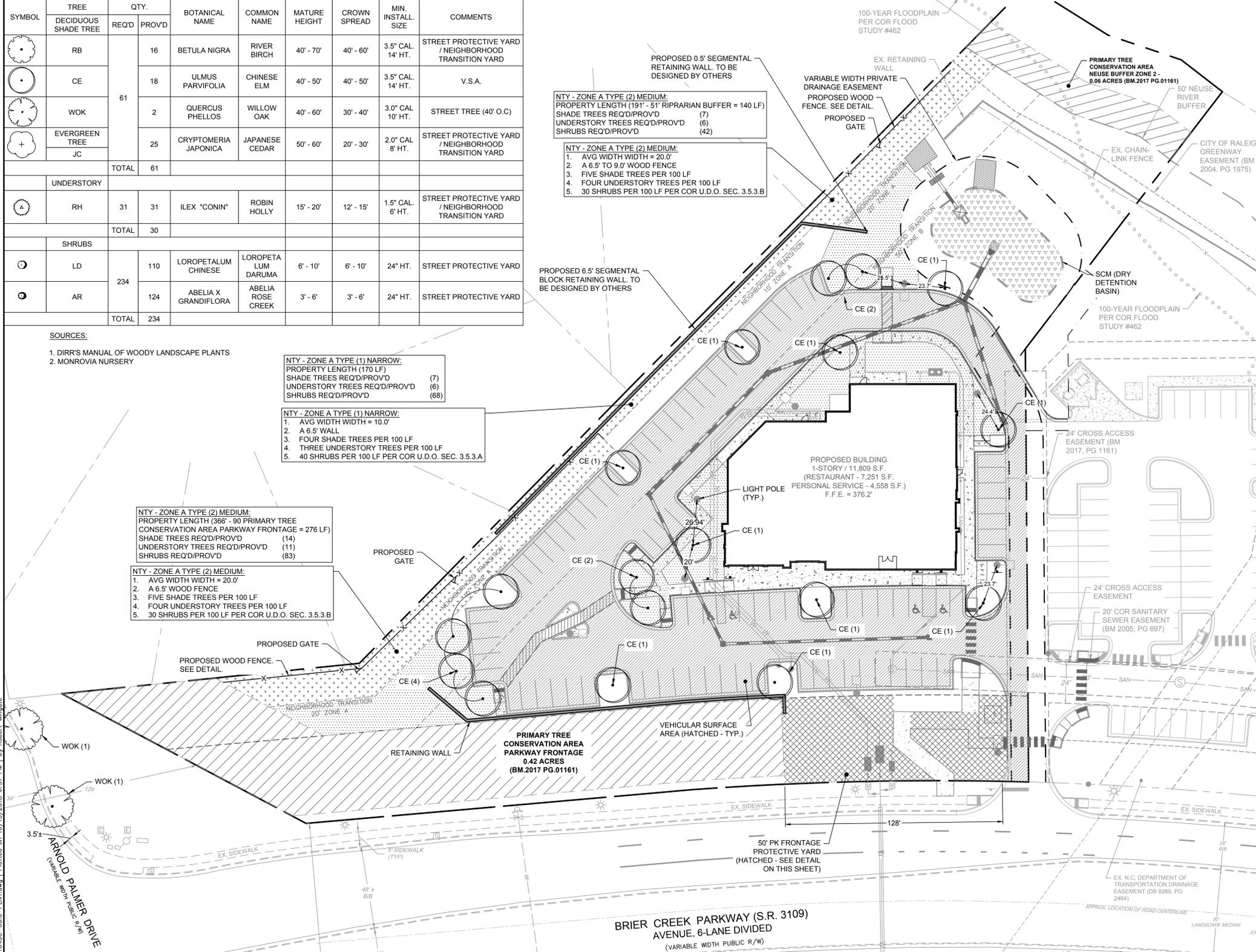
NTY - ZONE A TYPE (1) NARROW:
 PROPERTY LENGTH (170 LF)
 SHADE TREES REQ'D/PROV'D (7)
 UNDERSTORY TREES REQ'D/PROV'D (6)
 SHRUBS REQ'D/PROV'D (68)

NTY - ZONE A TYPE (1) NARROW:
 1. AVG WIDTH WIDTH = 10.0'
 2. A 6.5' WALL
 3. FOUR SHADE TREES PER 100 LF
 4. THREE UNDERSTORY TREES PER 100 LF
 5. 40 SHRUBS PER 100 LF PER COR U.D.O. SEC. 3.5.3.A

NTY - ZONE A TYPE (2) MEDIUM:
 PROPERTY LENGTH (366' - 90' PRIMARY TREE CONSERVATION AREA PARKWAY FRONTAGE = 276 LF)
 SHADE TREES REQ'D/PROV'D (14)
 UNDERSTORY TREES REQ'D/PROV'D (11)
 SHRUBS REQ'D/PROV'D (83)

NTY - ZONE A TYPE (2) MEDIUM:
 1. AVG WIDTH WIDTH = 20.0'
 2. A 6.5' WOOD FENCE
 3. FIVE SHADE TREES PER 100 LF
 4. FOUR UNDERSTORY TREES PER 100 LF
 5. 30 SHRUBS PER 100 LF PER COR U.D.O. SEC. 3.5.3.B

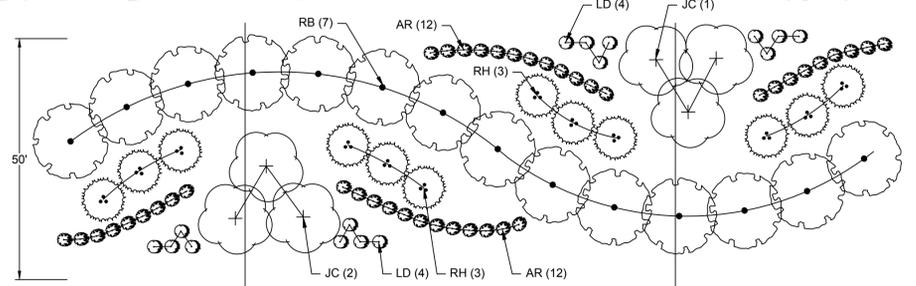
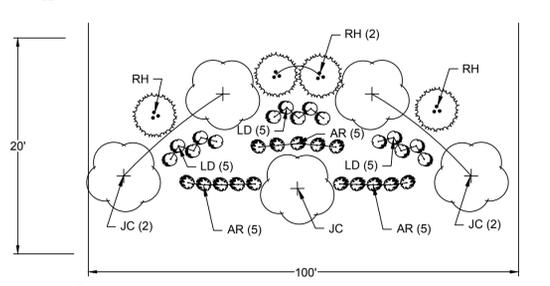
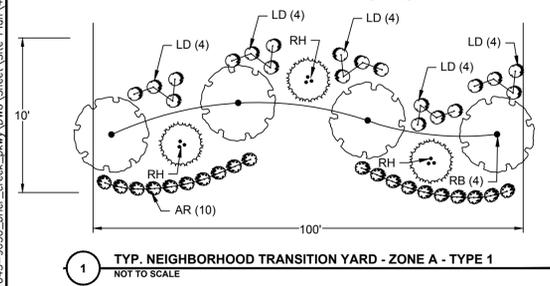
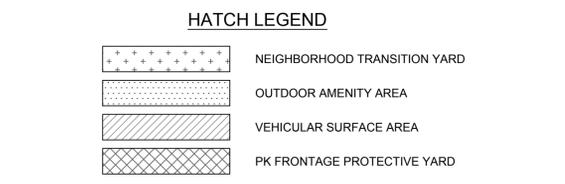
- SOURCES:
 1. DIRR'S MANUAL OF WOODY LANDSCAPE PLANTS
 2. MONROVIA NURSERY



- LANDSCAPE NOTES:
 1. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH U.D.O. SECTIONS 7.1.7 AND 7.2.
 2. REQUIRED TCA RECORDED ON BM. 2017 PG. 01161 DATED 06/05/2017.
 3. LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE.

CITY OF RALEIGH LANDSCAPE REQUIREMENTS

REQUIREMENT	CALCULATION	REQUIRED	SIZE (AT TIME OF PLANTING)
VEHICULAR SURFACE AREA:			
UDO 7.1.7.F.1: 1 SHADE TREE PER 2,000 S.F. OF V.S.A.	TOTAL V.S.A. = 34,238 S.F. 34,266 / 2,000 = 17.1 TREES	18 TREES	3.5" CALIPER TREES and 10' MIN. HEIGHT
STREET TREES:			
TWO STREET TREES ADDED ALONG ARNOLD PALMER DRIVE (40' O.C.).			
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 60' PARKWAY FRONTAGE (PK) PROTECTIVE YARD. THE 50' PK PROTECTIVE YARD PLANTINGS EXCEED THE TYPE C2 YARD PLANTING REQUIREMENTS; THEREFORE, NO FURTHER ACTION IS REQUIRED.			
STREET PROTECTIVE YARD:			
U.D.O. SEC. 5.3.1.F. SHOD-1 10 SHADE TREES 7 DECIDUOUS 3 EVERGREEN 6 UNDERSTORY TREES 32 SHRUBS PER 100 LF	128 LF FRONTAGE (128/100) x 10 = 13 SHADE TREES (128/100) x 6 = 8 UNDERSTORY TREES (128/100) x 32 = 41 SHRUBS	13 TREES (9 DECIDUOUS, 4 EVERGREEN) 8 UNDERSTORY 41 SHRUBS	DECIDUOUS TREES: 14 FT. MIN HEIGHT, 3.5" CALIPER EVERGREEN TREES: 8' MIN HEIGHT, 2" CALIPER UNDERSTORY: 6' MIN HEIGHT SHRUBS: 24" MIN HT
NEIGHBORHOOD TRANSITION YARD - ZONE A - TYPE 1			
U.D.O. SEC 3.5.3.A 4 SHADE TREES 3 UNDERSTORY TREES 40 SHRUBS PER 100 LF	311 LF FRONTAGE (311/100) x 4 = 13 SHADE TREES (311/100) x 3 = 10 UNDERSTORY TREES (311/100) x 40 = 125 SHRUBS	13 SHADE TREES 10 UNDERSTORY 125 SHRUBS	SHADE TREES: 3.0' CALIPER & 10' TALL UNDERSTORY 1.5" CALIPER & 6' TALL SHRUBS 18" TALL
NEIGHBORHOOD TRANSITION YARD - ZONE A - TYPE 2			
U.D.O. SEC 3.5.3.B 5 SHADE TREES 4 UNDERSTORY TREES 30 SHRUBS PER 100 LF	279 LF FRONTAGE (279/100) x 4 = 14 SHADE TREES (279/100) x 3 = 12 UNDERSTORY TREES (279/100) x 40 = 84 SHRUBS	14 SHADE TREES 12 UNDERSTORY 84 SHRUBS	SHADE TREES: 3.0' CALIPER & 10' TALL UNDERSTORY 1.5" CALIPER & 6' TALL SHRUBS 18" TALL



CASE FILE: SR-61-2018 TRANSACTION #: 559170
 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 919.866.9951 FAX 919.833.8124 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
09/20/2018	ADDRESSED CITY COMMENTS
10/16/2018	ADDRESSED CITY COMMENTS

DATE: 06/14/2018
 DRAWN BY: L.RUSH
 DESIGNED BY: S.MOORE
 CHECKED BY: R.BAKER
 SCALE: AS NOTED

TIMMONS GROUP

9650 BRIER CREEK PARKWAY
 NORTH CAROLINA LICENSE NO. C-1652
 BRIER CREEK PARKWAY - WAKE COUNTY - NORTH CAROLINA
 LANDSCAPE PLAN

JOB NO. 41045
 SHEET NO. C5.0

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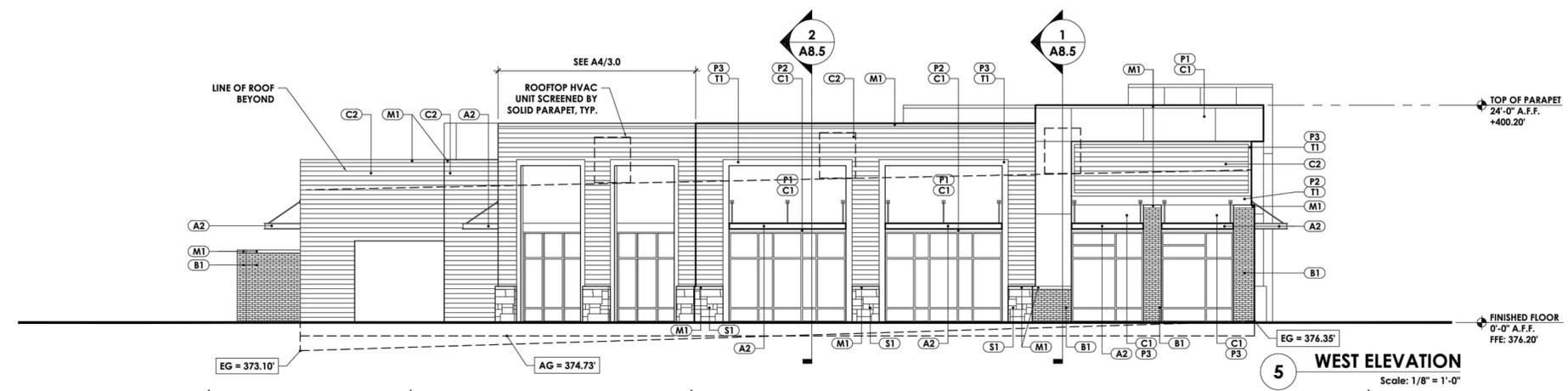
\\VOLUMES\F DRIVE\FINLEY DESIGN\PROJECTS\1768 TASU BRIER CREEK\DRAWINGS\1768 ELEVATIONS.DWG

MATERIAL LEGEND

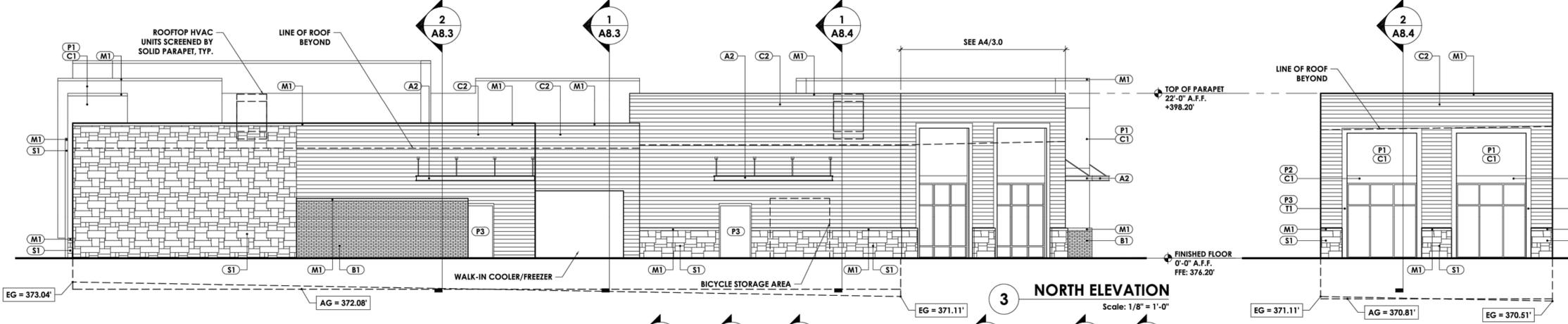
- B1 CMU - BRICK - BROWN
- S1 STONE VENEER - SAND
- C1 CEMENTITIOUS SIDING - PANEL
- C2 CEMENTITIOUS SIDING - LAP
- T1 TRIM - CEMENTITIOUS TRIM
- P1 PAINT - WHITE
- P2 PAINT - GRAY
- P3 PAINT - BLACK
- M1 METAL COPING - WHITE
- M2 METAL - BLACK TO MATCH STOREFRONT
- A1 FABRIC AWNING - BURGUNDY
- A2 METAL AWNING - SILVER
- AS1 ALUMINUM STOREFRONT - BLACK ANODIZE

ELEVATION NOTES

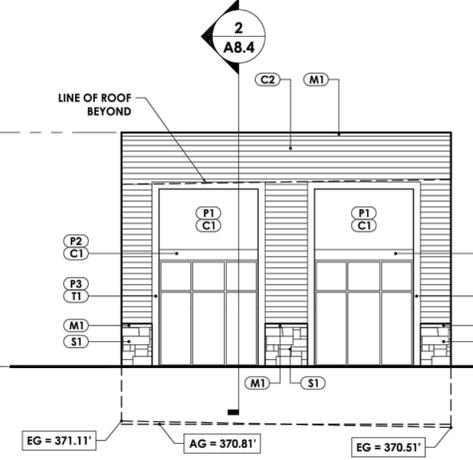
1. DO NOT SCALE ELEVATIONS. REFERENCE PLAN AND WALL SECTIONS FOR MORE INFORMATION.
2. PARAPET RETURNS SHALL HAVE MATCHING FINISH, COLOR AND REVEALS TO THE FRONT OF THE PARAPET FROM WHICH THEY RETURN, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
3. FFE: FINISHED FLOOR ELEVATION
EG: EXISTING GRADE
AG: AVERAGE GRADE



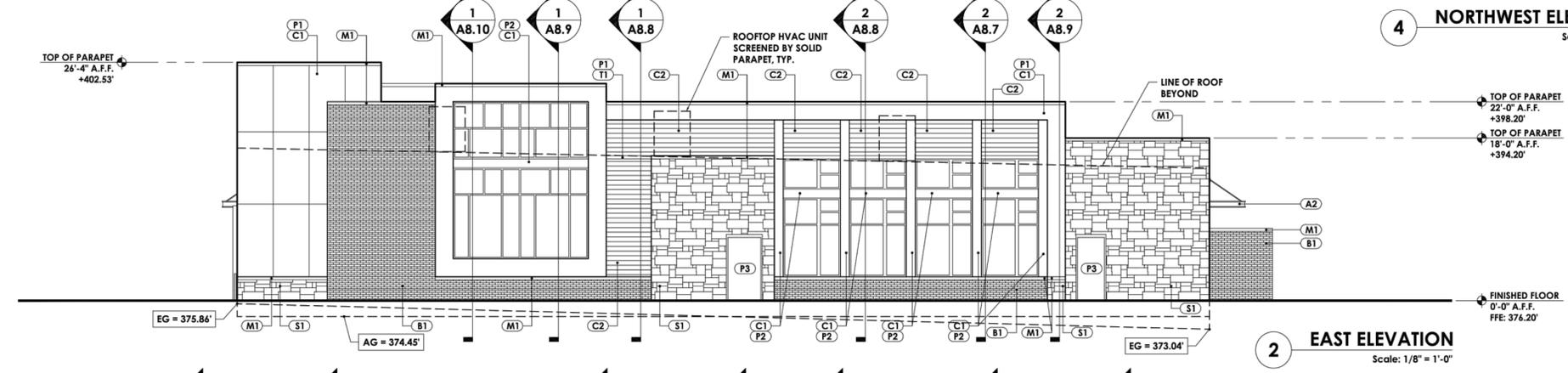
WEST ELEVATION
Scale: 1/8" = 1'-0"



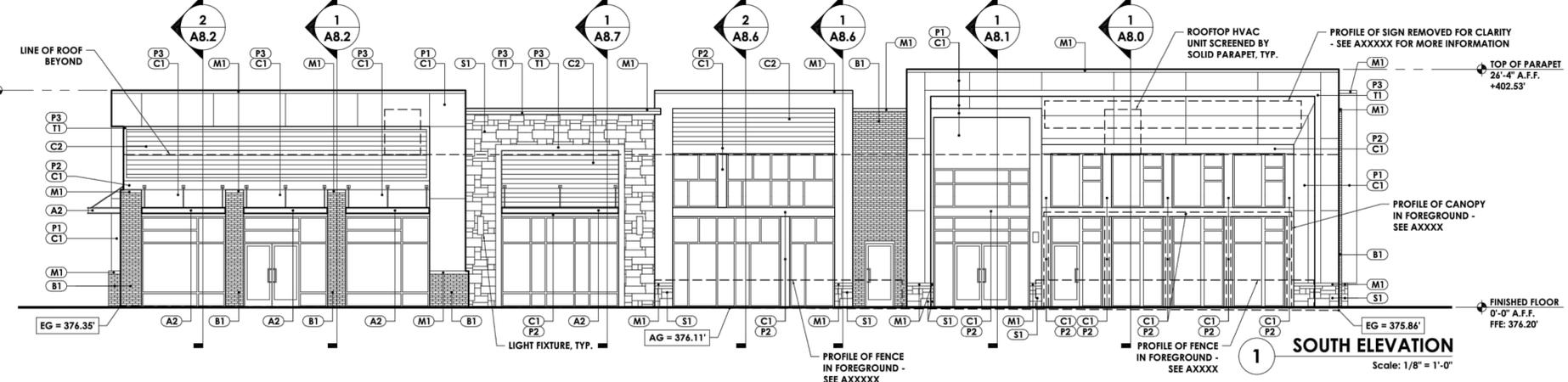
NORTH ELEVATION
Scale: 1/8" = 1'-0"



NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



FINLEY DESIGN PA
7806 NC HWY 751
SUITE 110
DURHAM, NC 27713
919-493-8200
FINLEYDESIGNARCH.COM

DESIGN DEVELOPMENT

**9650 BRIER CREEK PARKWAY
RALEIGH, NORTH CAROLINA**

REVISIONS

NO.	DATE	DESCRIPTION

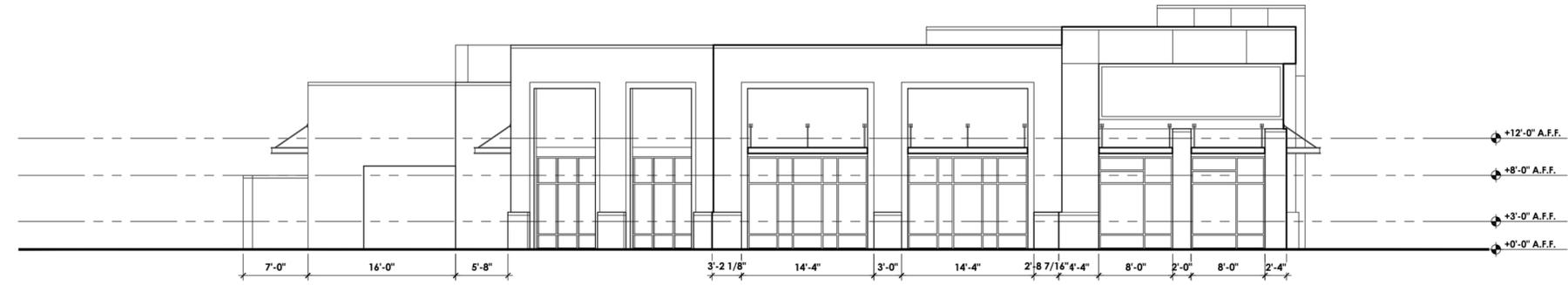
PROJECT: 1768
DATE: 09/19/18
DRAWN BY: KEL
CHECKED BY: TWR

CASE FILE: SR-61-2018 TRANSACTION #: 559170
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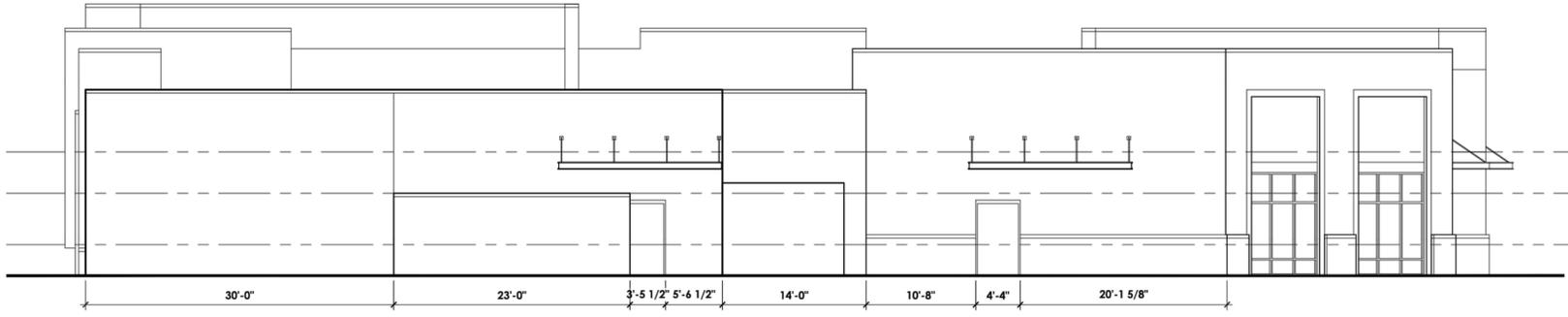
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EXTERIOR ELEVATIONS

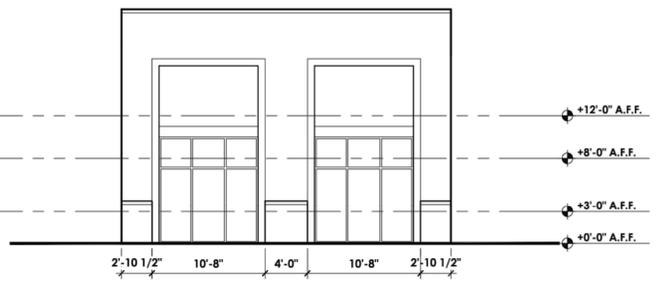
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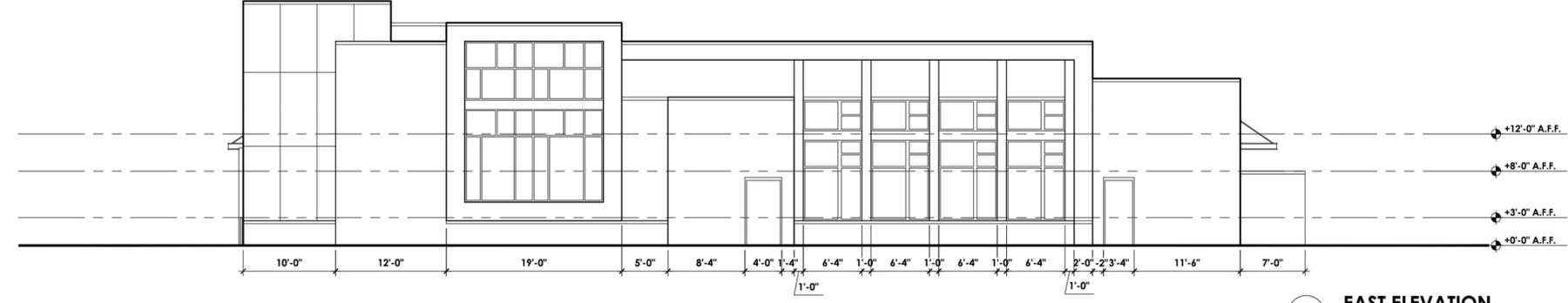
5 WEST ELEVATION
Scale: 1/8" = 1'-0"



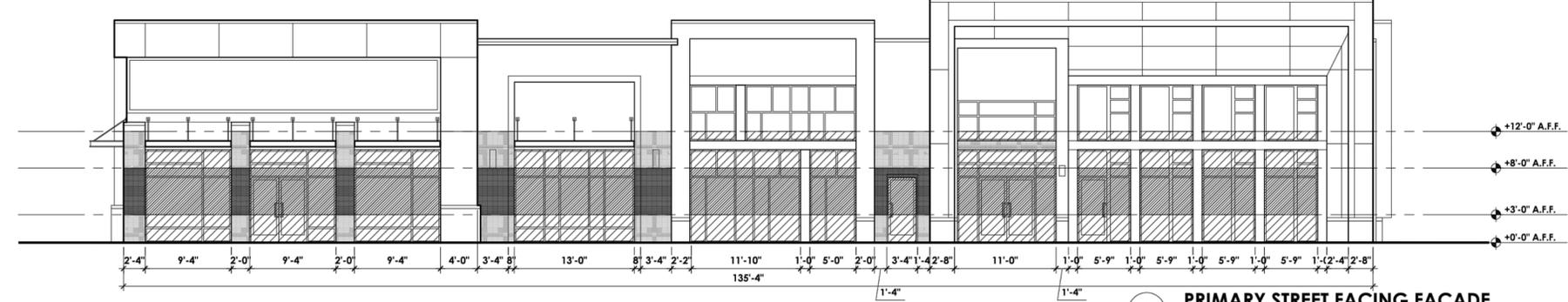
3 NORTH ELEVATION
Scale: 1/8" = 1'-0"



4 NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION
Scale: 1/8" = 1'-0"



1 PRIMARY STREET FACING FACADE
Scale: 1/8" = 1'-0"

TRANSPARENCY 3'-0" TO 8'-0" = 470 SF
REQUIRED TRANSPARENCY: 33% MIN.
= 536 SF

TRANSPARENCY 3'-0" TO 8'-0" = 87%
REQUIRED TRANSPARENCY
(SEC. 1.5.9 50% MIN.)

UDO ORDINANCE	
AREA CALCULATIONS: 0'-0" TO 12'-0"	
	BLANK WALL: 14% (SEC. 1.5.10 40% MAX.)
	TRANSPARENCY: 60% (SEC. 3.2.5 33% MIN.)
PROPOSED	
AREA CALCULATIONS: 3'-0" TO 8'-0"	
	BLANK WALL: 5%
	TRANSPARENCY: 30%

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