LOCATION: This site is located north of the intersection of Brier Creek Parkway and Cerny Street. The site address is 9550 Brier Creek Parkway and the PIN is 0758930720.

REQUEST: Development of a 1.21-acre tract zoned Commercial Mixed Use with Parkway Frontage (CX-3-PK). The applicant is requesting to construct 4,000 square foot of retail space in a 22’9” tall building.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: The Board of Adjustment approved a 25’ variance to reduce the width of the parkway frontage standards along this site (case A-105-17).

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 10/18/2018 by Rick Baker of 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:

Stormwater

1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
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:

Stormwater

1. The flood prone areas, as shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

2. The approved Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be updated as necessary and recorded with the county register of deeds office (UDO 9.2.2.G).

3. 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 (UDO 9.2).

4. 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).

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

1. Provide fire flow analysis.

Engineering

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

3. Existing cross access easement (BM 2018 PG 820) will need to be revised and recorded to encompass the new driveway dimensions prior to issuance of building permits.

4. The shown offsite improvements will need to be shown within the revised and recorded easement and/or within recorded offsite construction easements.
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.

3. All street lights and street signs required as part of the development approval are installed.

4. 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 impervious survey is submitted and accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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 reapproval 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: 11-13-2021
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) [Signature]

Date: 11/12/2018

Staff Coordinator: Daniel L. Stegall
SHERWIN-WILLIAMS AT BRIER CREEK
ADMINISTRATIVE SITE REVIEW

VIGNITY MAP

VARIANCE CASE No. A-105-17  CASE FILE: SR-69-18  TRANSACTION No. 563556
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 0758930720

VARIANCE CASE A-105-17:

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.

ARCHITECT:
DESIGN ELEMENTS
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
MICHAEL SAIEED
(910) 540-6021
msaieed@designel.com

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

DEVELOPER:
GEMCAP DEVELOPMENT, LLC
210 W. FOURTH STREET, STE. 200
WINSTON-SALEM, NC 27101
BRIAN MOORE
(336) 782-2973
brian@gemcapdevelopment.com

SURVEYOR:
NEWCOMB LAND SURVEYORS, PLLC
7000 HARPS MILL ROAD, STE. 105
RALEIGH, NC 27615
JUSTIN LUTHER
(919) 847-1800
justin@nls.nc.com

STORMWATER DETENTION NOTE:
1. DETENTION PROVIDED BY SR-44-17 PLANS.

TREE CONSERVATION NOTE:
1. Trees are 31.21 acres and fall below the 2.0 acres threshold set forth in Section 5.2. Therefore, no tree conservation is required.

TIMMONS GROUP
CIVIL ENGINEERS & ARCHITECTS
5410 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
TEL 919.866.4951  FAX 919.833.8124  www.timmons.com

THIS DRAWING PREPARED AT THE RALEIGH OFFICE

NORTH CAROLINA LICENSE NO. C-1652

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

KNOW WHAT’S BELOW.
CALL 811 BEFORE YOU DIG.

07/10/18

SHERWIN-WILLIAMS AT BRIER CREEK
KNOW WHAT’S BELOW.
CALL 811 BEFORE YOU DIG.
LANDSCAPE PLAN

REVISION DESCRIPTION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.

1. RELANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.

2. ALL DISTURBED AREAS TO BE SEeded TO WATCH IT 2 AND THE MASTER DEVELOPMENT.

BRIER CREEK PARKWAY
(S.R. 3109)

AVENUE, 6-LANE DIVIDED

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

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

STREET PROTECTIVE YARD:

U.D.O. SEC. 5.3.1.F:  SHOD-2

VEHICULAR SURFACE AREA:

TOTAL REQ'D

18

15

REQUIREMENT

PROV'D

30

6

8

6

ABELIA X GRANDIFLORA
ILEX X "NELLIE R.

14,563 S.F. / 2,000 = 8 TREES

(180.93 / 100) x 2 = 4 EVERGREEN TREES

(180.93 / 100) x 3 = 6 UNDERSTORY

CALCULATION

JAPANESE CEDAR
RIVER BIRCH

DARUMA

HOLLY

3.0" CAL 10' HT.

6 UNDERSTORY

29 SHRUBS

SIZE

MIN.

UNDERSTORY:

EVERGREEN TREES:

DECIDUOUS TREES:

STREET PROTECTIVE

STREET PROTECTIVE

STREET PROTECTIVE

STREET PROTECTIVE

COMMENTS

1. LANDSCAPE NOTES:

PARKWAY FRONTAGE OR OTHERWISE SUBJECT TO THE REQUIREMENT FOR AN UNDISTURBED BUFFER

ON AUGUST 14, 2017, THE BOARD OF ADJUSTMENT APPROVED A 25' VARIANCE TO REDUCE THE WIDTH OF

2. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH CITY U.D.O. SECTIONS 7.1.7 AND 7.2.

NORTH CAROLINA LICENSE NO. C-1652

5410 Trinity Road, Suite 102 | Raleigh, NC 27607
TEL 919.866.4951  FAX 919.833.8124  www.timmons.com

CHECKED BY

R.BAKER

07/10/18

B. DOWNS

CITY OF RALEIGH LANDSCAPE REQUIREMENTS

STREET TREES:

MINIMUM 36" DIAMETER (AT TIME OF PLANTING)

SET ROOTBALL FLUSH TO GRADE OR 1-2" ABOVE IN POOR DRAINING SITES, OR WHERE TAMPERING CROWNS, OR IF LOCATED ON TALLER, ON SLOPES, WITH LARGE SPROUTS, OR CROSS-BRANCHES. STAKE SHALL BE DRIVEN A MIN 2'-6" MIN BELOW SURFACE.

8' 2" x 2" HARDWOOD STAKE, 12 GAUGE GALVANIZED WIRE BASKET FROM TOP OF BALL. IF CONTAINER GROWN, CUT AWAY ALL BURLAP FROM TOP OF THE ROOTBALL WITH SOIL ORIGINALLY GROWN OR 1-2" VISIBLE ABOVE FINISHED GRADE.

NOTE) DO NOT WRAP TRUNK IN PLASTIC SLEEVING. DO NOT COVER THE TOP SOIL. INCORPORATE SLOW-RELEASE GRANULAR FERTILIZER IN PITS 6" SAUCER OR 1-2" MULCH LAYER TO EDGE OF DRIPLINE.

NOTE: STAKE EVERGREENS 6' OR TAMP SOIL AROUND ROOTBALL. PLACE ROOTBALL ON THE SAME GRADE AS ORIGINALLY GROWN OR 1-2" ABOVE IN POOR DRAINING SOILS. DO NOT WRAP TRUNK. PLACE TRUNK FLARE VISIBLE ABOVE FINISHED GRADE.

SCARIFY SIDES BEFORE PLANTING.

IF FIELD GROWN, CUT AWAY ALL BROKEN, BADLY COMPLETELY GROWN OR 1-2"

IF FIELD GROWN, CUT AWAY ALL BROKEN, BADLY COMPLETELY GROWN OR 1-2"

FILED GROWN, CUT AWAY ALL BROKEN, BADLY COMPLETELY GROWN OR 1-2"

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