



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of the intersection of Globe Road and Aviation Parkway. It consists of two parcels addressed as 10854 and 10856 Globe Road, inside the City limits.

REQUEST: This development plan was originally approved on 9/27/2018. The purpose of this approval is to grant a sunset extension to revised plans. (Note the original plan's sunset date was extended twice under State law) This is a proposed phased subdivision of an 18.71 acre site consisting of two parcels zoned CX-3-PK and CX-5-PL-CU. The resultant subdivision will consist of four lots and the dedication of road right-of-way for Aviation Parkway and a new street to be named Confluence Drive.

The plan being approved at this time will have a new sunset date of 9/26/26 in accordance with UDO Section 10.2.5 E7.

One Design Adjustment, case DA-86-2018, has been approved by the Public Works Director for this project, noted below.

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

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

RCMP-0012-2022: DSLCL - Recorded Maps/Subdivision
RCMP-0089-2022: DSLCL - Recorded Maps/Boundary Survey - Major
RCMP-0091-2022: DSLCL - Recorded Maps/Subdivision

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 July 3, 2025 by Kimley-Horn.

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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

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

General



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

1. Regarding street trees - 1. There is an approval letter from the NC DOT allowing street trees in the right-of-way however street trees are shown on site for Aviation Parkway. Please coordinate and confirm with the Urban Forester. 2. Slope easements along the east side of Aviation Parkway have been added. Street trees on site (unless right of way trees are required by Urban Forestry) are needed in the area between the slope easement and the utility easement where space is available along the east side of Aviation Parkway.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
3. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
4. The full details from the perspective of the associated development and TIA required improvements have not been shown in full detail to date. Should the requirements of the site require additional details from the transportation design and/or needs for updated design and any potential updated approvals for the transportation related improvements then those details must be addressed prior to site permitting review (SPR) permitting review.
5. The comprehensive plan updated as related to street typology for Aviation Parkway during the sunset extension review. As such some of the ROW was updated. Additionally there was an update to the UDO as related to the use of utility placement easements on divided road sections. There are 5' utility placement easements shown that are no longer required as part of the UDO for the 2, 4 and 6 lane divided street typology and can be removed with the SPR submittal. The TIA was continuing to be reviewed at the time of the plan submittal and the memo working towards completion. The developer will be responsible for all requirements of the TIA being shown including signalization updates prior to SPR plan approval.

Public Utilities

6. All sanitary sewer mains within disturbed areas are subject to be profiled at time of SPR to mitigate any adverse impact(s) of new site / roadway / utility / storm design on the existing system.

Stormwater

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
9. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

10. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of any grading permit.
12. 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).

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Right of Way Deed of Easement Required

<input checked="" type="checkbox"/>	Slope Easement Deed of Easement Required
-------------------------------------	--

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

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

Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
2. A cross access agreement among the lots identified as lots 1 and 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

3. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

Public Utilities

6. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

7. A note on the plat shall allocate treatment responsibility to each lot for impervious area in the right of way, and identify the time at which treatment will be required, as shown in the approved plans.
8. 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).
9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.09 acres of tree conservation area.



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

11. A public infrastructure surety for 64 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for 9 street trees along the NCDOT portion and 125% of the improvement cost for 55 street trees along the City of Raleigh portion of infrastructure.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
2. Initiation of the easement release process with Raleigh Real Estate is required. The new easement is dedicated with a plat and the old easement abandoned with a deed and exhibit (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
3. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Urban Forestry

4. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 55 street trees along Confluence Drive and 9 street trees along Globe Road for a total of 64 street trees.

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

General

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. Final inspections of tree conservation areas and rights-of-way street trees by Urban Forestry Staff
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:



Administrative Approval Action

Case File / Name: SUB-S-13-2018
DSLCL - Brier Creek Aviation Parkway South

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

3-Year Sunset Date: September 26, 2026
Record at least 1/2 of the land area approved.

5-Year Sunset Date: September 26, 2028
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Keegan.McDonald@raleighnc.gov

Digitally signed by Keegan.McDonald@raleighnc.gov
DN: E=Keegan.McDonald@raleighnc.gov, CN=Keegan.McDonald@raleighnc.gov
Reason: I am approving this document
Date: 2025.08.04 09:35:43-04'00'

Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 07/30/2025

COLLINGDALE WAY

MAXTON PARKWAY

GLOBE ROAD

SITE

NORTH

AERIAL LOCATION MAP

1"=250'

Sheet Number	Sheet Title
C0.0	OTHER SHEET
C0.1	DESIGN ADJUSTMENTS
C0.2	DESIGN ADJUSTMENTS
C1.0	EXISTING CONDITIONS PLAN
C2.0	SUBDIVISION PLAN
C2.1	OFFSITE ROADWAY IMPROVEMENTS
C2.2	LOT LINES AND EASEMENTS
C2.3	PHASING PLAN
C3.0	UTILITY PLAN
C4.0	GRADING AND DRAINAGE PLAN
C4.1	ULTIMATE BUILD OUT GRADING
TCT.0	TREE PRESERVATION PLAN
L1.0	PRELIMINARY LANDSCAPE PLAN
L2.0	LANDSCAPE DETAIL SHEET

[illegible]

1. THE FOLLOWING USES SHALL BE PROHIBITED ON THE PROPERTY: DOMESTIC, FRATERNITY, SORORITY, PAWNSHOP, DETENTION CENTER, JAIL, PRISON, ADULT ESTABLISHMENT.

2. THE USES AND PARTIAL USES OF THE PROPERTY SHALL BE LIMITED TO 50' FROM GLOBE ROAD, AND THE 50' SETBACK AREA SHALL BE LANDSCAPED IN ACCORDANCE WITH SEC 5.3.1 F OF THE UNIFIED DEVELOPMENT ORDINANCE. PROVIDED THAT DRIVEWAYS, GROUND SIGNS, AND PEDESTRIAN ACCESS SHALL BE PERMITTED TO CROSS THE SETBACK AREA.

3. DIRECT PEDESTRIAN ACCESS SHALL BE PROVIDED FROM THE PUBLIC SIDEWALK ALONG GLOBE ROAD TO THE PRIMARY ENTRANCE OF EACH BUILDING.

4. THE TOTAL GROSS SQUARE FEET OF THE BUILDING SHALL BE NO MORE THAN 200,000 GROSS SQUARE FEET OF OFFICE USE, NOR MORE THAN 60,000 GROSS SQUARE FEET OF RETAIL USE, SHALL BE PERMITTED WITHIN THE AREA CONDITIONALLY REZONED. PROVIDED THAT ADDITIONAL DWELLING UNITS SHALL BE PERMITTED, AND FOR EACH DWELLING UNIT THERE SHALL BE ONE TO TWO NEWER RESIDENTIAL UNITS PER 1,000 SQUARE FEET OF OFFICE OR RETAIL USE.

5. BUILDING FACINGS FACED WITH WITHIN 150 FEET OF THE ADJOINING PARCELS (I) WILL BE CONSTRUCTED ON ONE OR MORE OF THE FOLLOWING MATERIALS: GLASS, CONCRETE AND/OR CLAY BRICK MASONRY.

6. THE EXTERIOR SURFACES OF THE BUILDING SHALL BE FINISHED WITH ONE OF THE FOLLOWING MATERIALS: MASONRY STONE, NATURAL WOOD, PRECAST CONCRETE, METAL PANELS, AND/OR TRIM; AND (II) WILL NOT BE COMPOSED OF VINYL SIDING, FIBERBOARD SIDING, PRESSURE TREATED WOOD, SYNTHETIC STUCCO (EIFS), HOWEVER EIFS MAY BE LIMITED TO 10% OF THE EXTERIOR SURFACE AREA OF THE BUILDING, AND (III) SHALL NOT BE COMPOSED OF WOOD WINDOW FRAMES, DOOR FRAMES, SOFFITS, AND MISCELLANEOUS TRIM MAY BE CONSTRUCTED OF WOOD. EXTERIOR WALLS SHALL BE FINISHED WITH ONE OF THE FOLLOWING MATERIALS: GLASS, CONCRETE, MASONRY, PRECAST CONCRETE, METAL PANELS, AND/OR TRIM. (SEE MAPS 0572/PAGE 007, 0572/PAGE 008, 0572/PAGE 009, 0572/PAGE 010, 0572/PAGE 011, 0572/PAGE 012, 0572/PAGE 013, 0572/PAGE 014, 0572/PAGE 015, 0572/PAGE 016, 0572/PAGE 017, 0572/PAGE 018, 0572/PAGE 019, 0572/PAGE 020, 0572/PAGE 021, 0572/PAGE 022, 0572/PAGE 023, 0572/PAGE 024, 0572/PAGE 025, 0572/PAGE 026, 0572/PAGE 027, 0572/PAGE 028, 0572/PAGE 029, 0572/PAGE 030, 0572/PAGE 031, 0572/PAGE 032, 0572/PAGE 033, 0572/PAGE 034, 0572/PAGE 035, 0572/PAGE 036, 0572/PAGE 037, 0572/PAGE 038, 0572/PAGE 039, 0572/PAGE 040, 0572/PAGE 041, 0572/PAGE 042, 0572/PAGE 043, 0572/PAGE 044, 0572/PAGE 045, 0572/PAGE 046, 0572/PAGE 047, 0572/PAGE 048, 0572/PAGE 049, 0572/PAGE 050, 0572/PAGE 051, 0572/PAGE 052, 0572/PAGE 053, 0572/PAGE 054, 0572/PAGE 055, 0572/PAGE 056, 0572/PAGE 057, 0572/PAGE 058, 0572/PAGE 059, 0572/PAGE 060, 0572/PAGE 061, 0572/PAGE 062, 0572/PAGE 063, 0572/PAGE 064, 0572/PAGE 065, 0572/PAGE 066, 0572/PAGE 067, 0572/PAGE 068, 0572/PAGE 069, 0572/PAGE 070, 0572/PAGE 071, 0572/PAGE 072, 0572/PAGE 073, 0572/PAGE 074, 0572/PAGE 075, 0572/PAGE 076, 0572/PAGE 077, 0572/PAGE 078, 0572/PAGE 079, 0572/PAGE 080, 0572/PAGE 081, 0572/PAGE 082, 0572/PAGE 083, 0572/PAGE 084, 0572/PAGE 085, 0572/PAGE 086, 0572/PAGE 087, 0572/PAGE 088, 0572/PAGE 089, 0572/PAGE 090, 0572/PAGE 091, 0572/PAGE 092, 0572/PAGE 093, 0572/PAGE 094, 0572/PAGE 095, 0572/PAGE 096, 0572/PAGE 097, 0572/PAGE 098, 0572/PAGE 099, 0572/PAGE 100, 0572/PAGE 101, 0572/PAGE 102, 0572/PAGE 103, 0572/PAGE 104, 0572/PAGE 105, 0572/PAGE 106, 0572/PAGE 107, 0572/PAGE 108, 0572/PAGE 109, 0572/PAGE 110, 0572/PAGE 111, 0572/PAGE 112, 0572/PAGE 113, 0572/PAGE 114, 0572/PAGE 115, 0572/PAGE 116, 0572/PAGE 117, 0572/PAGE 118, 0572/PAGE 119, 0572/PAGE 120, 0572/PAGE 121, 0572/PAGE 122, 0572/PAGE 123, 0572/PAGE 124, 0572/PAGE 125, 0572/PAGE 126, 0572/PAGE 127, 0572/PAGE 128, 0572/PAGE 129, 0572/PAGE 130, 0572/PAGE 131, 0572/PAGE 132, 0572/PAGE 133, 0572/PAGE 134, 0572/PAGE 135, 0572/PAGE 136, 0572/PAGE 137, 0572/PAGE 138, 0572/PAGE 139, 0572/PAGE 140, 0572/PAGE 141, 0572/PAGE 142, 0572/PAGE 143, 0572/PAGE 144, 0572/PAGE 145, 0572/PAGE 146, 0572/PAGE 147, 0572/PAGE 148, 0572/PAGE 149, 0572/PAGE 150, 0572/PAGE 151, 0572/PAGE 152, 0572/PAGE 153, 0572/PAGE 154, 0572/PAGE 155, 0572/PAGE 156, 0572/PAGE 157, 0572/PAGE 158, 0572/PAGE 159, 0572/PAGE 160, 0572/PAGE 161, 0572/PAGE 162, 0572/PAGE 163, 0572/PAGE 164, 0572/PAGE 165, 0572/PAGE 166, 0572/PAGE 167, 0572/PAGE 168, 0572/PAGE 169, 0572/PAGE 170, 0572/PAGE 171, 0572/PAGE 172, 0572/PAGE 173, 0572/PAGE 174, 0572/PAGE 175, 0572/PAGE 176, 0572/PAGE 177, 0572/PAGE 178, 0572/PAGE 179, 0572/PAGE 180, 0572/PAGE 181, 0572/PAGE 182, 0572/PAGE 183, 0572/PAGE 184, 0572/PAGE 185, 0572/PAGE 186, 0572/PAGE 187, 0572/PAGE 188, 0572/PAGE 189, 0572/PAGE 190, 0572/PAGE 191, 0572/PAGE 192, 0572/PAGE 193, 0572/PAGE 194, 0572/PAGE 195, 0572/PAGE 196, 0572/PAGE 197, 0572/PAGE 198, 0572/PAGE 199, 0572/PAGE 200, 0572/PAGE 201, 0572/PAGE 202, 0572/PAGE 203, 0572/PAGE 204, 0572/PAGE 205, 0572/PAGE 206, 0572/PAGE 207, 0572/PAGE 208, 0572/PAGE 209, 0572/PAGE 210, 0572/PAGE 211, 0572/PAGE 212, 0572/PAGE 213, 0572/PAGE 214, 0572/PAGE 215, 0572/PAGE 216, 0572/PAGE 217, 0572/PAGE 218, 0572/PAGE 219, 0572/PAGE 220, 0572/PAGE 221, 0572/PAGE 222, 0572/PAGE 223, 0572/PAGE 224, 0572/PAGE 225, 0572/PAGE 226, 0572/PAGE 227, 0572/PAGE 228, 0572/PAGE 229, 0572/PAGE 230, 0572/PAGE 231, 0572/PAGE 232, 0572/PAGE 233, 0572/PAGE 234, 0572/PAGE 235, 0572/PAGE 236, 0572/PAGE 237, 0572/PAGE 238, 0572/PAGE 239, 0572/PAGE 240, 0572/PAGE 241, 0572/PAGE 242, 0572/PAGE 243, 0572/PAGE 244, 0572/PAGE 245, 0572/PAGE 246, 0572/PAGE 247, 0572/PAGE 248, 0572/PAGE 249, 0572/PAGE 250, 0572/PAGE 251, 0572/PAGE 252, 0572/PAGE 253, 0572/PAGE 254, 0572/PAGE 255, 0572/PAGE 256, 0572/PAGE 257, 0572/PAGE 258, 0572/PAGE 259, 0572/PAGE 260, 0572/PAGE 261, 0572/PAGE 262, 0572/PAGE 263, 0572/PAGE 264, 0572/PAGE 265, 0572/PAGE 266, 0572/PAGE 267, 0572/PAGE 268, 0572/PAGE 269, 0572/PAGE 270, 0572/PAGE 271, 0572/PAGE 272, 0572/PAGE 273, 0572/PAGE 274, 0572/PAGE 275, 0572/PAGE 276, 0572/PAGE 277, 0572/PAGE 278, 0572/PAGE 279, 0572/PAGE 280, 0572/PAGE 281, 0572/PAGE 282, 0572/PAGE 283, 0572/PAGE 284, 0572/PAGE 285, 0572/PAGE 286, 0572/PAGE 287, 0572/PAGE 288, 0572/PAGE 289, 0572/PAGE 290, 0572/PAGE 291, 0572/PAGE 292, 0572/PAGE 293, 0572/PAGE 294, 0572/PAGE 295, 0572/PAGE 296, 0572/PAGE 297, 0572/PAGE 29

THIS APPLICATION SEEKS TO AMEND THE PREVIOUSLY APPROVED PRELIMINARY SUBDIVISION – SUB-13-18 (PREVIOUS TRANSACTION NUMBER T549097). THIS APPLICATION IS A SUNSET REVISION. THE PROPOSAL SPECIFICALLY SEEKS TO AMEND THE TREE CONSERVATION AREAS, RIGHT-OF-WAY DEDICATION AREAS, AND STREET CROSS SECTIONS THAT WERE APPROVED IN CONJUNCTION WITH SUB-13-18. A SUBSEQUENT APPLICATION FOR A SUBDIVISION MAP WAS APPROVED BY THE CITY OF RALEIGH IN 2020. THE CITY OF RALEIGH HAS REQUESTED A SUBSTANTIVE CHANGE PROPOSED BY THIS AMENDMENT (AS A RESULT OF Z-52-2022) IS THAT THE PRIMARY TCA ALONG THE WESTERN FRONTAGE OF AVIATION PARKWAY EXTENSION WOULD BE REMOVED IN LIEU OF PL FRONTAGE DESIGNATION ALONG THIS STREET. THE SECOND SUBSTANTIVE CHANGE PROPOSED BY THIS AMENDMENT IS THAT THE SECOND TCA ALONG THE WESTERN FRONTAGE OF AVIATION PARKWAY EXTENSION, CITY OF RALEIGH TYPICAL AVENUE 4-LANE DIVIDED STANDARDS, THE FINAL SUBSTANTIVE CHANGE PROPOSED BY THIS AMENDMENT IS THAT THE RIGHT-OF-WAY FOR CONFLUENCE DRIVE WOULD CHANGE TO 82' TOTAL PER THE UPDATED CITY OF RALEIGH TYPICAL AVENUE 2-LANE DIVIDED STANDARDS. THE CITY OF RALEIGH REQUESTS THAT THE CITY OF RALEIGH APPROVE THE TCA ALONG THE LOT 2 FRONTAGE WITH GLOBE RD THAT CORRESPONDS WITH THE CURRENT DEVELOPMENT PLAN, SPR-125-2022.

- 1) APPROVED SUBDIVISION #SUB-13-18
- 2) APPROVED REZONING (Z-52-2022)
- 3) APPROVED DESIGN ALTERNATES (SUB-13-18)

OWNER: GLOBE ROAD VENTURES, LLC
ATTN: VALLI KODALI
7560 CARPENTER FIRE STATION ROAD, SUITE
303, CARY, NC 27519
TEL: 910-308-8364
EMAIL: VALLUKODALI@AOL.COM

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
ATTN: CHRIS BOSTIC, P.E
421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
TEL: 919-653-2927
EMAIL: CHRIS.BOSTIC@KIMLEY-HORN.COM

LANDSCAPE
ARCHITECT:

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

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

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



Know what's **below**.
Call before you dig.

Poughkeepsie ID: 17AB0A-0A-BAS-4742-B24-AC20P3CB7158

Preliminary Subdivision Application

Site Review

Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-696-2500

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plan to subdiv@cityofraleigh.org

Amendment under SUB-415[2015]

DEVELOPMENT OF UDOs (UDO Chapter 2)		
<input checked="" type="checkbox"/> Commercial Subdivision	<input type="checkbox"/> Concept Development	<input type="checkbox"/> Conservation Development
<input type="checkbox"/> College Subdivision	<input type="checkbox"/> Flag lot	<input type="checkbox"/> Frequent Transit Development Option

NOTE: Subdivisions may require City Council approval if located in a Historic Overlay District.

GENERAL INFORMATION	
Scoping/attach plan case number(s): SUB-RC-2015-2018	
Development name (subject to approval): Brier Creek - Aviation Parkway South	
Property Address(es): 10854 Globe Road (Lots 3, 3 & 4) and 10856 Globe Road (Lot 2) will be subdivided into 4 properties.	

Recorded Deed PIN(s): 0759633878 (Lots 1 & 5) and 0758637449 (Lot 2)

<input checked="" type="checkbox"/> Building type	<input type="checkbox"/> Detached House	<input type="checkbox"/> Attached House	<input type="checkbox"/> Townhouse	<input type="checkbox"/> Apartment
<input checked="" type="checkbox"/> General Building	<input type="checkbox"/> Mixed Use Building	<input type="checkbox"/> Civic Building	<input checked="" type="checkbox"/> Open Lot	<input type="checkbox"/> Tiny House

CURRENT PROPERTY OWNER/APPLICANT/DEVELOPER INFORMATION	
Current Property Owner(s) (Name): Valli Kodali (Lots 1, 3 & 4) and Raleigh (Globe Road) ARD QCD, LLC (Lot 2)	
Globe Road Ventures, LLC (Lots 1, 3 & 4, and Cary, NC)	Title: Owner (Lots 1, 3 & 4) Owner / Developer (Lot 2)
Address: 7860 Carpenter Fire Station Road, Suite 303, Cary, NC 27519 (Lots 1, 3 & 4) and 3801 Summit BLVD, Suite 110, Birmingham, AL 35243	
Phone #: 919-308-8364 and 205-203-6889	Email: valli@kavaypartners.com and val@kavaypartners@gsa.com (Lot 2)

Applicant Name (if different from owner): See "who can apply" in instructions; Richard Brown	
Relationship to owner: <input type="checkbox"/> Lessee or contract purchase	<input checked="" type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder
Company: Kinley-Horn & Assoc., Inc.	Address: 421 Fayetteville St., Suite 600, Raleigh, NC 27601
Phone #: 919-613-2976	Email: richard.brown@kinley-horn.com

NOTE: Please attach purchase agreement or contract, lease or easement when submitting this form.

Developer Contact Names: Valli Kodali	
Company: Globe Road Ventures, LLC	Title: Owner
Address: 7860 Carpenter Fire Station Road, Suite 303, Cary, NC 27519	
Phone #: 919-643-2927	Email: vallikodali@geol.com

NEURON 04.17.21
raleigh-ghg.com

Page 1 of 2

DEVELOPMENT TYPE - SITE DATA TABLE - ZONING INFORMATION				
Gross site acreage:				
Zoning districts (if more than one, provide acreage of each):				
CXK-0-PV (2-19 AC)	CXK-0-PL (12.38 AC)	<input type="checkbox"/>	<input type="checkbox"/>	Historic District/Landmark: N/A
Overlaid district(s): N/A	Inside City Limits? BOA-	<input type="checkbox"/>	<input type="checkbox"/>	Design Alternative #2: N/A
Conditional Use District (CUD):				
Case # 2-	Number of Adjacent Case #		Date:	
STORMWATER INFORMATION				
Impervious Area on Parcel(s):				
Existing (in %):	Proposed total (in %): 159.551		Impervious Area for Compliance (includes right-of-way):	
		Existing (in %):		
		Proposed total (in %): 159.551		
NUMBER OF LOTS AND DENSITY				
# of Detached House Lots: N/A	# of Attached House Lots: N/A		# of Townhome Lots: N/A	
# of Tiny House Lots: N/A	# of Open Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic): 3		
Total # of Lots: 4				
Total # Dwelling Units: N/A				
Proposed density for each zoning district (UDJ 1.5,2.7 ft): N/A				
SIGNATURE BLOCK				
Pursuant to state law (N.C. Gen. Stat. § 160D-403(b)), applications for development approval may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An assessor holder may also apply for development approval for each development site as authorized by the assessor.				
By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(b)) to make this application, as specified in this application. The undersigned also acknowledges that the information and statements made in the application are correct and that the undersigned understands that development approvals are subject to revocation for false statements or omissions. The undersigned is made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(b).				
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.				
The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 14B-755(b)), if this permit application is not held at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review and the development approval is required to proceed and the development approval is issued at the time the permit application is resubmitted shall apply to the new application.				
Signature: <u>[Signature]</u> Date: <u>8/3/2023</u>				
Printed Name: <u>Vanessa B. Goffall</u>				
Signature: <u>[Signature]</u> Date: <u>8/7/2023 13:49:45</u>				
Printed Name: <u>Daphne L. Goffall</u>				
Printed Name: <u>[Signature]</u> Agent executing on behalf of foreign (not for sale)				

EXISTING CONDITIONS PLAN BASED ON BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY RILEY SURVEYING, PA DATED 12/14/2016. STREAM AND WETLAND DELINEATION AND STREAM BUFFER DETERMINATION BASED ON FIELD OBSERVATIONS BY KIMLEY-HORN AND ASSOCIATES, INC WERE APPROVED ON MAY 11, 2016 AND MAY 8, 2015 RESPECTIVELY. LOT 6 EXISTING CONDITIONS PLAN BASED ON CITY OF RALEIGH GIS DATED 08/23/2017.

ky.gov/elections/election.gov I am approving this document.
none 07.28.16 10:53:54 0.000

PRELIMINARY
NOT FOR CONSTRUCTION

No.	BY	DATE	REVISIONS
6	REVISED PER CITY OF RALEIGH COMMENTS	7/3/25	MRS
5	REVISED PER CITY OF RALEIGH COMMENTS	5/27/25	COL
4	REVISED PER CITY OF RALEIGH COMMENTS	3/24/25	COL
3	REVISED PER CITY OF RALEIGH COMMENTS	5/16/24	COL
2	REVISED PER CITY OF RALEIGH COMMENTS	11/21/23	COL
1	SUBDIVISION AMENDMENT SUBMITTAL	08/04/23	TBH

Kimley»»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
NC LICENSE NUMBER: F-0102
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

DATE	03/22/2018
SCALE	AS SHOWN
DESIGNED BY	CDL
DRAWN BY	SET
CHECKED BY	RLB

COVER SHEET

PREPARED FOR
GLOBE ROAD VENTURES, LLC
BRIER CREEK - AVIATION
PARKWAY SOUTH
NORTH CAROLINA

C0.0

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any design errors or omissions in this document which result from the use of this document by any person other than Kimley-Horn and Associates, Inc. for any design errors or omissions in this document which result from the use of this document by any person other than Kimley-Horn and Associates, Inc.



Know what's below.
Call before you dig.

Design Adjustment Staff Response		DEVELOPMENT SERVICES DEPARTMENT	
<p>Per Section 102.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the nature 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 related engineering study is needed to complete the request.</p>			
PROJECT INFORMATION		DEPARTMENTS	
Project Name: Brier Creek/Parkway South		City Planning	
Development Case Number: S-13-2018		Development Engineering	
Transaction Number: #49097		Engineering Services	
Design Adjustment Number: DA-186 2018		Public Utilities	
Staff recommendation based upon the findings in the applicable code(s):		Public & Recreation and Call. Res.	
<input type="checkbox"/> UD Ord. Art. 8.4 Blocks, Lots, Access		<input checked="" type="checkbox"/> UD Ord. Art. 8.5 Existing Streets	
<input checked="" type="checkbox"/> UD Ord. Art. 8.4 New Streets		<input checked="" type="checkbox"/> Raleigh Street Design Manual	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.			
CONDITIONS			
<input type="checkbox"/> Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			
Authorizing Signature: <u>MANUELLA M. STEINER, PE, PLS</u> Date: <u>4/2/2018</u>			
*The Development Services Director may authorize a designee to sign on his/her behalf. Please print name and title next to signature. Approval of the design by the Development Services Director, or his/her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 102.18.C.2b).			

PAGE 1 OF 5 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Design Adjustment Application		DEVELOPMENT SERVICES DEPARTMENT	
<p>The purpose of this report is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project and/or, if granted, may be approved with special conditions and provisions. This application and all other action shall be consistent with Section 102.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the performance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.1 and Sec. 8.5.3.6 of the UDO or the Raleigh Street Design Manual.</p>			
PROJECT INFORMATION		DEPARTMENTS	
Case Number: S-13-13		City Planning	
Transaction Number: #540907		Development Engineering	
Name: Ten Dockery (COP Brier Creek LLC)		Engineering Services	
Address: 111 E. Hargett Street		Public Utilities	
State NC Zip Code 27601 Phone 336-678-4125		Public & Recreation and Call. Res.	
Name: Richard Brown, PLS		City Planning	
Address: 421 Fayetteville St		Development Engineering	
State NC Zip Code 27601 Phone 919-403-2976		Engineering Services	
<input checked="" type="checkbox"/> I am seeking a Design Adjustment from the requirements set forth in the following:		<input checked="" type="checkbox"/> UD Ord. Art. 8.4 Blocks, Lots, Access	
<input checked="" type="checkbox"/> UD Ord. Art. 8.4 New Streets		<input checked="" type="checkbox"/> UD Ord. Art. 8.5 Existing Streets	
<input checked="" type="checkbox"/> UD Ord. Art. 8.5 Existing Streets		<input checked="" type="checkbox"/> Raleigh Street Design Manual	
Provide details about the request, address attached to memorandum if additional space is needed:		See attached memorandum for multiple design adjustment requests.	
It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.			
By signing this application, I hereby acknowledge the information on this application is, to my best knowledge, accurate. <u>Richard Brown</u> Date: <u>4/2/18</u>			
CHECKLIST			
Signed Design Adjustment Application		<input checked="" type="checkbox"/> Included	
Project addressing required findings		<input checked="" type="checkbox"/> Included	
Plan(s) and support documentation		<input checked="" type="checkbox"/> Included	
Return post (letter to final use, when signed by property owner)		<input checked="" type="checkbox"/> Included	
Final Plans 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:		Development Services, Development Engineering	
One Exchange Plaza, Suite 500		Raleigh, NC 27601	
For Office Use Only		RECEIVED DATE: DA -	

PAGE 1 OF 6 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Staff Response Article 8.4 New Streets		DEVELOPMENT SERVICES DEPARTMENT	
A. The requested design adjustment meets the intent of this Article; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
C. The requested design adjustment does not increase congestion or compromise safety; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
D. The requested design adjustment does not create additional maintenance responsibilities for the City; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
E. The requested design adjustment has been designed and certified by a Professional Engineer; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection. YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
STAFF FINDINGS			
Staff supports the request for relief of the 5' Utility Placement Easement dedication along Globe Rd. Confluence Dr which will be a City or Raleigh maintained Avenue 24 lane, Divided street section. Confluence Dr is being proposed along the northeastern property line. The street has been proposed and designed with an over-dedication of public right-of-way along the northern side of the road 2' of additional right-of-way. This is due to the development not controlling any property to the north and by over-dedicating, the 5' Utility Placement Easement can be relocated and all future utility placements can be placed in the same location, but while still being within the public right-of-way.			

PAGE 3 OF 5 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings		DEVELOPMENT SERVICES DEPARTMENT	
The Development Services Director may be in accordance with Sec. 102.18, approve a design adjustment, subject to all of the following findings. Describe how each item is met:			
A. The requested design adjustment meets the intent of this Article; The applicant believes that the intent of Article 8.3 is being met.			
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant policy documents.			
C. The requested design adjustment does not increase congestion or compromise safety; The requested design adjustment does not increase congestion or compromise safety.			
D. The requested design adjustment does not create any lots without direct street frontage; The requested design adjustment does not create lots with direct street frontage. See Subdivision Plan (attached).			
E. The requested design adjustment is deemed reasonable due to one or more of the following: 1. Topographic changes are too steep; 2. The presence of existing buildings, stream and other natural features; 3. Site layout of developed properties; 4. Adopting uses or their vehicles are incompatible; 5. Strict compliance would pose a safety hazard; or 6. Does not conflict with an approved or built roadway construction project 7. adjacent to or in the vicinity of the site. See memorandum attached			

PAGE 1 OF 6 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Staff Response Article 8.5 Existing Streets		DEVELOPMENT SERVICES DEPARTMENT	
A. The requested design adjustment meets the intent of this Article; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
C. The requested design adjustment does not increase congestion or compromise safety; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
D. The requested design adjustment does not create additional maintenance responsibilities for the City; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
E. The requested design adjustment has been designed and certified by a Professional Engineer; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
STAFF FINDINGS			
Staff supports the request for relief of the 5' Utility Placement Easement dedication along Globe Rd. Confluence Dr is a NCUT maintained roadway where trees are not being planted within the existing planting strip or below the sidewalk. Behind the sidewalk, there is 5' of public right-of-way for future utilities to be placed, which exceeds our required 5' easement.			

PAGE 4 OF 5 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Article 8.4, New Streets Administrative Design Adjustment Findings		DEVELOPMENT SERVICES DEPARTMENT	
The Development Services Director may be in accordance with Sec. 102.18, approve a design adjustment, subject to all of the following findings. Describe how each item is met:			
A. The requested design adjustment meets the intent of this Article; The applicant believes that the intent of Article 8.4 is being met.			
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; The applicant believes that the design adjustment conforms to the Comprehensive plan and relevant adopted city plans.			
C. The requested design adjustment does not increase congestion or compromise safety; The design adjustment does not increase congestion or compromise safety.			
D. The requested design adjustment does not create additional maintenance responsibilities for the City; The requested design adjustment does not create additional maintenance responsibilities for the City.			
E. The requested design adjustment has been designed and certified by a Professional Engineer; The requested design adjustment has been designed and certified by a professional engineer.			
F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection. The requested design adjustment addresses stormwater collection and conveyance and does not adversely impact stormwater collection. Refer to attached plans.			

PAGE 3 OF 6 WWW.RALEIGHNC.GOV REVISION 1/30/2018

Staff Response Raleigh Street Design Manual		DEVELOPMENT SERVICES DEPARTMENT	
A. The requested design adjustment meets the intent of the Raleigh Street Design Manual; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
C. The requested design adjustment does not increase congestion or compromise safety; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
D. The requested design adjustment does not create additional maintenance responsibilities for the City; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
E. The requested design adjustment has been designed and certified by a Professional Engineer; YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
STAFF FINDINGS			
Staff supports the request for relief on the proposed centerline radius exceeding the max allowed on Confluence Dr. When the centerline radius exceeds the maximum, it's leading up to an area where a stopping action is required or leaving an area after a stopping motion where in both cases, speeds will already be decreased. The proposed road was also designed with input from the USACE due to the existing blue line stream and wetlands running through this property to best facilitate the crossing location with the least environmental impact to the area.			

PAGE 5 OF 5 WWW.RALEIGHNC.GOV REVISION 1/30/2018

NO.	REVISIONS	DATE	BY
6	REVISED PER CITY OF RALEIGH COMMENTS	7/12/2018	RL
5	REVISED PER CITY OF RALEIGH COMMENTS	5/27/2018	RL
4	REVISED PER CITY OF RALEIGH COMMENTS	5/17/2018	RL
3	REVISED PER CITY OF RALEIGH COMMENTS	11/6/2017	DL
2	REVISED PER CITY OF RALEIGH COMMENTS	11/27/2017	DL
1	SUBDIVISION AMENDMENT SUBMITTAL	09/04/2017	TDH

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
NC LICENSE NUMBER: 000202
421 FAYETTEVILLE ROAD, SUITE 200
PHONE: 919-435-1434
WWW.KIMLEY-HORN.COM

KHA PROJECT 03/22/2018 DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY FILED	DESIGN ADJUSTMENTS	PREPARED FOR	RALEIGH
		GLOBE ROAD VENTURES, LLC BRIER CREEK - AVIATION PARKWAY SOUTH NORTH CAROLINA	
C0.1		PRELIMINARY NOT FOR CONSTRUCTION	

EXISTING CONDITIONS PLAN BASED ON BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY PILEY SURVEYING, PA DATED 12/14/2016. STREAM AND WETLAND DELINEATION AND STREAM BUFFER DETERMINATION BASED ON FIELD OBSERVATIONS BY KIMLEY-HORN AND ASSOCIATES, INC. WISE, APPROVED ON MAY 11, 2018 AND MAY 8, 2015 RESPECTIVELY. LOT 6 EXISTING CONDITIONS PLAN BASED ON CITY OF RALEIGH OS DATED 08/23/2017.

PRELIMINARY
NOT FOR CONSTRUCTION

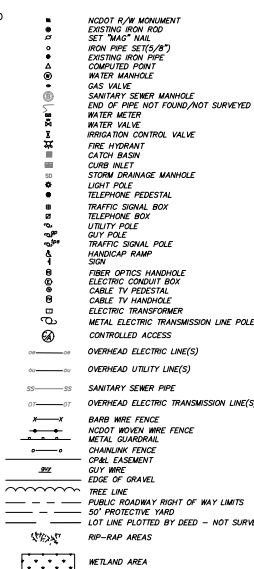
LEGEND


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

811
Know what's below.
Call before you dig.

**PRELIMINARY
NOT FOR CONSTRUCTION**

LOT 2
223 AC. RALEIGH
ARD CGP LLC
PIN 0758637449
DB 019147 PG.02751
BKBM2018.PG00337
ZONING: CX-3-PK



C1.0	PREPARED FOR	GLOBE ROAD VENTURES, LLC BRIER CREEK - AVIATION PARKWAY SOUTH NORTH CAROLINA RALEIGH	EXISTING CONDITIONS PLAN	NYS PROJECT NO. 17/177 DATE 03/22/2018 SCALE AS SHOWN DESIGNED BY SET DRAWN BY CHECKED BY RLB	 © 2023 KIMLEY-HORN ASSOCIATES, INC. NC LICENSE NUMBER: 70022 421 PATEY HALL, SUITE 100, RALEIGH, NC 27601 PHONE: 919-855-1494 WWW.KIMLEY-HORN.COM	6	REVISIONS PER CITY OF RALEIGH STANDARDS	7/3/25	COL
						5	REVISIONS PER CITY OF RALEIGH STANDARDS	3/24/23	COL
						4	REVISIONS PER CITY OF RALEIGH STANDARDS	3/24/23	COL
						3	REVISIONS PER CITY OF RALEIGH COMMENTS	5/16/24	COL
						2	REVISIONS PER CITY OF RALEIGH COMMENTS	11/21/23	COL
						1	SUPERVISION ANNOTATION SUBMITTAL	08/04/23	BTH
						No.	REVISIONS	DATE	BY



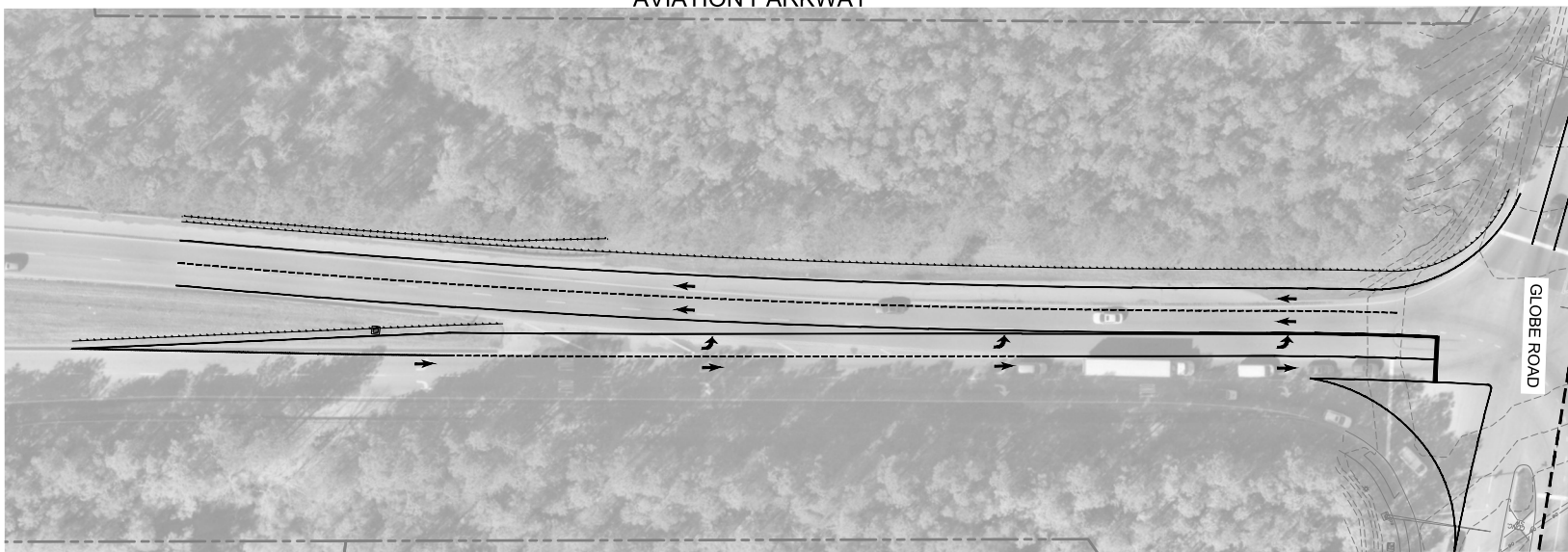
Know what's **below**.
Call before you dig.

811
Know what's below.
Call before you dig.



Know what's below.
Call before you dig.

AVIATION PARKWAY



GLOBE ROAD

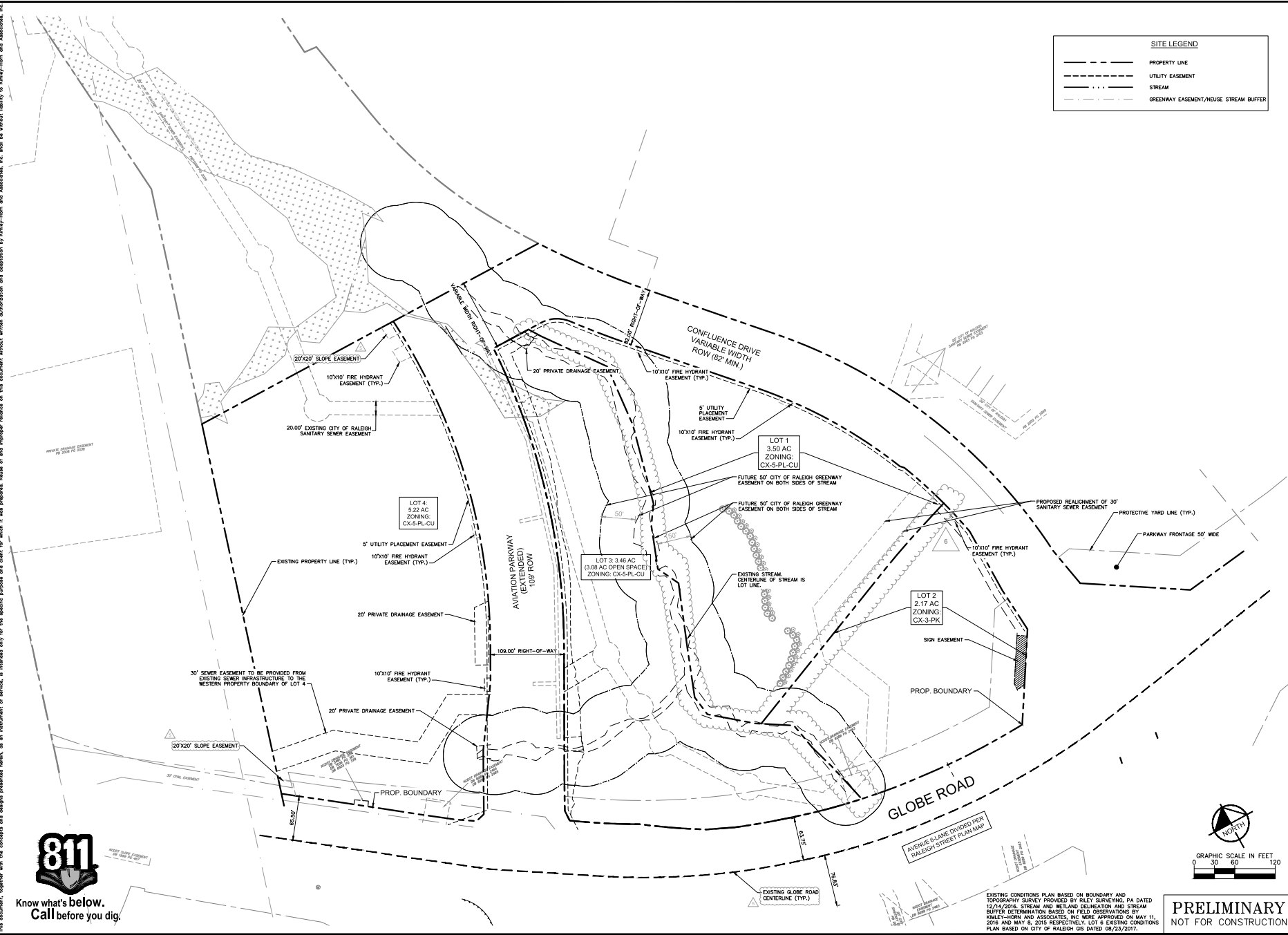


EXISTING CONDITIONS PLAN BASED ON BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY RILEY SURVEYING, P.A. DATED 12/14/2016. STREAM AND WETLAND DELINEATION AND STREAM BUFFER DETERMINATION BASED ON FIELD OBSERVATIONS BY KIMLEY-HORN AND ASSOCIATES, INC. WERE APPROVED ON MAY 11, 2016 AND MAY 8, 2015 RESPECTIVELY. LOT 6 EXISTING CONDITIONS PLAN BASED ON CITY OF RALEIGH GIS DATED 08/23/2017.

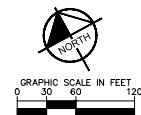
PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED FOR		OFFSITE ROADWAY IMPROVEMENTS		KIMLEY-HORN	
GLOBE ROAD VENTURES, LLC		BRIER CREEK - AVIATION PARKWAY SOUTH		© 2023 KIMLEY-HORN AND ASSOCIATES, INC.	
RALEIGH		NORTH CAROLINA		NE LICENSE NUMBER: 002023	
				421 FAYETTEVILLE, NC 27601	
				PHONE: 919-855-1434	
				WWW.KIMLEY-HORN.COM	
PROJECT DATE		SCALE AS SHOWN		DESIGNED BY	
03/22/2018		CUL		SET	
DRAWN BY		CHECKED BY		DATE	
				BY	
				REVISIONS	
				1. SUBDIVISION AMENDMENT SUBMITTAL	
				09/04/23 TBH	
				2. REVISED PER CITY OF RALEIGH COMMENTS	
				11/27/23 DCL	
				3. REVISED PER CITY OF RALEIGH COMMENTS	
				5/16/24 DCL	
				4. REVISED PER CITY OF RALEIGH COMMENTS	
				2/27/25 DCL	
				5. REVISED PER CITY OF RALEIGH COMMENTS	
				7/2/25 DCL	

811 Know what's below. Call before you dig.

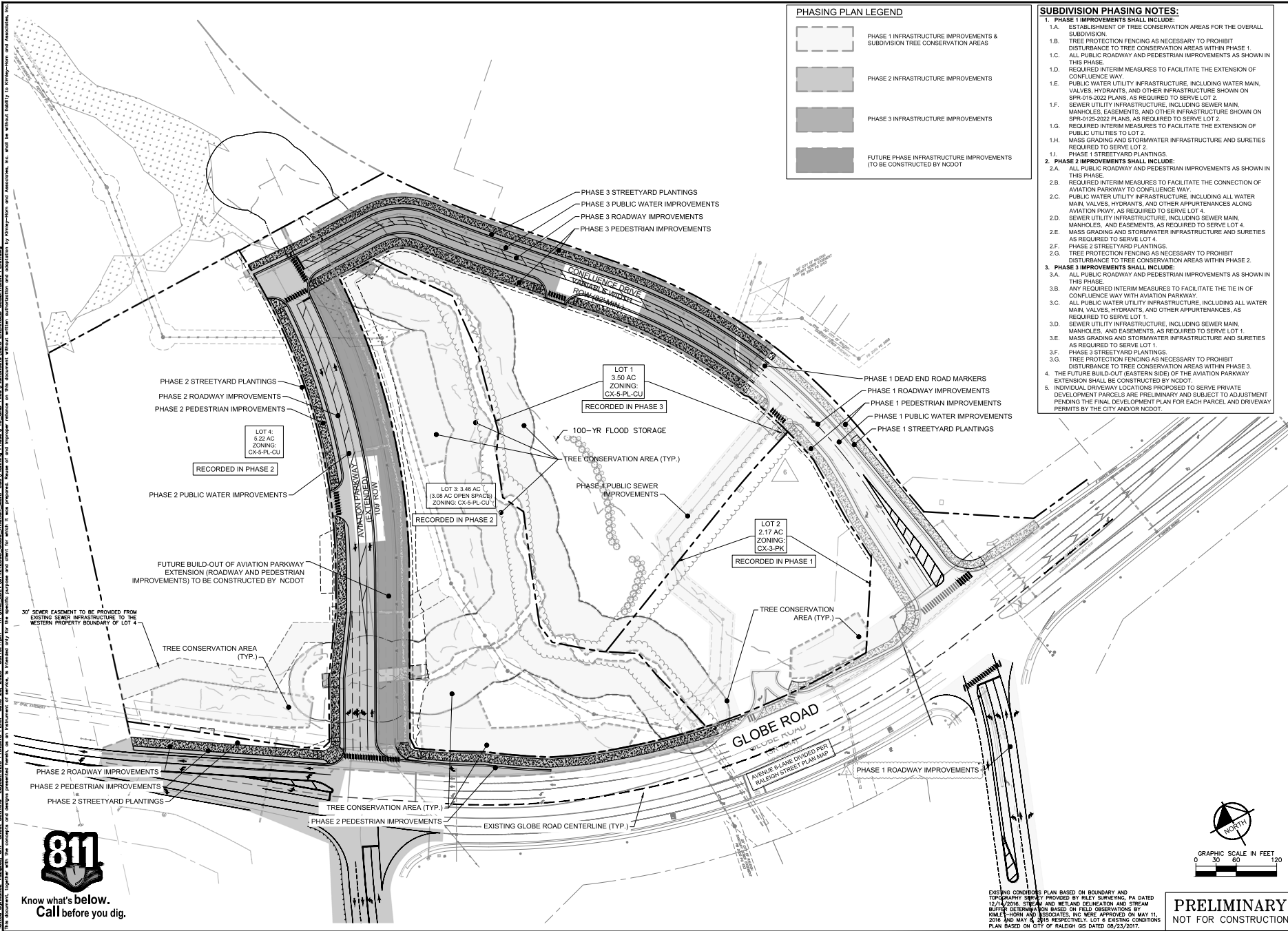


SITE LEGEND	
---	PROPERTY LINE
---	UTILITY EASEMENT
---	STREAM
---	GREENWAY EASEMENT/NEUSE STREAM BUFFER



PRELIMINARY
NOT FOR CONSTRUCTION

KIMLEY-HORN		7/2/20	BY
6	REVISED PER CITY OF RALEIGH COMMENTS	7/2/20	
5	REVISED PER CITY OF RALEIGH COMMENTS	7/2/20	
4	REVISED PER CITY OF RALEIGH COMMENTS	7/2/20	
3	REVISED PER CITY OF RALEIGH COMMENTS	7/2/20	
2	REVISED PER CITY OF RALEIGH COMMENTS	7/2/20	
1	SUBDIVISION AMENDMENT SUBMITTAL	08/23/2017	
No.		REVISIONS	DATE
PROJECT		LOT LINES AND EASEMENTS	
DATE		03/22/2017	
SCALE		AS SHOWN	
DESIGNED BY		CDL	
DRAWN BY		SET	
CHECKED BY		RLD	
PREPARED FOR		GLOBE ROAD VENTURES, LLC	
		BRIER CREEK - AVIATION PARKWAY SOUTH	
		NORTH CAROLINA	
		RALEIGH	
		C2.2	



Know what's **below**.
Call before you dig.

EXISTING CONDITIONS PLAN BASED ON BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY RILEY SURVEYING, PA DATED 12/14/2016. STREAM AND WETLAND DELINEATION AND STREAM BUFFER DETERMINATION BASED ON FIELD OBSERVATIONS BY KIMLEY-HORN AND ASSOCIATES, INC WERE APPROVED ON MAY 11, 2016 AND MAY 6, 2015 RESPECTIVELY. LOT 6 EXISTING CONDITIONS PLAN BASED ON CITY OF RALEIGH GIS DATED 08/23/2017.

PRELIMINARY
NOT FOR CONSTRUCTION

GLOBE ROAD VENTURES, LLC
BRIER CREEK - AVIATION
PARKWAY SOUTH
NORTH CAROLINA

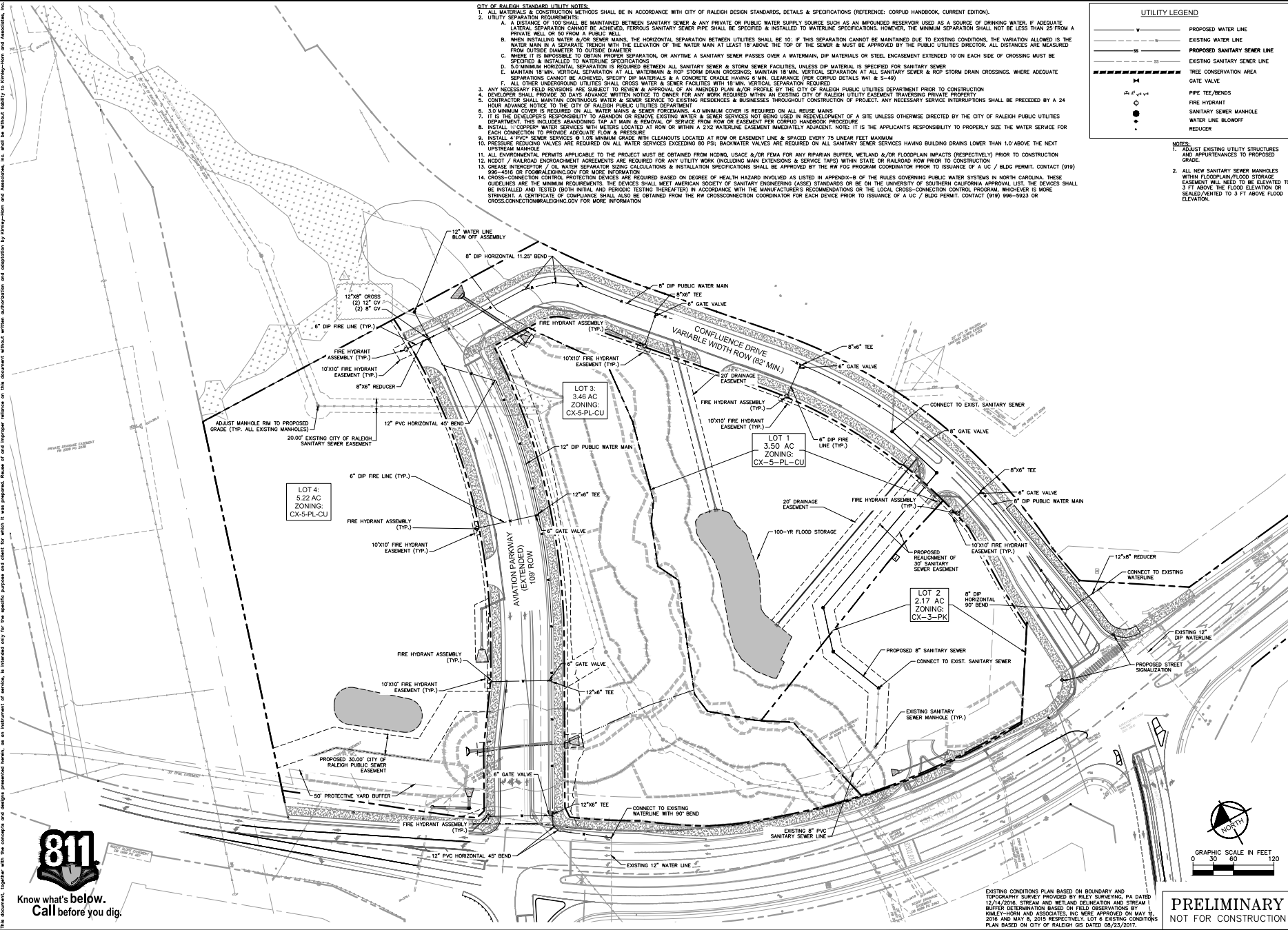
C2.3

No.	BY	REVISIONS	DATE
1		SUBDIVISION AMENDMENT SUBMITTAL	08/04/23 TBH
2		REVISED PER CITY OF RALEIGH COMMENTS	11/21/23 GDL
3		REVISED PER CITY OF RALEIGH COMMENTS	5/16/24 GDL
4		REVISED PER CITY OF RALEIGH COMMENTS	3/04/25 GDL
5		REVISED PER CITY OF RALEIGH COMMENTS	5/27/25 GDL
6		REVISED PER CITY OF RALEIGH COMMENTS	7/3/25

Kimley»»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
NC LICENSE NUMBER: T-0102
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-635-1484
WWW.KIMLEY-HORN.COM

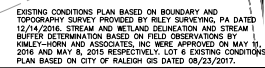
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CDL	DRAWN BY	SET	CHECKED BY	RLB
012884007	03/22/2018								

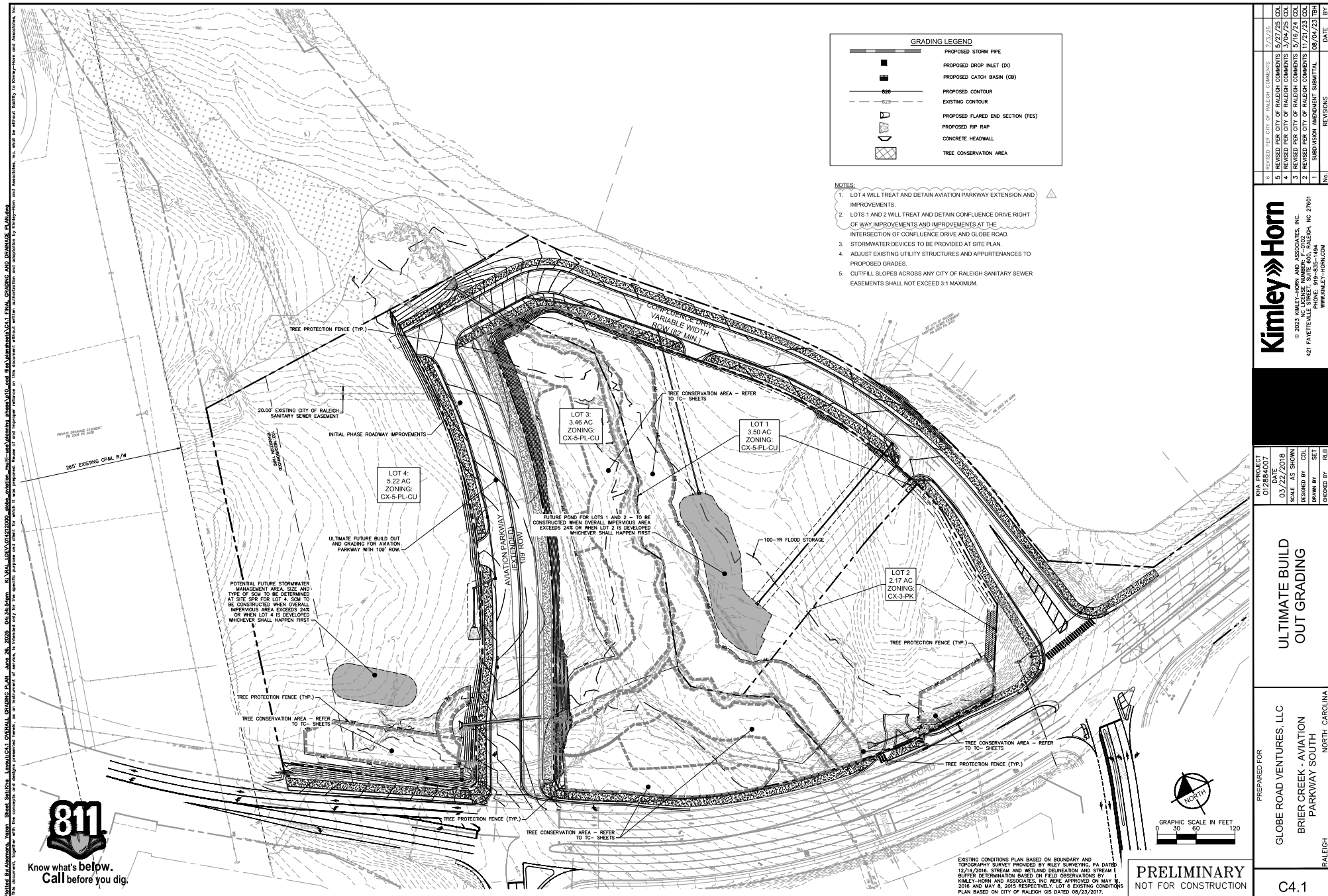
Kimley-Horn and Associates, Inc. is not responsible for the accuracy of the information provided in this plan. The user of this plan is responsible for the accuracy of the information provided in this plan. The user of this plan is responsible for the accuracy of the information provided in this plan.



UTILITY LEGEND	
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	TREE CONSERVATION AREA
	GATE VALVE
	PIPE TEE/BENDS
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	WATER LINE BLOWOFF
	REDUCER
NOTES:	
1. ADJUST EXISTING UTILITY STRUCTURES AND APPURTENANCES TO PROPOSED GRADE.	
2. ALL NEW SANITARY SEWER MANHOLES WITHIN FLOODPLAIN/FLOOD STORAGE EASEMENT WILL NEED TO BE ELEVATED TO 3 FT ABOVE THE FLOOD ELEVATION OR SEALED/VENTED TO 3 FT ABOVE FLOOD ELEVATION.	

KIMLEY-HORN PROJECT INFORMATION	
PROJECT NO.	21067
DATE	03/22/2017
SCALE	AS SHOWN
DRAWN BY	CU
CHECKED BY	RLS
PREPARED FOR	
GLOBE ROAD VENTURES, LLC	
BRIER CREEK - AVIATION PARKWAY SOUTH	
RALEIGH, NORTH CAROLINA	
C3.0	





Know what's **below**.
Call before you dig.

PRELIMINARY
NOT FOR CONSTRUCTION

C4.1

No.	REVISIONS	DATE	BY
6	REVISED PER CITY OF RALEIGH COMMENTS	7/3/25	
5	REVISED PER CITY OF RALEIGH COMMENTS	5/21/25	COL
4	REVISED PER CITY OF RALEIGH COMMENTS	3/04/25	COL
3	REVISED PER CITY OF RALEIGH COMMENTS	5/16/24	COL
2	REVISED PER CITY OF RALEIGH COMMENTS	11/21/23	COL
1	SUBVISION AMENDMENT SUBMITTAL	08/04/23	TEH

Kimley»»Horn

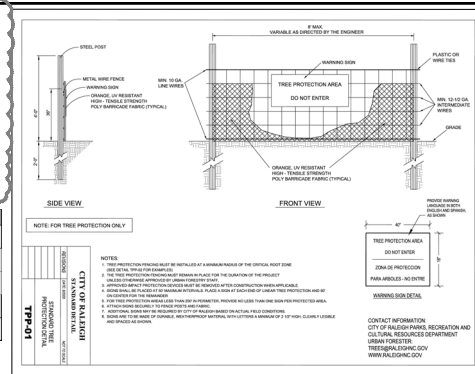
KHA PROJECT 012884007	DATE 03/22/2018	SCALE AS SHOWN	DESIGNED BY CDL	DRAWN BY SET	CHECKED BY RLB
--------------------------	--------------------	----------------	-----------------	--------------	----------------

ULTIMATE BUILD
OUT GRADING


PREPARED FOR
GLOBE ROAD VENTURES, LLC
BRIER CREEK - AVIATION
PARKWAY SOUTH
NORTH CAROLI

RALEIGH


Tree Conservation Plan Data			
Subdivision Net Project Area - 14.35 AC			
Primary Tree Conservation Areas			
		Number of Acres	Percentage of Tract
	Primary Tree Conservation Area - Neuse Buffer Zone 2	0.06	0.42%
	Primary Tree Conservation Area - Thoroughfare	1.01	7.04%
	Primary Tree Conservation Area - Parkway Portage	0.13	0.91%
Tree Conservation Areas - Greenway*			
		Number of Acres	Percentage of Tract
	Tree Conservation Areas - Greenway	0.80	6.20%
	Tree Conservation Area Total	2.00	14.56%
* See Tree Conservation Area - Greenway Calculation Table for breakdown of Tree Conservation Area - Greenway calculations.			
Tree Conservation Area - Greenway Calculation Table			
Total Greenway Easement Acreage			2.60 AC
Slope, Drainage, Sewer, Utility Easements Acreage within Greenway Easement			0.16 AC
Allowed Grading within Greenway Easement			0.13 AC
Length of stream (1,233 LF) x 25' x 2			1.42 AC
Tree Conservation Area - Greenway Total			0.89 AC




LEGEND




PRIMARY TREE CONSERVATION AREA - THOROUGHFARE




PRIMARY TREE CONSERVATION AREA - PARKWAY FRONTAGE




TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2




GREENWAY EASEMENT (SEE NOTE 1)




EXISTING TREE



CRITICAL ROOT ZONE



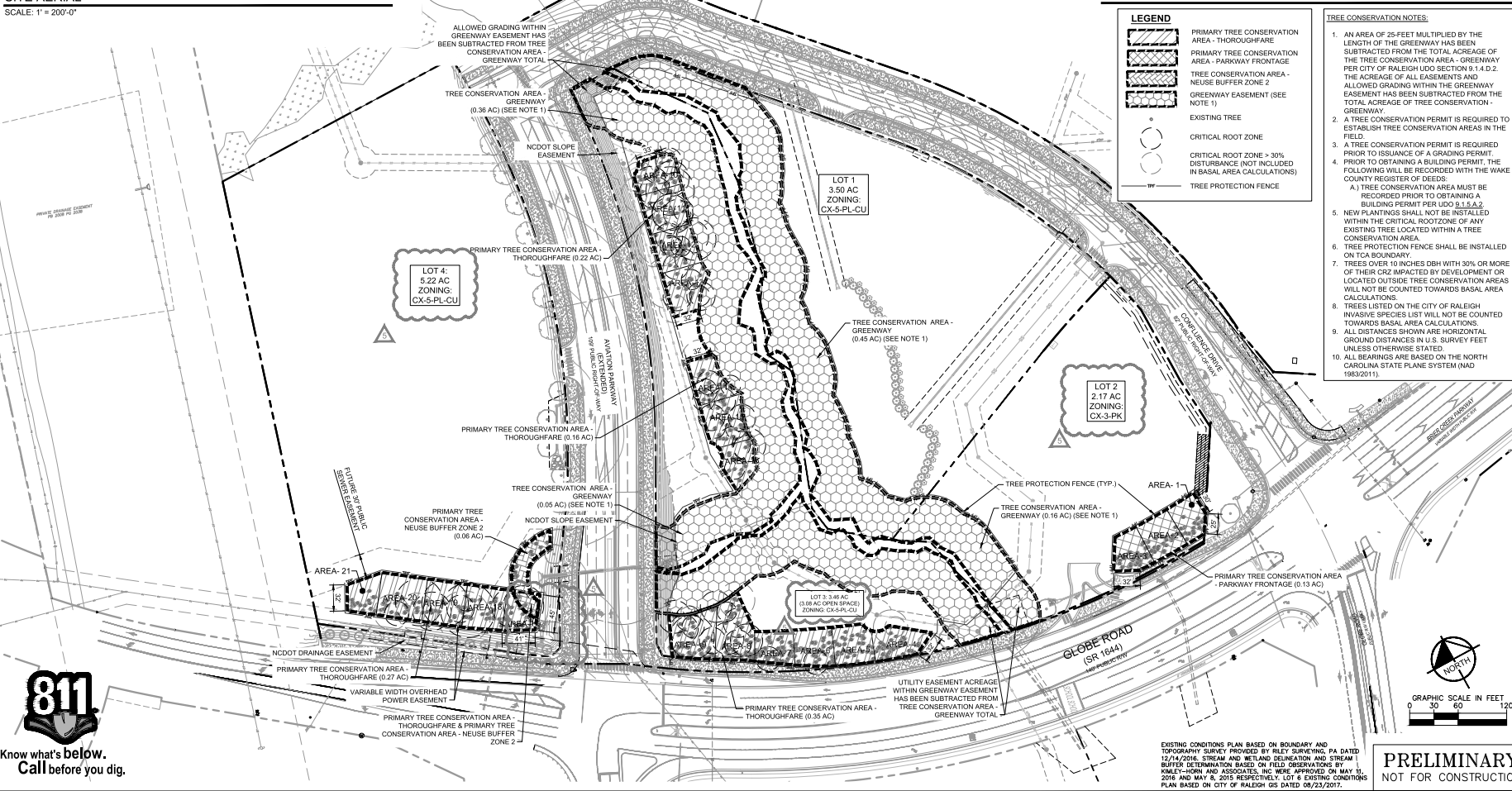
CRITICAL ROOT ZONE - 30% DISTURBANCE (NOT INCLUDED IN BASAL AREA CALCULATIONS)



TREE PROTECTION FENCE

TREE CONSERVATION NOTES:

1. AN AREA OF 25-FEET MULTIPLIED BY THE LENGTH OF THE GREENWAY HAS BEEN SUBTRACTED FROM THE TOTAL CALCULATION OF THE TREE CONSERVATION AREA - GREENWAY PER CITY OF RALEIGH LDD SECTION 14.0.2. THE ACREAGE OF ALL EASEMENTS AND ALLOWED GRADING WITHIN THE GREENWAY EASEMENT HAS BEEN SUBTRACTED FROM THE TOTAL ACREAGE OF TREE CONSERVATION - GREENWAY.
2. A TREE CONSERVATION PERMIT IS REQUIRED TO ESTABLISH TREE CONSERVATION AREAS IN THE FIELD.
 - A. TREE CONSERVATION PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT.
3. PRIOR TO OBTAINING A TREE CONSERVATION PERMIT THE FOLLOWING WILL BE RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS.
 - A. TREE CONSERVATION AREA MUST BE RECORDED PRIOR TO OBTAINING A BUILDING PERMIT PER LDD 3.1.3.A.2.
4. NEW PLANTINGS SHALL NOT BE INSTALLED WITHIN THE CRITICAL ROOTZONE OF ANY EXISTING TREE LOCATED WITHIN A TREE CONSERVATION AREA.
5. TREE PROTECTION FENCE SHALL BE INSTALLED ON TCA BOUNDARY.
6. TREES OVER 10 INCHES DBH WITH 30% OR MORE OF THEIR CRZ IMPACTED BY DEVELOPMENT OR LOCATED OUTSIDE TREE CONSERVATION AREAS WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
7. TREES LISTED ON THE CITY OF RALEIGH INVASIVE SPECIES LIST WILL NOT BE COUNTED TOWARDS BASAL AREA CALCULATIONS.
8. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE STATED.
9. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE SYSTEM (NAD 83/2011).



Know what's below.
Call before you dig.

EXISTING CONDITIONS PLAN BASED ON BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY RILEY SURVEYING, PA DATED 12/14/2016. STREAM AND WETLAND DELINEATION AND STREAM BUFFER DETERMINATION BASED ON FIELD OBSERVATIONS BY KIMLEY-HORN AND ASSOCIATES, INC WERE APPROVED ON MAY 11, 2016 AND MAY 8, 2015 RESPECTIVELY. LOT 6 EXISTING CONDITIONS PLAN BASED ON CITY OF RALEIGH GIS DATED 08/23/2017.

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

Kimley»Horn







KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
012884007	03/22/2018	AS SHOWN	CDL	SET	RIR

TREE
CONSERVATION
PLAN

PREPARED FOR
GLOBE ROAD VENTURES, LLC
BRIER CREEK - AVIATION
PARKWAY SOUTH
NORTH CAROLINA

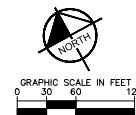
TC1.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horner is prohibited. K:\VAL-LOF\014212000_globe_aviation_multi-use_planning_phase\0100_cad_files\plan sheets\11.0 PRELIMINARY LANDSCAPE PLAN.dwg

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>GAL.</u>	<u>HEIGHT</u>
<u>SHADE TREES</u>							
	NY	32	NYSSA SYLVATICA WILDFIRE	WILDFIRE TUPELO	8.8	2" GAL	14' - 18" HT.
	QE	16	QUERCUS PHELLOPS QPSTA	HIGHTOWERS WILLOW OAK	8.8	2" GAL	14' - 18" HT.
	UP	28	ULMUS PARVIFOLIA	LACEBARK ELM	8.8	2" GAL	14' - 18" HT.
<u>SMALL TREES</u>							
	CC	8	CORNUS FLORIDA CHEROKEE BRAVE	CHEROKEE BRAVE DOGWOOD	15 GAL	2" GAL	8'-10' HT.
	MS	8	MAGNOLIA KOBUS STELLATA ROYAL STAR	ROYAL STAR MAGNOLIA	15 GAL	2" GAL	8'-10' HT.
<u>SYMBOL</u>			<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>		<u>SPACING</u>
<u>GROUND COVERS</u>							
			CYNODON DACTYLON 419 HYBRID	BERMUDAGRASS	AREAS TO BE SOODED OR SEEDED	-	

City of Raleigh Urban						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	SQUARE FEET / LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION	
AVIATION STREETScape REQUIREMENT (AVENUE 4- LANE DIVIDED)	EAST - STREET TREES REQUIRED AT 40' O.C.	726 LF	726 / 40' = 19 SHADE TREES	TREE CONSERVATION AREA 8.5.6.4		
	WEST - STREET TREES REQUIRED AT 40' O.C.	644 LF	644 / 40' = 17 SHADE TREES	TREE CONSERVATION AREA 8.5.6.8		
CONFLUENCE STREETScape REQUIREMENT (AVENUE 2- LANE DIVIDED)	EAST - STREET TREES REQUIRED AT 40' O.C.	1160 LF	1160 / 40' = 29 SHADE TREES	TREE CONSERVATION AREA 8.5.6.8		
	WEST - STREET TREES REQUIRED AT 40' O.C.	1007 LF	1007 / 40' = 26 SHADE TREES	TREE CONSERVATION AREA 8.5.6.8		
GLOBE STREETScape REQUIREMENT (AVENUE 6- LANE DIVIDED)	NORTH - STREET SHADE TREES REQUIRED AT 40' O.C.	720 LF	720 / 40' = 18 SHADE TREES	TREE CONSERVATION AREA 8.5.6.6		
	NORTH - STREET SMALL TREES REQUIRED AT 20' O.C. (OVERHEAD UTILITIES)	280 LF	280 / 20' = 14 SMALL TREES	*14 SMALL TREES		

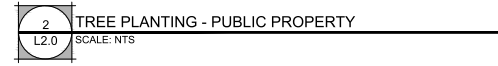
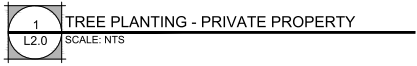
NOTE: ALL TREES LOCATED IN SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED FREE OF BRANCHING BETWEEN 2' AND 6' AT MATURITY.
NOTE: SMALL TREES PROVIDED UNDER OVERHEAD UTILITIES.



PRELIMINARY
NOT FOR CONSTRUCTION

110

Kimley»»Horn



L2.0

<div> <div> <div>L2.0</div> <div>RALEIGH</div> </div> <div> <div>PREPARED FOR</div> <div>GLOBE ROAD VENTURES, LLC</div> <div>BRIER CREEK - AVIATION PARKWAY SOUTH</div> <div>NORTH CAROLINA</div> </div> </div>	<div> <div>LANDSCAPE</div> <div>DETAIL SHEET</div> </div>	<div> <div>KVA PROJECT</div> <div>012884007</div> </div> <div> <div>DATE</div> <div>03/22/2018</div> </div> <div> <div>SCALE</div> <div>AS SHOWN</div> </div> <div> <div>DESIGNED BY</div> <div>COL</div> </div> <div> <div>DRAWN BY</div> <div>SET</div> </div> <div> <div>CHECKED BY</div> <div>REL</div> </div>	<div> <div> <div> <div>Kimley»Horn</div> <div>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.</div> <div>NC LICENSE NUMBER: F-00225</div> <div>4211 YAMTECH VALLEY ROAD, SUITE 27001</div> <div>PHONE: 919-855-1494</div> <div>WWW.KIMLEY-HORN.COM</div> </div> <div> <div>6</div> <div>REVISED PER CITY OF RALEIGH COMMENTS</div> <div>7/3/2018</div> </div> <div> <div>5</div> <div>REVISED PER CITY OF RALEIGH COMMENTS</div> <div>5/27/2018</div> </div> <div> <div>4</div> <div>REVISED PER CITY OF RALEIGH COMMENTS</div> <div>3/04/2018</div> </div> <div> <div>3</div> <div>REVISED PER CITY OF RALEIGH COMMENTS</div> <div>5/16/24</div> </div> <div> <div>2</div> <div>REVISED PER CITY OF RALEIGH COMMENTS</div> <div>11/21/23</div> </div> <div> <div>1</div> <div>SUBMISSION REVISION SUBMITAL</div> <div>06/04/23 BHH</div> </div> <div> <div>No.</div> <div>REVISIONS</div> <div>DATE</div> <div>BY</div> </div> </div> </div>
---	---	--	---