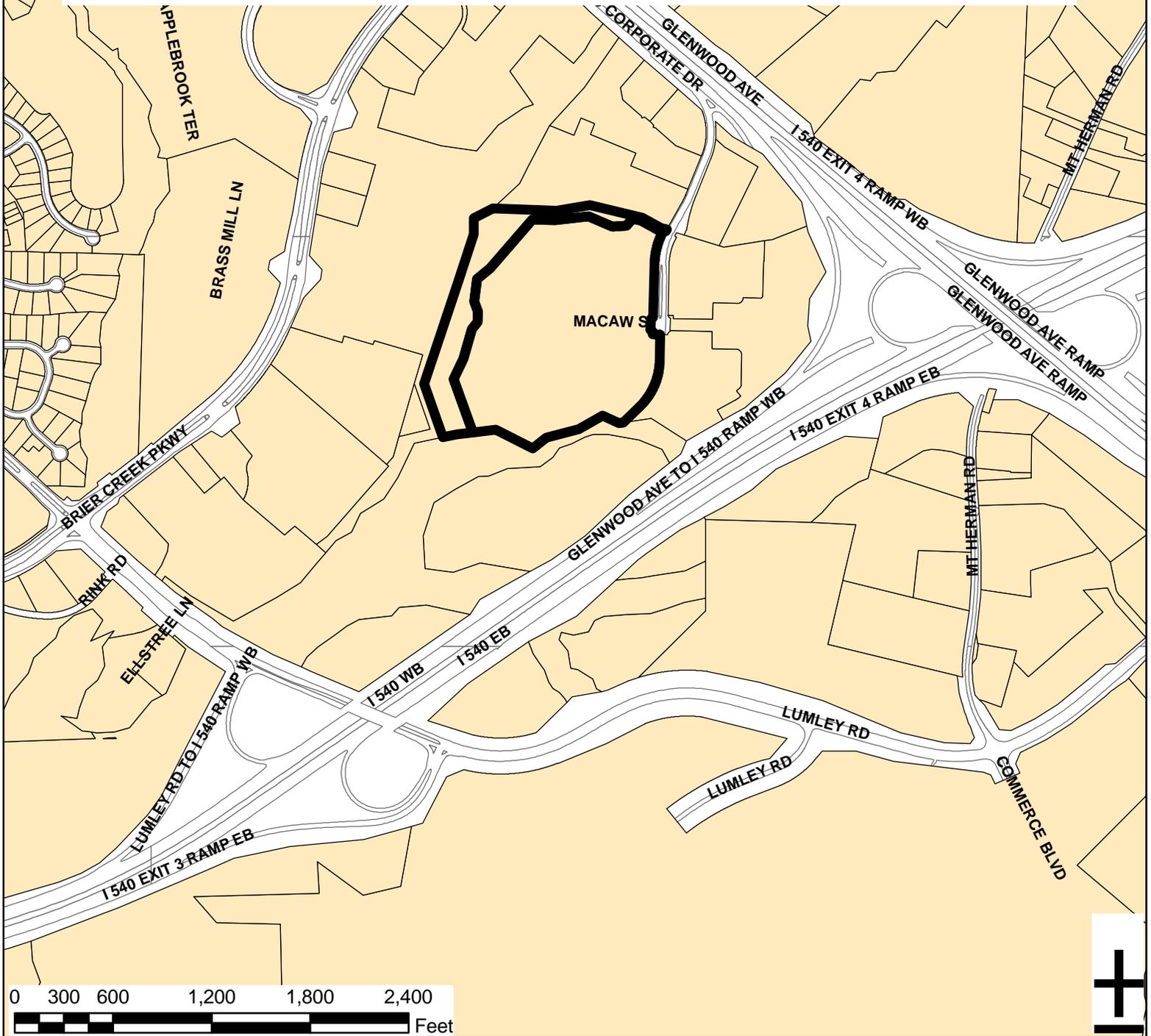


BRIER CREEK TOWN CENTER II

MP-2-2011



Zoning: **TD-CUD, TD, SHOD-2, AOD**
CAC: **NORTHWEST**
Drainage Basin: **LITTLE BRIAR**
Acreage: **38.53**

Number of Lots: **0**
Planner: **JACQUE BAKER**
Phone: **(919) 516-2630**
Applicant Contact: **JDAVIS**
Phone: **ARCHITECTS**
(919) 835-1500

MP-2-11

Trans# 30425

digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review.

NOTE!!! A FINAL DIGITAL OR REDUCED COPY OF THE PLAN IS TO BE SUBMITTED TO THE COORDINATING PLANNER ONCE ALL STAFF REVIEW COMMENTS HAVE BEEN APPROVED. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, lot boundary. The digital image should be saved in any of the following formats, listed in order of preference: .jpg, .gif, .pdf, on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

PLANNED DEVELOPMENT APPROVAL PROCESS:

The master plan will be reviewed by administrative staff, and comments will be sent to the applicant. At the point at which the Planning Director determines that the master plan submittal requirements are complete and adequate to properly review the proposal, a public hearing will be authorized on the request for re-zoning to Planned Development Overlay District. After the public hearing, the Master Plan and re-zoning request are referred to Planning Commission for a recommendation, and on to City Council for final consideration.

Section B.

SUMMARY INFORMATION - (SHOW ON MASTER PLAN)

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:

DEVELOPMENT NAME: Brier Creek Town Center II
LOCATION: 8040 Arco Corporate Dr & 8030 Arco Corporate Dr

WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map _____
0768540402, 0768445641

EXISTING ZONING DISTRICT(S): THOROUGHFARE CUD, AIRPORT OVERLAY DISTRICT & SHOD-2

PROPOSED ZONING DISTRICT(S): THOROUGHFARE PDD, AIRPORT OVERLAY DISTRICT & SHOD-2

INSIDE CITY LIMITS? Yes

CLIENT (Owner or Developer):

Name(s) Brier Creek Corporate Center Associates, L.P. c/o American Asset Coporation
Address: c/o American Asset Corporation, 3700 ARCO Corporation Drive, Suite 350, Charlotte, NC 28273
Telephone: 919-821-2700 FAX: 919-755-2200
E-Mail Address: jdye@aacusa.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):

Name(s) Ken Thompson (JDavis Architects, PLLC)
Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603
Telephone: 919-835-1500 FAX: 919-835-1510
E-Mail Address: kent@jdavisarchitects.com

TOTAL SITE ACRES: 38.53 AC

RESIDENTIAL ACRES: 3.94

Total residential units 600
Single-family lots N/A
Multi-family units N/A
Group housing units 600
Condominium units N/A

Congregate Care equivalent dwelling units N/A
Average residential density 18.0/AC
Maximum residential density 18.0/AC
Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft. N/A provide findings in accordance with 10-2057

INSTITUTIONAL ACRES: Zero

Building Sq. Ft. N/A

OFFICE ACRES: 27.27

Building Sq. Ft. Min. 180,000 to a Max 1,500,000

INDUSTRIAL ACRES: Zero

Building Sq. Ft. N/A

RETAIL ACRES: Zero

Building Sq. Ft. Min. 1,000 to a Max. 100,000

ground floor office bld

% OF SITE THIS CONSTITUTES
RECREATION ACRES: 4.79 (Greenway)
OPEN SPACE ACRES: 7.32 AC
19 % OF SITE IT CONSTITUTES
TREE CONSERVATION ACRES: 0.84
OF SITE IT CONSTITUTES 0.022%

Building Sq. ft. N/A
Not-for-profit common area: N/A
Greenway (dedicated sq. ft.) 133,093
acreage 3.06
Other public open space N/A

115,000 sq feet

OWNER'S SIGNATURE:

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 master plan as approved by the City.

I hereby designate KENNETH D. THOMPSON 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.

Date: 6.17.2011

Signed: Joseph S. Dye

Printed Owner name JOSEPH S. DYE

Section C.

**DATA FOR MASTER PLAN DOCUMENTS
PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF)**

(a) Sheet size.

- (1) Plan-view drawings for the master plan shall be drawn on one of three (3) standard sheet sizes. These are:
 - eighteen (18) by twenty-four (24) inches;
 - twenty-four (24) by thirty-six (36) inches;
 - thirty (30) by forty-two (42) inches;
- (2) Other supporting documentation may be submitted on 8 1/2" x 11" sheets, 11" x 17" sheets or 8 1/2" x 14" sheets.

(b) Key Information.

- (1) A vicinity sketch or key map at a scale of not more than one thousand (1000) feet to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the remainder of the preliminary subdivision plan;
- (2) True north arrow, with north being at the top of the map;
- (3) Scale of the map using engineer's scale (1"=10', 1"=50', etc.) and date of preparation, including all revision dates;

(c) **Summary Information.**

- (1) The name of the development, name of the owner and agent, name, address and telephone number and fax number of the designer who prepared the plan;
- (2) All information included in Section B. of this application;
- (3) For properties in a conditional use zoning district, list of zoning conditions should appear on the plan;
- (4) Proposed heights and setbacks.

(d) **Property Information.**

- (1) Boundary lines of the proposed development;
- (2) Existing easements including width dimensions and book and page references;
- (3) Property to be dedicated for public use, such as proposed easements, rights-of-way; or greenway, including acres, square feet and dimensions;
- (4) Street right-of-way lines and other property lines, drawn to scale;
- (5) Zoning district boundary lines;
- (6) Adjoining properties, land uses and owners names;
- (7) Existing wooded areas, streams and lakes;

(e) **Transportation Information.**

- (1) Preliminary circulation plan showing existing and proposed driveway and access point limitations, existing and proposed major streets, new and widened rights-of-way within and adjacent to the site;
- (2) Traffic Impact Analysis including volumes generated and impact on surrounding intersections;
- (3) Information on how the layout of land uses and facilities encourages transit and pedestrian access;
- (4) Cross-sections of proposed streets to serve the property covered by the Master Plan, including specifications for all cross-sections that involve alternative designs not included in the City's current development regulations;

(f) **Land Use / Phasing / Open Space Information.**

- (1) Proposed uses including locations and amounts, and a detailed list of uses allowed within each land use category specified. This plan should show a mixture of uses to provide convenient arrangements of complementary land uses, such as office, day care and residential;
- (2) Existing and proposed greenways, parks and open space, including designs for screening and buffering of conflicting land uses;
- (3) Maximum scale, floor area ratio, building lot coverage, impervious surface limitations or other proposed limitations on area and bulk;
- (4) Phasing of development, including covenants, assessments and other applicable restrictions, showing a generalized subdivision scheme;
- (5) Mechanisms for monitoring the construction of the land uses shown on the master plan, in order to assure that community facilities are completed and land use requirements are met;
- (6) Mechanisms for providing a unified approach to landscaping parking, driveways, drainage, sedimentation control and pedestrian circulation;
- (7) Maximum heights of buildings by land use category and a schedule of minimum yard setbacks by land use area in the Master Plan;
- (8) Location of outdoor uses such as display areas, landfills, cemeteries, quarries, mines, outdoor storage yards, chemical or petroleum refineries, "ready-mixed" concrete production, asphalt plants, community water and wastewater treatments tanks and facilities;

(g) **Alternative Designs and Revisions.**

- (1) Information to support any requested alternative design
 - parking reductions
 - street cross sections
 - SIGNAGE
 - LANDSCAPING
 - LOT SIZES 10-2057.
- (2) The proposed type, nature and extent of revisions that will be approved by the City staff subsequent to the approval of the Master Plan;

(h) **Utility / Stormwater Information.**

- (1) Water and sewer plan for all uses proposed in the Master Plan, including location of existing and proposed sewer and water mains. Include estimate of average daily sewage flow demand for each phase;

- (2) Proposed stormwater management scheme, showing general methods of retaining or conveying stormwater throughout the site, and any adjoining off-site facilities, as well as proposed drainage easements in their general location;
- (3) Regulatory floodprone area elevations;

(i) **Special Information.**

- (1) In all Special Highway Overlay Districts, protective yard areas along major access corridors and principal arterials, and distance from interchange if along a side street;
- (2) In Reservoir Watershed Protection Areas, watercourse buffer areas as required in §10-3052(b), square foot amount of existing and proposed impervious surface area per lot, estimated amount of impervious surface area of proposed public and private streets and public improvements, the location of and areas served by facilities used to retain the first one-half (1/2) inch of storm water as required in §10-3052(a), the allocation of impervious surface limitations to lots;
- (3) In cluster unit developments, calculations for density transfers among different phases and from rights-of-way, building envelopes and maintenance easements when the development is to be approved with minimum setback less than five (5) feet;
- (5) In Metro Park Protection Overlay Districts, watercourse buffer areas, impervious surface calculations, tree inventory if impervious surface area exceeds 30%, park buffer yards;
- (6) Phasing plan, if the construction of public improvements and/or the recording of lots is to be phased;
- (7) In Mobile Home zoning districts, an evacuation plan is to be filed with the Wake County Office of Emergency Preparedness for all mobile home parks located within floodprone areas;
- (8) Any other information that may be requested by the reviewing authority.

(j) **Tree Conservation Plan, if applicable, (Refer to TC-07-04 Tree Conservation Ordinance)**

- (1) (Sheet 1) Requires a separate Tree Conservation Map with all proposed tree conservation areas (TCA's), see Section 10-2082.14);
- (2) Label Primary and Secondary Tree Conservation Areas utilizing the "Standardized Designation For Tree Conservation Areas" list.
- (3) (Sheet 2) Show existing and proposed grades, combining an accurate location of tree protection fence, also show acreage calculations of tree conservation areas as listed in Tree Conservation Data Sheet.
- (4) Completed Tree Conservation Data Sheet;
- (5) (Sheet(s) 3+) For the Secondary Tree Conservation Areas include the following;
 - a. Photo panoramic panel of proposed secondary TCA's. Each photo to represent 50 linear feet of tree conservation area. Include **(2 copies)**.
 - b. Certified tree cover report with description of each 50' of TCA. **(2 copies)**.
 - c. Most recent aerial photo.

(k) **Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers checklist (NEW)**
 Indicates the guidelines and principles that will be adhered to and the extent to which specified apply to the "key elements" described in the Urban Design Guidelines for Mixed-Use Neighborhood and Village Centers. Use accompanying checklist provided.

(l) **Below, provide a description of how your plan conforms to the guidelines of the Comprehensive Plan, including information such as Planning District, Small Area Plan, Corridor Plan, oversized focus area, PBOD, focus area and recommended use(s) for the property.**

The proposed mixture of uses (residential, office and retail) is in conformance with the approved master plan for Brier Creek; important components to achieving consistency with the COR Comprehensive Plan are the incorporation of many of the Urban Design Guidelines for Village Centers, and the substantial restrictions placed upon the retail uses. The site is part of the "City Focus Area" within the "Triangle Regional Center", and is designated for Mixed Use development under the City's Umstead Planning District Urban Form Plan.

- NOTES:**
- LOTS 11 AND 13 WILL NOT HAVE DIRECT DRIVEWAY ACCESS TO MACAW STREET.
 - ONLY STANDARD CURB AND GUTTER WILL BE PERMITTED ALONG ARCO CORPORATE DRIVE.
 - WITHIN THE SITE DISTANCE TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE, BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR OTHER OBJECT.

LOT DATA:

LOT	AC	LAND USE	BLDG SF MAX	HT MAX
LOT 5	5.15 AC	MIXED-USE OFFICE, RETAIL, PARKING	375,000 SF	195 FT
LOT 6	5.46 AC	MIXED-USE OFFICE, RETAIL, PARKING	375,000 SF	195 FT
LOT 10	9.96 AC	MIXED-USE OFFICE, RETAIL, PARKING	375,000 SF	195 FT
LOT 11	2.02 AC	RESIDENTIAL, PARKING	400,000 SF	150 FT
LOT 12	6.70 AC	MIXED-USE OFFICE, RETAIL, PARKING	375,000 SF	195 FT
LOT 13	1.92 AC	RESIDENTIAL, PARKING	400,000 SF	150 FT
LOT 14	7.32 AC	OPEN SPACE	N/A	N/A
TOTAL	38.53 AC		2,300,000 SF	

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
 - ALL DRIVEWAY MUST BE INSTALLED TO THE MINIMUM CITY OF RALEIGH STANDARDS SET FORTH IN THE STREET, SIDEWALK AND DRIVEWAY ACCESS HANDBOOK OR THE CONDITIONS NOTED ON THIS PLAN, WHICHEVER IS MORE STRINGENT.
 - WHERE SIDEWALK IS PROPOSED AT THE BACK OF CURB, SIDEWALK SHALL BE A MINIMUM OF 6' WIDE.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 20' MINIMUM.
 - TRASH AND CARDBOARD DUMPS(TER) ENCLOSURE SHALL MATCH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - SLOPE IN HANDICAP PARKING AREAS NOT TO EXCEED 2% AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 42" IN HEIGHT TO INCLUDE SAFETY HAND RAIL.
 - IF CONSTRUCTION DRAWINGS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUCH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD 420.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD 420.11.

Section B.
SUMMARY INFORMATION - (SHOW ON MASTER PLAN)

ALL PLANS REQUIRE THE FOLLOWING INFORMATION ON THE FRONT COVER OF THE DRAWING SETS:
DEVELOPMENT NAME: Brier Creek Town Center II
LOCATION: 8040 Arco Corporate Dr & 8030 Arco Corporate Dr

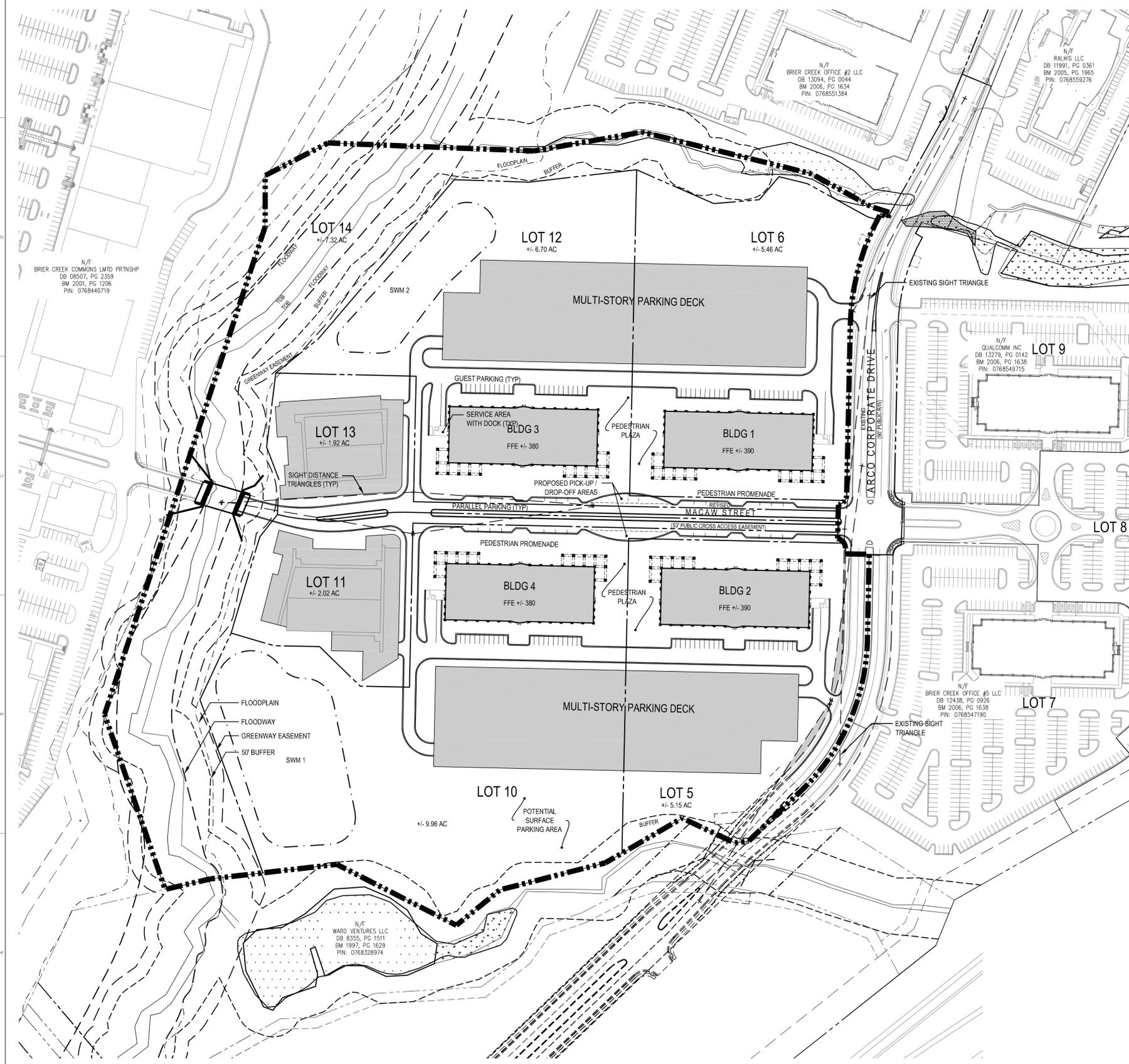
WAKE COUNTY PROPERTY IDENTIFICATION # (PIN) with property map: 076854042, 0768445641
EXISTING ZONING DISTRICT(S): THOROUGHFARE CUD, AIRPORT OVERLAY
DISTRICT & SHOD: 2
PROPOSED ZONING DISTRICT(S): THOROUGHFARE PDD, AIRPORT OVERLAY
DISTRICT & SHOD: 2
INSIDE CITY LIMITS? Yes

CLIENT (Owner or Developer):
Name(s) Brier Creek Corporate Center Associates, L.P. - c/o American Asset Corporation
Address: c/o American Asset Corporation, 3700 ARCO CORPORATION DRIVE, SUITE 350, CHARLOTTE, NC 28273
Telephone: 919-521-7700 FAX: 919-755-7200
E-Mail Address: jdavis@aacusa.com

CONSULTANT (Person to contact regarding questions or revisions to the plan):
Name(s) Ken Thompson (Davis Architects, PLLC)
Address: 510 Glenwood Avenue, Suite 201, Raleigh, NC 27603
Telephone: 919-835-1500 FAX: 919-835-1510
E-Mail Address: ken@jcdavisarchitects.com

TOTAL SITE ACRES: 38.53 AC

RESIDENTIAL ACRES: 3.94	Total residential units: 600
	Single-family lots: N/A
	Multi-family units: N/A
	Group housing units: 900
	Condominium units: N/A
	Congregate Care equivalent dwelling units: N/A
	Average residential density: 15.3/AC
	Proposed minimum lot size for detached single family residential if requesting lots less than 5000 sq. ft.: N/A
	N/A provide findings in accordance with 10-2057
INSTITUTIONAL ACRES: Zero	Building Sq. Ft. N/A
OFFICE ACRES: 27.27	Building Sq. Ft. Min. 300,000 to a Max. 1,500,000
INDUSTRIAL ACRES: Zero	Building Sq. Ft. N/A
RETAIL ACRES: Zero	Building Sq. Ft. Min. 1,000 to a Max. 100,000
% OF SITE THIS CONSTITUTES RECREATION ACRES: 4.79 (Greenway)	Building Sq. Ft. N/A
OPEN SPACE ACRES: 7.32 AC	Not-for-profit common area: N/A
19% OF SITE IT CONSTITUTES TREE CONSERVATION ACRES: 0.84	Greenway (dedicated sq. ft.): 133,093
OF SITE IT CONSTITUTES 0.022%	acreage: 3.06
	Other public open space: N/A



PDD Master Plan
Brier Creek Town Center II
Raleigh, North Carolina

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT:	ACC-11042	DATE	06.17.2011
ISSUE:	PDD Master Plan	DATE	06.17.2011
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	PRELIMINARY SITE PLAN		

MP-XX-11
REFERENCE: MP-1-07

SITE PLAN

SCALE: 1" = 100'

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