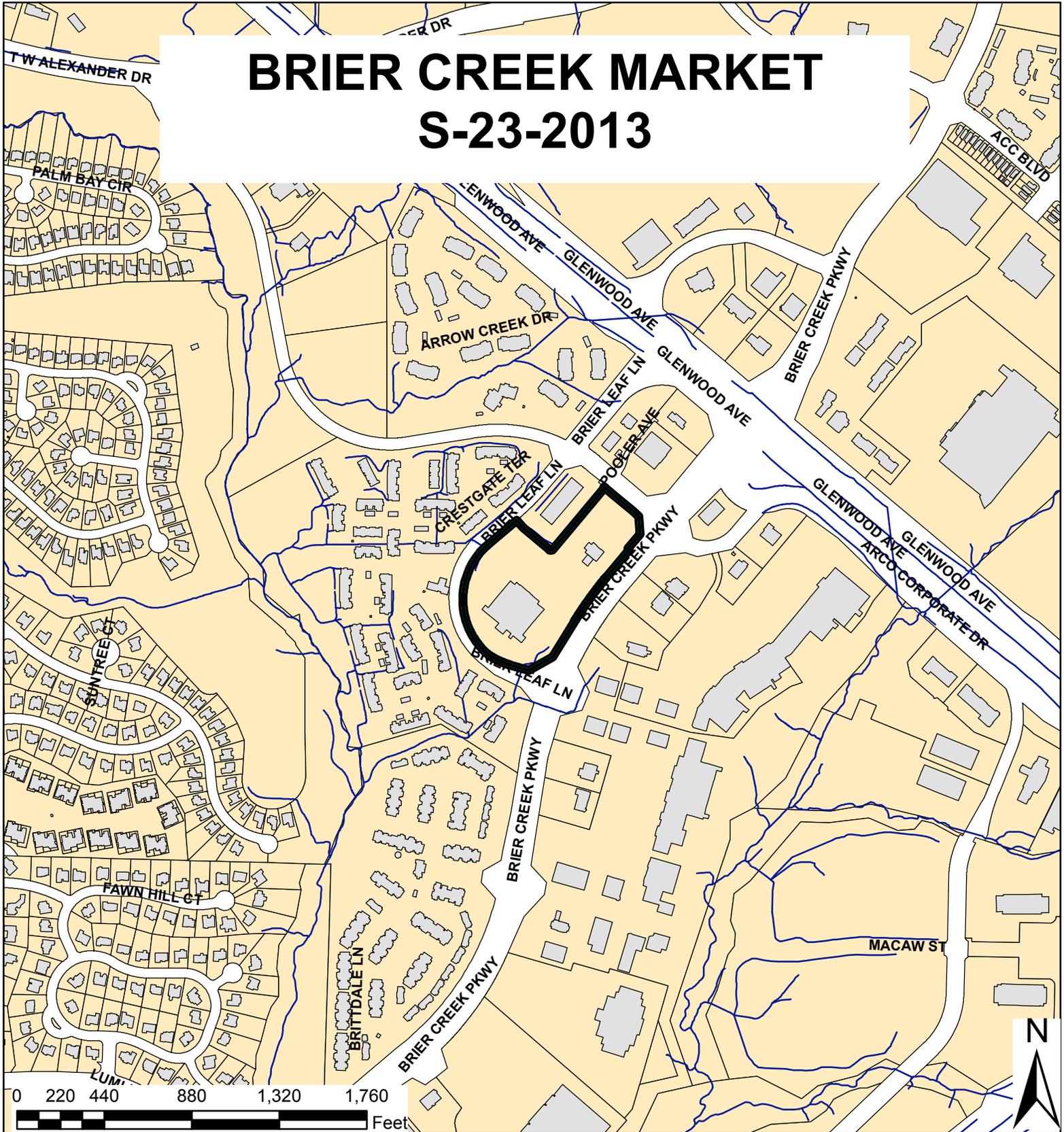


# BRIER CREEK MARKET S-23-2013



Zoning: **TD-CUD, SHOD-2**  
CAC: **Northwest**  
Drainage **Little Briar**  
Basin:  
Acreage: **10.02**

Number of Lots:  
Planner:  
Phone:  
Applicant Contact:  
Phone:

**2**  
**Stan Wingo**  
**(919) 996-2663**  
**BBM Associates, Inc.**  
**(919) 833-7336**



# Planning & Development

**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, North Carolina 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

*5-23-2013*

## Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission or City Council <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing * <input type="checkbox"/> Multifamily (Infill)*	<input checked="" type="checkbox"/> Subdivision* <input type="checkbox"/> Infill Subdivision* <input type="checkbox"/> Infill Recombination* <input type="checkbox"/> Cluster Subdivision <input type="checkbox"/> Expedited Subdivision Review	<b>Transaction Number</b> <i>364314</i>
* May require Planning Commission or City Council Approval		

### Section A

*5-23-2013*

### GENERAL INFORMATION

Development Name: Brier Creek Market

Proposed Use: Commercial

Property Address(es): 8100 Brier Creek Parkway

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0768366472 000

P.I.N.	P.I.N.	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input checked="" type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			

<b>PRELIMINARY ADMINISTRATIVE REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. This is a single lot subdivision of Lot 4 with no additional R/W dedication or other elements that would require additional approvals from the The Planning Commission or City Council.
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<b>PLANNING COMMISSION OR CITY COUNCIL REVIEW</b>	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.
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<b>CLIENT (Owner or Developer)</b>	Company: WD DEVELOPMENT, LLC c/o BARNETT PROPERTIES, LLC		
	Name (s) HALL BARNETT		
	Address 1775 GRAHAM AVE STE 201, HENDERSON, NC 27536		
	Phone (252) 492-7551	Email rfleming@barnettpropertiesllc.com	Fax (252) 492-5107

<b>CONSULTANT (Contact Person for Plans)</b>	Company BBM Associates, Inc.		
	Name (s) Tim Bowes, PLS		
	Address 1011 Schaub Dr., Ste. 102 Raleigh, NC 27606		
	Phone (919) 833-7336 ext. 204	Email tbowes@bbmassociates.com	Fax (919) 833-7337

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

Has your project previously been through the pre-submittal process? If yes, provide the transaction # <b>360644</b>	
<b>Zoning Information</b>	<b>Building Information</b>
Zoning District(s) CUD TD	Proposed building use(s)
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross 45,167 Lowes; 4,807 FCB
Overlay District SHOD-2	Proposed Building(s) sq. ft. gross
Total Site Acres 10.02 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 49,974
Off street parking Required Provided	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage)
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z-65-95	
<b>Stormwater Information</b>	
Existing Impervious Surface acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #
<b>CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)</b>	
Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030	
Conversion of Existing Lease Lot to a Fee Simple Subdivided Lot. Use and Subdivision conforms to current zoning and does not propose to change and site conditions with subdivision that would not conform to Comprehensive Plan 2030.	

**FOR SUBDIVISIONS, MULTIFAMILY OR GROUP HOUSING PROJECTS ONLY**

1. Total # Of Townhouse Lots Detached Attached	11. Total number of Open Space (only) lots
2. Total # Of Single Family Lots	12. Total number of all lots 2
3. Total # Of Apartment Or Condominium Units	13. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Total # Of Congregate Care Or Life Care Dwelling Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. If your project is an Infill subdivision, provide the Infill calculations per City Code 10-3032 on the front cover of your drawing sets	

**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 subdivision plan as approved by the City.

I hereby designate BBM Associates, Inc 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 [Signature] Date 5/21/13

Signed \_\_\_\_\_ Date \_\_\_\_\_

Section B		TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
		YES	N/A	YES	NO	N/A
<b>General Requirements</b>						
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
2. <b>Preliminary Development Plan Application</b> completed and signed by the property owner	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
3. Client must complete and print page 1 and 2 of the <b>Preliminary Development Plan Application</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. I have referenced the <b>Preliminary Development Plan Checklist</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
5. Provide the following plan sheets:	<input type="checkbox"/>					
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
b) Existing Conditions Sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
c) Proposed Site, Subdivision Plan, or Recombination Plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
e) Proposed Utility Plan, including Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals only – include all revision dates	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' 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 preliminary plan	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input type="checkbox"/>					
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



LINE	LENGTH	BEARING
L1	58.82'	S4937.50°E
L2	71.00'	S4937.50°E
L3	49.15'	N4015.14°W
L4	67.72'	N3340.11°W
L5	36.00'	N4002.10°E
L6	67.72'	S3340.11°E
L7	49.15'	N4015.14°W
L8	58.82'	S4937.50°E
L9	71.00'	S4937.50°E
L10	40.01'	N4728.08°E
L11	57.88'	S8710.96°E
L12	15.20'	S4934.46°W
L13	38.87'	S4937.50°E
L14	10.01'	S4002.10°W
L15	69.67'	N1005.24°W
L16	58.72'	N8937.45°E

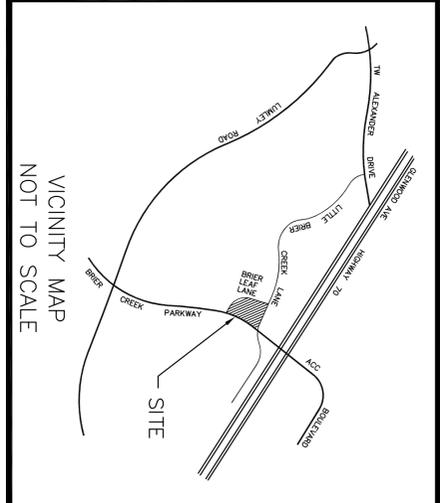
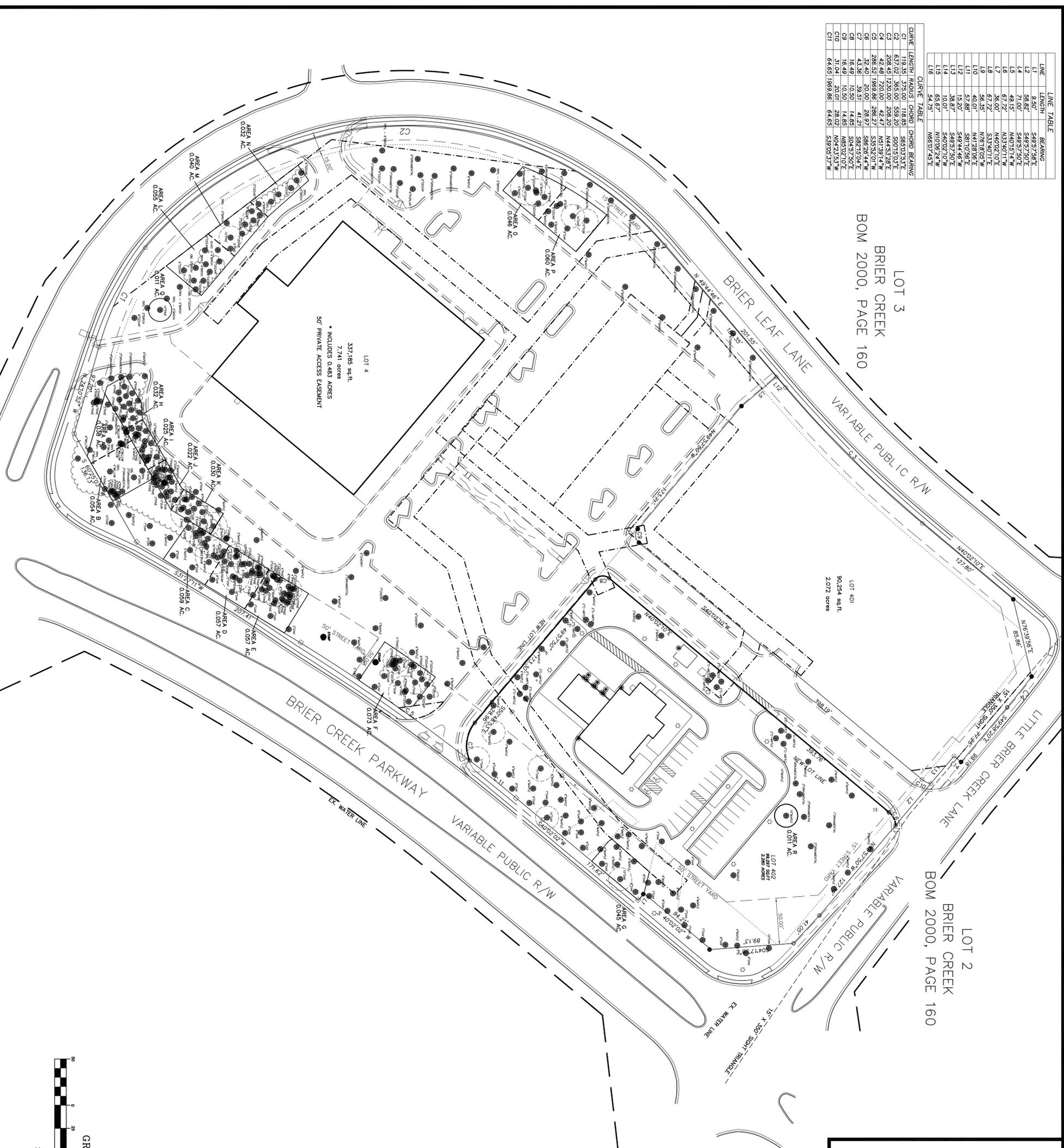
  

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	637.02'	365.00'	559.20'	S5917.03°E
C2	208.45'	1250.00'	208.20'	N4453.28°E
C3	42.48'	720.00'	42.47'	N5139.14°W
C4	286.52'	1969.86'	286.27'	S3539.01°W
C5	32.40'	20.00'	28.97'	S8926.44°W
C6	43.38'	39.51'	41.21'	S8919.04°E
C7	16.49'	10.50'	14.85'	N8922.10°E
C8	31.04'	20.01'	28.02'	N0423.53°W
C17	64.65'	1969.86'	64.65'	S3909.37°W

LOT 3  
BRIER CREEK  
BOM 2000, PAGE 160

LOT 2  
BRIER CREEK  
BOM 2000, PAGE 160

LOT 401  
90,254 sq.ft.  
2,072 acres



**CLH DESIGN PA**  
500 Regency Forest Dr.  
Cary, NC 27518  
Phone: 919.319.6716  
Fax: 919.319.7516  
LA: C-000767 (07/18/85)

**TREE CONSERVATION LEGEND**

- CRITICAL ROOT ZONE FOR TREES >10" DBH
- EXISTING TREE
- TREES NOT INCLUDED IN CALCULATIONS (CRITICAL ROOT ZONE OUTSIDE TREE CONSERVATION AREA)

**LEGEND**

- CONCRETE MONUMENT
- SET IRON PIPE
- EXISTING IRON PIPE
- CONTROL CORNER
- LIGHT POLE
- POWER TRANSFORMER
- UTILITY POLE
- SEWER MANHOLE
- WATER VALVE

**BBM ASSOCIATES INC.**  
EST. 1997  
C-18899

1011 Seaboard Dr., Suite 102  
Raleigh, North Carolina 27606  
919-833-7336  
Fax: 919-833-7337  
www.bbmassociates.com

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 50 ft.

**TREE CONSERVATION PLAN**

**TCON-2**

**TREE CONSERVATION PLAN**

**SHEET 4 OF 4**

NO.	DATE	DESCRIPTION

PROJECT NO.: BA0017.010  
DESIGNED BY: CLH  
CHECKED BY: CLH  
DATE: 03/29/13

TREE CONSERVATION PLAN  
FOR: WD DEVELOPMENT, LLC  
BRIER CREEK MARKET PLACE  
PARCEL "E" LOT 4 & 402  
LOTS 4 & 402  
CITY OF RALEIGH - CEDAR FORK TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA

**REVISIONS**