DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #: ASR-0001-2020 Planning Coordinator: Walters

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision transaction #:
☐	Attached	☐	Mixed use	Sketch transaction #:
☒	Apartment	☐	Open lot	Certificate of Appropriateness #:
☐	Townhouse	☐	Civic	Board of Adjustment #:
				Zoning Case #: Z-15-2017
				Administrative Alternate #:

GENERAL INFORMATION

Development name: Brier Creek Apartments

Inside City limits? ☒ Yes ☐ No

Property address(es): 3900 Macaw Street, 3910 Macaw Street, 3920 Macaw Street, 3930 Macaw Street,

Site P.I.N.(s): 0768544881, 0768542729, 0768448787, 0768447507

Please describe the scope of work. Include any additions, expansions, and change of use.
Approximately 266-unit apartment development and surface parking with associated infrastructure and amenities.

Current Property Owner/Developer Contact Name: Scott Underwood
NOTE: please attach purchase agreement when submitting this form.

Company: Woodfield Investments | Title:

Address: 7474 Creedmoor Rd, Box 306, Raleigh, NC 27613

Phone #: (919)740-8877 | Email: sunderwood@woodfieldinvestments.com

Applicant Name: Sean Gleason

Company: The John R. McAdams Co. | Address: 2905 Meridian Parkway Durham, North Carolina 27613

Phone #: (919)361-5000 | Email: gleason@mcadamsco.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
SITE DATA	**BUILDING DATA**
Zoning district (if more than one, please provide the acreage of each): PD - Z-15-17; MP-2-17	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: 0 sf
Gross site acreage: 14.43 ac	New gross floor area: 319,082
# of parking spaces required: 319	Total sf gross (to remain and new): 319,082
# of parking spaces proposed: 356	Proposed # of buildings: 5
Overlay District (if applicable): SHOD-2	Proposed # of stories for each: Maximum 4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartments	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.66 Square Feet: 28,671	Proposed Impervious Surface: Acres: 6.09 Square Feet: 265,390
Is this a flood hazard area? [x] Yes [ ] No If yes, please provide: Alluvial soils: Yes Flood stu CLOMR Case 06-04-A702R (LOMR in review) FEMA Map Panel #: 3720076800J	
Neuse River Buffer [x] Yes [ ] No	Wetlands [ ] Yes [x] No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 261	Total # of hotel units:
# of bedroom units: 1br: 116 2br: 120 3br: 25	4br or more:
# of lots:	Is your project a cottage court? [ ] Yes [x] No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh. I hereby designate Sean Gleason to serve as my agent regarding this application, to receive and response 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature: M. Scott Underwood	Date: 1-6-2020
Printed Name: M. Scott Underwood	

BRIER CREEK APARTMENTS

3930 MACAW STREET
RALEIGH, NORTH CAROLINA, 27617

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: WDF-19000
CITY OF RALEIGH CASE #: ASR-0001-2020
ZONING CASE #: Z-15-2017
DATE: JANUARY 6, 2020
REVISED: JUNE 19, 2020
REVISED: DECEMBER 18, 2020
REVISED: FEBRUARY 24, 2021

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☐ Attached	☐ Mixed use	Sketch transaction #: _____
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☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: Z-15-2017
		Administrative Alternate #: _____

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Phone #: (919)361-5000 | Email: gleason@mcadamsco.com

REVISION 05.01.19

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

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	Existing gross floor area to be demolished: 0 sf
Gross site acreage: 14.43 ac	New gross floor area: 319,082
# of parking spaces required: 319	Total sf gross (to remain and new): 319,082
# of parking spaces proposed: 390	Proposed # of buildings: 5
Overlay District (if applicable): SHOD-2	Proposed # of stories for each: Maximum 4
Existing use (UDO 6.1.4): Vacant	
Proposed use (UDO 6.1.4): Apartments	

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Proposed Impervious Surface: Acres: 6.09 Square Feet: 265,390

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If yes, please provide:

Alluvial soils: Yes

Flood stu CLOMR Case 05-04-A702R (LOMR in review)

FEMA Map Panel #: 3720076800J

Neuse River Buffer ☒ Yes ☐ No | Wetlands ☐ Yes ☒ No

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Total # of dwelling units: 261 | Total # of hotel units:

# of bedroom units: 1br: 116 2br: 120 3br: 25 4br or more:

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I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: M. Scott Underwood | Date: 1-6-2020

Printed Name: M. Scott Underwood

REVISION 05.01.19

raleighnc.gov

SITE DATA

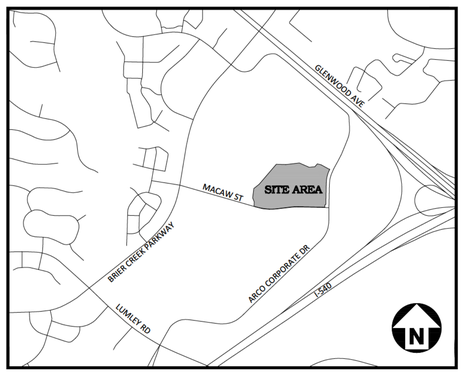
PARCEL PIN NUMBER:		0768542729; 0768448787; 0768447507; 0768544881
EXISTING ZONING:		PD (Z-15-17; MP-2-17) (CX BASE DISTRICT)
OVERLAY DISTRICT:		SHOD-2 (PARTIAL)
BLOCK PERIMETER:		SATISFIED PER THE MASTER PLAN MP-2-17
WATERSHED:		CRABTREE CREEK
FLOODPLAIN/FIRM PANEL:		CITY OF RALEIGH FLOODPLAIN (FLOOD STUDY #348)
PD DEVELOPMENT AREA:		37.89 AC
PROJECT AREA:		14.43 AC (628,570 SF)
EXISTING USE:		VACANT
PROPOSED USE:		APARTMENT (261 UNITS; 116 1-BED, 120 2-BED, 25 3-BED)
PARKING DATA:	VEHICLE PARKING	REQUIRED: 319 SPACES (1.221 SPACES/ DU PER MP-2-17) PROVIDED: 390 SPACES
	ACCESSIBLE PARKING	REQUIRED: 9 SPACES; 2 VAN SPACES PROVIDED: 14 SPACES; 4 VAN SPACES
	BIKE PARKING	REQUIRED: 14 SPACES (1 SPACE PER 20 UNITS - APARTMENT) PROVIDED: 8 RACKS (16 SPACES)
BUILDING + PARKING SETBACK:	BUILD-TO	REQUIRED: 340 LF (0'-50' BUILD-TO; 50% OF 680 LF FRONTAGE) PROVIDED: 598 LF (88% OF 680 LF)
	PARKING SETBACK	10' FROM MACAW ST AND ARCO CORPORATE DR 3' FROM SIDE AND REAR LOT LINES
BUILDING HEIGHT:		MAXIMUM ALLOWED: 195' (90' FOR PARKING STRUCTURES) PROPOSED: 61'

BUILDING TYPE INTENSITIES

DWELLING UNITS	ALLOWABLE: PROPOSED:	600 DWELLING UNITS 261 DWELLING UNITS
NON-RESIDENTIAL USE WITHIN TOWNHOUSE, APARTMENT, GENERAL, MIXED-USE AND CIVIC BUILDING TYPES.	ALLOWABLE: APPROVED WITH HOTEL USE: REMAINING NON-RESIDENTIAL:	1,615,000 SF 200,228 SF 1,414,772 SF

OPEN SPACE + TREE CONSERVATION

OPEN SPACE:	REQUIRED: 5.68 AC (15% DEVELOPMENT AREA) PREVIOUSLY PROVIDED: 5.68 SF (15%)
OUTDOOR AMENITY AREA	REQUIRED: 0.40 AC (5% PROJECT AREA) PROVIDED: 0.43 C (5.4%)
TREE CONSERVATION	PROVIDED WITH BM 2006 PG 1641



VICINITY MAP
N.T.S.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C2.01	SIGNAGE & MARKING PLAN
C2.10	SOLID WASTE ACCESS PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C7.00	SIGHT DISTANCE PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	STORM AND SEWER DETAILS
C8.03	SEWER AND WATER DETAILS
C8.04	WATER DETAILS
L5.00	LANDSCAPE PLAN
L6.00	LIGHTING PLAN
A201	BUILDING ELEVATIONS - BUILDING A
A202	BUILDING ELEVATIONS - BUILDING B
G005	GRADE PLANE ANALYSIS - EXISTING
G006	GRADE PLANE ANALYSIS - PROPOSED
G008	GARAGE ELEVATION - GRADE PLANE ANALYSIS

ATTENTION CONTRACTORS

The **Construction Contractor** responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the **Public Works Department** at **(919) 996–2409**, and the **Public Utilities Department** at **(919) 996–4540** at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both **City Departments** in advance of beginning construction, will result in the issuance of **monetary fines**, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for **Inspection, Install a Downstream Plug**, have **Permitted Plans** on the **Jobsite**, or any other **Violation** of **City of Raleigh Standards** will result in a **Fine and Possible Exclusion** from future work in the **City of Raleigh.**

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

December 18, 2020

WASTE MANAGEMENT
THINK GREEN®

Mr. Scott Underwood
Woodfield Development
3920 Macaw St.
Raleigh, NC. 27617

RE: Service availability at AAC Brier Creek

To whom it may concern:

The purpose of this letter is to confirm that Waste Management can provide or arrange fo rthe provision of waste and recycling services at AAC Brier Creek located at 3920 Macaw St. Raleigh, NC. 27617 when services are ordered by property management, persuant to an enterered upon agreement for future service.

Sincerely,

Rob Wiseman
Senior Account Executive
South Atlantic
Rwisema1@wm.com

T: 919.624.7998
Customer Svc: 888.964.9730
10411 Globe Road
Morrisville, NC 27560

WM WASTE MANAGEMENT THINK GREEN®

1

SOLID WASTE COMPLIANCE STATEMENT:

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE. SEE WILL SERVE LETTER THIS SHEET.
3. REFUSE WILL BE COLLECTED ON SITE AND ROLLED OUT TO THE COLLECTION AREA.
4. PER COORDINATION WITH SHANE TAPPER ON 02.18.2021, SOLID WASTE SERVICES GRANTS APPROVAL OF THE PROPOSED SITE DEVELOPMENT.

ZONING NOTES:

1. DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE BRIER CREEK TOWN CENTER PD/MASTER PLAN APPROVED SEPTEMBER 4, 2018. REZONING CASE #Z-15-17, MASTER PLAN CASE #MP-2-17.
2. PER SECTION 7A OF #MP-2-17, BASE DISTRICT IS CX.

RIGHT-OF-WAY OBSTRUCTION NOTES

1. LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. rightofwayservices@raleighnc.gov FOR APPROVAL.
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
3. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
4. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBILITY DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
6. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

SEAN GLEASON
gleason@mcadamsco.com
PHONE: 919. 361. 5000

CLIENT

SCOTT UNDERWOOD
WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NORTH CAROLINA, 27613

PROJECT DIRECTORY

REVISIONS

NO.	DATE	
1	03. 06. 2020	REVISIONS PER CITY OF RALEIGH COMMENTS
2	06. 19. 2020	REVISIONS PER CITY OF RALEIGH COMMENTS
3	12. 18. 2020	REVISIONS PER CITY OF RALEIGH COMMENTS
4	02. 24. 2021	REVISIONS PER CITY OF RALEIGH COMMENTS

ADMINISTRATIVE SITE REVIEW FOR:

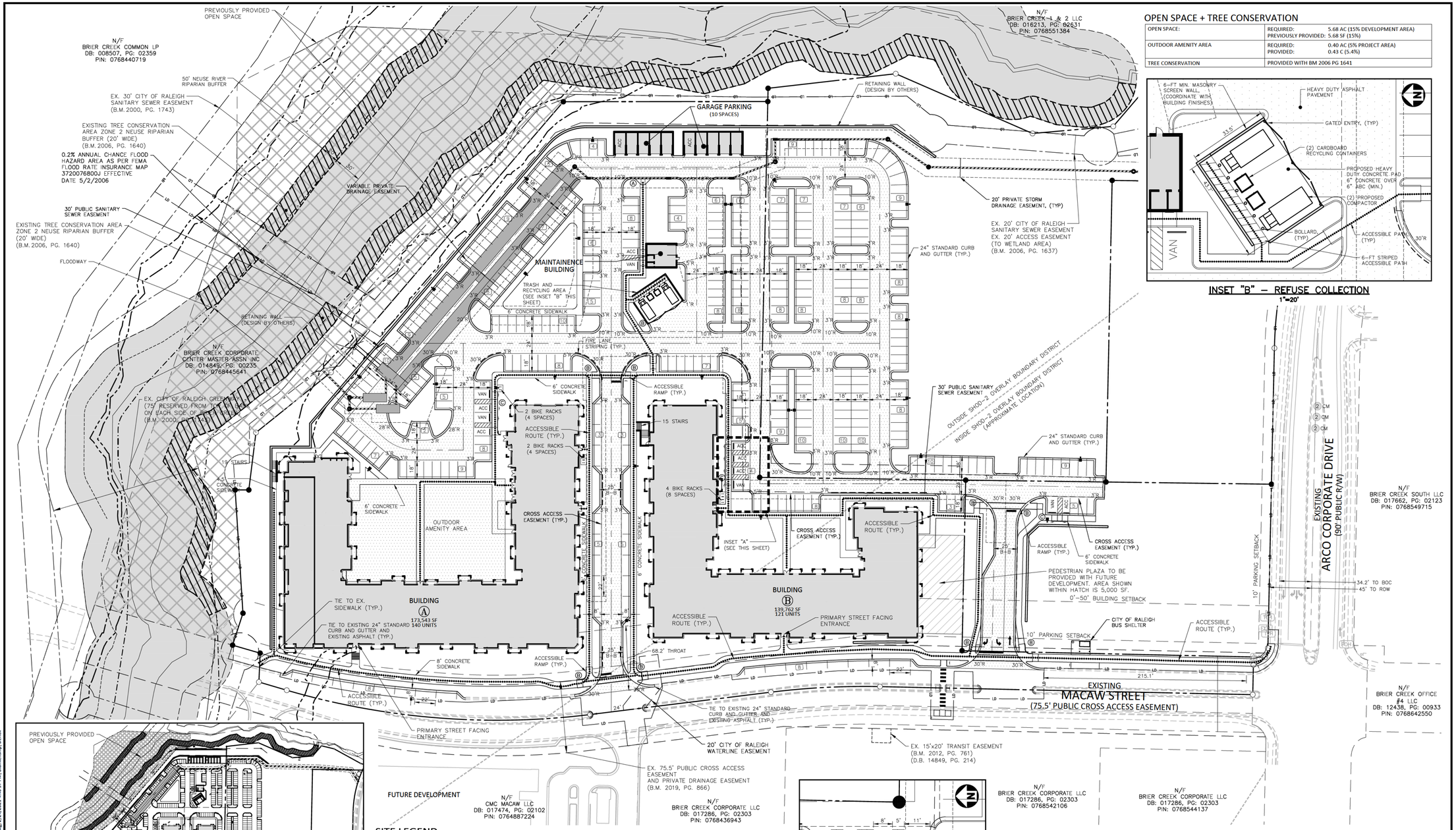
BRIER CREEK APARTMENTS
RALEIGH, NORTH CAROLINA 27613
PROJECT NUMBER: WDF-19000

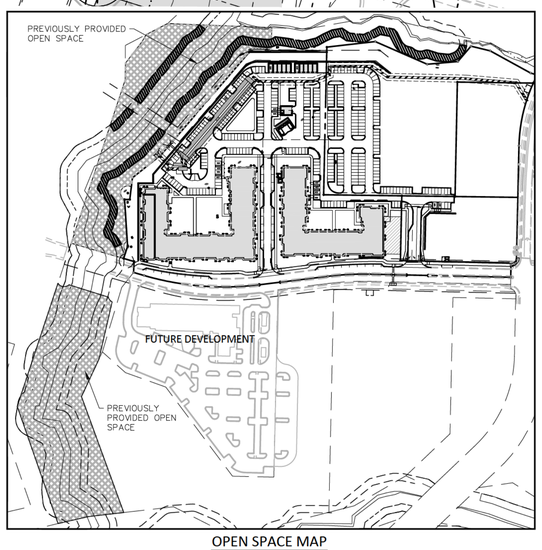
X:\Projects\WDF\WDF-19000\04-Production\Engineering\Administrative Site Review\Current Drawing\WDF19000-CS1.dwg, 2/24/2021 4:40:23 PM, Blankenship, Derick

OPEN SPACE + TREE CONSERVATION

OPEN SPACE:	REQUIRED: 5.68 AC (15% DEVELOPMENT AREA) PREVIOUSLY PROVIDED: 5.68 SF (15%)
OUTDOOR AMENITY AREA	REQUIRED: 0.40 AC (5% PROJECT AREA) PROVIDED: 0.43 C (5.4%)
TREE CONSERVATION	PROVIDED WITH BM 2006 PG 1641

INSET "B" – REFUSE COLLECTION
1"=20'





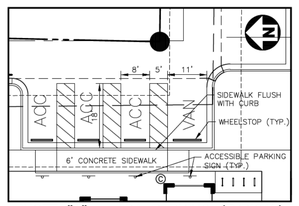
OPEN SPACE MAP
1" 200'

SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- (XX) — PARKING SPACE COUNT
- ACCESSIBLE RAMPS (TYPE A, TYPE B, TYPE C)
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- PRIMARY TREE CONSERVATION AREA
- WETLAND AREA
- BUFFER AREA
- OPEN SPACE

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



INSET "A" – ADA PARKING (TYPICAL)
1"=20'

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	445.00'	25.00'	S 26°08'02" W	25.00'
C2	445.00'	180.85'	S 12°52'53" W	179.61'
C3	18.50'	10.27'	S 17°08'28" W	10.14'
C4	18.50'	15.27'	S 56°41'18" W	14.84'
C5	800.00'	115.84'	S 87°05'25" W	115.74'
C6	800.00'	325.05'	N 85°25'05" W	322.81'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 02°24'50" E	65.33'	L16	S 01°14'19" W	173.91'
L2	N 20°41'17" W	65.28'	L17	S 01°14'19" W	31.58'
L3	N 07°04'35" E	139.39'	L18	S 88°45'41" E	395.50'
L4	N 51°14'39" E	102.07'	L19	S 82°56'31" W	193.25'
L5	N 40°38'08" E	393.02'	L20	N 73°33'49" W	30.76'
L6	S 88°07'52" E	140.60'	L21	S 89°14'08" E	175.53'
L7	N 83°28'36" E	67.51'	L22	S 89°14'08" E	148.77'
L8	N 83°28'36" E	136.25'	L23	S 89°14'08" E	218.55'
L9	S 66°24'21" E	158.32'	L24	S 01°14'19" W	412.89'
L10	N 84°58'29" E	85.95'	L25	S 01°10'17" W	320.03'
L11	N 40°34'25" E	56.63'	L26	N 89°14'08" W	212.16'
L12	S 76°14'57" E	55.11'	L27	S 88°45'41" E	321.51'
L13	S 61°14'46" E	128.75'	L28	S 01°14'19" W	180.98'
L14	S 72°59'27" E	19.58'			
L15	S 01°14'19" W	144.42'			

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PLAN INFORMATION

PROJECT NO.	WDF-19000
FILENAME	WDF19000-S1
CHECKED BY	ZNB
DRAWN BY	MRO
SCALE	1"=50'
DATE	01. 06. 2020

SHEET

SITE PLAN

C2.00

X:\Projects\WDF\WDF-19000\04-Production\Engineering\Administrative Site Review\Current Drawing\WDF19000-S1.dwg, 2/24/2021 4:46:57 PM, Blankenship, Derick

H1 Building A - South Elevation
0 16 32 FT

F1 Building A - East Elevation
0 16 32 FT

F10 Building A - Courtyard East Elevation
0 16 32 FT

D1 Building A - North Elevation
0 16 32 FT

A1 Building A - West Elevation
0 16 32 FT

A8 Building A - Courtyard West Elevation
0 16 32 FT

LORD AECK SARGENT
A KATERRA COMPANY

LordAeckSargent.com

© 2019 Lord Aeck Sargent
Unless otherwise agreed to in writing this document is the sole property of Lord Aeck Sargent and is to be returned upon demand. The information therein is confidential and may not be used or divulged without the written permission of Lord Aeck Sargent

REVISION:

SHEET TITLE
BUILDING ELEVATIONS - BUILDING A

SCALE (U.N.O.) 0 16 32 FT

JOB NAME
Woodfield Development

AAC BRIER CREEK APARTMENTS

LOCATION
3930 Macaw Street
Raleigh, NC 27617

SEAL

ISSUE DATE
01/30/2020

JOB. NO.
11180-60

DWG. NO.
A201

NOT FOR CONSTRUCTION

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1/31/2020 1:24:28 PM

H1 Building B - South Elevation
0 16 32 FT

H11 Building B - Courtyard West
0 16 32 FT

F1 Building B - East Elevation
0 16 32 FT

F6 Building B - Courtyard East Elevation
0 16 32 FT

C1 Building B - West Elevation
0 16 32 FT

A1 Building B - North Elevation
0 16 32 FT

LORD AECK SARGENT
A KATERRA COMPANY

LordAeckSargent.com

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REVISION:

SHEET TITLE
BUILDING ELEVATIONS - BUILDING B

SCALE (U.N.O.)
0 16 32 FT
0 16 32 FT

JOB NAME
Woodfield Development

AAC BRIER CREEK APARTMENTS

LOCATION
3930 Macaw Street
Raleigh, NC 27617

SEAL

ISSUE DATE
01/30/2020

JOB. NO.
11180-60

DWG. NO.
A202

NOT FOR CONSTRUCTION

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1/31/2020 1:24:48 PM