



Administrative Approval Action

Case File / Name: ASR-0001-2020
Brier Creek Apartments

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

LOCATION: This 14.43 acre site zoned PD (Z-15-17, MP-2-17) is located on the northwest corner of the intersection of Macaw Street and Arco Corporate Drive.

REQUEST: This is a proposed 319,082 SF, (261 unit) multi-family apartment complex with associated infrastructure. The proposed buildings will be constructed on 8.00 acre Lot 13 (BM 2020, page 0003 of the Wake County registry) with portions of the parking area and driveway located on adjacent lots. This site is inside the city limits.

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

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 February 24, 2021 by McAdams.

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:

Public Utilities

1. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.
2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

3. 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).
4. 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. Recombination must be completed to show less than 50% in the floodplain. (UDO 9.3).
5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



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6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/> | Transit Easement Required |
| <input checked="" type="checkbox"/> | Cross Access Agreements Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Stormwater Maintenance Covenant Required |
| <input checked="" type="checkbox"/> | Shared Parking Agreement 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 cross access agreement among the identified lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.

Public Utilities

2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map. Recombination must be completed and exhibit provided to show <50% fill in the floodplain. (UDO 9.3.3.G).
4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.



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5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
6. 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).

Transportation

7. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☒ **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:

General

1. The owner of the property shall record an Avigation easement which shall grant in favor of the Raleigh Durham Airport Authority a perpetual right and easement for the free and unobstructed flight of aircraft over and in the vicinity of any portion of the property not within the Airport Overlay District and used for residential purposes. (MP-2-2017, section 8 A)
2. A shared parking agreement for the required parking shown among the lots in this development shall be recorded and a copy of the recorded agreement shall be returned to the City prior to building permit issuance.

Public Utilities

3. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).
4. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

5. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).



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6. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
8. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 17 street trees along Macaw St.
11. A public infrastructure surety for 17 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: July 22, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building



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permits have been issued.

I hereby certify this administrative decision.

Signed: *Alysia Bailey Taylor* Date: 03/25/2021
Development Services Dir/Designee
Staff Coordinator: **Michael Walters**

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

**BRIER CREEK APARTMENTS
ADMINISTRATIVE SITE REVIEW
MACAW STREET
RALEIGH NORTH CAROLINA, 27617**

REVISIONS

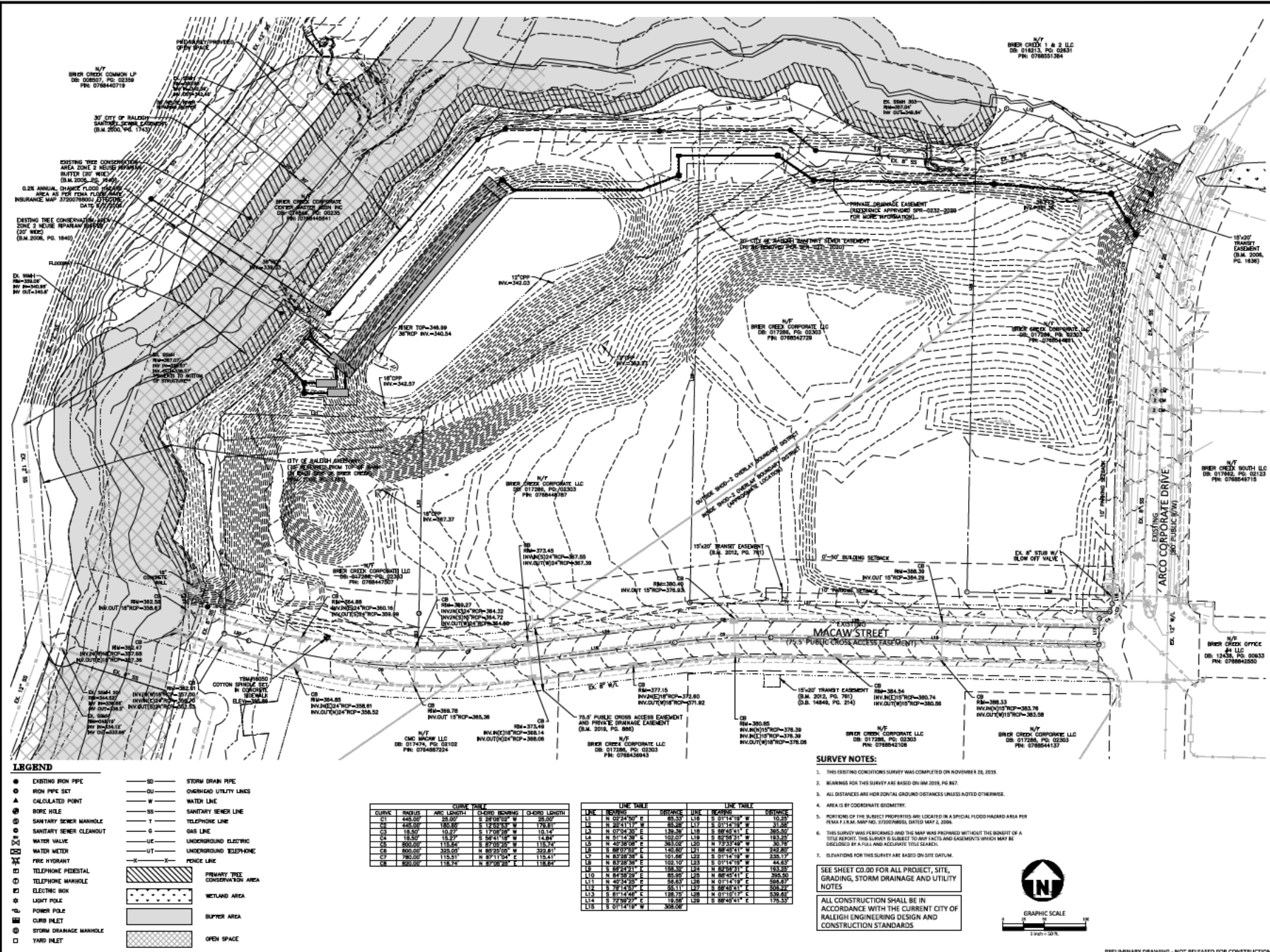
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| 2 | 06.15.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |
| 3 | 12.18.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |
| 4 | 02.24.2021 | REVISIONS PER CITY OF RALEIGH COMMENTS |

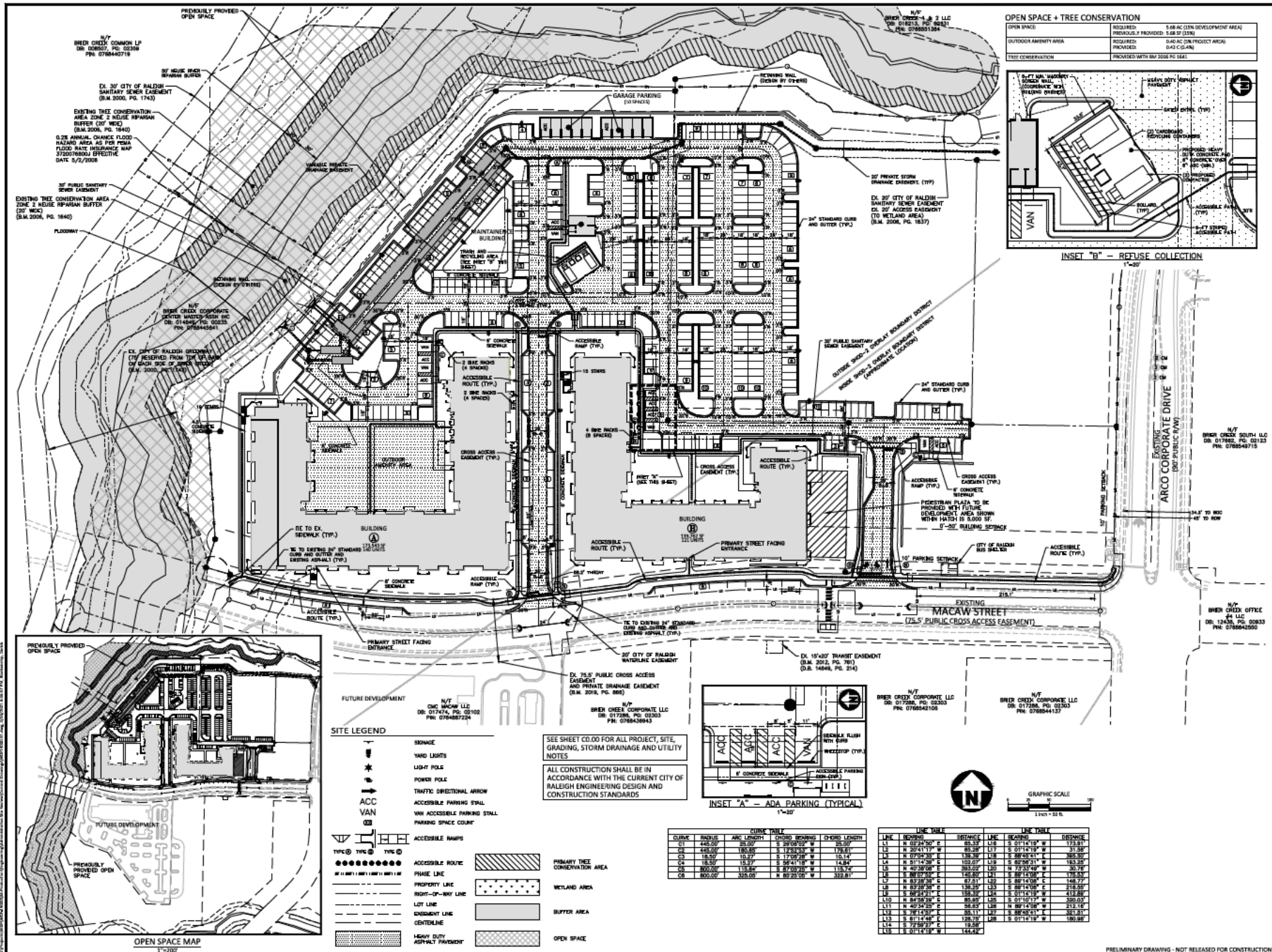
PLAN INFORMATION

PROJECT NO. WDF-18000
FILENAME: WDF18000-ECT
CHECKED BY: ZNB
DRAWN BY: MRO
SCALE: 1"=50'
DATE: 01.06.2020
SHEET

EXISTING CONDITIONS

C1.00





McADAMS

The John R. McAdams Company, Inc.
2305 Meridian Parkway
Durham, NC 27713

phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

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

**BRIER CREEK APARTMENTS
ADMINISTRATIVE SITE REVIEW
MACAW STREET**

RALEIGH NORTH CAROLINA, 27617

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 1 | 06.06.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |
| 2 | 06.15.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |
| 3 | 06.24.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |
| 4 | 06.24.2020 | REVISIONS PER CITY OF RALEIGH COMMENTS |

PLAN INFORMATION

PROJECT NO. W01-18000
FILENAME: W0118000-01
CHECKED BY: ZNB
DRAWN BY: MKD
SCALE: 1"=50'
DATE: 01.06.2020

SHEET

SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

CLIENT

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

BRIER CREEK APARTMENTS
ADMINISTRATIVE SITE REVIEW

MACAW STREET
RALEIGH NORTH CAROLINA, 27617

REVISIONS

| NO. | DATE | |
|-----|------------|---------------------------------------|
| 1 | 08.06.2020 | REVISIONS PER CITY OF RALEIGH COMMENT |
| 2 | 08.10.2020 | REVISIONS PER CITY OF RALEIGH COMMENT |
| 3 | 12.10.2020 | REVISIONS PER CITY OF RALEIGH COMMENT |
| 4 | 08.24.2021 | REVISIONS PER CITY OF RALEIGH COMMENT |

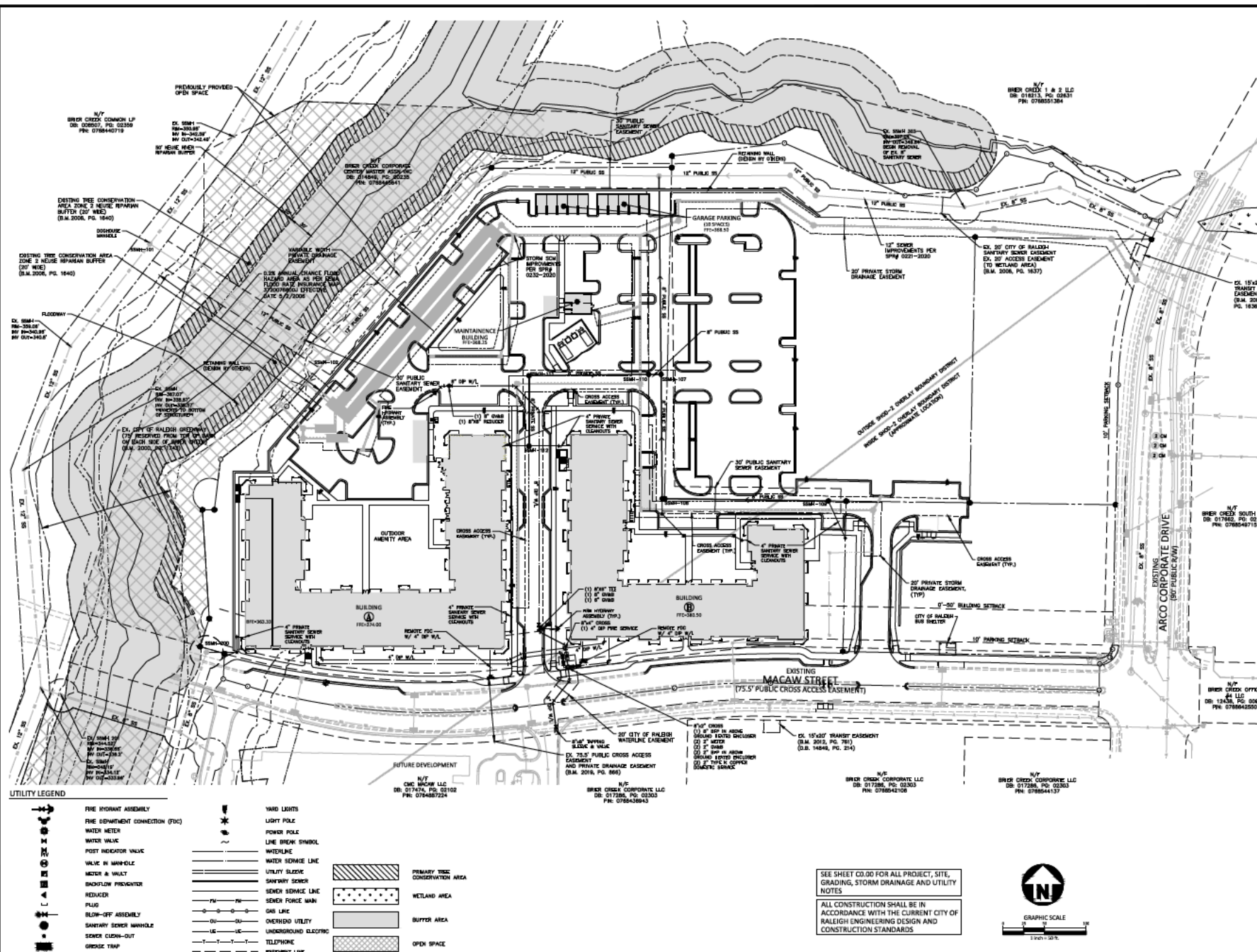
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| FILENAME | WDF19000-UT |
| CHECKED BY | ZNB |
| DRAWN BY | MRO |
| SCALE | 1"=50' |
| DATE | 01.06.2020 |

SHEET

UTILITY PLAN

C4.00



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LORD AECK SARGENT
ARCHITECTS
1000 LANTANA DRIVE
SUITE 100
Arlington, VA 22202
703.241.1234
www.lordsargent.com

PROJECT TITLE

BUILDING ELEVATIONS - BUILDING B

DATE: 01/30/2020

11180-60

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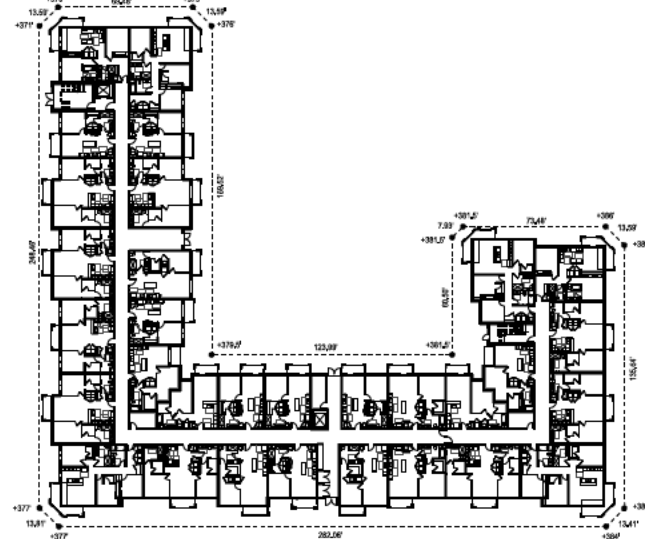
11180-60

NOT FOR CONSTRUCTION



| | |
|----|------------|
| H7 | BUILDING B |
|----|------------|

| AVERAGE GRADE PLANE - RESIDUALS | | | | | | |
|---------------------------------|----------|---------|---------------|----------|---------|--------|
| Ele v. 1 | Ele v. 2 | Total 1 | (2 = average) | Distance | Total | |
| 370 | 375 | 365 | 377.5 | 40.40 | 39.20 | |
| 378 | 376 | 740 | 374.1 | 53.50 | | |
| 376 | 370.5 | 755.5 | 377.75 | 50.55 | 640.00 | |
| 379.5 | 385.5 | 765 | 382.5 | 123.00 | 475.70 | |
| 381.5 | 385.5 | 765 | 383.5 | 60.5 | 730.00 | |
| 381.5 | 385.5 | 765 | 383.5 | 7.85 | 3025 | |
| 381.5 | 385 | 767.5 | 383.75 | 79.40 | 28.00 | |
| 380 | 389 | 775 | 385.5 | 133.20 | 52.00 | |
| 385 | 384.5 | 771.5 | 383.75 | 135.85 | 54.00 | |
| 384.5 | 384 | 768.5 | 384.25 | 13.65 | 5192 | |
| 384 | 377 | 761 | 380.5 | 282.00 | 1074.00 | |
| 377 | 377 | 754 | 377 | 13.85 | 5.20 | |
| 379 | 371 | 750 | 375 | 244.40 | 67.50 | |
| 375 | 375 | 750 | 375.0 | 53.50 | 6.00 | |
| Sub total | | | | | 1220.05 | 405.70 |
| 370.00 x 1370.00 = | | | | | 379.15 | |



| | |
|----|------------|
| A7 | BUILDING B |
|----|------------|

| |
|---------------|
| GENERAL NOTES |
|---------------|

LORD AECK SARGENT
A KATERRA COMPANY

GRADE PLANE ANALYSIS - EXISTING

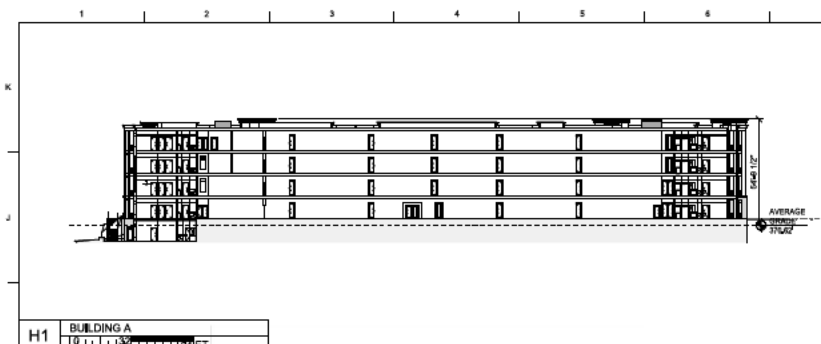
Woodfield Development
AAC BRIER CREEK APARTMENTS
2000/01

G005

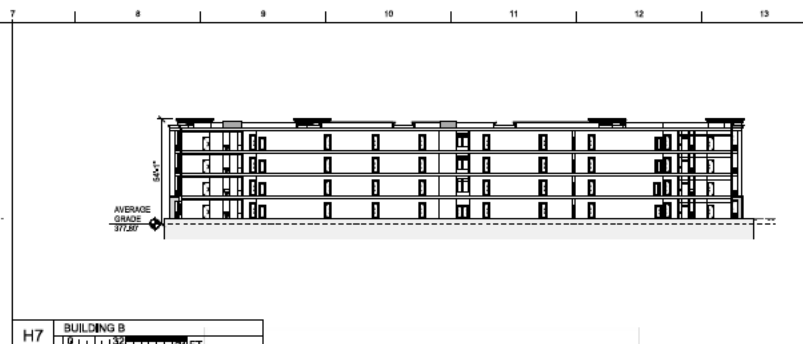
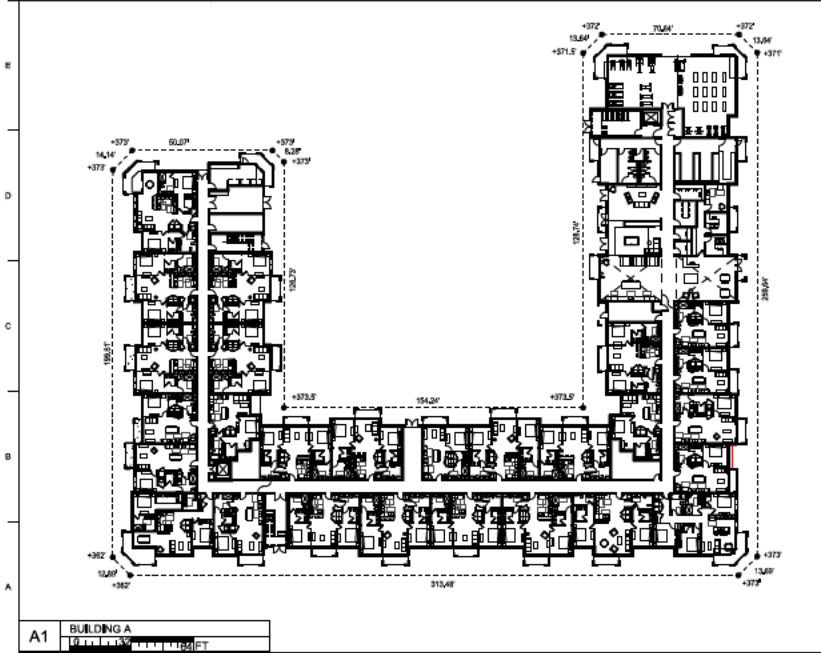
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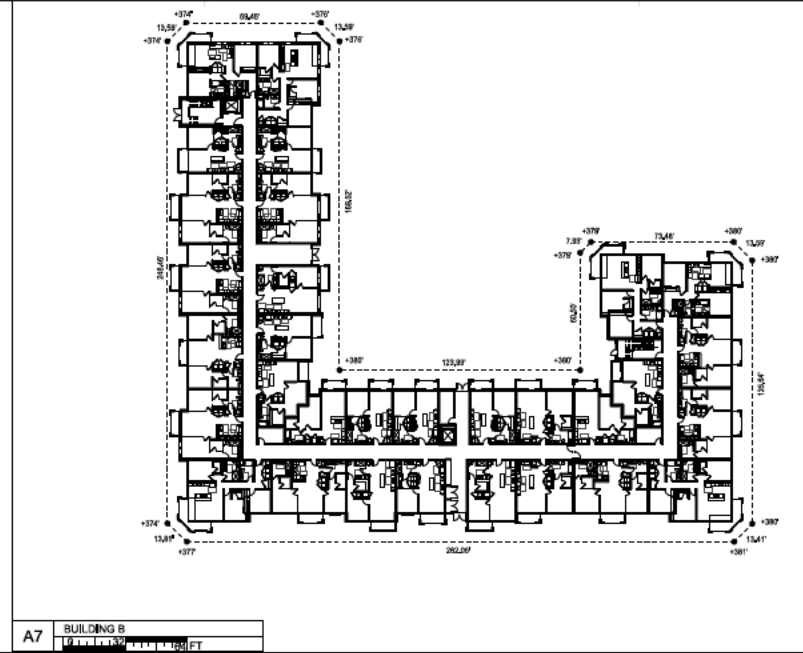
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3/30/2020 9:58:43 AM



| AVERAGE GRADE PLANE - BUILDING A | | | | | |
|----------------------------------|----------|---------|----------------|---------------|-----------|
| Elev 1 = | Elev 2 = | Total 1 | F2 = Average x | DISCREPANCY = | Total 2 |
| 375 | 375 | 750 | 375 | 10.67 | 1865.13 |
| 375 | 375 | 750 | 375 | 8.28 | 3089.44 |
| 375 | 375.5 | 750.5 | 375.25 | 126.73 | 47301.07 |
| 375.5 | 375.5 | 751 | 375.5 | 154.24 | 17608.64 |
| 375.5 | 375.5 | 751 | 375.5 | 128.74 | 47955.63 |
| 375.5 | 375 | 750.5 | 375.25 | 13.64 | 3070.47 |
| 375 | 375 | 750 | 375 | 70.49 | 32239.54 |
| 375 | 375 | 750 | 375.5 | 13.64 | 3087.25 |
| 375 | 375 | 750 | 375 | 235.89 | 30789.04 |
| 375 | 375 | 750 | 375 | 13.49 | 5109.47 |
| 375 | 362 | 737 | 368.5 | 513.49 | 112353.93 |
| 362 | 362 | 724 | 362 | 17.89 | 8866.10 |
| 362 | 375 | 737 | 368.5 | 719.61 | 71956.08 |
| 375 | 375 | 750 | 375 | 14.24 | 5274.22 |
| Sub-total | | | | | 1379.43 |
| 511340.2475 / 1379.43 = | | | | | 370.02 |



| AVERAGE GRADE PLANE - BUILDING B | | | | | |
|----------------------------------|----------|---------|----------------|---------------|-----------|
| Elev 1 = | Elev 2 = | Total 1 | F2 = Average x | DISCREPANCY = | Total 2 |
| 274 | 275 | 550 | 275 | 65.49 | 26655.20 |
| 275 | 275 | 550 | 275 | 13.59 | 5108.84 |
| 275 | 380 | 655 | 378 | 165.53 | 64076.56 |
| 380 | 380 | 760 | 380 | 123.99 | 47136.20 |
| 380 | 375 | 755 | 377.5 | 60.3 | 45330.75 |
| 375 | 375 | 750 | 375 | 7.93 | 3005.47 |
| 375 | 380 | 755 | 377.5 | 75.49 | 27895.86 |
| 380 | 380 | 760 | 380 | 13.59 | 5104.10 |
| 380 | 380 | 760 | 380 | 125.64 | 51245.45 |
| 380 | 382 | 762 | 381.5 | 13.41 | 5103.62 |
| 382 | 377 | 759 | 379.5 | 282.70 | 108994.34 |
| 377 | 374 | 751 | 375.5 | 13.87 | 5185.04 |
| 374 | 374 | 748 | 374 | 348.45 | 62936.04 |
| 374 | 374 | 748 | 374 | 13.59 | 5080.84 |
| Sub-total | | | | | 1225.23 |
| 511340.2475 / 1225.23 = | | | | | 377.80 |



MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

| | |
|---------------|-------|
| KEY PLAN | SCALE |
| PROJECT NORTH | |

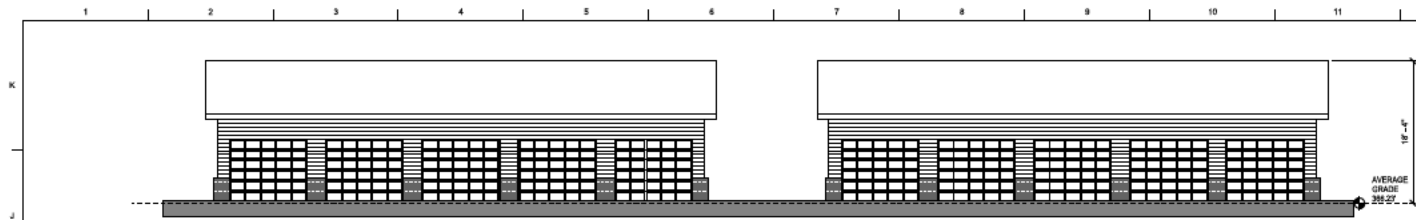
LORD AECK SARGENT
PLANNERS ARCHITECTS
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SHEET TITLE
GRADE PLANE ANALYSIS - PROPOSED
SCALE: 1/4"=1'-0"

as name
Woodfield Development
AAC BRIER CREEK APARTMENTS
3000 Main Street
Huntington, VA 25707
PROJECT DATE
03/03/2020
JOB NO.
11180-60
DRAWING
G006

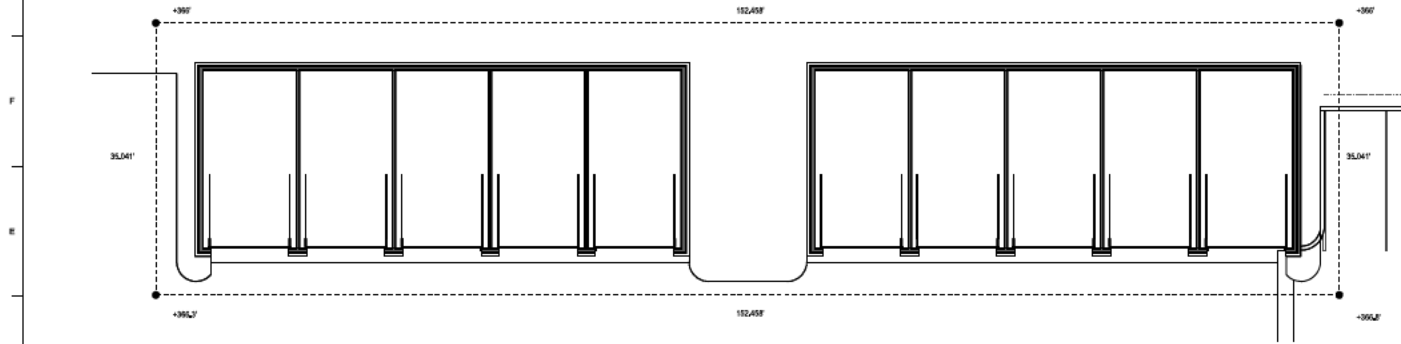
NOT FOR CONSTRUCTION

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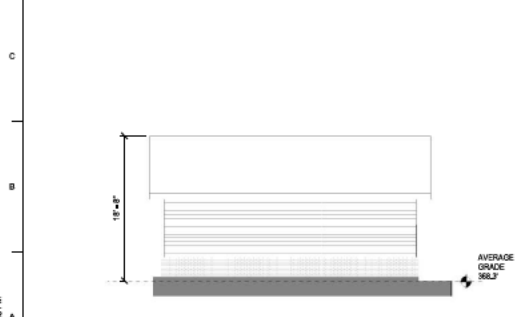


J1 SOUTH GARAGE ELEVATION

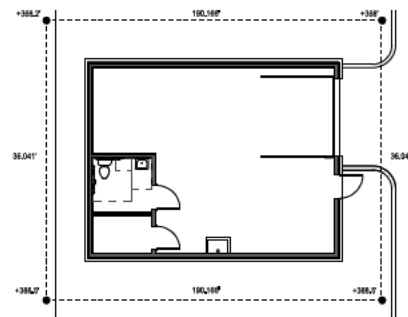
| AVERAGE GRADE PLANE - GARAGES | | | | | |
|-------------------------------|----------|---------|--------------|--------------|-----------|
| Elev 1 + | Elev 2 = | Total 1 | /2 = Average | x Distance = | Total 2 |
| 366 | 366 | 732 | 366 | 152.458 | 55799.63 |
| 366 | 366.8 | 732.8 | 366.4 | 35.041 | 12839.02 |
| 366.8 | 366.3 | 733.1 | 366.55 | 126.73 | 46452.88 |
| 366.3 | 366 | 732.3 | 366.15 | 154.24 | 56474.98 |
| Sub-total | | | | 468.469 | 171566.51 |
| 171566.51 / 468.469 = | | 366.23 | | | |



D1 GARAGE PLAN



A1 SOUTH MAINTENANCE ELEVATION



A5 MAINTENANCE BUILDING

| AVERAGE GRADE PLANE - MAINTENANCE | | | | | |
|-----------------------------------|----------|---------|--------------|--------------|-----------|
| Elev 1 + | Elev 2 = | Total 1 | /2 = Average | x Distance = | Total 2 |
| 368.2 | 368 | 736.2 | 368.1 | 190.166 | 70000.10 |
| 368 | 368.5 | 736.5 | 368.25 | 36.041 | 13272.10 |
| 368.5 | 368.5 | 737 | 368.5 | 190.166 | 70076.17 |
| 368.5 | 368.2 | 736.7 | 368.35 | 36.041 | 13275.70 |
| Sub-total | | | | 452.414 | 166624.08 |
| 166624.08 / 452.414 = | | 368.30 | | | |

MATERIAL KEYNOTES

GENERAL NOTES

SHEET SPECIFIC NOTES

KEY PLAN

SOIL

PROJECT NORTH

LORD AECK SARGENT
PLANNERS ARCHITECTS
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GRADE PLANE ANALYSIS - PROPOSED

WOODHILL Development
AAC BRIER CREEK APARTMENTS
3000 Monroe Street
Harrisburg, PA 17117

03/27/2020
JUL/ML
11180-60
DWG/ML

G008

NOT FOR CONSTRUCTION