

# Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



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:** Case #: \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

<b>Site Plan Tier:</b> Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
<b>Building Type</b>	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
<b>Site Transaction History</b>	
Subdivision case #: <u>NA</u>	
Scoping/sketch plan case #: <u>NA</u>	
Certificate of Appropriateness #: <u>NA</u>	
Board of Adjustment #: <u>NA</u>	
Zoning Case #: <u>Z-14-20</u>	
Administrative Alternate #: <u>NA</u>	
<b>GENERAL INFORMATION</b>	
Development name: <u>Macon Pond Medical Office Building</u>	
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address(es): <u>4237, 4229, 4225 and 0 Macon Pond Rd, Raleigh, NC 27607</u>	
Site P.I.N.(s): <u>0785531412, 0785532355, 0785533365, 0785534453</u>	
Please describe the scope of work. Include any additions, expansions, and change of use.  <u>Site development for a new medical office building, parking structure, surface parking and associated utilities and stormwater facilities.</u>	
Current Property Owner/Developer Contact Name: <u>Julie Gavaghan (Developer)</u> <b>NOTE: please attach purchase agreement when submitting this form.</b>	
Company: <u>Heirs of Vera Ratcliffe; The Guy M. Watkins Revocable Trust; W. Lloyd Harrison; William L. Harrison; Jana C. Harrison</u>	Title: <u>Current Property Owners</u>
Address: <u>909 Two Brothers Run, Raleigh, NC 27603; 165 Ludwell Ct, Alpharetta, GA 30022; 4225 Macon Pond Rd, Raleigh, NC 27607; 4225 Macon Pond Rd, Raleigh, NC 27607</u>	
Phone #: <u>919-306-0405 (Owner Rep)</u>	Email: <u>janet.clayton@avisonyoung.com (Owner Rep)</u>
Applicant Name: <u>Julie Gavaghan</u>	
Company: <u>Blue Heel Development/The Lundy Group</u>	Address: <u>3633 Harden Rd, Ste 102, Raleigh, NC 27607</u>
Phone #: <u>919-291-6364</u>	Email: <u>julie@blueheeldevelopment.com</u>

**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): OX-5-CU	Existing gross floor area (not to be demolished): NA
	Existing gross floor area to be demolished: NA
Gross site acreage: 3.93	New gross floor area: 113,204 SF
# of parking spaces required: 283	Total sf gross (to remain and new): 113,204 SF
# of parking spaces proposed: 493	Proposed # of buildings: 2
Overlay District (if applicable): NA	Proposed # of stories for each: 4
Existing use (UDO 6.1.4): Vacant, Residential	
Proposed use (UDO 6.1.4): Medical	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: 0.18 ac      Square Feet: 8,190	Proposed Impervious Surface: Acres: 2.16      Square Feet: 94,317
Is this a flood hazard area?      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: NA	
Alluvial soils: NA	
Flood study: NA	
FEMA Map Panel #: Panel 0785, Map 3720078500J	
Neuse River Buffer      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: NA	Total # of hotel units: NA
# of bedroom units: 1br      2br      3br      4br or more	
# of lots:	Is your project a cottage court?      Yes <input type="checkbox"/> No <input type="checkbox"/>

**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 Emily Rothrock, PLA / ESP Associates 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.

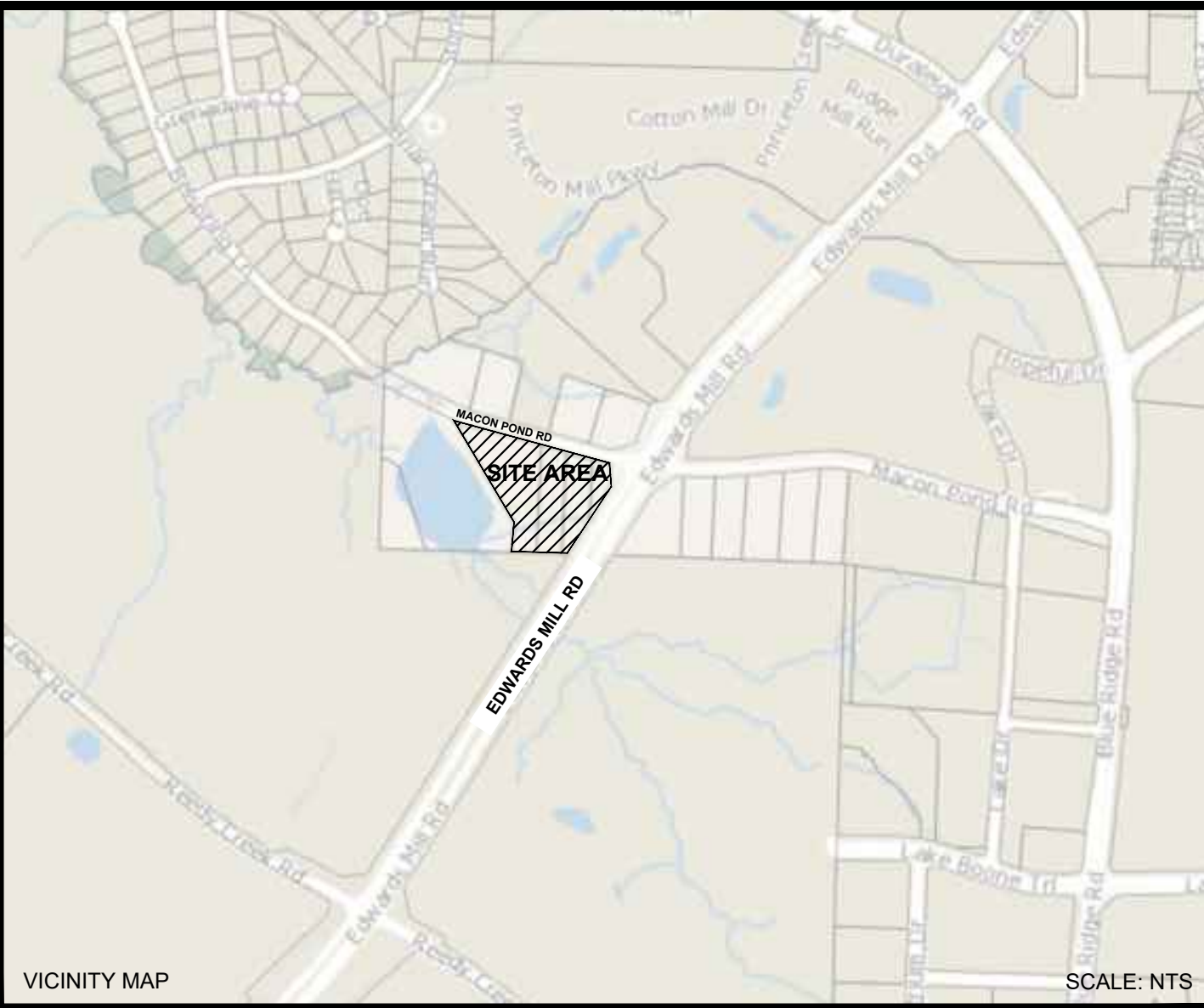
Signature: Julie G      Date: 2/05/2021

Printed Name: Julie Gavaghan



# MACON POND MEDICAL OFFICE ADMINISTRATIVE SITE REVIEW PLAN

LOCATED IN  
RALEIGH / WAKE COUNTY, NC  
ASR-0009-2021



INDEX OF SHEETS						
SHEET NO.	SHEET NAME	ORIGINAL DATE	FIRST REVIEW	SECOND REVIEW	THIRD REVIEW	FOURTH REVIEW
C.0.0	COVER SHEET	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
C.1.0	EXISTING CONDITION	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
C.1.1	DEMOLITION PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
C.2.0	PRELIMINARY SITE PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
C.3.0	PRELIMINARY GRADING PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
C.4.0	PRELIMINARY STORMWATER PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
C.5.0	PRELIMINARY UTILITY PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
T.1.0	TREE CONSERVATION PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	
L.1.0	PLANTING PLAN	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
L.1.1	PLANTING PLAN			07/16/2021	10/22/2021	12/03/2021
A-105	ROOF PLAN			07/16/2021	10/22/2021	
A-201	EXTERIOR ELEVATIONS	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
A-202	EXTERIOR ELEVATIONS	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
PD-101	PARKING DECK FIRST FLOOR PLAN			07/16/2021	10/22/2021	
PD-102	PARKING DECK SECOND FLOOR PLAN			07/16/2021	10/22/2021	12/03/2021
PD-103	PARKING DECK THIRD FLOOR PLAN			07/16/2021	10/22/2021	
PD-104	PARKING DECK FOURTH FLOOR PLAN			07/16/2021	10/22/2021	
PD-105	PARKING DECK FIFTH FLOOR PLAN			07/16/2021	10/22/2021	
PD-106	PARKING DECK SIXTH FLOOR PLAN			07/16/2021	10/22/2021	
PD-201	PARKING DECK ELEVATIONS	02/05/2021	05/28/2021	07/16/2021	10/22/2021	12/03/2021
PD-202	PARKING DECK ELEVATIONS			07/16/2021	10/22/2021	

## GENERAL NOTES:

1. EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION/IMPROVEMENTS SHALL BE REPORTED TO THE OWNER AND ENGINEER OF RECORD IMMEDIATELY.

2. IF INTERRUPTION OF EXISTING UTILITY SERVICES IS UNAVOIDABLE, CONTRACTOR SHALL PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY SERVICE.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. CONTRACTOR IS TO MAINTAIN UTILITY SERVICES, INCLUDING WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, ELECTRIC AND TELEPHONE AT ALL TIMES DURING CONSTRUCTION.

4. CONTRACTOR IS TO KEEP ALL PARKING AREAS, ALLEYS, DRIVEWAYS AND STREETS ADJACENT TO THE CONSTRUCTION SITE CLEAN AT ALL TIMES DURING CONSTRUCTION.

5. CONTRACTOR SHALL ADJUST THE ELEVATION OF THE RINGS AND COVERS OF ALL EXISTING UTILITIES WHICH ARE TO REMAIN AND SHALL MATCH PROPOSED FINAL GRADES. CONTRACTOR SHALL MATCH AT GRADE UTILITIES TO FINAL PROJECT GRADES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL ADJUST ANY UNDERGROUND UTILITIES WHICH BASED ON PROPOSED GRADES WILL NO LONGER HAVE MINIMUM COVER ACCORDING TO AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL ADJUST THESE UTILITIES TO MINIMUM REQUIRED COVER AND MAKE ANY ADJUSTMENTS NEEDED TO AVOID CONFLICTS WITH OTHER EXISTING OR PROPOSED INFRASTRUCTURE.

6. ALL SIGNS WITHIN THE LIMITS OF CONSTRUCTION MAY BE REMOVED AS NEEDED FOR THE CONSTRUCTION AND REPLACED AS SOON AS POSSIBLE. TEMPORARY FREESTANDING SIGNS MAY BE NEEDED/REQUIRED DURING CONSTRUCTION.

7. CONTRACTOR TO SET UP TEMPORARY SEDIMENT CONTROL MEASURES BEFORE WORK COMMENCES. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY (MONDAY THROUGH FRIDAY) FOR EXCESSIVE SILT AND FAILURE. CONTRACTOR SHALL REMOVE EXCESSIVE SILT FROM THE DEVICES OR REPAIR MEASURES IMMEDIATELY BEFORE CONSTRUCTION COMMENCES ON THAT DAY. MAINTENANCE SHALL CONTINUE THROUGH PROJECT COMPLETION.

8. CONTRACTOR IS TO DRESS, SEED AND MULCH ALL AREAS DISTURBED DURING CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

10. TREE PROTECTION/SILT FENCING SHALL REMAIN THROUGHOUT THE CONSTRUCTION PROCESS.

## SOLID WASTE INSPECTIONS STATEMENT

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE MEDICAL OFFICE WILL UTILIZE PRIVATE SWS THROUGH WM SUSTAINABILITY SOLUTIONS. SEE SITE PLAN FOR APPROVED LAYOUT PER WMSS STANDARDS.
- DUMPSTERS WILL BE SCREENED AS REQUIRED IN COR SWDM & ALL APPLICABLE CODES. DETAILS WILL BE PROVIDED DURING CONSTRUCTION DOCUMENTATION PHASE / SITE PERMIT REVIEW WITH COR.
- IF FUTURE TENANT REQUIRES COLLECTION, STORAGE, AND DISPOSAL OF MEDICAL WASTE ON-SITE, OWNER SHALL PROVIDE APPROPRIATE COLLECTION, STORAGE, AND DISPOSAL MEANS AND METHODS AS REQUIRED.

## OWNERS INFORMATION:

PIN #: 0785-53-4453  
OWNER: HARRISON, W LLOYD  
MAIL ADDRESS: 4399 MACON POND RD, RALEIGH, NC 27607

PIN #: 0785-53-3365  
OWNERS: HARRISON, WILLIAM L. HARRISON, JANE C.  
MAIL ADDRESS: 4225 MACON POND RD, RALEIGH, NC 27607

PIN #: 0785-53-2355  
OWNER: WATKINS, GUY M. TRUSTEE & THE GUY M. WATKINS REVOCABLE TRUST  
MAIL ADDRESS: 1902 BROOKHAVEN RUN CIRCLE, DELUTH, GA 30097

PIN #: 0785-53-1412  
OWNER: HARRISON, NICK RAY HEIRS  
MAIL ADDRESS: 909 TOW BROTHERS RUN, RALEIGH, NC 27603

## LIGHTING PLAN TO BE PROVIDED BY DUKE ENERGY DURING SITE PERMIT REVIEW.

STREET DESIGNATION:  
PER TC-64-18 OF CITY OF RALEIGH UDO, THE PRIMARY STREET DESIGNATION SHALL BE EDWARDS MILL ROAD.

Z-14-20 MACON POND ROAD  
APPROVED ZONING CONDITIONS  
09/28/2020

Z-14-20 - 0, 4225, 4229, 4237 Macon Pond Road, southwest of its intersection with Edwards Mill Road, being Wake County PINs 07855334453, 0785533365, 0785532355, 0785531412. Approximately 4.32 acres are rezoned to Office Mixed Use - 5 stories - Conditional Use (OX-5-CU).

Conditions dated: September 28, 2020

- The following uses will be prohibited:
  - Dormitory, sorority, or fraternity living
  - Boardinghouse
  - Outdoor sports or entertainment facilities
  - Hospitality house
  - Bed and breakfast
- Office development shall not exceed 130,000 square feet, floor area gross.
- Residential density shall not exceed 4 dwelling units per acre.
- Retail and/or restaurant development shall not exceed 5,000 square feet floor area gross.
- At the discretion of the City of Raleigh Department of Transportation, prior to issuance of a building permit the property owner shall dedicate a 15' x 20' transit easement along Edwards Mill Road and be responsible for constructing accompanying transit infrastructure. The transit infrastructure shall be constructed to the City of Raleigh standard details specified by the City of Raleigh Department of Transportation, and shall not exceed the following list of improvements:
  - Landing Pad
  - Transit Stop Pad
  - Sidewalk Connectivity
  - Trash Receptacle
  - Seating
  - Transit Shelter
- Height shall be limited to 62 feet on the western side of the curved line shown on Exhibit A (the "Height Limit Line"), measured in accordance with City of Raleigh height requirements. On the eastern side of the Height Limit Line, height shall be limited to 75 feet. The Height Limit Line shall be that portion of the circumference of a circle located on the Property, such circle having the northwesternmost point of the Property as its center and the distance of four hundred eighty (480) feet as its radius.
- All dumpster(s) shall be located at least two hundred fifty (250) feet from the centerline of Macon Pond Road.
- In addition to required street trees along Macon Pond Road, prior to the issuance of any Certificate of Occupancy, supplemental evergreen plantings having a minimum height of 12 feet at the time of planting shall be installed a maximum of 10 feet apart along the face of any parking deck within 20 feet of Macon Pond Road.
- Lighting atop any parking structure shall be full cutoff and such light poles shall not exceed 15 feet in height.

ENGINEERING FIRM:  
ADDRESS:  
PHONE:  
FAX:  
CONTACT:  
DEVELOPER:  
ADDRESS:  
PHONE:  
CONTACT:  
REVIEW AGENCY:  
ADDRESS:  
PHONE:

ESP ASSOCIATES, INC.  
2200 GATEWAY CENTER BLVD, SUITE 216  
MORRISVILLE, NC 27660  
(919) 678-1070  
(919) 677-2262  
EMILY ROTHROCK, PLA

BLUE HILL DEVELOPMENT  
3633 HARDEN ROAD, SUITE 102  
RALEIGH, NC 27607  
(919) 291-6364  
JULIE GAVAGHAN

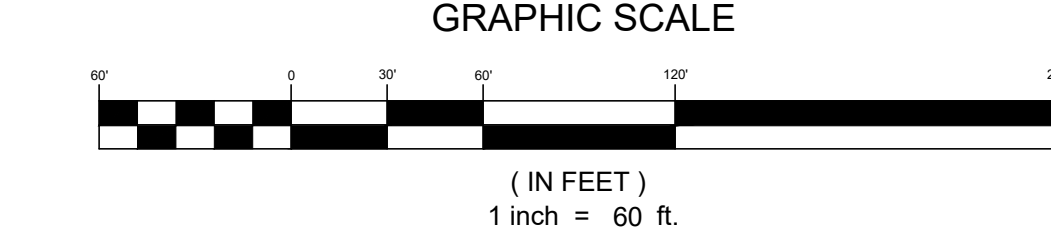
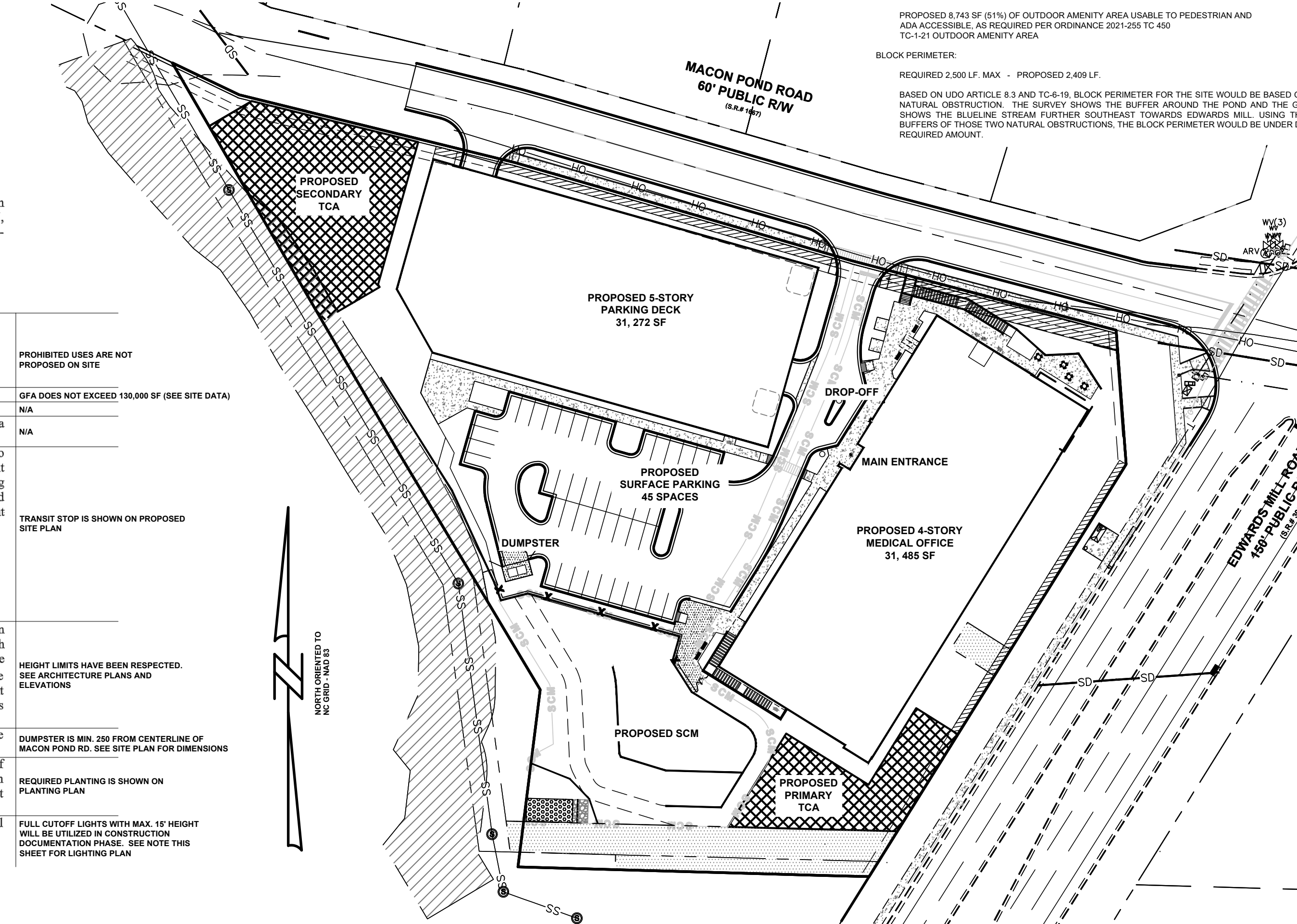
CITY OF RALEIGH  
1 EXCHANGE PLAZA  
SUITE 400  
RALEIGH, NC 27601  
(919) 996-2495

GENERAL BUILDING DIMENSIONAL STANDARDS PER UDO 3.2.5			OP., OX-NX., CX-
<b>A. Lot Dimensions</b>			PROVIDED
A1. Area (min)	n/a	N/A	N/A
A2. Area (max)	10 acres (NX only)	N/A	N/A
A3. Width (min)	n/a	N/A	N/A
A4. Outdoor amenity area (min)	10%	10% PER TC-61-21 (SEE SITE PLAN)	N/A
<b>B. Building/Structure Setbacks</b>			
B1. From primary street (min)	5'	5' MIN (SEE SITE PLAN)	N/A
B2. From side street (min)	5'	5' OR 5' MIN (SEE SITE PLAN)	N/A
B3. From side lot line (min)	5' or 6'	5' OR 6' MIN (SEE SITE PLAN)	N/A
B4. From rear lot line (min)	5' or 6'	5' OR 6' MIN (SEE SITE PLAN)	N/A
B5. From alley (min)	5'	N/A	N/A
<b>C. Parking Setbacks</b>			
C1. From primary street (min)	10'	10' MIN (SEE SITE PLAN)	N/A
C2. From side street (min)	10'	N/A	N/A
C3. From side lot line (min)	5' or 3'	5' OR 3' MIN (SEE SITE PLAN)	N/A
C4. From rear lot line (min)	5' or 3'	5' OR 3' MIN (SEE SITE PLAN)	N/A
C5. From alley (min)	5'	N/A	N/A
<b>D. Height</b>			
D1. Principal building (max)	Set by district	OX-5-CU	N/A
D2. Accessory structure (max)	25'	N/A	N/A
<b>E. Floor Heights</b>			
E1. Ground floor elevation (min)	0'	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
E2. Ground story height, floor to floor (min)	11'	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
E3. Upper story height, floor to floor (min)	9'	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
<b>F. Transparency</b>			
F1. Ground story (min)	33%	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
F2. Upper story (min)	20%	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
F3. Walk with area (min)	90'	SEE ARCHITECTURE PLANS & ELEVATIONS	N/A
<b>G. Allowed Building Elements</b>			
Balcony	N/A	N/A	N/A
Gallery, awning	N/A	N/A	N/A

## SITE DATA TABLE

PIN #:	0785-53-1412, 0785-53-2355, 0785-53-3365, 0785-53-4453
EXISTING SITE AREA:	+/- 3.84 ACRES (171,653 S.F.)
ROW DEDICATION:	+/- 0.92 ACRES (1,275 S.F.)
PROPOSED SITE AREA:	+/- 3.91 ACRES (170,378 S.F.)
ZONING:	OX-5-CU
OVERLAY DISTRICT:	N/A
FRONTAGE TYPE:	N/A
CURRENT USE:	SINGLE FAMILY/VACANT
PROPOSED USE:	MEDICAL OFFICE
BUILDING FOOTPRINT SQUARE FOOTAGE(S):	126,272 SF.
MEDICAL OFFICE:	N/A
PARKING DECK:	+/- 31,485 SF (not including overhead canopies)
EXISTING PARKING CALCULATION:	N/A
PROPOSED PARKING CALCULATION:	1 SPACE / 300 S.F. GFA
REQUIRED VEHICLE PARKING:	126,272 SF. / 300 = 421 SPACES
PROPOSED VEHICLE PARKING:	539 SPACE (45 SURFACE PARKING + 494 DECK PARKING)
REQUIRED BICYCLE PARKING:	9 REGULAR AND 2 VAN COVERED ADA PARKING PROVIDED IN DECK 2ND FLOOR ADJACENT TO FRONT ENTRANCE OF MEDICAL BUILDING
PROPOSED BICYCLE PARKING:	14 SPACES
AMENITY AREA CALCULATIONS:	REQUIRED 10% TOTAL SITE AFTER ROW DEDICATION - 17,038 SF
REQUIRED AMENITY AREA - 17,351 SF	
PROPOSED 8,743 SF (51%) OF OUTDOOR AMENITY AREA USABLE TO PEDESTRIAN AND ADA ACCESSIBLE AS REQUIRED PER ORDINANCE 2021-255 TC 450	
TC-121 OUTDOOR AMENITY AREA	
BLOCK PERIMETER:	REQUIRED 2,500 LF. MAX - PROPOSED 2,408 LF.

BASED ON UDO ARTICLE 8.3 AND TC-6-18, BLOCK PERIMETER FOR THE SITE WOULD BE BASED ON NATURAL OBSTRUCTION. THE SURVEY SHOWS THE BUFFER AROUND THE POND AND THE GIS SHOWS THE BLUELINE STREAM FURTHER SOUTHEAST TOWARDS EDWARDS MILL. USING THE BUFFERS OF THOSE TWO NATURAL OBSTRUCTIONS, THE BLOCK PERIMETER WOULD BE UNDER THE REQUIRED AMOUNT.



## Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2300

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: Case # \_\_\_\_\_ Planner (print): \_\_\_\_\_

Please review UDO Section 10.2.8, as amended by text change case TC-14-19 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier:	Tier Two Site Plan <input type="checkbox"/>	Tier Three Site Plan <input checked="" type="checkbox"/>
Building Type	<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed use <input type="checkbox"/> Open lot <input type="checkbox"/> Civic
Subdivision case #:	NA	
Scoping/sketch plan case #:	NA	
Certificate of Appropriateness #:	NA	
Board of Adjustment #:	NA	
Zoning Case #:	Z-14-20	
Administrative Alternate #:	NA	

Development name: Macon Pond Medical Office Building  
Inside City limit? ☐ Yes ☒ No  
Property address(es): 4237, 4229, 4225 and 0 Macon Pond Rd, Raleigh, NC 27607

Site P.I.N.(s): 0785531412, 0785532355, 0785533365, 0785534453

Please describe the scope of work. Include any additions, expansions, and change of use.

Site development for a 4 story new medical office building, 5 story parking structure, surface parking and associated utilities and stormwater facilities.

Current Property Owner/Developer Contact Name: Julie Gavaghan (Developer)  
NOTE: please attach purchase agreement when submitting this form.

Company: \_\_\_\_\_ Title: Current Property Owners

Address: 101 West Hargett Street, Raleigh, NC 27601. (Note: If the address is different, please provide the correct address.)

Phone #: 919-300-0405 (Owner Rep) Email: janet.clayton@wvisionyoung.com (Owner Rep)

Applicant Name: Julie Gavaghan

Company: Blue Hill Development/The Land Group Address: 3633 Harden Rd, Suite 102, Raleigh, NC 27607

Phone #: 919-291-6364 Email: julie@bluehilldevelopment.com

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REVISION 11.1.2020

raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): OX-5-CU	Existing gross floor area (not to be demolished): NA Existing gross floor area to be demolished: +/- 4,501 SF (48 ac. structures to be demolished and removed)
Gross site acreage: 3.94	New gross floor area: 126,272 SF
# of parking spaces required: 421	Total # of gross (to remain and new): 62,757 SF
# of parking spaces proposed: 539	Proposed # of buildings: 1 Medical Office Bldg / 1 Parking Structure
Overlay District (if applicable): NA	Proposed # of stories for each: 4 Medical Office, 5 Parking Structure
Existing use (UDO 6.1.4): Vacant, Residential	
Proposed use (UDO 6.1.4): Medical	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.91 AC Square Feet: 5,199 SF	Proposed Impervious Surface: Acres: 2.08 AC Square Feet: 36,885 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: NA	
Allowed use: NA	
Flood study: NA	
FEMA Map Panel #: Panel 0785, Map 37200(0502)	
Nature River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: NA	Total # of hotel units: NA
# of bedroom units: 1br 2br 3br	# of or more
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 the proposed development plan as approved by the City of Raleigh.

I hereby designate: Emily Rothrock, PLA / ESP Associates 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. I acknowledge that this application is subject to the filing calendar and the submission policy, which states applications will expire after 180 days of inactivity.

Signature: Julie Gavaghan Date: 09/15/2021

Printed Name: Julie Gavaghan

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REVISION 11.1.2020

raleighnc.gov



July 15, 2021

Ms. Emily Rothrock  
ESP Associates, Inc.  
Senior Account Executive  
South Atlantic  
E:emilr@esp.com

RE: Service availability at Macon Pond Medical Office Building

To whom it may concern:

The purpose of this letter is to confirm that Waste Management can provide or arrange for the provision of municipal solid waste and cardboard recycling services at Macon Pond Medical Center located on Macon Pond Rd, Raleigh, NC. At the time services are ordered by property management, pursuant to an entered upon agreement for future service.

WM actively provides consistent service near this geographical area, daily M-F, if required service up to 5 times per week is possible.

Site design drawings received and reviewed from ESP Associates, Inc appear to include appropriate truck clearances including turning radius. Outside of unforeseen obstructions, the site design appears to provide acceptable clearances. A final site visit will be required upon coral and access completion to verify safe access.

Sincerely,

Rob Wiseman  
Senior Account Executive  
South Atlantic  
E:rob@wm.com  
T: 919-824-7998  
Customer Svc: 888-964-9730  
10411 Globe Road  
Morrisville, NC 27560



Know what's below.  
Call before you dig.



ESP ASSOCIATES, INC.  
2200 GATEWAY CENTER BLVD  
SUITE 216  
MORRISVILLE, NC 27660  
919-678-1070  
www.espassociates.com  
NC LICENSE #F-1407

PRELIMINARY  
NOT FOR  
CONSTRUCTION

BY  
ER  
LB  
LB

REVISION  
FIRST REVIEW COMMENTS  
SECOND REVIEW COMMENTS  
THIRD REVIEW COMMENTS  
FOURTH REVIEW COMMENTS

NO.  
1  
2  
3  
4

DATE  
05/28/2021  
07/16/2021  
10/22/2021  
12/03/2021

COVER SHEET  
MACON POND MEDICAL OFFICE  
BLUE HILL DEVELOPMENT  
RALEIGH, NC

PROJECT INFORMATION  
PROJECT MANAGER: AA  
DESIGNED BY: ER  
DRAWN BY: ER  
PROJECT NUMBER: IP25.100  
ORIGINAL DATE: FEB 05, 2021  
SHEET: C0.0



**NORTH ORIENTED TO  
NC GRID - NAD 83**

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft



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

# PRELIMINARY SITE PLAN

**MACON POND MEDICAL OFFICE**

## BLUE HEEL DEVELOPMENT


RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ER
PROJECT NUMBER:	IP25.100
ORIGINAL DATE:	FEB 05, 2021
SHEET:	
C2.0	

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NO.	DATE	REVISION	BY
1	05/28/2021	FIRST REVIEW COMMENTS	ER
2	07/16/2021	SECOND REVIEW COMMENTS	LB
3	10/22/2021	THIRD REVIEW COMMENTS	LB
4	12/03/2021	FOURTH REVIEW COMMENTS	

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2000 Gateway Centre Blvd.  
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The logo for the European Society of Paediatric Radiology (ESPR) is located in the bottom right corner. It consists of the letters 'ESP' in a large, bold, serif font, with a stylized graphic element below them that resembles a diamond or a stylized 'E' made of three parallel lines.

### LEGEND

PROP. STORM DRAINAGE EASEMENT (SDE)	
PROP. SANITARY SEWER EASEMENT	
PROPOSED SIDEWALK	
PROPOSED PLANTING STRIP	
EXISTING STREAM BUFFER	
PROPOSED OUTDOOR AMENITY AREA	
ADA ACCESSIBLE AMENITY AREA	

### SITE DATA TABLE

PIN #:	0785-53-1412, 0785-53-2355, 0785-53-3365, 0785-53-4453
EXISTING SITE AREA:	+/- 3.94 ACRES (171,853 S.F.)
ROW DEDICATION:	+/- 0.03 ACRES (1,275 S.F.)
PROPOSED SITE AREA:	+/- 3.91 ACRES (170,378 S.F.)
ZONING:	OX-5-CU
OVERLAY DISTRICT:	N/A
FRONTAGE TYPE:	N/A
CURRENT USE:	SINGLE FAMILY/VACANT
PROPOSE USE:	MEDICAL OFFICE
BUILDING FOOTPRINT SQUARE FOOTAGE(S):	
MEDICAL OFFICE:	+/- 31,485 SF (not including overhead canopies)
PARKING DECK:	+/- 31,272 SF
BUILDING GFA:	
MEDICAL OFFICE:	126,272 SF.
PARKING DECK:	N/A
EXISTING PARKING CALCULATION:	NO EXISTING PARKING
PROPOSED PARKING CALCULATIONS:	
REQUIRED VEHICLE PARKING:	1 SPACE / 300 S.F. GFA 126,272 GFA / 300 = 421 SPACES
PROPOSED VEHICLE PARKING:	539 SPACE ( 45 SURFACE PARKING + 494 DECK PARKING) 9 REGULAR AND 2 VAN COVERED ADA PARKING PROVIDED IN DECK 2ND FLOOR ADJACENT TO FRONT ENTRANCE OF MEDICAL BUILDING
REQUIRED BICYCLE PARKING:	
SHORT TERM	1 SPACE/10,000 GFA = 12.63
COVERED LONG TERM	1 SPACE/10,000 GFA = 12.63
PROPOSED BICYCLE PARKING:	
SHORT TERM	14 SPACES
COVERED LONG TERM	18 SPACES
AMENITY AREA CALCULATIONS:	
REQUIRED 10% TOTAL SITE AFTER ROW DEDICATION - 17,038 SF	
PROPOSED AMENITY AREA - 17,351 SF	
PROPOSED 8.743 SF (51%) OF OUTDOOR AMENITY AREA USABLE TO PEDESTRIAN AND ADA ACCESSIBLE, AS REQUIRED PER ORDINANCE 2021-255 TC 450	
TC-121 OUTDOOR AMENITY AREA	
BLOCK PERIMETER:	
REQUIRED 2,500 LF. MAX - PROPOSED 2,409 LF.	
BASED ON UDO ARTICLE 8.3 AND TC-6-19, BLOCK PERIMETER FOR THE SITE WOULD BE BASED ON NATURAL OBSTRUCTION. THE SURVEY SHOWS THE BUFFER AROUND THE POND AND THE GIS SHOWS THE BLUELINE STREAM FURTHER SOUTHEAST TOWARDS EDWARDS MILL. USING THE BUFFERS OF THOSE TWO NATURAL OBSTRUCTIONS, THE BLOCK PERIMETER WOULD BE UNDER REQUIRED AMOUNT.	

## TIA RECOMMENDATIONS PER WSP REPORT DATED JUNE 2020

**Conclusions and Recommendations**  
Based on the capacity analysis for the all the scenarios, the impact of trips associated with the proposed site on the study area intersections are minimal. The following improvements are recommended to accommodate the site generated traffic:

### Improvements by Developer

- Provide Site Driveway 1 one ingress and one egress lane.
- Revise the pavement marking for the eastbound through lane on Macon Pond Road to a shared through/right-turn.
- Revise the pavement marking for the westbound through lane on Macon Pond Road to a shared through/left turn.

## Macon Pond Road and Site Driveway 2

- Provide Site Driveway 2 one ingress and one egress lane.
- Revise the pavement marking for the eastbound through lane on Macon Pond Road to a shared through/right-turn.
- Revise the pavement marking for the westbound through lane on Macon Pond Road to a shared through/left turn.

## Macon Pond Road and Edwards Mill Road

- Provide an exclusive eastbound left-turn lane with 150 feet of full storage and an appropriate taper.
- Modify the future traffic signal (Rex Cancer Center) to accommodate the eastbound left-turn lane.



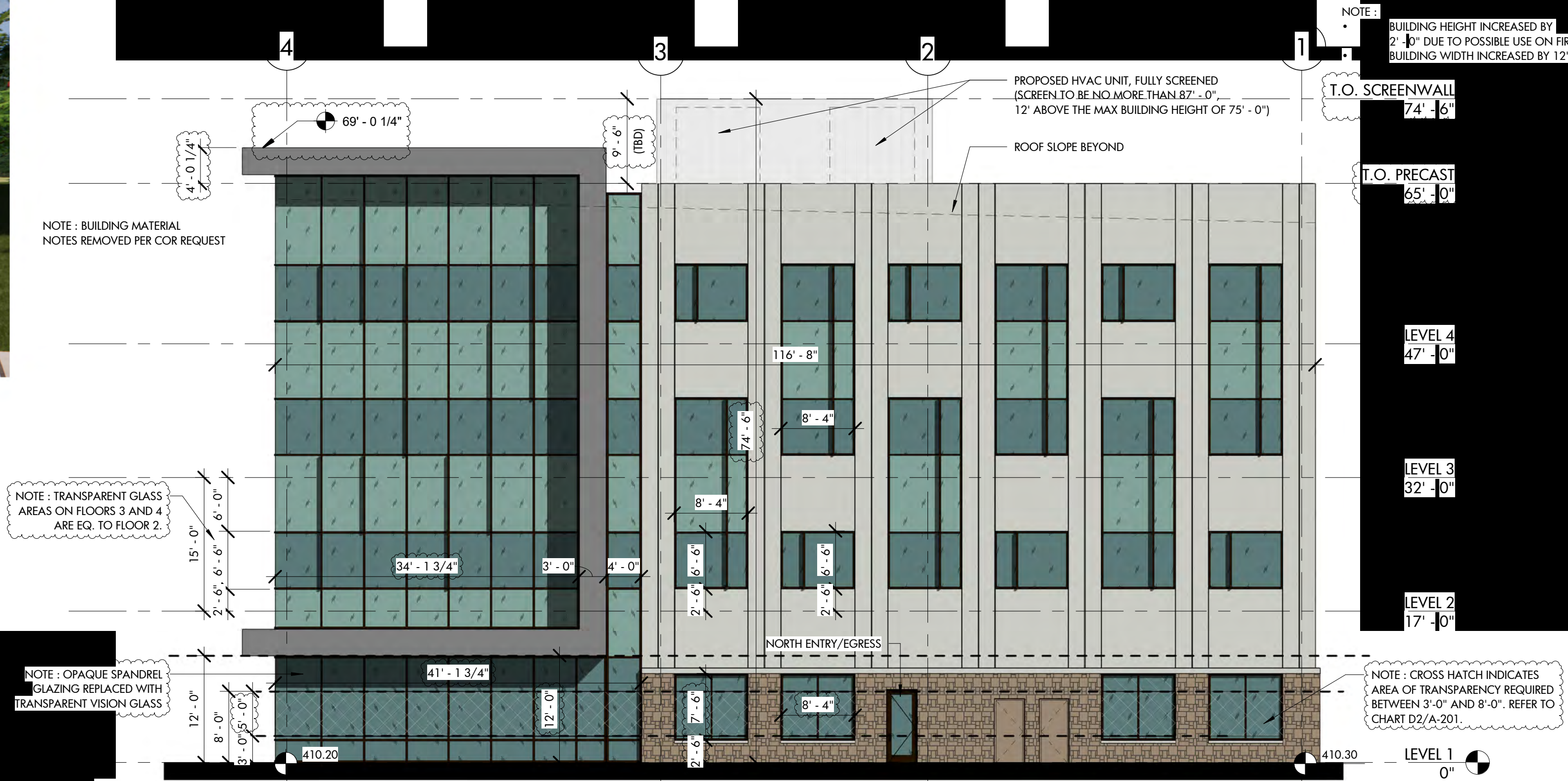


FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (33% FIRST FLOOR, 20% UPPER FLOORS)	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQ'D (50% OF 33%)	3'-0" TO 8'-0" TRANSPARENCY SHOWN (CROSS HATCHED ON ELEVATION)
1ST FLOOR	116.66' x 12' = 1,400 SF	1,400 SF x .33 = 462 SF	743.50 SF	462 SF x .5 = 231 SF	372.40 SF
FLOORS 2-4 (TYPICAL)	116.66' x 15' = 1,749.9 SF	1,749.9 SF x .20 = 350 SF	590.50 SF	N/A	N/A

NOTE: PER UDO 1.5.9.B.4 "GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE."

NOT TO SCALE

PER TC-5A-18, THE PRIMARY STREET DESIGNATION SHALL BE EDWARDS MILL ROAD. AVERAGE GRADE SHALL BE DETERMINED ALONG THE EAST FACADE OF THE BUILDING. CHART RELOCATED TO SHEET A-202 FOR CLARITY.



VISION GLASS (TRANSPARENT)

SPANDREL GLASS (OPAQUE)

NOTE: OPAQUE SPANDREL GLAZING REPLACED WITH TRANSPARENT VISION GLASS

NOTE: CROSS HATCH INDICATES AREA OF TRANSPARENCY REQUIRED BETWEEN 3'-0" AND 8'-0". REFER TO CHART D2/A-201

C2 NORTH ELEVATION  
A-201 3/32" = 1'-0"

T.O. SCREENWALL  
74' - 6"

T.O. PRECAST  
65' - 0"

DECK BEARING L.P.  
60' - 7 1/4"

LEVEL 4  
47' - 0"

LEVEL 3  
32' - 0"

LEVEL 2  
17' - 0"

LEVEL 1  
0"

M L K J H.8 H G.2 G

PROPOSED HVAC UNIT, FULLY SCREENED

MECHANICAL SCREEN BEYOND

PRIMARY BUILDING ENTRY

PROPOSED HVAC UNITS, FULLY SCREENED

STONE HEADER AT MATERIAL TRANSITION

A1 WEST ELEVATION  
A-201 3/32" = 1'-0"

PROJECT

CLIENT

DRAWING TITLE

REVISIONS

NUMBER DESCRIPTION

DATE

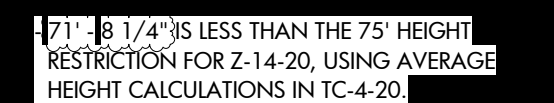
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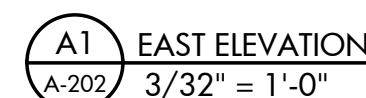
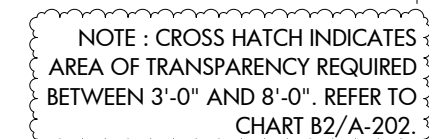
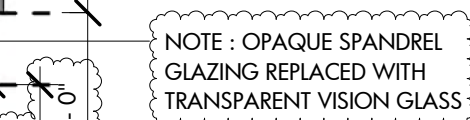
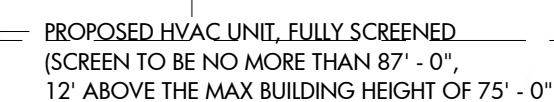
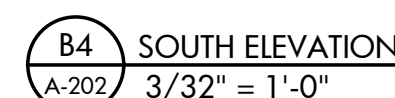
DATE ISSUED



NOTE: PER UDO 1.5.9.B.4 "GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.



PER TC-5A-18, THE PRIMARY STREET DESIGNATION SHALL BE EDWARDS MILL ROAD. AVERAGE GRADE SHALL BE DETERMINED ALONG THE EAST FACADE OF THE BUILDING.





NOTE

56'-6" IS LESS THAN THE 75' HEIGHT RESTRICTION FOR OX-5 ZONING, USING AVERAGE HEIGHT CALCULATIONS IN TC-4-20.

56'-6" IS LESS THAN THE BUILDING HEIGHT RESTRICTION OF 62'-0" WEST OF THE "HEIGHT LIMIT LINE" BASED ON Z-14-20

MAX ALLOWABLE HEIGHT IS BASED OFF OF 62' - 0" ABOVE AVG GRADE AT THE MOST RESTRICTIVE CONDITION PER UDO 1.5.7, TC-4-20, AND Z-14-20

ALL ELEVATIONS HAVE CHANGED DUE TO THE ADDITION OF ONE STORY

PER TC-5A-18, THE PRIMARY STREET DESIGNATION SHALL BE EDWARDS MILL ROAD. AVERAGE GRADE SHALL BE DETERMINED ALONG THE EAST FACADE OF THE BUILDING

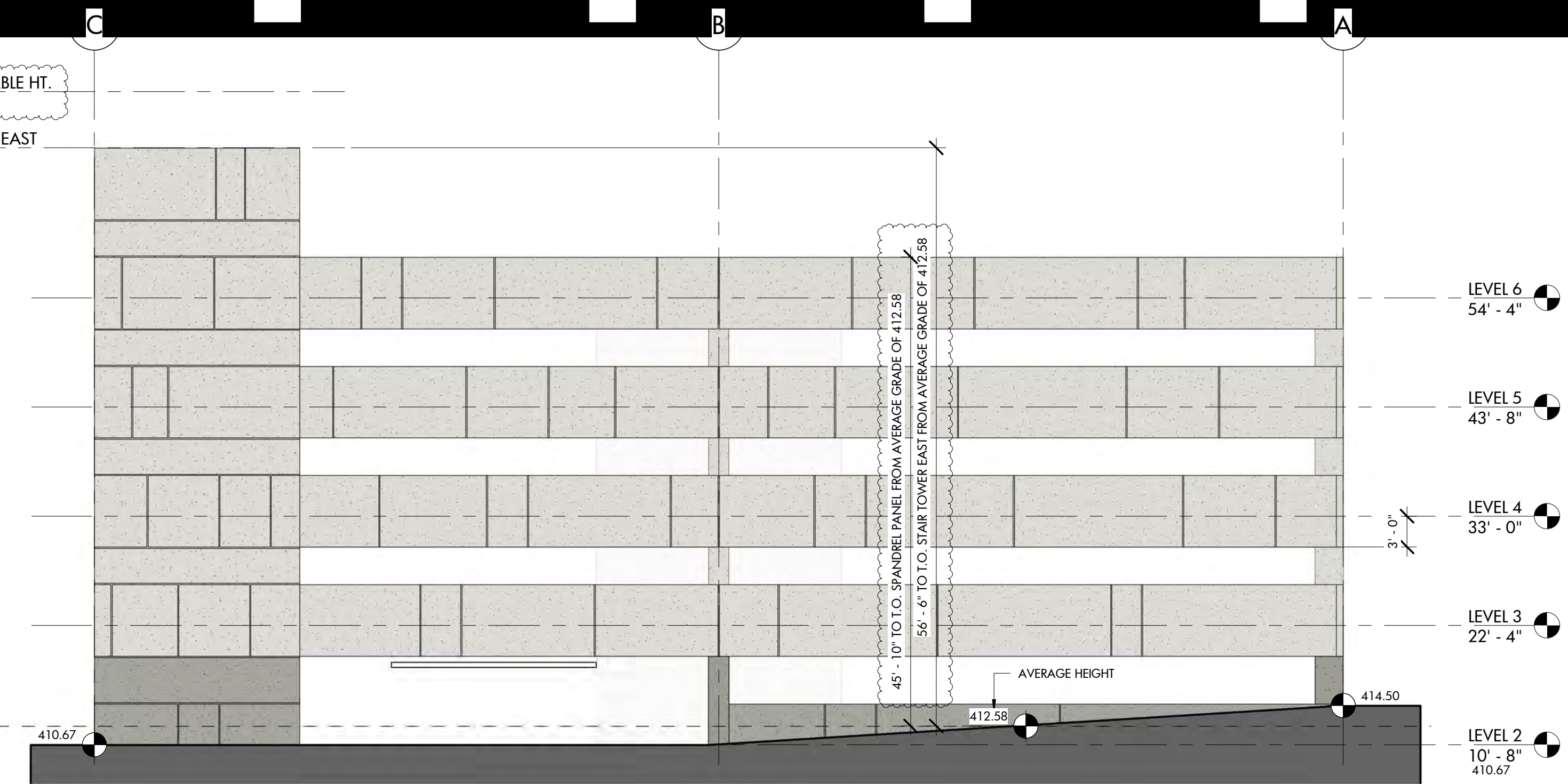
AVERAGE GRADE CALCULATION

	PROPOSED GRADE			BUILDING HEIGHT
	HIGHEST	LOWEST	AVERAGE	
EAST ELEVATION	414.50	410.67	412.58	56' - 6"

NORTH ELEVATION  
AVERAGE GRADE  
CALCULATIONS  
REMOVED

MAX ALLOWABLE HT.  
74' - 6"

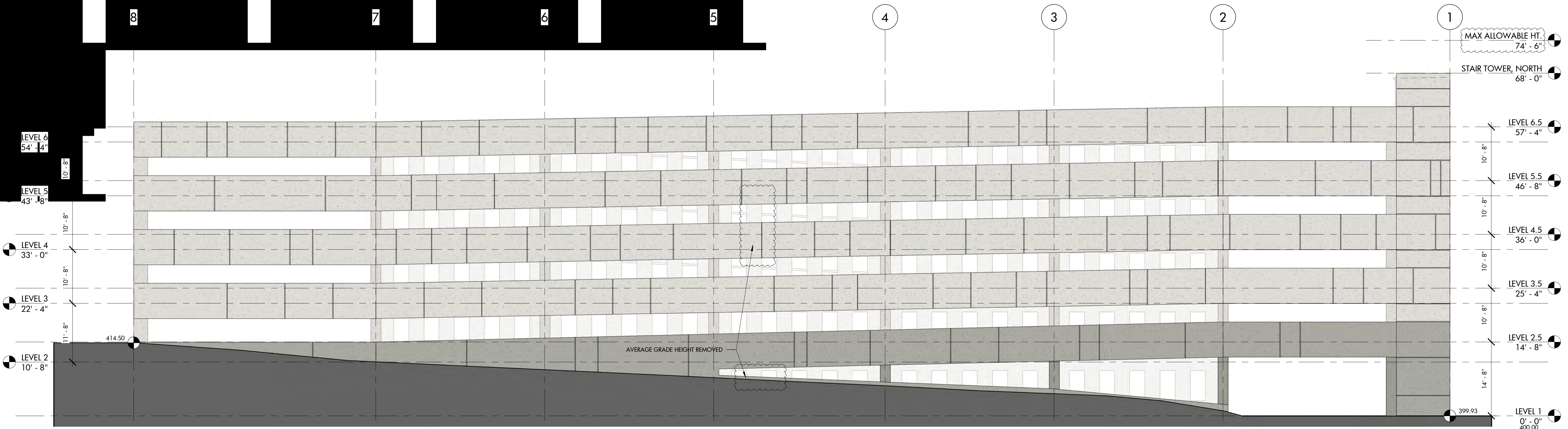
STAIR TOWER EAST  
69' - 0"



C3 EAST ELEVATION  
PD-201 1" = 10'-0"

MAX ALLOWABLE HT.  
74' - 6"

STAIR TOWER, NORTH  
68' - 0"



A1 NORTH ELEVATION  
PD-201 1" = 10'-0"

PROJECT  
30  
RA  
91  
WW

SEALS

N

ASSOCIATES / CONSULTANTS

PROJECT

CLIENT

**blueheel**  
DEVELOPMENT  
3708 FORESTVIEW RD.  
RALEIGH, NC 27613  
(704) 727-2517  
**HTA - Development**  
A Healthcare Trust of America Company  
16435 NORTH SCOTTSDALE RD., STE. 320  
SCOTTSDALE, AZ 85254  
(480) 998-3478

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NUMBER

DESCRIPTION

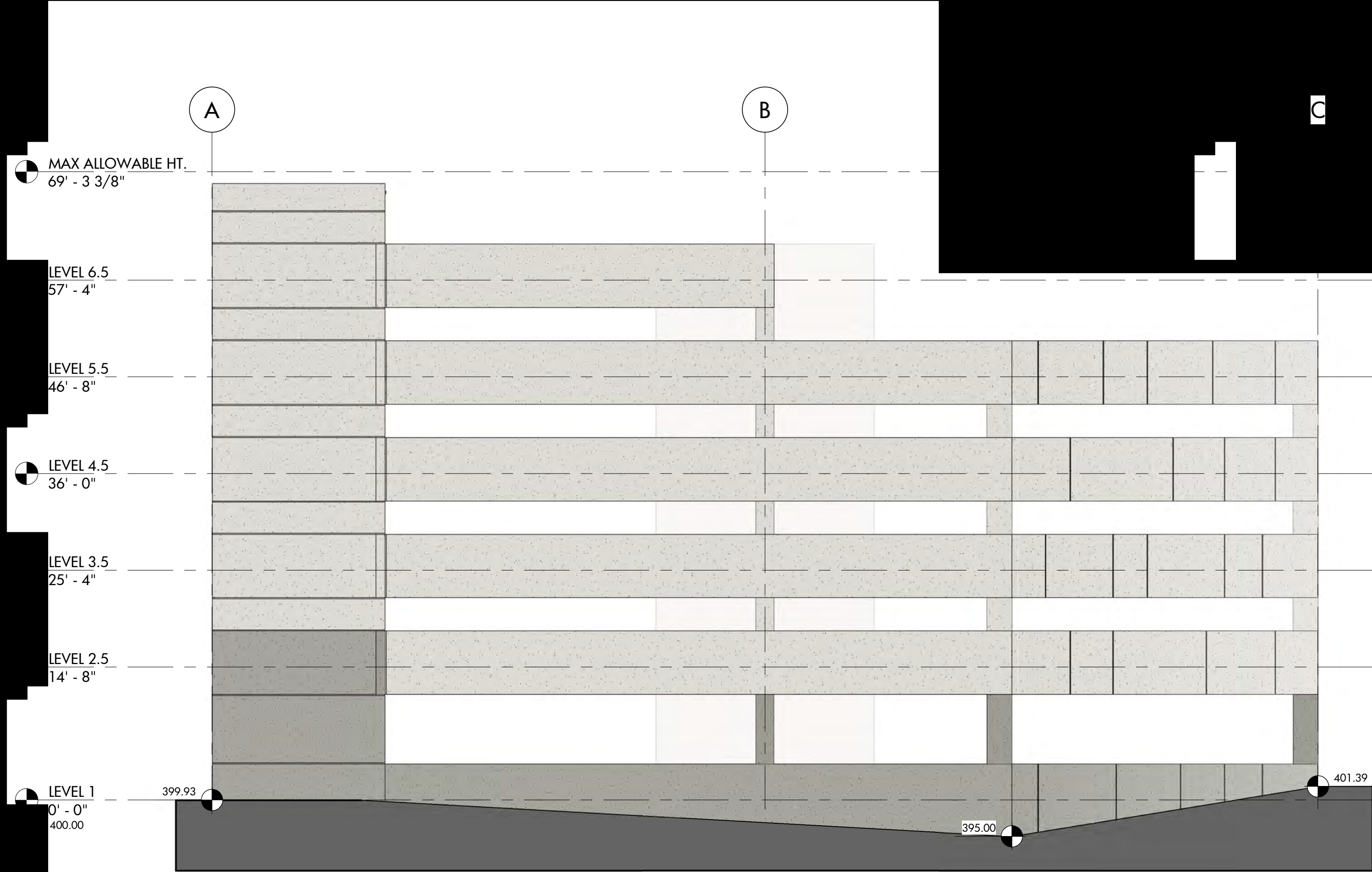
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MAX ALLOWABLE HT.  
69' - 3 3/8"

LEVEL 6.5  
57' - 4"

LEVEL 5.5  
46' - 8"

LEVEL 4.5  
36' - 0"

LEVEL 3.5  
25' - 4"

LEVEL 2.5  
14' - 8"

LEVEL 1  
0' - 0"  
400.00

ST ELEVATION  
= 10'-0"

PO  
30  
RA  
91  
WW



MAX ALLOWABLE HT.  
69' - 3 3/8"  
STAIR TOWER EAST  
69' - 0"

LEVEL 6.5  
57' - 4"

LEVEL 5.5  
46' - 8"

LEVEL 4.5  
36' - 0"

LEVEL 3.5  
25' - 4"

LEVEL 2.5  
14' - 8"

LEVEL 1  
0' - 0"  
400.00

LEVEL 6  
54' - 4"

LEVEL 5  
43' - 8"

LEVEL 4  
33' - 0"

LEVEL 3  
22' - 4"

LEVEL 2  
10' - 8"  
410.67

LEVEL 1  
0' - 0"  
400.00

PROJECT

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DATE ISSUED

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