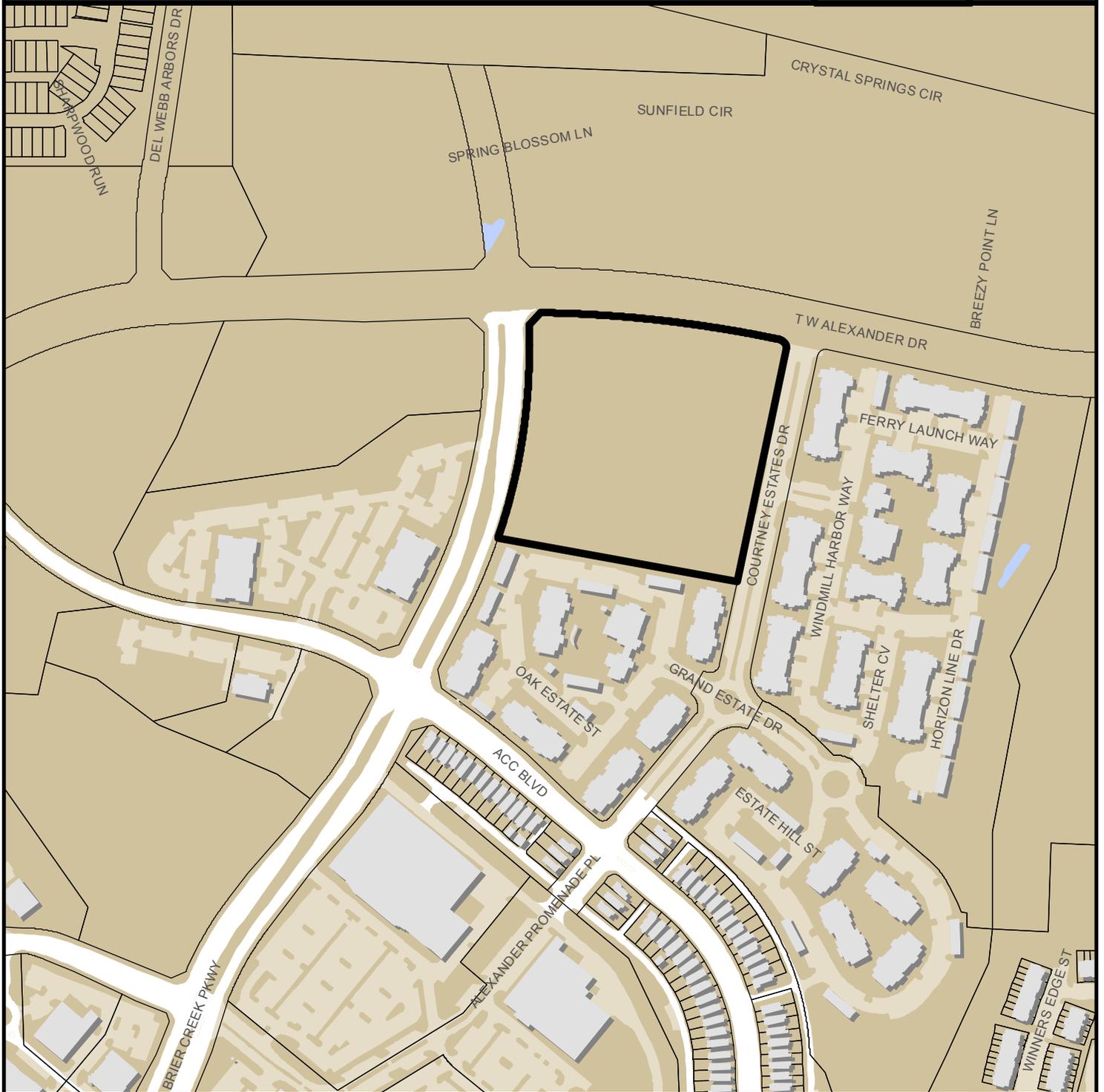


# LEGACY AT BRIER CREEK SR-15-2016

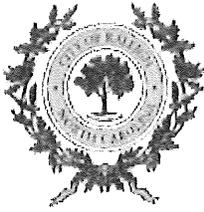


0 300 600 Feet

Zoning: **OX-5-CU**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **9.48**  
Square Feet: **114,988**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Heritage Properties  
Inc**  
Phone: **(443) 900-2158**





# Planning & Development

SP-15-16

Development Services  
 Customer Service Center  
 One Exchange Plaza, Suite 400  
 Raleigh, NC 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

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

Building Type		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>463790</b> Assigned Project Coordinator  Assigned Team Leader
Has your project previously been through the Due Diligence process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name <b>Legacy at Brier Creek</b>		
Zoning District <b>OX-5</b>		
Proposed Use <b>Office</b>		
Property Address(es) <b>7791 TW Alexander Drive</b>		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed <b>0768691387</b>	P.I.N. Recorded Deed	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input 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 checked="" type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. The development will include the proposed improvements necessary for an office building and associated parking as well as the necessary stormwater management facility.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/ OWNER	Company <b>Heritage Properties, Inc.</b>	Name (s) <b>Ryan Blair</b>
	Address <b>501 Fairmont Avenue, Suite 101, Towson, Maryland 21286</b>	
	Phone <b>443-900-2158</b>	Email <b>rblair@hpimd.com</b>
CONSULTANT (Contact Person for Plans)	Company <b>McAdams Company</b>	Name (s) <b>Andy Padiak</b>
	Address <b>2905 Meridian Parkway, Durham, NC 27713</b>	
	Phone <b>919-361-5000</b>	Email <b>padiak@mcadamsco.com</b>

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) <b>OX-5-U</b>	Proposed building use(s) <b>Office</b>
If more than one district, provide the acreage of each <b>N/A</b>	Existing Building(s) sq. ft. gross <b>0 SF</b>
Overlay District <b>N/A</b>	Proposed Building(s) sq. ft. gross <b>114,988 SF</b>
Total Site Acres <b>9.48</b> Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) <b>114,988 SF</b>
Off street parking Required <b>384</b> Provided <b>518</b>	Proposed height of building(s) 62'-8" Stories <b>4</b>
COA (Certificate of Appropriateness) case # <b>N/A</b>	FAR (floor area ratio percentage) <b>0.49</b>
BOA (Board of Adjustment) case # <b>A- N/A</b>	Building Lot Coverage percentage <b>0.13</b> (site plans only)
CUD (Conditional Use District) case # <b>Z- N/A</b>	Height of 1 <sup>st</sup> Floor <b>14'-8"</b>
Stormwater Information	
Existing Impervious Surface acres/square feet <b>0.0 Acres</b>	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet <b>5.79 Acres</b>	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 #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units <b>N/A</b>	7. Open Space (only) or Amenity <b>N/A</b>
2. Total # Of Congregate Care Or Life Care Dwelling Units <b>N/A</b>	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total Number of Hotel Units <b>N/A</b>	
4. Overall Total # Of Dwelling Units (1-6 Above) <b>N/A</b>	
5. Bedroom Units 1br 2br 3br 4br or more	
6. Infill Development 2.2.7 <b>N/A</b>	

**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 development plan as approved by the City.

I hereby designate McAdams Company 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 \_\_\_\_\_ Date 2/29/2016  
 Signed \_\_\_\_\_ Date \_\_\_\_\_

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"/>		
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. I have referenced the <u>Site Review</u> 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"/>		
5. Provide the following plan sheets:	<input checked="" 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"/>		1		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		1		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		1		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			1
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		1		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		1		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		1		
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"/>		1		
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 checked="" type="checkbox"/>		1		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			1
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1		
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"/>	1		