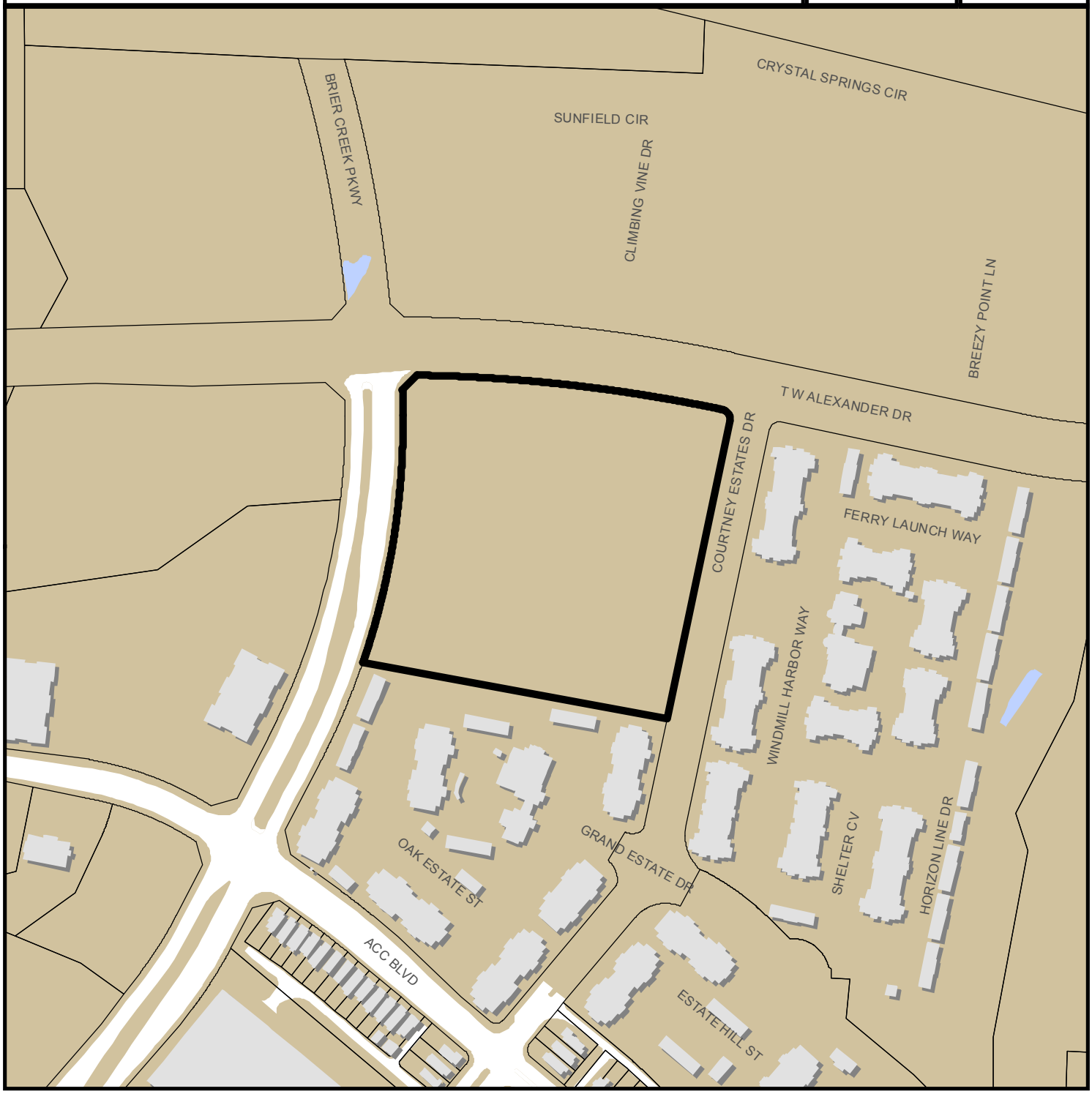
LEGACY AT BRIER CREEK
S-76-2015



Zoning: **TD CUD**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **9.48**
Number of Lots: **1**

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

Planning & Development

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

S-76-15

Preliminary Development Plan Application

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

Preliminary Approvals		FOR OFFICE USE ONLY
☐ Site Plans for Planning Commission ☐ Preliminary Administrative Site Plans ☐ Group Housing ** ☐ Multifamily (Infill)**	■ Subdivision* ☐ Cluster Subdivision** ☐ Infill Subdivision** ☐ Expedited Subdivision Review ☐ Conventional Subdivision ☐ Compact Development ☐ Conservation Subdivision	Transaction Number 454326 3760155 Assigned Project Coordinator S. Hodges Assigned Team Leader M. Bradford
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: Legacy at Brier Creek

Proposed Use: Office

Property Address(es): 7751 Brier Creek Parkway

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 0768691387

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed

What is your project type? ☐ Apartment ☐ Banks ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Industrial Building ☐ Mixed Residential ☐ Non-Residential Condo ■ Office ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ School ☐ Shopping Center ☐ Single Family ☐ Telecommunication Tower ☐ Townhouse ☐ Other: If other, please describe:

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively not requiring Planning Commission or City Council approval. PER UDO SECTION 10.2.5.E.3 THIS PLAN CAN BE REVIEWED ADMINISTRATIVELY
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval.

CLIENT (Owner or Developer)	Company: Heritage Properties, Inc.	Name (s): Ryan Blair	
	Address: 501 Fairmont Avenue, Suite 101, Towson, Maryland 21286		
	Phone: (443) 900-2158	Email: rblair@hpimd.com	Fax:
CONSULTANT (Contact Person for Plans)	Company: McAdams Company	Name (s): Andy Padiak	
	Address: 2905 Meridian Parkway, Durham, NC 27709		
	Phone: (919) 361-5000	Email: padiak@mcadamsco.com	Fax:

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

Zoning Information	Building Information
Zoning District(s) TD CUD	Proposed building use(s) N/A
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross N/A
Overlay District PDD Alexander Place	Proposed Building(s) sq. ft. gross N/A
Total Site Acres Inside City Limits ☒ Yes ☐ No	Total sq. ft. gross (existing & proposed) N/A
Off street parking Required N/A Provided N/A	Proposed height of building(s) N/A
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) N/A
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage N/A (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information	
Existing Impervious Surface acres/square feet 0	Flood Hazard Area ☐ Yes ☒ No
Proposed Impervious Surface acres/square feet 0	**If Yes, please provide**
Neuse River Buffer ☐ Yes ☒ No Wetlands ☐ Yes ☐ No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The proposed office development site plan and associate zoning case (Z-22-2015) are consistent with the following provisions of the 2030 Comprehensive plan;
1. Future Land Use Map designation for office and residential mixed-uses
2. Comprehensive Plan policies LU 1.2, 1.3, 2.6, 6.1, 6.4, 8.11, EP 2.5 and EP 3.12

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

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

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 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 Ryan J. Blau Date 11/16/2015

Signed _____ Date _____

Planning & Development

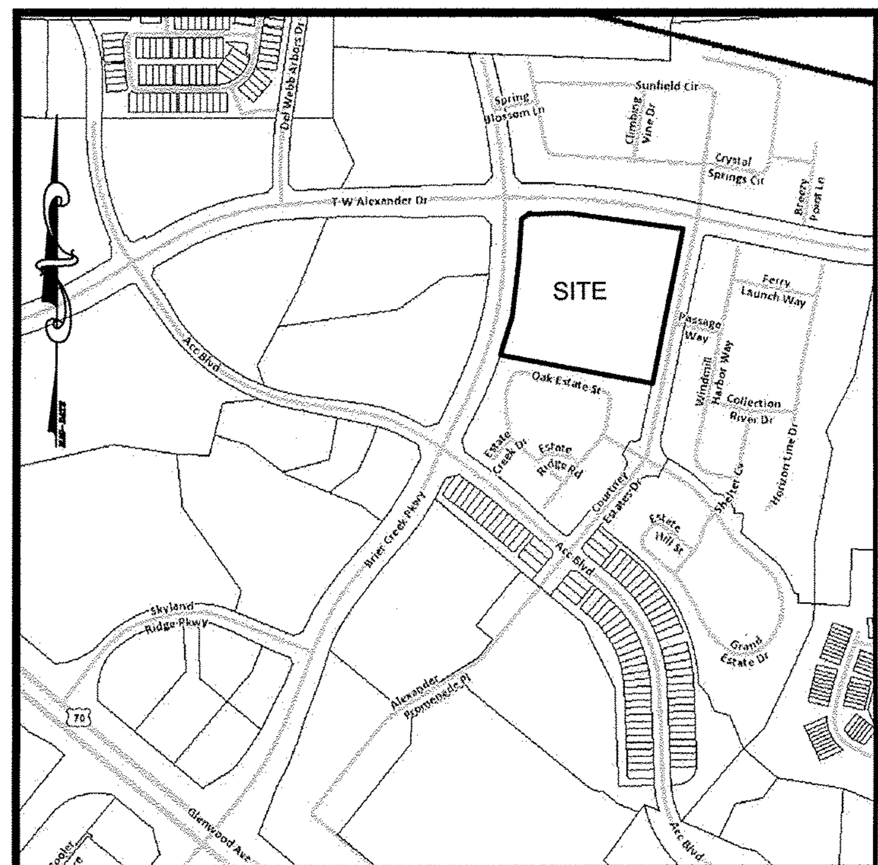
Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
FAX 919-516-2685

Preliminary Development Plan Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
EXISTING CONDITIONS PLAN REQUIREMENTS		
1. Existing uses and structures	✓	
2. Topographic features	✓	
3. Driveway, sidewalks, curb and gutter, street cross section with right-of-way	✓	
4. Fire hydrants and other site utilities	✓	
5. Tree cover	✓	
FIRE REQUIREMENTS		
1. Site plan detailing apparatus access to proposed buildings		✓
2. Site plan detailing apparatus access to within 150' of all portions of ground floor of proposed buildings		✓
3. Apparatus access roads (dead end) greater than 150' require approved area to turn apparatus around (Hammer head, Wye, or 96' diameter cul-de-sac)		✓
4. FDC within 150' hose lay of fire hydrant and within 40' of apparatus access		✓
5. Minimum apparatus access width 20', inside turn radius 28'		✓
PUBLIC UTILITIES REQUIREMENTS		
1. Show existing/proposed water mains with sizes along entire frontage of development	✓	
2. Show existing/proposed sewer mains with sizes along frontages and/or easements	✓	
3. Show reference for all existing sanitary sewer easements and possibly water easements	✓	
4. Show fire hydrants	✓	
5. If a private distribution system is proposed, the master backflow device must be shown		✓
6. Show water/sewer services with sizes		✓
7. Show size and location of meters		✓
8. No structures/landscaping on City of Raleigh Sanitary Sewer Easements	✓	
9. Show location and make and model number of backflow preventers for buildings		✓
10. Show location of grease traps		✓
11. If a pool is proposed, show connection or make a note of connection to storm		✓
12. All building parts must be within 300' of a hydrant		✓
PLANNING AND ZONING REQUIREMENTS		
1. Landscape plan needs to show all vegetation to meet street protective yards, transitional protective yards, and vehicular surface area (VSA) planting requirements		✓
2. Description of vegetation to be retained and removed in areas of both voluntary and mandatory preservation		✓
3. Show vegetation and planting calculations for Resource Management buffers		✓
4. Identify all protected areas, including but not limited to Conservation Management Districts, natural resource buffer yards, Resource Management Districts and street buffer yards located along Type B Residential Thoroughfares designated in the Comprehensive Plan	✓	
5. Calculations for open space requirements shown in tabular form, and open space shown in plan view	✓	
6. Calculations for street protective yards, transitional protective yards, and VSA must be shown and completed separately for each one	✓	
7. Open Space requirements are to be based on City Code Section 10-2103(d)	✓	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
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)	x				
2. **Preliminary Development Plan Application** completed and signed by the property owner	x				
3. Client must complete and print page 1 and 2 of the **Preliminary Development Plan Application** to the plan cover sheet (not applicable for infill recombination)	x	☐			
4. I have referenced the **Preliminary Development Plan Checklist** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	x				
5. Provide the following plan sheets:	x				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	x				
b) Existing Conditions Sheet	x	☐			
c) Proposed Site or Subdivision Plan	x				
d) Proposed Grading and Stormwater Plan	x	☐			
e) Proposed Utility Plan, including Fire	x	☐			
f) Proposed Tree Conservation Plan	x	☐			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	☐	x			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	☐	x			
i) Transportation Plan	☐	x			
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	x				
7. Plan size 18"x24" or 24"x36"	x				
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	x				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	x				
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	x				
11. Wake County School Form, if dwelling units are proposed	☐	x			
12. Preliminary stormwater quantity and quality summary and calculations package	x	☐			
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	x	☐			

TO BE COMPLETED BY APPLICANT	YES	N/A
3. A completed Tree Conservation Data Sheet (Appendix 4 of the User's manual for TC-7-04) will need to be provided with the plan (two copies) or the information needs to be on the tree conservation plan sheet	✓	
For Secondary Tree Conservation Areas include the following		
1. A tree cover report with description of each 50' of TCA completed and certified by a certified arborist, North Carolina licensed architect, or North Carolina registered forester (two copies)		✓
2. Photo panoramic panels of proposed secondary TCAs. Each photo to represent 50 linear feet of tree conservation area and must match the sections shown on the plan (two copies)		✓
3. Most recent aerial photo (two copies)		✓
TRANSPORTATION SERVICES REQUIREMENTS		
1. Show the ROW and pavement widths, street widths, sidewalk, curb and gutter, medians, median openings, curb radii	✓	
2. Show the location of all opposing driveways surrounding the site	✓	
3. Label street type or ramp type entrances		✓
4. Show driveways and vehicular surface area on plan		✓
5. Show the actual street names, if known. Show state road number, if applicable and type of road (collector, thoroughfare, etc.)	✓	
6. Indicate on the plan whether the existing streets are asphalt, concrete, gravel or dirt	✓	
7. All handicap ramps must be shown and labeled and must meet the placement requirements of Engineering Standard 20.11.		✓
8. Vertical alignment of streets only when deemed necessary by the Transportation Director to properly determine the safety of proposed streets or driveways		✓
9. Show typical street sections for all public and private streets included with this plan. Use Engineering Standard 20.31 and 20.32 for pavement designs for all proposed street type entrances, residential, collector, and commercial streets	✓	
10. Show existing and proposed curb and gutter, storm sewers, drainage structures, driveway pipes, water mains, sanitary sewer mains, etc. on the site plan	✓	
11. Proposed private streets, dimensions and curb treatments		✓
12. Slope easements must be shown, labeled and dimensioned		✓
13. Existing and proposed ROW must be dimensioned and labeled	✓	
14. Sight triangles must be shown and labeled including any structures within them	✓	N/A
15. Add note from the Infrastructure Construction Plan checklist about the sight distance triangles. If you do not have this document, you can add the statement per City Code Section 10-2086 (a) regarding the sight triangles	✓	
16. Show existing and proposed parking areas, bay dimensions and aisle dimensions		✓
17. Provide vehicular stacking areas, length of queue, storage space required per stacked vehicle including aisle width, stall depth, and stall width		✓
18. Provide internal traffic circulation details		✓
19. The corner clearance must be shown and verified and a note placed on plans stating: "Minimum corner clearance from curb line of intersection streets shall be at least twenty (20) feet from the point of tangency."	✓	
20. Label the existing property irons "E.I.P."	✓	
21. Show the proper location of sidewalk (BOC to ROW < 12.5 feet), sidewalk located 1.0 foot inside	✓	
22. ROW, BOC to ROW > 12.5 feet, sidewalk located 4.0 feet inside ROW	✓	
23. Cul-de-sacs must be dimensioned (Back of Curb with ROW radius)		✓
24. Copies of previous Board of Adjustment Action, Special Use Permit or Certificate of Appropriateness, if applicable		✓
25. Proposed square feet/acres and number of feet of Right-of-Way dedicated	✓	
GREENWAY REQUIREMENTS		
1. When greenway is required to be reserved or dedicated, it is measured in accordance with City Code 10-3022		✓
2. Greenway is required to be reserved or dedicated in accordance with the City Master Greenway Plan as contained in the Raleigh Comprehensive Plan		✓



VICINITY MAP
NOT TO SCALE

"I, JONATHAN R CALLAHAN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book N/A, page N/A, etc.)(other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book N/A, page N/A; that the ratio of precision as calculated is 1: 20,000; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, license number and seal this 14th day of April, 2015.

Seal or Stamp — NORTH CAROLINA PROFESSIONAL SEAL L-4276 LAND SURVEYOR JONATHAN R. CALLAHAN

Surveyor

L-4276
License Number

- [ ] This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels;
- [ ] This survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- [x] This survey is of an existing parcel or parcels of land;
- [ ] This survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision;

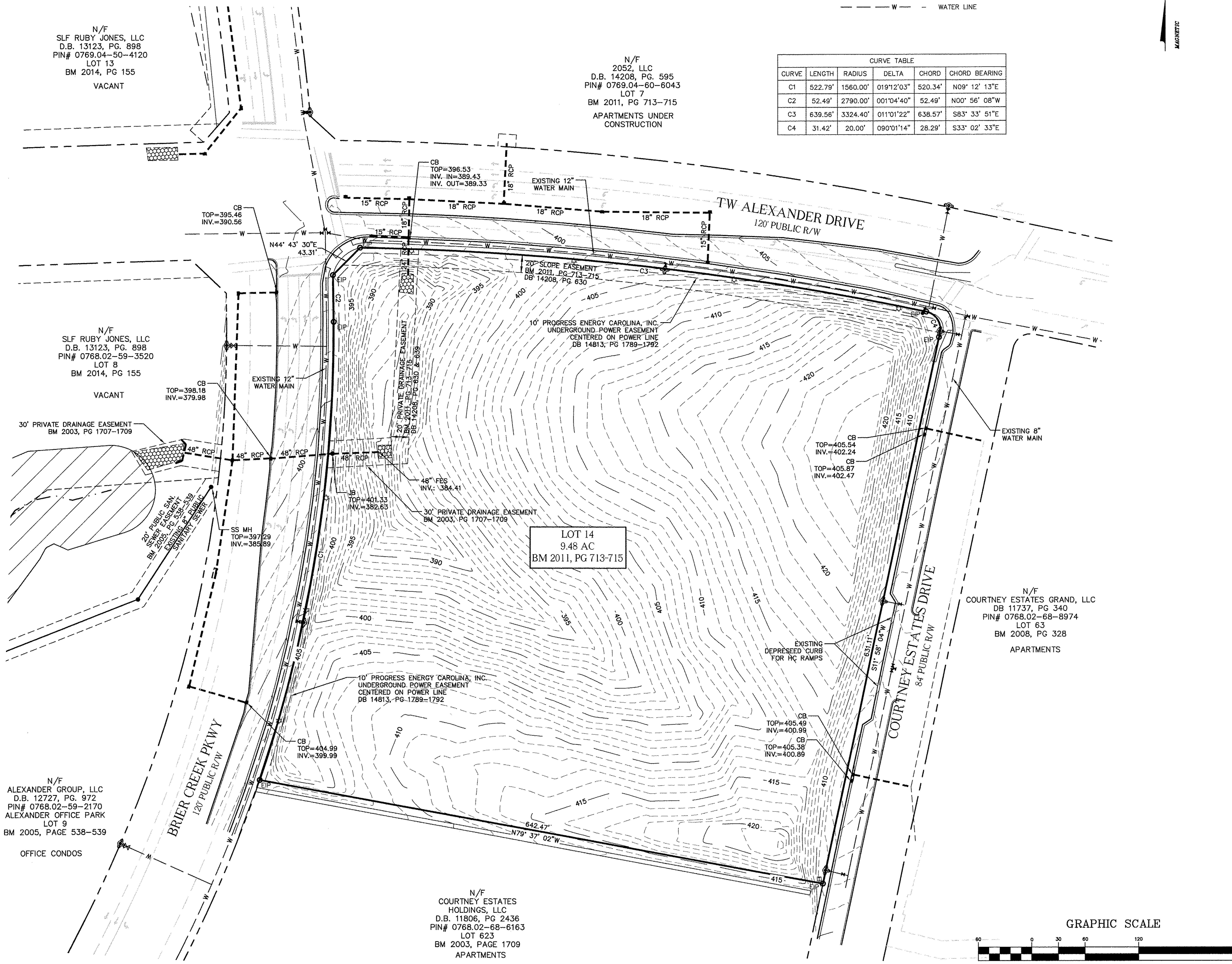
LEGEND

- IRON FOUND (AS DESCRIBED)
- IRON SET (5/8" REBAR)
- CONCRETE MONUMENT FOUND
- LIGHT POLE
- TELEPHONE PEDESTAL
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- STORM/DRAINAGE STRUCTURES
- RIGHT-OF-WAY
- EASEMENT LINE (AS DESCRIBED)
- BUFFER LINE (AS DESCRIBED)
- ------329------ CONTOUR LINE
- OVERHEAD POWER LINE
- STORM DRAIN
- SEWER LINE
- —— W —— WATER LINE

MAGNETIC

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	522.79'	1560.00'	019°12'03"	520.34'	N09° 12' 13"E
C2	52.49'	2790.00'	001°04'40"	52.49'	N00° 56' 08"W
C3	639.56'	3324.40'	011°01'22"	638.57'	S83° 33' 51"E
C4	31.42'	20.00'	090°01'14"	28.29'	S33° 02' 33"E



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISION	DATE	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428
FAX (919) 828-4711
E-mail info@jaeco.com

T.W. ALEXANDER PLACE
LOT 14
HERITAGE PROPERTIES, INC.
RALEIGH WAKE COUNTY NORTH CAROLINA
TOPOGRAPHIC & BOUNDARY MAP

SCALE:	DATE:
HORZ: 1" = 60'	4/14/15
FLD. BK. & PAGE	DRAWN BY: ZCS
FILE NO: ALTA	CHECKED BY: JRC

SHEET
1 of 1

SITE LEGEND

- SIGNAGE
- LIGHT POLE
- TRAFFIC DIRECTIONAL ARROW
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- PHASE LINE
- CONCRETE

SITE NOTES

1. BRIER CREEK PARKWAY IS AN EXISTING 120' PUBLIC RIGHT-OF-WAY WITH 96' BACK TO BACK STREET SECTION. THE AVENUE 6-LANE DIVIDED SECTION IS APPLIED WITH 126' RIGHT-OF-WAY AND 98' BACK TO BACK STREET SECTION.
2. TW. ALEXANDER DRIVE IS AND EXISTING 120' PUBLIC RIGHT-OF-WAY WITH 96' BACK TO BACK STREET SECTION. THE AVENUE 4-LANE DIVIDED IS APPLIED WITH 104' RIGHT-OF-WAY AND 76' BACK TO BACK STREET SECTION.

SITE DATA TABLE

EXISTING SITE AREA =	9.48 AC.
RIGHT OF WAY DEDICATED =	0.04 AC.
NEW SITE AREA =	9.44 AC.

TREE CONSERVATION LEGEND

TREE CONSERVATION AREA

NOTE:
ALL STREET TREES WILL BE PLANTED OUTSIDE OF THE RIGHT OF WAY DUE TO NCDOT REGULATIONS AND/OR TO MATCH EXISTING STREETSCAPE CONDITIONS, THUS WILL BE SHOWN AT TIME OF SITE PLAN.

EXISTING TW ALEXANDER DRIVE
120' PUBLIC R/W
AVENUE 4 LANE DIVIDED

N/F
2052, LLC
D.B. 14208, PG. 595
PIN# 0769.04-60-6043
LOT 7
BM 2011, PG 713-715
APARTMENTS UNDER CONSTRUCTION

EXISTING BRIER CREEK PARKWAY
120' PUBLIC R/W
AVENUE 6-LANE DIVIDED

N/F
SLF RUBY JONES, LLC
D.B. 13123, PG. 898
PIN# 0768.02-59-3520
LOT 8
BM 2014, PG 155
VACANT

N/F
ALEXANDER GROUP, LLC
D.B. 12727, PG. 972
PIN# 0768.02-59-2170
ALEXANDER OFFICE PARK
LOT 9
BM 2005, PAGE 538-539
OFFICE CONDOS

N/F
COURTNEY ESTATES HOLDINGS, LLC
D.B. 11806, PG 2436
PIN# 0768.02-68-6163
LOT 623
BM 2003, PAGE 1709
APARTMENTS

N/F
COURTNEY ESTATES GRAND, LLC
DB 11737, PG 340
PIN# 0768.02-68-8974
LOT 63
BM 2008, PG 328
APARTMENTS

EXISTING COURTNEY ESTATES DRIVE
84' PUBLIC R/W

WINDMILL HARBOR WAY

PASSAGE WAY

PHASE 1

LOT 1
5.77 AC.

PHASE 2

LOT 2
2.77 AC.

LOT 3
0.90 AC

ZONING: CUD TD

30" CURB AND GUTTER (TYP.)
5' GENERAL UTILITY EASEMENT PLACEMENT
EXISTING CONCRETE SIDEWALK
EXISTING LIGHT POLE (TYP.)
430' SIGHT DISTANCE TRIANGLE
APPROXIMATE 3' ROW DEDICATION
PROPOSED PROPERTY LINE
PROPOSED PRIVATE DRAINAGE EASEMENT
20' STORM DRAINAGE EASEMENT
30' CITY OF RALEIGH SEWER EASEMENT
30' PRIVATE DRAINAGE EASEMENT BM 2003, PG 1707-1709
20' PUBLIC SAN. SEWER EASEMENT BM 2005, PG 538-539
4' ACCESS EASEMENT
6' CONCRETE SIDEWALK
TREE PROTECTION FENCE (TYP.)
TREE CONSERVATION AREA

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

REVISIONS:

DEVELOPER:
HERITAGE PROPERTIES, INC.
501 FAIRMONT AVENUE, SUITE 101
TOWSON, MARYLAND 21286

LEGACY AT BRIER CREEK

RALEIGH, NORTH CAROLINA

SUBDIVISION PLAN

PROJECT NO.	HTG-15010
FILENAME:	HTG15010-S1
DESIGNED BY:	BFS
DRAWN BY:	BFS
SCALE:	1"=40'
DATE:	11-20-2015
SHEET NO.	C-4

McADAMS

X:\Projects\HTG\HTG-15010\Land\Subdivision Plan-Site Plan\Current Drawings\HTG15010-Subdivision-S1.dwg, 11/20/2015 10:55:49 AM, Stephens, Bryson

TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 9.48 AC
TOTAL ROW DEDICATION: .04 AC
NET SITE AREA: 9.44 AC
REQUIRED TCA: 10% (.94 AC)
PROVIDED TCA: 10.7% (1.01 AC)

SECONDARY TREE CONSERVATION AREA: 1.01 AC

THOROUGHFARE CALCULATIONS

BRIER CREEK AND TW ALEXANDER
NOT APPLICABLE DUE TO FRONTAGE APPLIED TO ZONING

NOTES:

1. DUE TO THE FRONTAGE TYPE APPLIED TO THE SITE, THOROUGHFARE TREE CONSERVATION IS NOT REQUIRED ALONG BRIER CREEK PARKWAY AND TW ALEXANDER PER UDO SECTION 3.4.5.C3 (BUILD TO) AND UDO SECTION 9.1.3.A.2.
2. ALL CRITICAL ROOTS ZONES OF TREES CREDITED TOWARDS TREE CONSERVATION EXTEND BEYOND TREE CONSERVATION AREAS NO MORE THAN 30%.
3. OVERALL HEALTH OF TREE CONSERVATION IS GOOD.

EXISTING TW ALEXANDER DRIVE 120' PUBLIC R/W

EXISTING BRIER CREEK PARKWAY 120' PUBLIC R/W

N/F
2052, LLC
D.B. 14208, PG. 595
PIN# 0769.04-60-6043
LOT 7
BM 2011, PG 713-715
APARTMENTS UNDER CONSTRUCTION

N/F
SLF RUBY JONES, LLC
D.B. 13123, PG. 898
PIN# 0768.02-59-3520
LOT 8
BM 2014, PG 155
VACANT

N/F
ALEXANDER GROUP, LLC
D.B. 12727, PG. 972
PIN# 0768.02-59-2170
ALEXANDER OFFICE PARK
LOT 9
BM 2005, PAGE 538-539
OFFICE CONDOS

N/F
COURTNEY ESTATES HOLDINGS, LLC
D.B. 11806, PG 2436
PIN# 0768.02-68-6163
LOT 623
BM 2003, PAGE 1709
APARTMENTS

N/F
COURTNEY ESTATES GRAND, LLC
DB 11737, PG 340
PIN# 0768.02-68-8974
LOT 63
BM 2008, PG 328
APARTMENTS

EXISTING COURTNEY ESTATES DRIVE 84' PUBLIC R/W

PHASE 1

PHASE 2

LOT 1

LOT 2

LOT 3

5' UTILITY EASEMENT

APPROXIMATE 3' ROW DEDICATION

PROPOSED PRIVATE DRAINAGE EASEMENT

20' STORM DRAINAGE EASEMENT

30' CITY OF RALEIGH SEWER EASEMENT

30' PRIVATE DRAINAGE EASEMENT BM 2003, PG 1707-1709

20' PUBLIC SAN. SEWER EASEMENT BM 2005, PG 538-539

PASSAGE WAY

WINDMILL HARBOR WAY

SECONDARY TREE CONSERVATION AREA = 1.01 AC

GRAPHIC SCALE
40 0 20 40 80
1 inch = 40 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

X:\Projects\HTG\HTG-15010\Land\Subdivision Plan-Site Plan\Current Drawings\HTG15010-Subdivision-TC1.dwg, 11/20/2015 10:54:49 AM, Stephens, Bryson

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

REVISIONS:

DEVELOPER:
HERITAGE PROPERTIES, INC.
501 FAIRMONT AVENUE, SUITE 101
TOWSON, MARYLAND 21286

LEGACY AT BRIER CREEK

RALEIGH, NORTH CAROLINA

TREE CONSERVATION PLAN

PROJECT NO.	HTG-15010
FILENAME:	HTG15010-TC1
DESIGNED BY:	BOP
DRAWN BY:	RLU
SCALE:	1"=40'
DATE:	11-20-2015
SHEET NO.	TC-1

McADAMS