

Hanover Woodlake Apartments: SR-29-18, Transaction# 549828, AA#3875 City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This site is located along Landmark Drive north of the intersection of Lake

Boone Trail and Landmark Drive. The site addresses and PIN numbers are 2521 Landmark Drive/0785933119 and 2520 Landmark Drive/0785937030.

**REQUEST:** Development of proposed 9.98-acre Lot 7 of subdivision case S-50-14 with

323,568 square foot of residential space for 316 dwelling units. The applicant is proposing five 4-story apartment buildings. One apartment building has a basement in the Neighborhood Mixed Use zoning district. This is part of the larger development of an 11.44 acre area comprising phase 2 of S-50-14, zoned Neighborhood Mixed Use (NX-4-CU), Commercial Mixed Use (CX-4-CU),

Office Mixed Use (OX-3-CU) and Office Mixed Use (OX-4-CU). Please

reference zoning conditions in case Z-20-2013 and reference S-50-14 for the lot configuration. Recordation of the lots and right-of-way shown in phase 2 of S-

50-14 is to be done prior to building permit issuance for this site plan.

DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:

One Design Adjustment was approved for this project under the original

subdivision Transaction# 412776:

1. A Design Adjustment from UDO Section 8.3.6 - Block Perimeter

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 10/4/2018 by David Dunn of Bass, Nixon and

Kennedy, Inc.

## **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:

□ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☑ <u>CONCURRENT SITE REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.



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The following items are required prior to approval of Concurrent Site Review plans:

### **Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

#### Stormwater

- 2. 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).
- 3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

## **Urban Forestry**

5. Tree protection fence must be re- inspected by Urban Forestry staff prior to the issuance of permits.

□ 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.

	City Code Covenant	$\boxtimes$	Slope Easement	
$\boxtimes$	Stormwater Maintenance		Transit Easement	
	Covenant			
	Utility Placement Easement	$\boxtimes$	Cross Access Easement	
	Othicy I laboritorit Eastinorit		O1000 / 100000 Edocificit	
	Sidewalk Easement		Public Access Easement	



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⊠ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

#### General

1. A demolition permit shall be issued, and this building permit number shown on all maps for recording.

#### **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

- 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).
- 4. 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).
- 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).
- 7. 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).

■BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. Comply with all conditions of Z-20-13



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- 2. The proposed lot for this development, as well as right of way and easements in phase 2 of subdivision under S-50-14 sunset extension and revision shall be recorded prior to issuance of a building permit.
- 3. A demolition permit shall be obtained.
- 4. Provide fire flow analysis.

## **Engineering**

- 5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
- 6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map 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 recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 7. A fee-in-lieu for the unbuilt portion of the stub road extension from the stopping point to the property line shall be paid to the City of Raleigh (UDO 8.1.10).
- 8. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 9. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 10. A cross access agreement among the lots identified as Lot 7 and Lot 11 on approved subdivision plan S-50-14 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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, further recordings and building permit issuance will be withheld.
- 11. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
- 12. Offsite work will need to be done in secured offsite easements that have been recorded prior to the issuance of any site permits.

#### **Public Utilities**

13. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.



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## **Urban Forestry**

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Landmark Drive.

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

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 3. All street lights and street signs required as part of the development approval are installed.
- 4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- 6. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

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 reapproval 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:** 10-10-2021 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 permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) Date: 10/10/2018

Staff Coordinator: Daniel L. Stegall

CUBIC FEET PER SECOND EXISTING WATER METER EXISTING MANHOLE / JUNCTION BOX EXISTING POWER POLE EXISTING TELEPHONE PEDESTAL

EXISTING SIGN DOUBLE CHECK VALVE NEW CURB INLET DOUBLE DETECTOR CHECK VALVE NEW GRATE INLET/YARD INLET NEW FLARED END SECTION NEW FIRE HYDRANT NEW BLOW-OFF ASSEMBLY NEW GATE VALVE EASEMEN<sup>-</sup> NEW TEE EDGE OF PAVEMENT NEW MANHOLE

IRON PIPI

BENCHMARK

STORM STRUCTURE LABEL

BLOCK AND GRAVEL INLET PROTECTION

SILT FENCE INLET PROTECTION

EXCAVATED INLET PROTECTION

EDIMENT BASIN

- - COM - - EXISTING COMMUNICATIONS LINE

--- -UT- -- EXISTING UNDERGROUND TELEPHONE

----FM--- EXISTING SANITARY SEWER FORCE MAIN

----FM---- NEW SANITARY SEWER FORCE MAIN

-----JM----- JUTE MATTING LINED DITCH/CHANNEL

----- P ----- PYRAMAT LINED DITCH/CHANNEL

--- -- EXISTING UNDERGROUND ELECTRIC

- - OHE - - EXISTING OVERHEAD ELECTRIC

-- - G - - EXISTING GAS LINE

====== EXISTING STORM DRAINAGE

NEW STORM DRAINAGE

---- C --- LIMITS OF CUT SLOPE

---- F --- LIMITS OF FILL SLOPE

-·--·- NEW WATER LINE

---- G --- NEW GAS MAIN

----- STREAM

GATE VALVE HANDICAP RAME

INVER<sup>-</sup> LENGTH MANHOL

MINIMUM POWER POLE RADIUS RIGHT-OF-WAY REDUCER

REDUCED PRESSURE ZONE SLOPE SANITARY SEWER STA STATION TANGEN1 TEMPORARY DIVERSION DITCH

TELE TEMPORARY SEDIMENT BASIN TEMPORARY SLOPE DRAIN UNDERGROUND WATER METER YARD INLET

> ───── DIVERSION DITCH TBR LAKE BOONE OWNER, LLC /TR

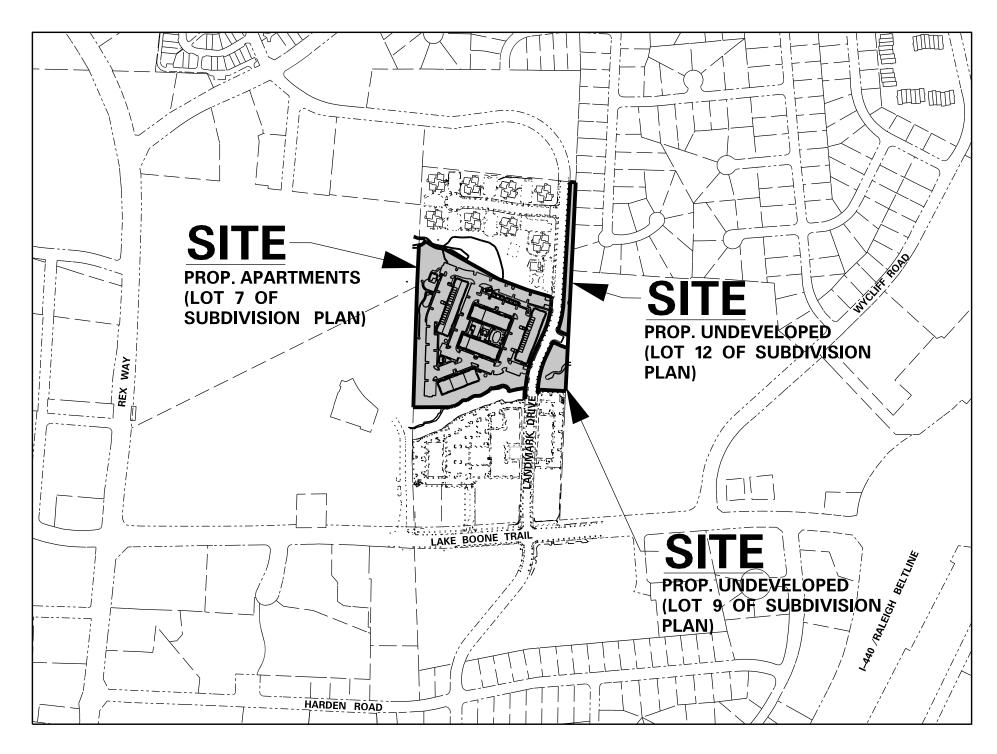
> > ATLANTA, GA 30343-0607 CONTACT: ANNIE ASDAL PHONE: (404) 367-6029 EMAIL: ANNIEA@TRIBRIDGERES.COM

DEVELOPER /APPLICANT THE HANOVER COMPANY 5847 SAN FELIPE, SUITE 3600 HOUSTON, TEXAS 77057

CONTACT: BO BUCHANAN PHONE: (713) 580-1135 EMAIL: BBUCHANAN@HANOVER.COM

HANOVER WOODLAKE APARTMENTS

ADMINISTRATIVE SITE REVIEW CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA SR-29-18 **ASR TRANSACTION 549828** 



## VICINITY MAP 1" = 500'

PREPARED BY:

BASS, NIXON & KENNEDY, INC. **CONSULTING ENGINEERS** 6310 CHAPEL HILL ROAD. SUITE 250 **RALEIGH, NORTH CAROLINA 27607** TELEPHONE: (919)851-4422 or (800)354-1879

**CERTIFICATION NUMBERS: NCBELS (C-0110)** 

FAX: (919) 851-8968

FAX: (919)851-8968

www.BNKinc.com

**ENGINEERS:** BASS, NIXON AND KENNEDY, INC. 6310 CHAPEL HILL ROAD, SUITE 250

NCBOLA (C-0267)

RALEIGH, NORTH CAROLINA 27607 CONTACT: DAVID L. DUNN, PE PHONE: (919) 851-4422 EMAIL: DAVID DUNN@BNKINC.COM

SHEET INDEX

SHEET TITLE **COVER SHEET** OVERALL SUBDIVISION PLAN (S-50-14) C0.1 ZONING CONDITIONS / COMPLIANCE C1.0 **EXISTING CONDITIONS AND DEMOLITION PLAN** C1.1 SITE PLAN C2.1 **UTILITY PLAN** C3.1 GRADING AND DRAINAGE PLAN AND STORMWATER CALCULATIONS C3.2 STORMWATER FACILITY ENLARGEMENTS AND DETAILS C4.1 **DETAILS** C4.2 **EXHIBITS** L1.00.A OVERALL LANDSCAPE PLAN L1.00.B LANDSCAPE DETAILS, NOTES AND CALCULATIONS L1.00.C COMPACTOR PLAN AND ENCLOSURE DETAILS L1.00.D SITE LIGHTING PLAN L1.00.E PHOTOMETRIC PLAN A2.1.04 **UDO BUILDING HEIGHT DIAGRAMS & EXTERIOR ELEVATIONS** A2.1.05 UDO BUILDING HEIGHT DIAGRAMS & EXTERIOR ELEVATIONS (CONT.) A2.1.06 UDO BUILDING #4 BASEMENT DIAGRAM A2.1.07 UDO BUILDING AND SITE PROFILE SECTION

LAND PLANNER LANDSCAPE ARCHITECT THE HANOVER COMPANY 5847 SAN FELIPE, SUITE 3600 HOUSTON, TEXAS 77057

CONTACT: CHASE LEBLANC PHONE: (713) 580-1192 EMAIL: CLEBLANC@HANOVER.COM BUILDING ARCHITECT WALLACE GARCIA WILSON ARCHITECTS, INC. 4550 POST OAK PLACE DRIVE, SUITE 100 HOUSTON, TEXAS 77027–9705

CONTACT: TIM EVERETTE PHONE: (713) 993-0439 EMAIL: TIM.EVERETTE@WGWARCHITECTS.COM

USE (EAST SIDE LANDMARK DRIVE) EXISTING: **PROPOSED** OVERALL PARCEL AREA (BOTH SIDES LANDMARK): PROPOSED SITE AREA (GROSS) PROPOSED SITE AREA (NET):

SITE DATA

**PROJECT NAME** 

**REAL ID NUMBER:** 

USE (WEST SIDE LANDMARK DRIVE

APARTMENT SITE AREA

TOTAL UNITS

EXISTING:

PROPOSED

ADDRESS:

PARCEL ID:

ZONING:

(WEST SIDE LANDMARK DRIVE) UNDEVELOPED SITE AREA (EAST SIDE LANDMARK DRIVE TOTAL SITE AREA (NET) PROPOSED ROW DEDICATION PROPOSED APARTMENT UNITS: 1-BEDROOM UNITS 2-BEDROOM UNITS 3-BEDROOM UNITS

HANOVER WOODLAKE APARTMENTS

NX-4-CU, CX-4-CU, OX-3-CU & OX-4-CU

2521 & 2520 LANDMARK DRIVE

0785-93-3119 & 0785-93-7030

0434939 & 0434940

18.13 ACRES

11.44 ACRES

9.98 ACRES

1.28 ACRES

11.26 ACRES

0.18 ACRES

4 STORIES

55 FEET

6 FEET

225 SPACES

4 STORIES WITH BASEMENT

225

73

323,568 SF

**APARTMENTS** 

**APARTMENTS** 

**VACANT** 

**VACANT** 

TOTAL BUILDING AREA NUMBER OF FLOORS: BUILDINGS 1, 2, 3 and 5: BUILDING 4: MAXIMUM BUILDING HEIGHT

RESIDENT PARKING REQUIRED:

62'-0" ALLOWED: PROPOSED (MAX): 61'-10" BUILDING SETBACKS: FRONT BUILD-TO (MIN) FRONT BUILD-TO (MAX) REAR:

1-BR UNITS (225 UNITS X 1 SPACE/UNIT)

6 FEET PARKING SETBACKS: 10 FEET PRIMARY STREET (FRONT) SIDE LOT LINE: 3 FEET 3 FEET REAR LOT LINE:

> 2-BR UNITS (73 UNITS X 2 SPACES/UNIT) 146 SPACES 3-BR UNITS (18 UNITS X 3 SPACES/UNIT) TOTAL RESIDENT PARKING REQUIRED **GUEST PARKING REQUIRED:** 1-BR UNITS (225 UNITS X 1 SPACE/10 UNITS)

> 2-BR UNITS (73 UNITS X 1 SPACES/10 UNITS) 3-BR UNITS (18 UNITS X 1 SPACES/10 UNITS) TOTAL GUEST PARKING REQUIRED PROVIDED: STANDARD SPACES 384 SPACES GARAGE SPACES

40 SPACES 41 SPACES \* TANDEM SPACES TOTAL PROPOSED SPACES: 465 SPACES \*TANDEM SPACES MAY NOT BE USED FOR GUEST PARKING TOTAL PARKING REQUIRED: 457 SPACES (425 RESIDENT + 32 GUEST) TOTAL PARKING PROVIDED: 465 SPACES

**GUEST SPACES REQUIRED:** 32 SPACES 32 SPACES GUEST SPACES PROVIDED: 9 SPACES HANDICAP SPACES REQUIRED: HANDICAP SPACES PROVIDED: 9 SPACES (+ 3 HC GARAGES)

BICYCLE PARKING: REQUIRED: (316 UNITS X 1 SPACE/20 UNITS) PROVIDED:

AMENITY AREA: REQUIRED: PROPOSED APARTMENT SITE AMENITY AREA REQUIRED (9.98 ACRES X 0.10 = 0.99 ACRES) PROVIDED:

IMPERVIOUS AREA: **EXISTING**:

WATERSHED:

4.66 ACRES (TO CENTERLINE OF LANDMARK DRIVE) PROPOSED: 7.31 ACRES (TO CENTERLINE OF LANDMARK DRIVE)

16 SPACES

20 SPACES

9.98 ACRES

0.99 ACRES

1.01 ACRES

10.0 %

**NEUSE RIVER** 

**ZONING CONDITIONS** 

Z-20-13 - Landmark Drive, Conditional Use - located on Lake Boone Trail being Wake County PIN(s), Approximately 34.29 acre(s) to be rezoned from O&I-1 CUD, to CX-5PL CU, CX-4-PL CU, NX-4 CU, OX -3 CU, OX-4-CU.

Conditions Dated: 09/19/13

d. Orphanage

Narrative of conditions being requested:

1. The following principal uses, as listed in UDO Section 6.1.4, "Allowed Principal Use Table", shall be prohibited on all portions of the property:

a. Boardinghouse b. Dormitory, fraternity, sorority c. Monastery, convent

e. Emergency shelter type A f. Emergency shelter type B g. Special care facility h. Cemetery i. College, community college, university

j. Civic club k. Museum, library 1. School, public or private (K-12) n. Telecommunication tower— all types

o. Water or sanitary sewer treatment plant p. Adult establishment q. Billiard hall, pool hall r. Bingo parlor s. Bowling alley

t. Convention center, arena u. Shooting range v. Miniature golf facility w. Motor track

x. Movie theater or other indoor theater y. Skating rink z. Radio, TV or recording studio, utility office aa. Outdoor recreation — all types

gg. Palmist, psychic, medium, fortune telling

bb. Bed and breakfast cc. Youth hostel dd. Passenger Terminal—all types

ee. Funeral home, funeral parlor, mortuary, undertaking establishment, crematorium, pet crematorium ff. Locksmith

hh. Post office ii. Tattoo parlor, body piercing jj. Wedding chapel kk.. Pawnshop Il. Vehicle sales/rental mm. Light manufacturing nn. Car wash oo. Vehicle repair — all types

2. Upon redevelopment of the property, excluding maintenance and repairs of existing buildings or structures, or reconstruction with like size buildings and uses, that area on the property (the "Buffer Area") between the eastern edge of the right-of-way of Landmark Drive and the property line adjacent to those properties described in the deeds recorded in the Wake County Registry as follows: Book 14378, Page 1296; Book 4681, Page 860; Book 3491, Page 38; Book 6241, Page 489; and Book 15160, Page 1925 (collectively, the "Single Family Residential Parcels") shall, at a minimum, be planted with five shade trees per 100 lineal feet and four understory trees per 100 linear feet.

3. Other than the installation and maintenance of the planting material referenced in above Condition 2, the Buffer Area shall not be disturbed, with the following exceptions: (a) utility services and related easements; (b) storm drainage facilities and related easements; (c planting material and any fences or walls permitted by the UDO to complete any transition requirements; and (d) removal of dead, pest infested, diseased or damaged plant materials that pose safety hazards, provided none of these activities are allowed in designated tree

4, Upon redevelopment of that portion of the property designated Area 1 on the attached Exhibit 1, excluding maintenance and repairs of existing buildings or structures or reconstruction with like size buildings and uses, no new buildings or additions to existing buildings shall be constructed within one hundred and twenty (120) feet of the common property line with the Single Family Residential Parcels. The maximum building height shall be forty-five (45) feet for new buildings or additions to existing buildings located within that portion of Area 1 that is within two hundred and twenty (220) feet from the Single Family

5. Except for direct broadcast satellite dishes measuring thirty-nine (39) inches or less, all HVAC or mechanical equipment, including dish antennae, located on the roof of any building constructed after the adoption of this rezoning ordinance shall be screened in accordance with UDO section 7.2.5.D.2.

6. Within thirty (30) days of the date of the adoption of this rezoning ordinance, the property owner shall request the City of Raleigh to install a traffic signal at the intersection of Lake Boone Trail and Landmark Drive. If no traffic light is approved by the City, then the owner of the rezoned property, or if there are more than one lot owner, the owner of the largest portion of the property, shall also make this request at least every two (2) years thereafter. Further, and in addition to other notices required hereunder, the applicant for a subdivision plan or site plan review shall also make this request at the time of application, except for such plans associated with maintenance and repair of existing buildings or structures or reconstruction with like size buildings and uses. Notice of the requests made pursuant to this Condition 6. shall be provided to the Meredith Woods neighborhood and the owners of the Summit Office Building (Book 11297, Page 1077) in accordance with the methods permitted by either subsection a. or subsection b, of UDO section 10.2.1.C.1. The obligations imposed by this Condition 6. shall expire ten (10) years from the date of the adoption of this rezoning ordinance.

7. Within ten (10) years of the date of the adoption of this rezoning ordinance and after written notice from the City of Raleigh or the City's decision to permit the installation of the traffic signal at the intersection of Lake Boone Trail and Landmark Drive, the owner of the rezoned property, or if there are more than one lot owner, the owner of the largest portion of the property, shall contribute \$85,000 to the City of Raleigh for use in connection with the traffic signal's installation. Such payment shall be provided to the City of Raleigh within six (6) months of the date of the City's decision to permit a traffic signal.

8. A lighting plan and photometric analysis of the proposed site lighting for the property shall be submitted in accordance with UDO Article 7.4. For those portions of the property designated Area 1, Area 2 or Area 4 on the attached Exhibit 1, lighting features shall create downward lighting and, if necessary, will utilize shielding, hoods, or other appropriate measures to achieve full cut-off design.

9. The applicant for any site plan concerning any portion of the property, excluding maintenance and repairs of existing buildings or structures or reconstruction with like size buildings and uses, shall provide, at least thirty (30) days in advance of submitting a site plan review application, written notice to all owners of the Single Family Residential Parcels of the applicant's submittal of any site plan to the City. Such notice shall include a proposed meeting date, where the applicant will present the site plan, lighting plan, and photometric analysis prepared in conjunction with such site plan. The applicant shall furnish such notice of this meeting to the owners of the Single Family Residential Parcels at least fourteen (14) days in advance of the applicant's proposed meeting date. The notice required by this condition shall be provided in accordance with the methods permitted by either subsection a. or subsection b. of UDO section 10.2.1.C.1.

10. Prior to recordation of a subdivision plat or issuance of a building permit for new development on the property, whichever shall first occur, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width, and may be reduced by the City based on location) and location of (the easement along Lake Boone Trail shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. Prior to issuance of a certificate of occupancy for new development on the property, an ADA accessible transit shelter (free-standing or incorporated into a building), with construction plans approved by the Public Works Department, shall be constructed by the lot owner.

11. Residential development on the property shall not exceed 800 dwelling units. Nonresidential development on the property shall not exceed 100,000 square feet of gross floor area. Prior to recordation of a subdivision plat for the property, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates allowable residential density and nonresidential floor area upon the property to all lots of record comprising the property. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of a subdivision plat for the property and prior to recordation of the restrictive covenant, and such restrictive covenant shall be promptly recorded following its approval by City officials. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee, which consent shall not be unreasonably withheld.

12. Within (that portion of the property designated Area 1 on the attached Exhibit 1, any unenclosed loading area located on that side of a building facing Landmark Drive, and where no other building is located between the loading area and Landmark Drive, shall be screened with a wall totaling at least eight feet in height and such wall shall comply with UDO sections 7.2.5.B.3 and 7.2.5.B.4.

13. Within that portion of the property designated Area 1 on the attached Exhibit 1, any unenclosed service area located on that side of a building facing Landmark Drive, and where no other building is located between the service area and Landmark Drive, shall be screened on three sides by a wall at least six feet in height and on a fourth side by a solid gate at least six feet in height. For an enclosure subject to this condition, the side of the enclosure with a gate may not face Landmark Drive. For an enclosure subject to this condition, the wall and gate screening the service area must be of a height at least 12 inches above the highest point of any dumpster located in the service area, but in no event less than six feet in height. The walls and gate subject to this condition shall comply with UDO section 7.2.5.C.3.

14. Within that portion of the property designated Area 1 on the attached Exhibit 1, new construction (excluding remodeling, renovation and maintenance of existing structures) shall occur only between the hours of 7:00 AM and 7:00 PM Monday through Friday, 8:00 AM and 6:00 PM Saturday and shall be prohibited on Sunday.

15. No construction materials, debris or equipment shall be stored, handled or parked within the Buffer Area. This condition shall not prohibit the use of equipment in the Suffer Area for the purposes sot forth in above Condition 3 of this rezoning ordinance.

## Administrative Site Review Application (for UDO Districts only)



**REVISION 05.13.16** 

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831 Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

		BUILDING TY	/PE			FOR OF	FICE USE ONLY
Detached Attached Apartment Townhouse			General Mixed Use Open Lot			Assigned	raction Number Project Coordinator ed Tearn Leader
Has your project previou	usly been through				, provide the tr	ransaction# 5	541063
Development Name L	1		NERAL INFORMA	TION			
Zoning District NX-4-CU.		Overlay District (if applicable) N/A			Inside City Limits?		
Proposed Use Apa	rtments			1			
Property Address(es) 2	2521 & 252	20 Landmark	Drive	Major Street	Locator: No	orth of Lake	e Boone Tra
Wake County Property I	dentification Nun	nber(s) for each parce	I to which these guid	delines will app	ly:		
P.I.N. 0785-93-3	119 P.I.	N. 0785-93-70	30 P.I.N.			P.I.N.	
What is your project type?  ☐ Mixed Residential  ☐ Duplex  ☐ Other: If other, please of	Non-Residentia	al Condo Sci	hool	Hospitals Shopping Cento Residential Col	er 🗆 B	anks	☐ Office ☐ Industrial Buildir ☐ Cottage Court
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.  Site improvements include demolishing 86 existing apartments and construction of 316 new apartments in five buildings with parking.						
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 $N/A$						
	Company The Hanover Company Name (s) Bo Buch				nanan		
CLIENT/DEVELOPER/ OWNER	Address 5847 San Felipe, Suite 3600, Houston, TX 77057						
	Phone (713	3)267-2100	Email BBucha	anan@han	overco.co	om Fax	
							· F
	Company Ba	ass, Nixon and	Kennedy, In	C. Name (s)	David L	. Dunn, F	'E
CONSULTANT (Contact Person for Plans)	20 80001	ass, Nixon and 310 Chapel H					<b>'</b> E

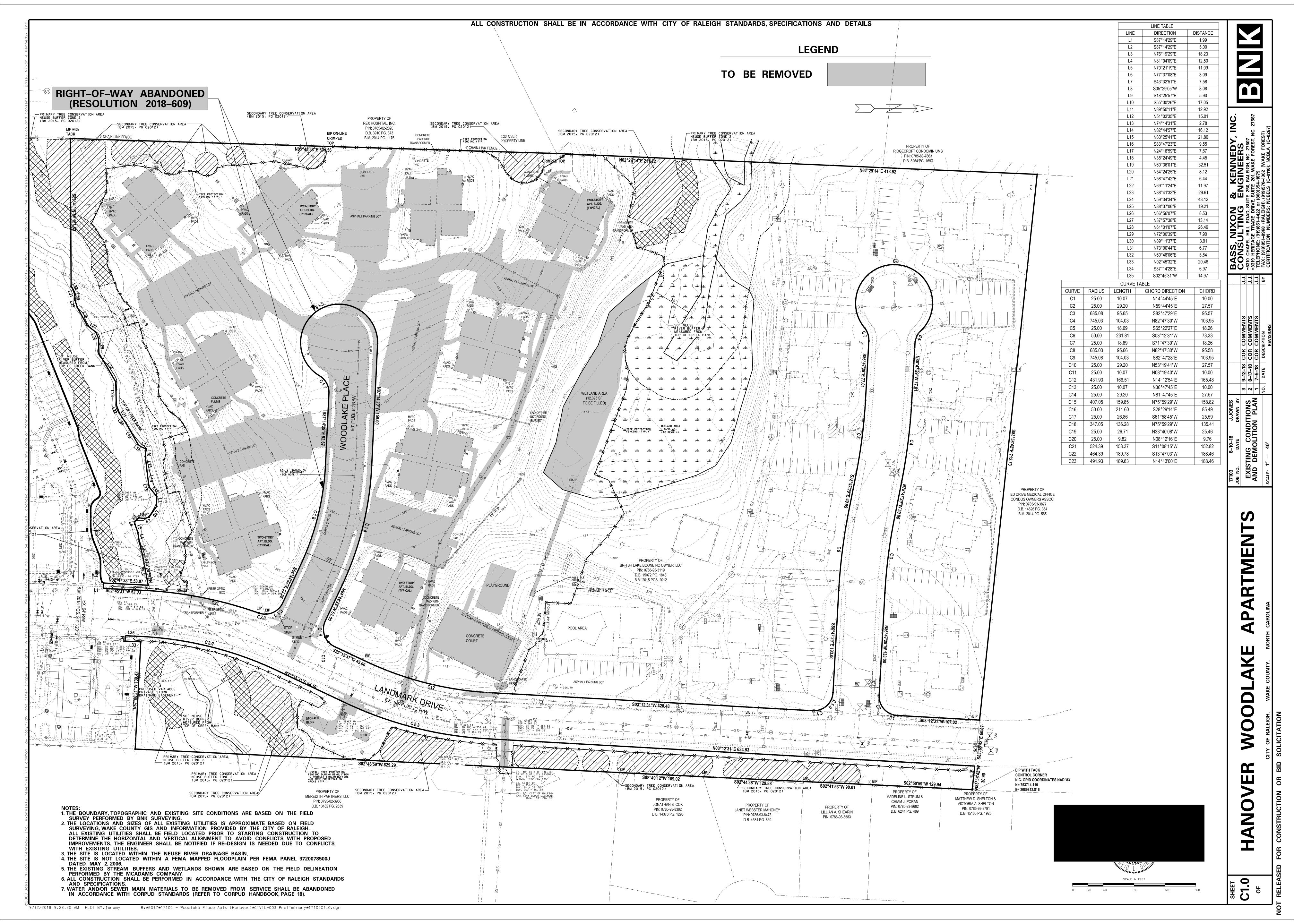
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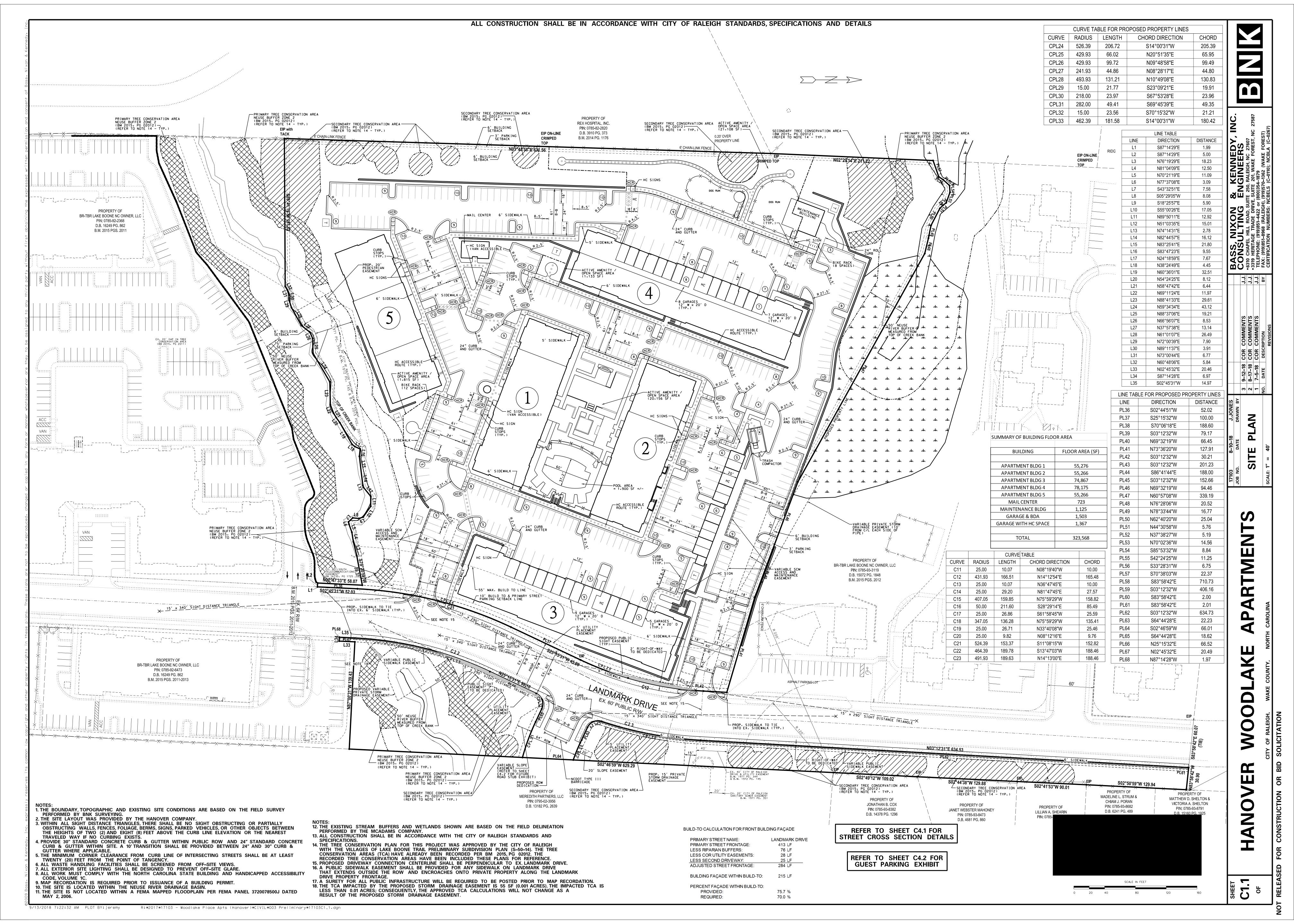
	ABLE (Applicable to all developments)
Zoning Information	Building Information
Zoning District(s) NX-4-CU, CX-4-CU & OX-3-CU	Proposed building use(s) Apartments & Clubhou
If more than one district, provide the acreage of each: NX(9.98 ac), CX(0.96	ac), OX(0.47 ac) Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 323,568 SF
Total Site Acres Inside City Limits 🔲 Yes 🗆 No 11.42 acre	Total sq. ft. gross (existing & proposed) 323,568
Off street parking: Required 457 Provided 465	Proposed height of building(s) 61'-10" Max
COA (Certificate of Appropriateness) case # N/A	# of stories 4 and 4 with a Basement
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 <sup>st</sup> Floor N/A
CUD (Conditional Use District) case # Z- 20-13	
Stormwater	r Information
Existing Impervious Surface 3.69 ac acres/square feet	Flood Hazard Area Yes No
Proposed Impervious Surface 2.82 ac acres/square feet	If Yes, please provide:
Neuse River Buffer ■ Yes □ No Wetlands ■ Yes □ No	Alluvial Soils Flood Study FEMA Map Panel #
FOR RESIDENTIA	L DEVELOPMENTS
Total # Of Apartment, Condominium or Residential Units 316	5. Bedroom Units: 1br 2252br 73 3br 18 4br or more N/A
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	6. Infill Development 2.2.7 N/A
3. Total Number of Hotel Units N/A	7. Open Space (only) or Amenity 44,212 SF (1.01 ac)
4. Overall Total # Of Dwelling Units (1-6 Above) 316	8. Is your project a cottage court? Yes No
SIGNATURE BLOCK (Appli	cable to all developments)
n filing this plan as the property owner(s), I/we do hereby agree and firm and assigns jointly and severally to construct all improvements and make approved by the City.  Bass, Nixon and Kennedy hereby designate ecceive and respond to administrative comments, to resubmit plans on napplication.	, Inc.  to serve as my agent regarding this application, to
I/we have read, acknowledge and affirm that this project is conforming to use.  Signed	o all application requirements applicable with the proposed developr Date $\frac{10-5-3019}{}$
Printed Name Robert H. West	

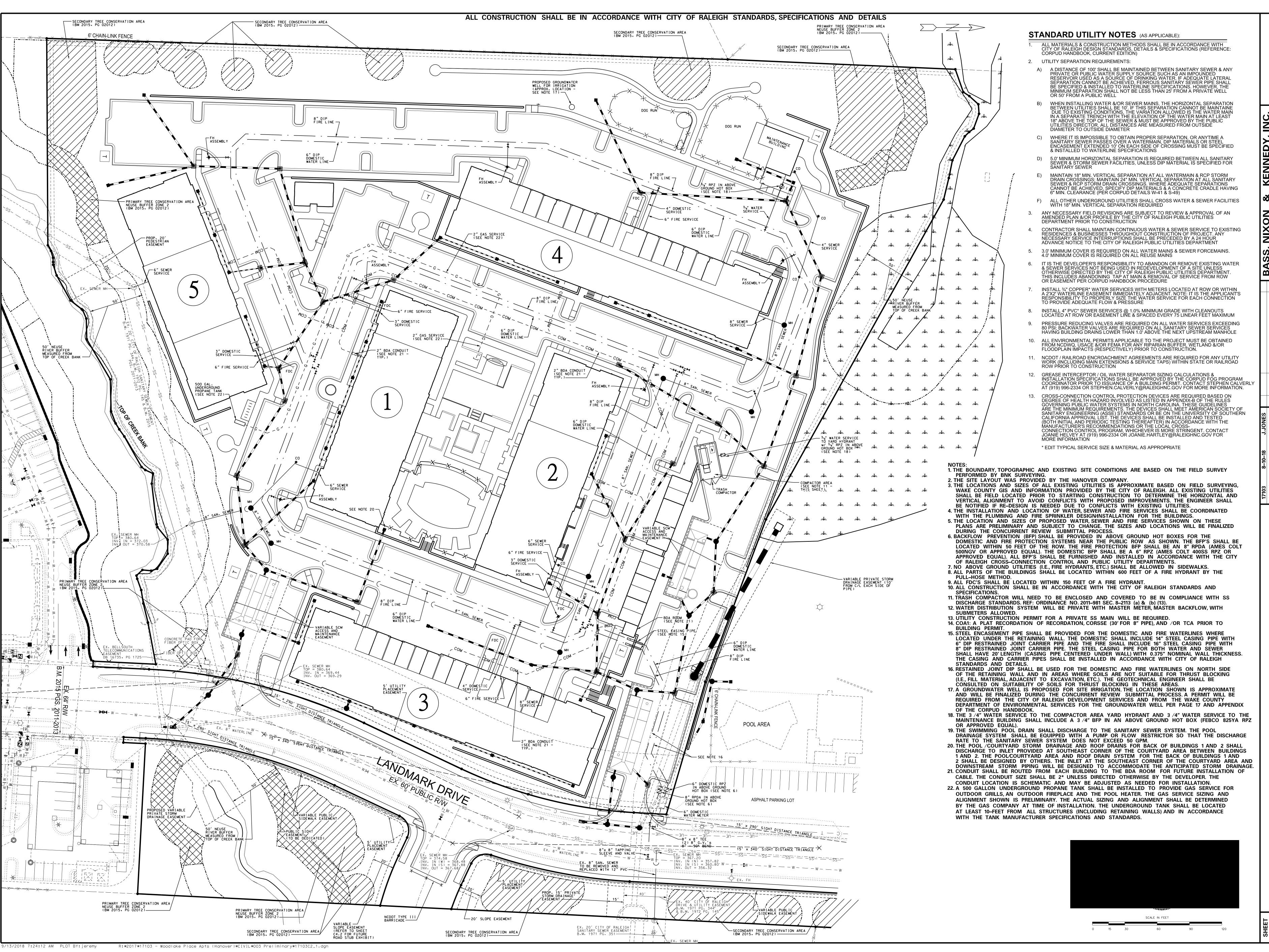
WWW.RALEIGHNC.GOV **REVISION 05.13.16** PAGE 2 OF 3

**REZONING CASE NO. Z-20-13** PRELIMINARY SUBDIVISION CASE NO. S-50-14 SKETCH PLAN TRANSACTION NO. 541063

WOODLAKE PLACE ROW ABANDONED PER CITY OF RALEIGH RESOLUTION NO. 2018-609







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J. J. J. ×B

COMMENTS COMMENTS COMMENTS

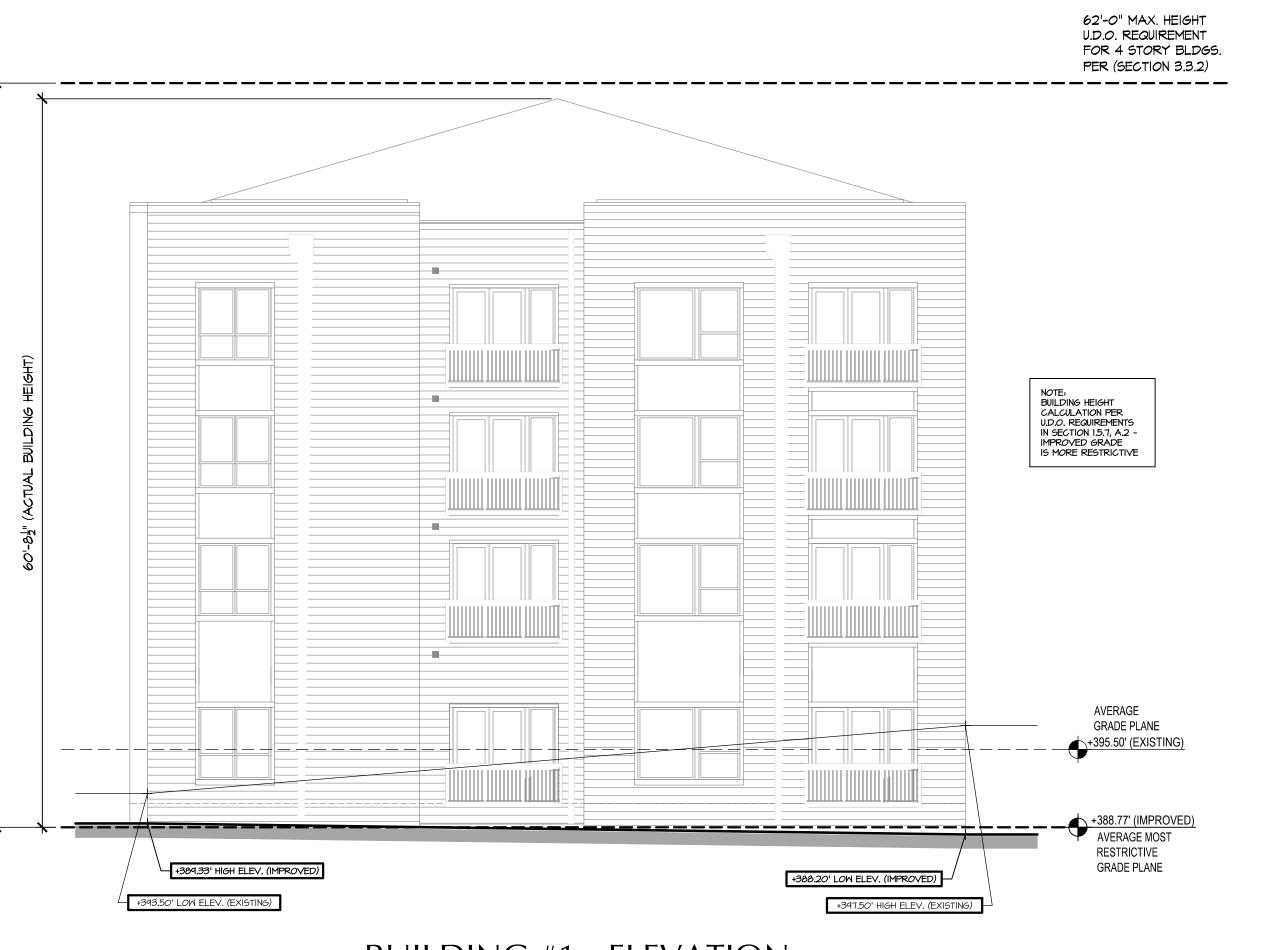
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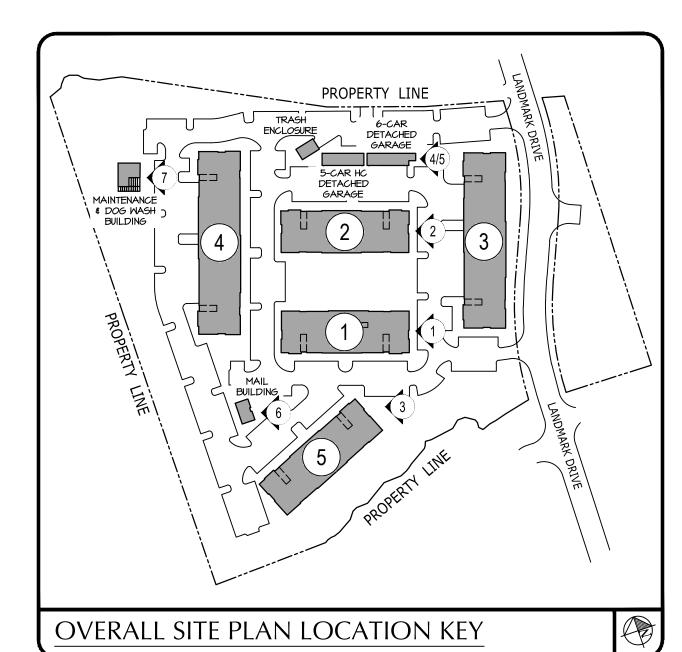










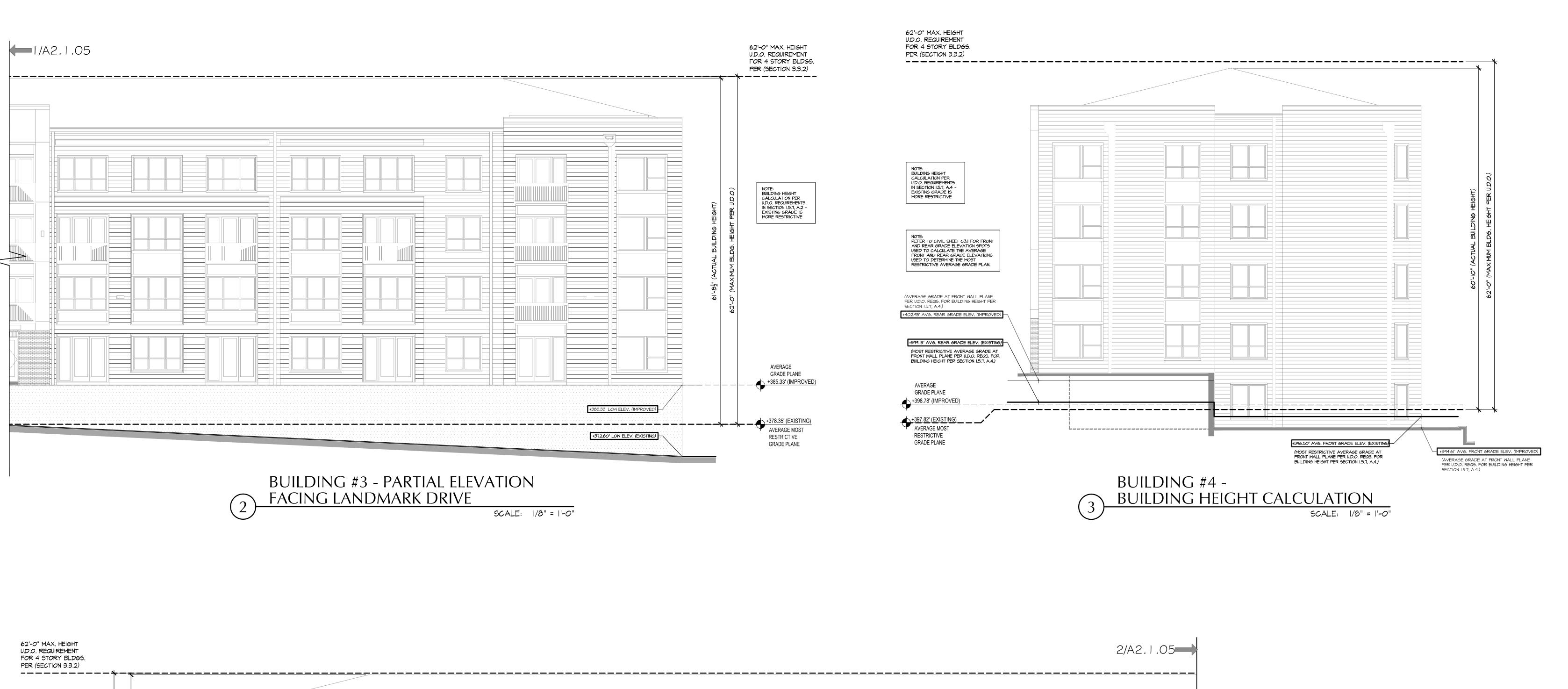


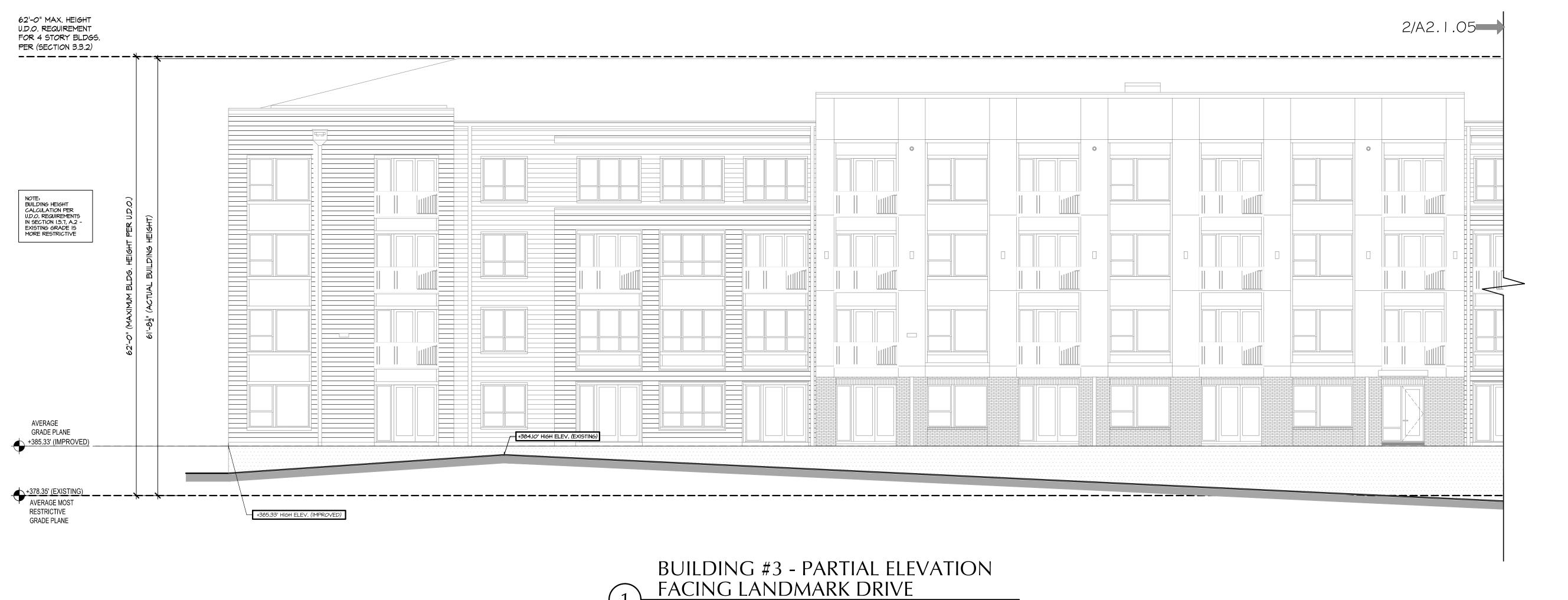
Drawn By: Date Plotted: PROJECT NO:

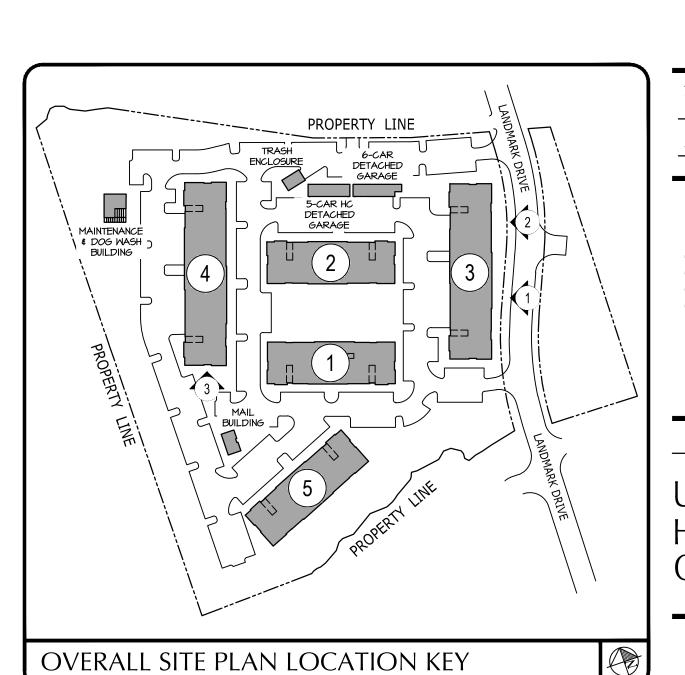
Woodlake APARTMENTS 2521 & 2520 Landmark Drive Raleigh, NC 27607 **NOT FOR REGULATORY** Checked By: 06/29/2018 Issued for 70% CD Set 08/31/2018 Issued for 90% CD Set
08/07/2018 Issued for Admin. Review #2
09/12/2018 Issued for Admin. Review #3

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Woodlake APARTMENTS

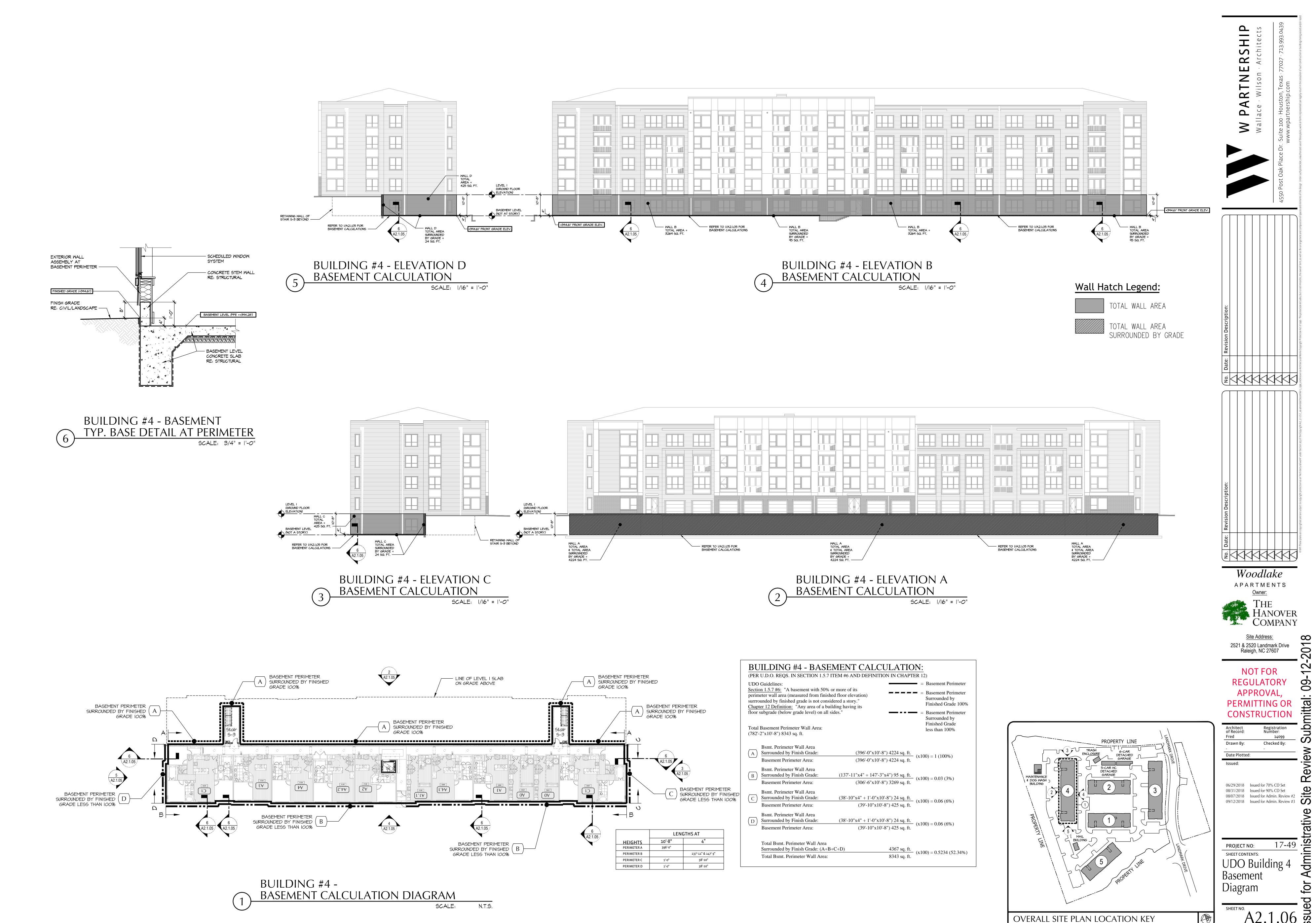
2521 & 2520 Landmark Drive Raleigh, NC 27607

**NOT FOR** 

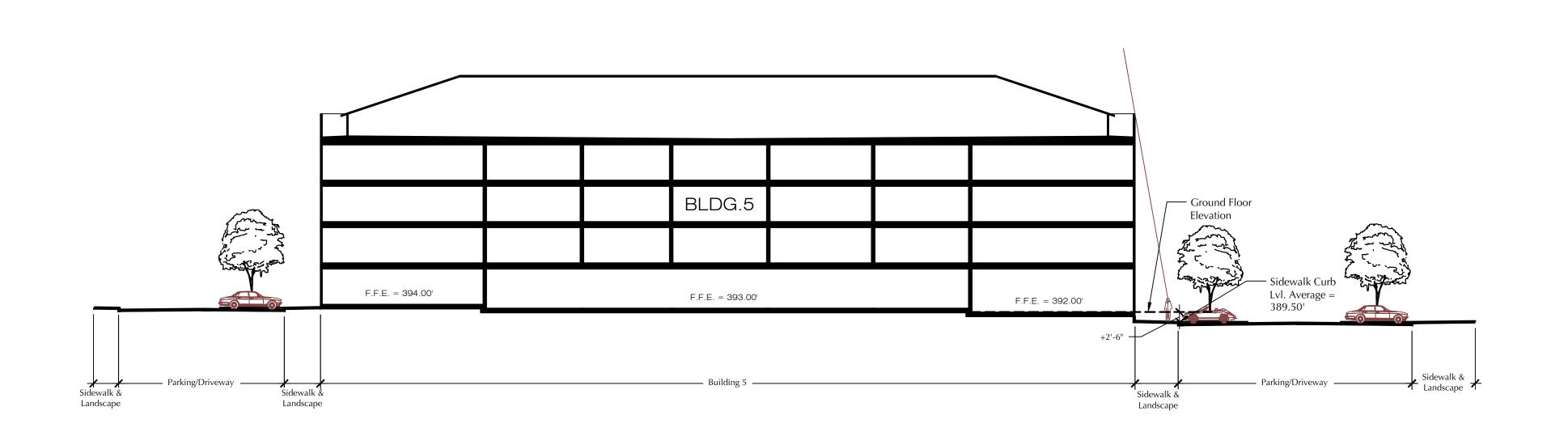
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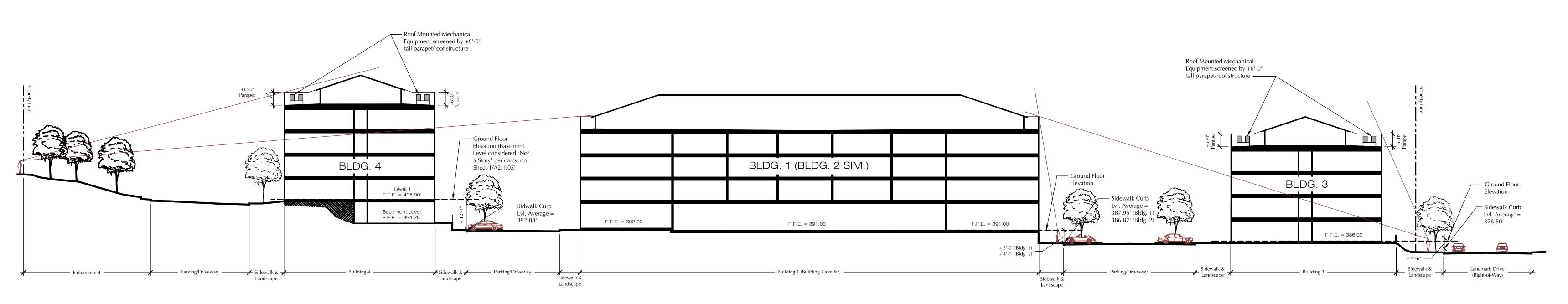
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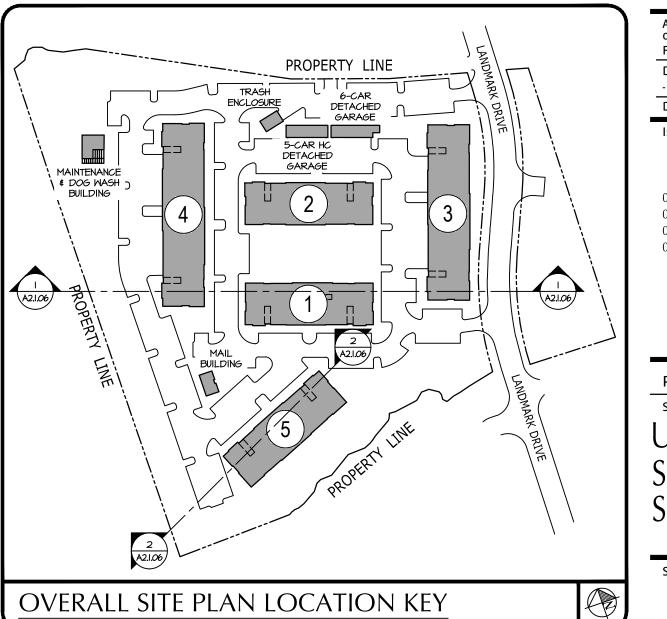
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# BUILDING 5 & SITE PROFILE SECTION -Ground Floor Elev. & Screened Mech. Equip. Exhibit



BUILDINGS 1-4 & SITE PROFILE SECTION -Ground floor elev. & screened Mech. Equip. Exhibit SCALE: | = 20'-0"



Woodlake APARTMENTS

2521 & 2520 Landmark Drive Raleigh, NC 27607

**NOT FOR** REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

Drawn By: Checked By:

Date Plotted:

06/29/2018 Issued for 70% CD Set 08/29/2018 Issued for 70% CD Set 08/31/2018 Issued for 90% CD Set 08/09/2018 Issued for Admin. Review #2 09/12/2018 Issued for Admin. Review #3

Section

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