

SR-55-18 / 3800 Glenwood Transaction # 557665, AA # 3895 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 on the east side of Glenwood Avenue, and the west side of

National Drive. The site is addressed at 3701 National Drive, which is inside City

limits.

**REQUEST:** Development of a 2.71-acre tract zoned OX-7-CU (Z-67-05) into a Mixed-Use

building with 118,000 sq ft of gross floor area. There will be 109,000 sq ft for office use, and 9,000 sq ft for eating establishment use. Development of the site

will also include a four-level parking structure.

**DESIGN** 

ADJUSTMENT(S)/

**ALTERNATES, ETC:** The developer has submitted design adjustments to the block perimeter

requirements of UDO Article 8.3 and the cross access requirements of UDO

Article 8.5.

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 10/18/2018 by SEPI Engineering.

#### **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.

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

#### General

1. Vehicle parking space calculations do not include 8 standard spaces shown in the parking level sheets. Calculations will be corrected and be consistent throughout Concurrent Site plans.



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2. The proposed Landscape Plan sheet (L-5.00 of the Administrative Site Review) shows an erosion control device in the location of the proposed parking structure and planted streetyard. This will be revised in the Concurrent Site plans.

#### **Engineering**

- 3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services Development Engineering prior to concurrent review approval.
- 4. 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

- 5. A stormwater control plan shall be approved (UDO 9.2).
- 6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

| ☑ <u>LEGAL DOCUMENTS</u> - Email to <u>legaldocumentreview@raleighnc.gov</u> . 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         |
|-------------|----------------------------|-------------|------------------------|
|             | Stormwater Maintenance     | $\boxtimes$ | Transit Easement       |
|             | Covenant                   |             |                        |
| $\boxtimes$ | Utility Placement Easement |             | Cross Access Easement  |
|             | Sidewalk Easement          |             | Public Access Easement |
|             |                            |             | Other:                 |

⊠ <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:

#### **Engineering**

- 7. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 8. 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



SR-55-18 / 3800 Glenwood Transaction # 557665, AA # 3895 City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2495 DS.help@raleighnc.gov www.raleighnc.gov

the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

9. Slope easements 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

#### **Stormwater**

10. Revised Private Drainage Easements for existing drainage structures must be shown on recorded maps. (UDO 9.2).

#### **Transportation**

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

■BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved 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

- 12. Comply with all conditions of Z-67-05.
- 13. Provide fire flow analysis.

#### **Engineering**

- 14. A fee-in-lieu for 3' in pavement width along a 110' span along the National Drive frontage, 95' of 6' sidewalk along the Glenwood Avenue frontage and 355' of 3.5' sidewalk width along the Glenwood Avenue frontage shall be paid to the City of Raleigh (UDO 8.1.10).
- 15. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).



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- 16. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 17. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

#### **Public Utilities**

- 18. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
- 19. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

#### **Urban Forestry**

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes \_8\_street trees along National Drive.

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

- 21. 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.
- 22. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 23. All street lights and street signs required as part of the development approval are installed.
- 24. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- 25. An impervious surface as-built survey shall be reviewed and accepted by the Engineering Services Department (UDO 9.2.2.).
- 26. Final inspection of all right-of-way street trees by Urban Forestry Staff.



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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: 11-19-2021

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. | 1 1                       |
|--|---------------------------|
| Signed:(Planning Dir./Designee)                | Date: _ <i>]    9   8</i> |
| Staff Coordinator: Ryan Boivin                 | ·                         |

## Design Adjustment Staff Response



Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

| The State of the S |  |                            |              |                       |                       |  |
|--|--|----------------------------|--------------|-----------------------|-----------------------|--|
|  | Project Name   | 3800 Glenv                 | vood         | Avenue                |                       |  |
| <u>I</u>   | Development Case Number  | SR-55-18                   |              |                       |                       |  |
| PRO  | Transaction Number   | 557665                     |              |                       |                       |  |
|  | Design Adjustment Number   | DA - 92                    | - 201        | 8                     |                       |  |
|  | Staff recommendation based upon t  | he findings i              | n the        | applicable cod        | e(s):                 |  |
|  | ✓ UDO Art. 8.3 Blocks, Lots, Acce  |                            |              | ***                   | Existing Streets      | And Growing for the primary drops are probable |
|  | UDO Art. 8.4 New Streets   |                            |              | Raleigh Stree         | t Design Manual       |  |
|  | Staff SUPPORTS DOES NOT SUPP   | ORTth                      | e des        | ign adjustment        | t request.            |  |
|  |  | DEPAR                      | MEN          | TS                    | -                     |  |
|  | Dev. Services Planner  |                            |              | City Planning         |                       |  |
|  | ✓ Development Engineering ∠ K  | 10-12-18                   |              | Transportation        | in .                  |  |
|  | Engineering Services   |                            |              | Parks & Recre         | eation and Cult.      | Res.   |
| <u> </u>   | Public Utilities   |                            |              |                       |                       |  |
| Ō  | CONDITIONS:  |                            |              |                       |                       |  |
| STAFF RESPONSE   |  |                            |              |                       | -                     |  |
| ė.   |  |                            |              |                       |                       |  |
| 7  |  |                            |              |                       |                       |  |
|  | ·  |                            |              |                       |                       |  |
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|  |  |                            |              | •                     |                       |  |
|  |  |                            |              |                       |                       |  |
|  |  |                            |              |                       |                       |  |
| Deve   | elopment Services Director or Design   | nee Action:                | <b>V</b> AF  | PPROVE APPRO          | OVE WITH CONDITION    | ONS DENY                                       |
|  |  |                            | <del>-</del> |                       |                       |  |
| gazini kerda terbahan mendebah<br>kembahan mendebahan terbahan   | Language Committee Committ | min or                     | and the      | maa                   | ulala                 | rai C  |
|  | orized Signature ENGUNERUNG A  | BOHW. PITCH<br>NO INFRASTR | verue        | E MANTGOZ             | Date                  | UID  |
| *The D   | Development Services Director may authorize a de   | signee to sign ir          | his/he       | er stead. Please prin | t name and title next | to signature,                                  |

to the Board of Adjustment (see Section 10.2.18.C3b).

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days

## Staff Response Article 8.3 Blocks Lots, Access



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

| Α. | The requested design adjustment meets the intent of this Article;              |
|----|--|
|    | YES NO   |
| В. | The requested design adjustment conforms with the Comprehensive Plan and       |
|    | adopted City plans;  |
|    | YES NO NO  |
| C. | The requested design adjustment does not increase congestion or compromise     |
|    | Safety;  |
|    | YES NO NO  |
| D. | The requested design adjustment does not create any lots without direct street |
|    | Frontage;  |
|    | YES NO _   |
| Ε. | The requested design adjustment is deemed reasonable due to one or more of the |
|    | following:   |
|    | 1. Topographic changes are too steep;  |
|    | 2. The presence of existing buildings, stream and other natural features;      |
|    | 3. Site layout of developed properties;  |
|    | 4. Adjoining uses or their vehicles are incompatible;                          |
|    | 5. Strict compliance would pose a safety hazard; or                            |
|    | 6. Does not conflict with an approved or built roadway construction project    |
|    | 7. adjacent to or in the vicinity of the site.                                 |
|    | YES NO NO  |
|    |  |

#### STAFF FINDINGS

The developer is applying for design adjustments to the block perimeter requirements of Raleigh UDO Article 8.3. Development Engineering staff is in support of the requests.

The ability to provide cross access to the adjacent parcel is inhibited by steep topography. The cross access would be through the parking deck. The intent of cross access is to limit driveways onto public streets. However in this instance, the use is also an inhibiting issue due to traffic being forced through the parking deck. The introduction of an additional driveway to the parking deck could also provide additional concerns regarding vehicular and pedestrian safety due to limited sight distance and driveway spacing within the deck itself.

The ability to meet the block perimeter requirements is inhibited by the controlled access to Glenwood Avenue as a result of proximity to I-440 and the NCDOT project number I-5870. The developer cannot create a new block for compliance without an additional street cut onto Glenwood Avenue. National Drive is an existing, non-conforming street with respect to maximum dead end length. The subject development - 3800 Glenwood Avenue - makes up one (1) of nine (9) parcels fronting National Drive. Addressing the dead end length would require a more global development submittal.

## Design Adjustment Application

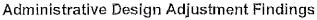
Project Name 3800 Glenwood Avenue



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

|   | Case Number SR-55-18  |                                |                   |                |  |
|---|---|--------------------------------|-------------------|----------------|--|
| Ë   | Transaction Number 557665   |                                |                   |                |  |
| æ   | Name Glenwood Place Ventures, LLC   |                                |                   |                |  |
| Ē   | "Address 3700 Glenwood Av   | venue, Suite 330               |                   | City Raleig    | gh   |
| ō   | State NC  | Zip Code 2761                  | <u> </u>          | Phone 919      | .786.9905  |
| VTACT   | Name Jeff Westmoreland  |                                | Firm SEP          | l Engineerin   | g  |
|   | Address 1025 Wade Avenue  | 9                              |                   | City Raleig    | h  |
| G   | State NC  | Zip Code 27605                 | ,                 | Phone 919      |  |
|   | l am seeking a Design Adjustm   |                                |                   |                | ហ៊ុកខ្លះ   |
|   | UDO Art. 8.3 Blocks, Lots, A  | ccess                          | - See page 2      | for findings   |  |
| ļ.  | UDO Art. 8.4 New Streets  |                                | - See page 3      | for findings   |  |
|   | UDO Art. 8.5 Existing Street  |                                | • See page 4      | for findings   | ,  |
| ્રા   | Raleigh Street Design Manu  |                                | - See page 5      |                |  |
| Ö   | Provide details about the requ  |                                |                   |                |  |
| 문   | This design adjustment requests relithe project site.   | ef from the requirement o      | f providing cross | access to the  | property located to the north of   |
|   | the broject alte.   |                                |                   |                |  |
|   | •   |                                |                   |                | . :  |
|   |   |                                |                   |                |  |
|   |   | •                              |                   |                |  |
| It is th  | ne responsibility of the applicant to x   | provide all pertipent info     | mation needed     | for the consid | eration of this request  |
|   | cant must be the Property Owner.  | ,                              | ,                 |                | and the state of t |
| Die ale   |   |                                |                   |                |  |
| by sig  | gning this document, thereby act  | knowleage the informa<br>ا م ا | ation on this a   | pplication is, | to my knowledge, accurate.   |
| Owne  | Owner's Representative Signa  | ture Director                  | of Diane          | exponent       | Date   |
| II strange alle Ten   |   | Grubb Ve                       | Hures.            |                |  |
| ****  | CKLIST  |                                |                   |                |  |
|   | ed Design Adjustment Applicati  |                                |                   |                | Included   |
| · · · · · · · · · · · · · · · · · · ·   | (s) addressing required findings  | 5                              | <del></del>       |                | Included   |
|   | Plan(s) and support documentation Included  |                                |                   |                |  |
|   | Notary page (page 6) filled out; Must be signed by property owner Included  |                                |                   |                |  |
| First Class stamped and addressed envelopes with completed notification letter Included         |   |                                |                   |                |  |
| Submit all documentation, with the exception of the required addressed envelopes and letters to |   |                                |                   |                | . 11   |
|   |   | exception of the requi         | ed addressed      | envelopes a    | nd letters to  |
| design  | nadjustments@raleighnc.gov.   |                                | ed addressed      | envelopes a    | nd letters to  |
| design<br>Delive  |   | letters to:                    | ed addressed      | envelopes a    | nd letters to  |
| design<br>Delive<br>Devel<br>One E  | nadjustments@rajeighnc.gov.<br>er the addressed envelopes and<br>lopment Services, Development l<br>Exchange Plaza, Suite 500 | letters to:                    | ed addressed      | envelopes a    | nd letters to  |
| design<br>Delive<br>Devel<br>One E<br>Raleig  | nadjustments@raleighnc.gov.<br>er the addressed envelopes and<br>opment Services, Development I                               | letters to:                    | ed addressed      | envelopes a    | nd letters to  |

### Article 8.3, Blocks, Lots, Access





The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

  The intent of this section of the UDO "is to provide a well-connected street network," in addition, this section promotes "safe, efficient, and convenient vehicular and pedestrian access". The configuration of this lot and the adjacent street network severely limit the effectiveness of a cross connection and would not improve the existing conditions that currently meet the intent of the UDO.
- The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
  - This request does not prevent or conflict with the City's desire to have a well connected street network that provides good vehicular and pedestrian circulation.
- C. The requested design adjustment does not increase congestion or compromise Safety;
  - Traffic flow to and from this site will be directly from National Drive. Access to the parcel to the north already exists immediately adjacent to this site.
- D. The requested design adjustment does not create any lots without direct street Frontage;

This design adjustment will not create any lots without direct street frontage, the adjacent properties have access to National Drive, this project will not change that.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

This is a reasonable request based on the limitation of existing topography and the configuration of existing road infrastructure to remain. Further, the cross access connection will not facilitate a shorter overall block length due to the previously stated position by the NCDOT limiting future connections to Glenwood Avenue to the north.

## Individual Acknowledgement



| STATE OF NORTH CAROLINA COUNTY OF WAKE                                   | INDIVIDUAL.  |
|--|--|
| I, DENIST Smith  Anne E. Stockard  acknowledged the due execution of the | , a Notary Public do hereby certify that<br>personally appeared before me this day and<br>e forgoing instrument. |
| This the $31$ day of $a$   | ugust, 2018.   |
| SEAD OTARA  OTARA  OUBLIC  AVGommission Expires Bed. 13, e               | Notary Public Weniel Smith   |
| MATY NORTH   | •  |

## SEPI

1025 Wade Avenue Raleigh, NC | 27605 919.789.9977

11020 David Taylor Drive | Sulte 115 Charlotte, NC | 28262 704.714.4880

5030 New Centre Drive | Suite B Wilmington, NC 28403 | 910.523.5715

#### **Design Adjustment Request - Cross Access**

UDO Article 8.3 Blocks, Lots, Access

3800 Glenwood Avenue SR-55-18 | Transaction 557665

This request seeks relief from the requirement for a cross access to be provided to an adjacent parcel to the north. This request is based on the following:

- The site to the north is owned by a separate entity and providing cross access
  to this parcel would prove burdensome to this adjacent landowner and any
  future development plans.
- The physical constraint of steep topography along the northern boundary of the project site. Near the midpoint of the northern boundary, there is a difference in elevation of approximately 5' over a distance of under 20' (slope in excess of 25%) from the proposed parking garage grade and the existing grade in the parking lot to the north. This slope gets steeper moving to the west along the boundary.
- The configuration of the site and existing infrastructure makes the cross access impractical. The site is bounded on the east by the right-of-way for National and to the west by the Glenwood Avenue right-of-way. The northern boundary is only approximately 167' in length between these two existing roadways. A cross access to the northern property will not create useful interconnectivity, when National drive already connects to the north providing convenient and direct access to existing and any potential future development. A cross access connection would tie directly into a proposed parking deck for this project, creating an access point that would conflict with an already proposed access from the parking structure onto National Drive in very close proximity. This would create potential congestion within a small corner of the project site instead of creating alternate routes of travel.
- The existing sidewalk along National Drive will remain and is located close to
  the proposed northern driveway entrance into the parking deck. This will
  provide convenient pedestrian access to the properties to the north of this
  site, for both the current uses and for future potential redevelopment of that
  site.

## Design Adjustment Application

Project Name 3800 Glenwood Avenue



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

| EKO  | Case Number SR-55-18   |   |                   |                     |  |  |
|--|--|---|-------------------|---------------------|--|--|
| 뚪  | Transaction Number 557665  |   |                   |                     |  |  |
| #  | Name Glenwood Place Ventures, LLC  |   |                   |                     |  |  |
| Address 3700 Glenwood Avenue, Suite 330 City Raleigh State NC Zin Code 27612 Phone 919.785 9905  |  |   |                   |                     |  |  |
|  | State NC   | Zip Code 27612  | _1                | Phone 919,78        | 5,9905   |  |
| NTACE  | Name Jeff Westmoreland   |   | Firm SEPI         | Engineering         |  |  |
| 1  | Address 1025 Wade Avenue   |   | (                 | City Raleigh        |  |  |
| Ē  | State NC   | Zip Code 27605  | 1                 | Phone 919.789       | 9.9977   |  |
|  | l am seeking a Design Adjustme   | nt from the regularem   | ents set forth    | In the following    |  |  |
|  | UDO Art. 8.3 Blocks, Lots, Acc   | 2955.   | -See page 2 f     | or findings         |  |  |
|  | UDO Art. 8.4 New Streets   |   | • See page 3 f    | or findings         |  |  |
|  | UDD Art, 8.5 Existing Streets  |   | - See page 4 fo   | or findings         |  |  |
| ار<br>ا  | Raleigh Street Design Manual   |   | - See page 5 fo   | or findings         |  |  |
| REQUEST  | Provide details about the reque  | st; (please attach a m  | emorandum if      | additional space    | :e is needed):   |  |
| JE (   | This design adjustment requests relief   | from the Block Length re  | equirement in the | UDO                 | The state of the s |  |
|  |  |   | •                 |                     |  |  |
|  |  |   |                   |                     |  |  |
|  |  |   |                   |                     |  |  |
|  |  |   |                   |                     |  |  |
| It is th   | e responsibility of the applicant to pro   | ovide all pertinent inforr  | nation needed f   | or the considerat   | ion of this request.   |  |
| Applic   | ant must be the Property Owner.  |   |                   |                     |  |  |
| By sta   | ning this document, I hereby ackr  | anwledge the information  | tion on this an   | nlication is to m   | ny knowledge accurate  |  |
| 1  | me E. Stodland   | 2 Common and  |                   | piication is, to is | August 31, 2018  |  |
| Owne   | er/Owner's Representative Signatu  |   | of Gevel          | opment              | Date   |  |
|  |  | Grubb V   | entures           | V                   |  |  |
|  | GRUST  |   |                   |                     |  |  |
|  | ed Design Adjustment Application   | <u> </u>  |                   |                     | Included   |  |
|  | (s) addressing required findings   |   |                   |                     | Included   |  |
|  | s) and support documentation   | ha rigned by proper   | tuounor           |                     | Included   |  |
|  | Notary page (page 6) filled out; Must be signed by property owner Included  First Class stamped and addressed envelopes with completed notification letter Included  |   |                   |                     |  |  |
| First Class stamped and addressed envelopes with completed notification letter Included  Submit all documentation, with the exception of the required addressed envelopes and letters to |  |   |                   |                     |  |  |
| design   | nadjustments@raleighnc.gov.  | •   |                   |                     |  |  |
|  | er the addressed envelopes and le  |   |                   |                     | •  |  |
|  | opment Services, Development Er  | ngineering  |                   |                     |  |  |
|  | xchange Plaza, Suite 500<br>h NC, 27601  |   |                   | ٠                   |  |  |
| -  | Office Use Only  | RECEIVED DATE:  |                   | DA -                | <b>.</b> :   |  |
| , 4  | and the second s | Angular September 1 and |                   | 1 80                |  |  |

### Article 8.3, Blocks, Lots, Access

#### Administrative Design Adjustment Findings



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

  The intent of this section of the UDO "is to provide a well-connected street network." In addition, this section promotes "safe, efficient, and convenient vehicular and pedestrian access". The configuration of this lot and the adjacent street network limit the ability of this project to provide a shortened block length.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

Plans/studies by the City and NCDOT do not contemplate future connections from this development (or any points northward) to the existing Glenwood Avenue right-of-way, which prevent this site from being able to address any block length concerns.

C. The requested design adjustment does not increase congestion or compromise Safety;

Traffic flow to and from this site will be directly from National Drive. Access to the parcel to the north already exists immediately adjacent to this site.

D. The requested design adjustment does not create any lots without direct street Frontage;

This design adjustment will not create any lots without direct street frontage, the adjacent properties have access to National Drive, this project will not change that.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

This is a reasonable request based on the limitation of existing topography, the configuration of existing road infrastructure to remain, and given the previously stated position by the NCDOT limiting future connections to Glenwood Avenue to the north of the project site.

## Individual Acknowledgement



| STATE OF NORTH CAROLINA COUNTY OF LOGGE  | INDIVIDUAL  |
|--|---|
| I, DENISE Smith  Anne E. Stadoard  acknowledged the due execution of the forgoin | , a Notary Public do hereby certify that personally appeared before me this day and g instrument. |
| This the 31 day of august  | , 20 <u>/8</u> .  |
| WINTSE SMITTE  | y Public <u>Denish Smith</u>  |

## SEPI

1025 Wade Avenue Raleigh, NC | 27605 919.789.9977

11020 David Taylor Drive | Suite 115 Charlotte, NC | 28262 704.714.4880

5030 New Centre Drive | Suite B Wilmington, NC 28403 | 910.523.5715

#### Design Adjustment Request - Block Length

UDO Article 8.3 Blocks, Lots, Access

3800 Glenwood Avenue SR-55-18 | Transaction 557665

This request seeks relief from the requirement for a maximum block length adjacent to the parcel. This request is based on the following:

- From the development of the adjacent 3700 Glenwood site to the south of
  this project, the NCDOT stated that the current right-in, right-out access
  drive between Woman's Club Drive and the I-440 beltline will be the
  northernmost connection to Glenwood Avenue that will be allowed. With this
  restriction, this site cannot create an additional access to Glenwood and will
  not be able to solve the block perimeter comment within the limits of this
  project.
- Article 8.3.1 cites the need "to provide a well-connected street network" (8.3.1.A). Large blocks are noted to "discourage walking, contribute to street congestion, and negatively impact emergency services." (8.3.1.B) While this is true, in this situation, the nature of existing traffic along Glenwood Avenue does not encourage walking from this site to the west. In addition, adjacent development projects have recently provided connection to the east for the existing Crabtree Creek Greenway which encourages walking and bicycling using an existing City of Raleigh facility. The stated limitation by NCDOT noted above for additional driveway connections to Glenwood Avenue eliminates the opportunity for this project to address any street congestion or access concerns.
- The street network currently provides (8.3.1.C) "safe, direct, and convenient access to Glenwood Avenue, both northbound via the existing private drive, and southbound via the signalized intersection at Women's Club Drive.
- This design adjustment is warranted due to the potential safety hazard of an
  additional driveway connection to Glenwood Avenue in close proximity to an
  existing drive and the adjacent on-ramp for I-440, and the incompatibility of
  this connection with previous NCDOT reviews and comments.

OWNER/DEVELOPER 3700 GLENWOOD AVENUE: SUITE 330 RALEIGH, NORTH CAROLINA 27612 PH: (919) 786-9905 CONTACT: ANNE E. STODDARD

E-MAIL: ASTODDARD@GRUBBVENTURES.COM

**DEVELOPMENT TEAM** 

ARCHITECT 333 LIGGETT STREET PH: (919) 688-5133 CONTACT: SHANNON ROBINSON

SEPI ENGINEERING & CONSTRUCTION, INC. 1025 WADE AVE. RALEIGH, NORTH CAROLINA 27605 PH: (919) 747-5858 CONTACT: JEFF WESTMORELAND, RLA F-MAIL: JWESTMORELAND@SEPIENGINEERING.COM

LANDSCAPE ARCHITECT STEWART, INC. 421 FAYETTEVILLE STREET; SUITE 400 RALEIGH, NORTH CAROLINA 27601 PH: (919) 380-8750 CONTACT: MICHAEL BATTS, PLA

PUBLIC SIDEWALK (LF)

WATER SERVICE STUBS

SEWER SERVICE STUBS

GENERAL NOTES

THE MORE STRINGENT SHALL APPLY.

STREET SIGNS (LF)

0.27 A C

0.30 A C

11,250 SF

170

1

1

THE EVENT OF A DISCREPANCY BETWEEN THIS APPROVED

TO CONSTRUCTION, COMPLY WITH ALL REQUIREMENTS

LISTED THEREIN, AND COORDINATE AND OBTAIN ALL

ERECT AND MAINTAIN TREE PROTECTION FENCING

5. ALL ACTIVITIES SHALL COMPLY AT A MINIMUM WITH ALL

APPROPRIATE COUNTY HEALTH DEPARTMENT

STATE AND FEDERAL REGULATIONS. AS WELL AS THE

| PROPERTY INFOR                                   | RMATION               |                 |  |  |                 |
|--|-----------------------|-----------------|--|--|-----------------|
| PIN  | 0795.87.9708          |                 |  |  |                 |
| EXISTING ZONING                                  | OX-7-CU               |                 |  |  |                 |
| existing acreage                                 | 2.71                  | AC              |  |  | . <b>&gt;</b>   |
| R/W TO BE DEDICATED                              | 0.01                  | AC              |  | •  |                 |
| PROPOSED ACREAGE                                 | 2.70                  | AC              |  |  |                 |
| JURISIDICTION                                    | CITY OF RALEIGH       |                 |  |  |                 |
| RIVER BASIN                                      | NEUSE                 |                 |  |  |                 |
| FLOODPLAIN                                       | N/A                   |                 |  |  |                 |
| WATERSHED OVERLAY DISTRICT                       | N/A                   |                 |  |  |                 |
| SOIL TYPE  | Ur                    |                 |  |  |                 |
| PROJECT INFOR                                    | MATION                |                 |  |  |                 |
| PROPOSED USES                                    |                       |                 |  |  |                 |
| Office   | 109,000               | SF              |  |  |                 |
| Restaurant/Bar                                   | 9,000                 | SF              |  |  |                 |
| BUILDING SETBACKS                                |                       |                 |  |  |                 |
| From Primary Street                              |                       | FT              |  |  |                 |
| From Side Street                                 |                       | FT              |  |  |                 |
| From Side Lot Line                               | 0 or 6                |                 |  |  |                 |
| From Rear Lot Line                               | 0 or 6                |                 |  | F  |                 |
|  | 0 01 0                | <b>?</b>        |  |  | <b>^</b>        |
| PARKING SETBACKS                                 |                       |                 |  |  | ( )(            |
| From Primary Street                              | 10                    |                 | ينو <u>ر</u>   | Dity of Nateigh<br>North Carolina                  |                 |
| From Side Street                                 | 10                    |                 | Ce   | ertificate of Compliance                           |                 |
| From Side Lot Line                               | 0 or 3                |                 | Domestic, Irr  | New Construction igation, and Fire Approval Letter |                 |
| From Rear Lot Line                               | 0 or 3                | F               | September 10, 2018   |  |                 |
| MAX BUILDING HEIGHT (Z-67-05)                    | 87                    | ft              | SEPI Engineering & Construction<br>Attn: David Whittington, PE   |  |                 |
| PROPOSED BUILDING HEIGHT                         | 74                    | FT              | 1025 Wade Ave<br>Raleigh, NC 27605   |  |                 |
| To Top of Parapet                                | 86                    | FT              | Re: 3800 Glenwood Ave (3701 National I   | D+)  |                 |
| EXISTING IMPERVIOUS COVERAGE (Lots 1&2)          | 4.16 AC               |                 | PIN: 0795879708<br>Service Request ID: 428592  | <i>(</i> )   |                 |
| PROPOSED IMPERVIOUS COVERAGE (Lots 1&2)          | 4.158                 |                 | Domestic Service containment backflow a<br>Backflow location: Containment backflow   |  | eet as shown on |
| LIMITS OF DISTURBANCE                            | 2.49                  | AC              | submitted plans. Installation to be accordi<br>Requirements for the Cross Connection P.  |  | delines and     |
| PROJECT CALCU                                    | lations**             |                 | Irrigation Service containment backflow a<br>Backflow location: Containment backflow   | v to be installed within 50 linear piping for      |                 |
| VEHICULAR PARKING                                | Calculation           | Spaces Required | submitted plans. Installation to be accordi<br>Requirements for the Cross Connection P<br>Fire Service containment backflow approv | rogram and NC Plumbing Code.                       | delines and     |
| Office   | 1/400 SF              | 273             | Backflow location: Containment backflow submitted plans. Installation to be accordi  | v to be installed within 50 linear piping for      |                 |
| Restaurant/Bar                                   | 1/150 SF              | 60              | Requirements for the Cross Connection P.   |  |                 |
| Total Spaces Required                            | 333                   |                 | All installed containment backflows mu<br>stated in the Appendix A: Guidelines and   |  |                 |
| Total Deck Standard Spaces (9' & 8.5')           |                       | 274             | Sincerely,   | Trequirements for the Cross Comments               | r rogram.       |
| Total Deck Compact Spaces (max 30%)              |                       | 47              | 7.871L_s.s.  |  |                 |
| Accessible Spaces                                | 2% of required        | 6               | Joanie S. Hartley  |  |                 |
| Van Accessible Spaces                            |                       | 2               | City of Raleigh-Public Utilities<br>Cross Connection Coordinator   |  |                 |
| Total Standard Surface Spaces                    |                       | 4               | joanie.hartley@raleighnc.gov<br>919-996-2747 Office  |  |                 |
| Total Spaces Provided (incl. deck & site spaces) |                       | 333             |  |  |                 |
| SHORT TERM BIKE PARKING                          | Calculation           | Spaces Required | Offices • 222 West Hargett Stree   | ET • POST OFFICE BOX 590 • RALEIGH, NORTH CAR      | OLINA 27602     |
| Office   | 1/10,000 SF (4 min.)  | 11              |  |  |                 |
| Restaurant/Bar                                   | 1/50,000 SF (4 min.)  | 4               |  | AENT OLIANITIE                                     |                 |
| Total Spaces Required                            | -                     | 15              | PUBLIC IMPROVEN  | VIENT QUANTITIE                                    | <u>:5</u>       |
| Total Spaces Provided                            |                       | 15              | PHASE NUMBER(S)  | PHASE 1  |                 |
| Note: Short term bike parking to be              |                       |                 | NUMBER OF LOT(S)   | 1  |                 |
| located in parking deck                          |                       |                 | LOT NUMBER(S) BY PHASE   | 1  |                 |
| LONG TERM BIKE PARKING                           | Calculation           | Spaces Required | NUMBER OF UNITS  | 1  |                 |
| Office   | 1/5,000 SF (4 min.)   | 22              | LIVABLE BUILDINGS  | 0  |                 |
| Restaurant/Bar                                   | 1/25,000 SF (4 min.)  | 4               |  | ·  |                 |
| Total Spaces Required                            | 1/20,000 31 (411111.) | 26              | OPEN SPACE?  | NO   |                 |
| Total Spaces Provided                            |                       | 26              | NUMBER OF OPEN SPACE LOTS  | 0  |                 |
| Note: Long term bike parking to be               |                       | 20              | PUBLIC WATER (LF)  | 0  |                 |
| located in parking deck                          |                       |                 | PUBLIC SEWER (LF)  | 0  |                 |
| OPEN SPACE                                       | Calculation           | Required        | PUBLIC STREET (LF) - FULL  | 0  |                 |
|  |                       |                 | PUBLIC STREET (LF) - PARTIAL   | 0  |                 |
| Outdoor Amenity Area                             | 10%                   | 0.27 AC         | PUBLIC SIDEWALK (LF)   | 170  |                 |

### RIGHT-OF-WAY OBSTRUCTION NOTES:

Required 25' average width (450' X 25')

STREETYARD CALCULATIONS

Total Outdoor Amenity Area Required

Total Outdoor Amenity Area Provided

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL. AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON
- PRIOR TO THE START OF WORK. THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

### SOLID WASTE SERVICE STATEMENT

1. THE DEVELOPMENT PROPOSES USE OF A SOLID WASTE SERVICE FROM A PRIVATE CONTRACTOR.

## RALEIGH, NORTH CAROLINA

3800 GLENWOOD AVENUE

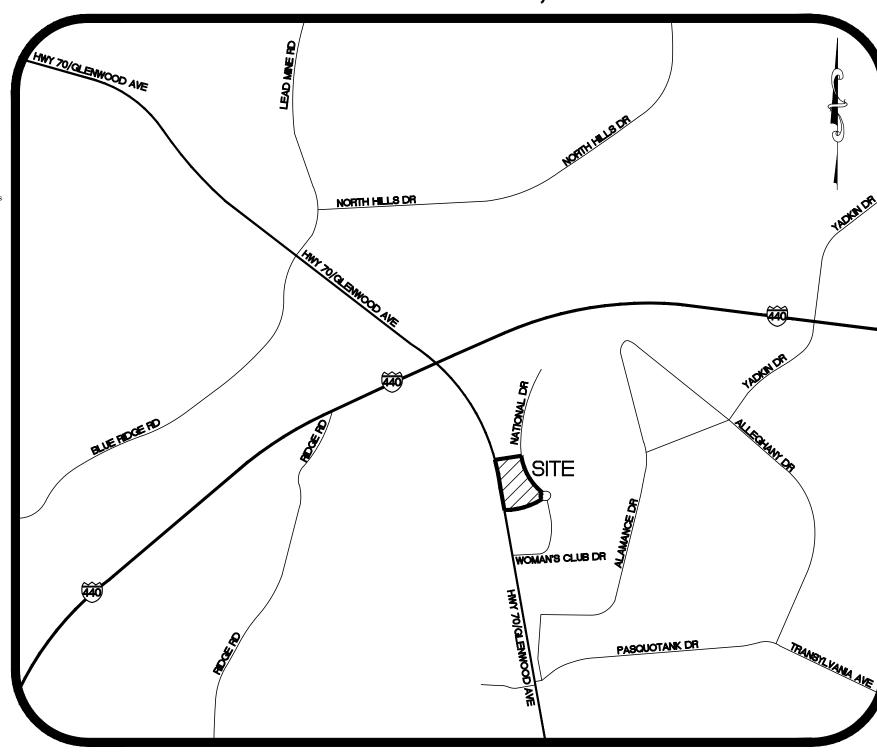
## ADMINISTRATIVE SITE REVIEW & CONCURRENT BUNDLE SR-55-18/TRANSACTION #557665

ASR SUBMITTAL: JUNE 5, 2018 ASR REVISED: AUGUST 7, 2018 ASR REVISED: SEPTEMBER 7, 2018 ASR REVISED: SEPTEMBER 27, 2018

ASR REVISED: OCTOBER 18, 2018

CONCURRENT SUBMITTAL: NOVEMBER 7, 2018 CONCURRENT REVISED SUBMITTAL:

**DECEMBER 6, 2018** 



## VICINITY MAP - 1'' = 500'

#### 1. UNLESS EXPLICITLY SPECIFIED ON THIS SITE PLAN, THIS REGULATIONS, AND CITY AND COUNTY FIRE DEPARTMENT PROJECT SHALL COMPLY WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) AND ALI OTHER APPLICABLE REGULATIONS AND GUIDELINES. IN 6. ALL WORK SHALL BE STAKED BY A LICENSED NC LAND

- PLAN AND THE APPLICABLE REGULATIONS OR GUIDELINES, CONTRACTOR SHALL COORDINATE SUBDIVISION AND INFRASTRUCTURE CONSTRUCTION PLANS PRIOR TO CONTRACTOR SHALL HAVE A CURRENT COPY OF CITY OF CONSTRUCTION. NOTIFY CIVIL ENGINEER OF ANY RALEIGH STANDARD DETAILS AND SPECIFICATIONS ON DISCREPANCIES IN ORDER TO PROVIDE A SOLUTION
- 3. CONTRACTOR TO OBTAIN COPIES OF ALL PERMITS PRIOR 8. PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE CONSERVATION AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE 12. INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR

## WITHIN THE BOUNDARY OF THE PROTECTED AREA.

EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED BOUNDARY INFORMATION TAKEN FROM A SURVEY

ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY"

- PREPARED BY SEPI ENGINEERING & CONSTRUCTION, INC DATED DECEMBER 8, 2017. TOPOGRAPHICAL INFORMATION GATHERED UNDER THE
- SUPERVISION OF SEPI ENGINEERING & CONSTRUCTION 11. ALL DRIVEWAY AND ENCROACHMENT AGREEMENTS WILL BE ISSUED BY THE NCDOT DISTRICT OFFICE. THESE MUST

BE APPROVED AND COPIES PROVIDED PRIOR TO

BEEN OBTAINED, AND PRIOR TO OR CONCURRENT TO ANY SUBDIVIDING OF THE PROPERTY AND PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE LANDOWNERS SHALL RECORD WITH THE LOCAL COUNTY REGISTER OF DEEDS THE

BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR A. A PLAT WITH METES AND BOUNDS DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND DESCRIPTIONS OF ALL TREE CONSERVATION AREAS: CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE A FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT. NOR SHALL IT BE B. AN EASEMENT THAT ALLOWS CURRENT AND CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION FUTURE LOT OWNERS ACCESS TO OTHERWISE INACCESSIBLE MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. TREE CONSERVATION AREAS TO PERFORM TREE MAINTENANCI ACTIVITIES INCLUDING REQUIRED REPLACEMENT PLANTINGS: TRANSPORTATION FIELD SERVICES \_

PUBLIC UTILITIES .

URBAN FORESTRY

STORMWATER

C. A HOMEOWNERS' ASSOCIATION DECLARATION PREPARED IN CONFORMITY WITH N.C. GEN. STAT... CHAPTER 47F FOR THE MAINTENANCE AND PROTECTION OF THE TREES WITHIN RECORDED TREE CONSERVATION

C-2.1

C-2.2

C-2.3

C-3.0

C-3.1

C-9.0 C-10.0

L-5.00

**COVER SHEET** 

CONDITIONS OF APPROVAL

| CONDITIONS OF AFFROVAL         | L-0.0 i | FLANTING DETAILS - DI STEWANT   |
|--------------------------------|---------|---------------------------------|
| EXISTING CONDITIONS /          | SL-1    | SITE LIGHTING PLAN (BY DUKE     |
| DEMOLITION PLAN                |         | ENERGY)                         |
| SITE LAYOUT PLAN               | A-101   | LEVEL 1 FLOOR PLAN - BY DUDA/PA |
| TREE CONSERVATION              |         | ARCHITECTS                      |
| AMENITY AREA CALCULATION PLAN  | A-201   | EXTERIOR ELEVATIONS - BY        |
| TRANSIT PLAN                   |         | DUDA/PAINE ARCHITECTS           |
| EROSION CONTROL PLAN - PHASE 1 | A-202   | EXTERIOR ELEVATIONS - BY        |
| EROSION CONTROL PLAN - PHASE 2 |         | DUDA/PAINE ARCHITECTS           |
| NPDES STABILIZATION PLAN       | A-203   | TRANSPARENCY CALCULATION - BY   |
| GRADING & DRAINAGE PLAN        |         | DUDA/PAINE ARCHITECTS           |
| DETAILED GRADING PLAN          | AP-101  | GARAGE - LEVEL P1 FLOOR PLAN    |
| UTILITY PLAN                   | AP-102  | GARAGE - LEVEL P2 FLOOR PLAN    |
| SITE DETAILS                   | AP-103  | GARAGE - LEVEL P3 FLOOR PLAN    |
| SITE DETAILS                   | AP-104  | GARAGE - LEVEL P4 FLOOR PLAN    |
| EROSION CONTROL DETAILS        | AP-201  | GARAGE - EXTERIOR ELEVATIONS -  |
| STORM DRAINAGE DETAILS         |         | DUDA/PAINE ARCHITECTS           |
| WATER DETAILS                  | AP-202  | GARAGE - EXTERIOR ELEVATIONS -  |
| SEWER DETAILS                  |         | DUDA/PAINE ARCHITECTS           |
| LANDSCAPE PLANTING PLAN - BY   |         |                                 |

PLANTING DETAILS - BY STEWART

PLANTING DETAILS - BY STEWART

(for UDO Districts only)

Mixed Use

1-Relief from cross access requirements: 2-Relief from

Address 1025 WADE AVENUE RALEIGH, NC 27605

WWW.RALEIGHNC.GOV

NT/DEVELOPER/ Address 3700 GLENWOOD AVENUE, RALEIGH, NC 27612

Phone 919.747.5858

more than one district, provide the acreage of each

Total Site Acres Inside City Limits Yes No 2.7

osed Impervious Surface 4.159

. Total # Of Congregate Care Or Life Care Dwelling Units

Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No

mpany GLENWOOD PLACE VENTURES, LLC Name (s) ANNE E. STODDARD

Email JWESTMORELAND@SEPIENGINEERING.COM Fax N/A

xisting Building(s) sq. ft. gross

6. Infill Development 2.2.7

Phone 919.786.9905 Email ASTODDARD@GRUBBVENTURES.COM Fax N/A

Assigned Project Coordinator

Assigned Team Leader

#### **ZONING CASE Z-67-05** APPLICABLE CONDITIONS

- THE FOLLOWING USES IN THE O&I-2 DISTRICT (AS INDICATED UNDER SECTION 10-2071 OF THE CITY CODE) SHALL BE PERMITTED. ALL OTHER USES NOT LISTED
- c. MULTI-FAMILY DWELLING d. TOWNHOUSE DEVELOPMENT: AND
- e. UNIT-OWNERSHIP DWELLING
- a ART GALLERY (GOVERNMENTAL
- 3. OFFICE USES AS LISTED IN CITY CODE SECTION 10-2071
- 4. COMMERCIAL USES NOTED BELOV
- ATTACHED TO THE BUILDINGS PERMITTED PER CONDITION O

d. BEAUTY, NAIL AND MANICURE, COSMETIC ART, BARBER SHO

- SALES FOR ON-PREMISE CONSUMPTION. WHICH MUST BE WITHIN THE BUILDINGS PERMITTED PER CONDITION C
- 5. RECREATION USES:

### HEALTH CLUB

- B. ALL USES MUST BE LOCATED INSIDE THE BUILDINGS SPECIFIED IN CONDITION (EXCEPT FOR THE BANK DRIVE-THRU WHICH MUST BE ATTACHED TO THE BUILDING) AND THE INSTITUTIONAL/CIVIC/SERVICE/COMMERCIAL AND RECREATION LISES MAY NOT EXCEED A TOTAL OF (10) PER CENT OF THE FLOOR AREA GROSS SQUARE FOOTAGE OF EACH BUILDING (EXCEPT FOR THE "HOTEL WITH OR WITHOUT A BAR OR LOUNGE" USE). WITH THE EXCEPTION OF THE BANK USE (WHICH MAY BE A MAXIMUM OF 5,000 SQUARE FEET IN SIZE), AND THE "HOTEL - WITH OR WITHOUT A BAR OR LOUNGE" USE NO INDIVIDUAL INSTITUTIONAL/CIVIC/SERVICE/COMMERCIAL OR RECREATION USE MAY EXCEED 3,000 SQUARE FEET IN SIZE.
- C. BUILDINGS UPON THE PROPERTY SHALL BE LIMITED TO FOUR (4). INCLUDING NOT MORE THAN TWO (2) STRUCTURED PARKING RUII DINGS AND FACH RUII DING (EXCLUDING THE STRUCTURED PARKING BUILDINGS) SHALL NOT EXCEED 118 000 FLOOR AREA GROSS SQUARE FEET IN SIZE, LE. A MAXIMUM TOTAL FLOOR AREA GROSS SQUARE FOOTAGE OF 236,000 SQUARE FEET (EXCLUDING THE STRUCTURED PARKING BUILDINGS).
- D. NO BUILDING CONSTRUCTED UPON THE PROPERTY SHALL EXCEED SIX (6) STORIES IN HEIGHT, I.E. A MAXIMUM OF EIGHTY-SEVEN (87) FEET MEASURED AS PER THE CITY CODE: PROVIDED, HOWEVER, THAT A DISH ANTENNA AND/OR TELECOMMUNICATION TOWER MAY BE LOCATED ON EACH BUILDING FOR USE BY ITS OCCUPANTS (SCREENED FROM VIEW AT GROUND LEVEL). WITH MAXIMUM HEIGHTS OF FIFTEEN (15') FEET IN EXCESS OF THE EIGHTY-SEVEN (87') FOOT HEIGHT LIMIT. AND ELEVATOR PENTHOUSES MAY BE LOCATED ON EACH BUILDING WITH MAXIMUM HEIGHTS OF FIFTEEN (15') IN EXCESS OF THE EIGHTY-SEVEN (87') FOOT HEIGHT LIMIT, UNLESS REQUIRED OTHERWISE BY THE CITY CODE.
- E. REIMBURSEMENT FOR ANY REQUIRED RIGHT-OF-WAY DEDICATION SHALL REMAIN AT THE O&I-1 VALUES.
- F. UPON DEVELOPMENT OF THE SUBJECT PARCEL(S), A PLANTED STREET YARD CONTAINING AN AVERAGE AREA EQUIVALENT TO 25 FEET TIMES THE LENGTH OF THE RIGHT-OF-WAY FRONTAGE ON GLENWOOD AVENUE WITH A MINIMUM DEPTH OF 15 FEET AND A MAXIMUM DEPTH OF 65 FEET SHALL BE ESTABLISHED. THE YARD SHALL BE PLANTED WITH THE MIX OF PLANT MATERIALS, THE RATES FOR PLANT MATERIALS AND THE TYPES OF PLANT MATERIALS SPECIFIED IN THE SPECIAL HIGHWAY OVERLAY DISTRICT-2, CODE SECTION 10-2059(e)(2)a.
- G. DENSITIES OF RESIDENTAL USES SHALL BE NO GREATER THAN 10 DWELLING UNITS PER ACRE OR EQUIVALENT DWELLING UNITS.

CONCURRENT REVIEW APPROVAL

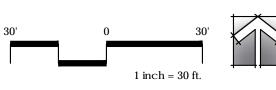
APPLICABLE CODES. THIS LIMITED REVIEW. AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH

# R. GORDON GRUBB, MANAGER - GLENWOOD PLACE VENTURES, LLC

WWW.RALEIGHNC.GOV

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

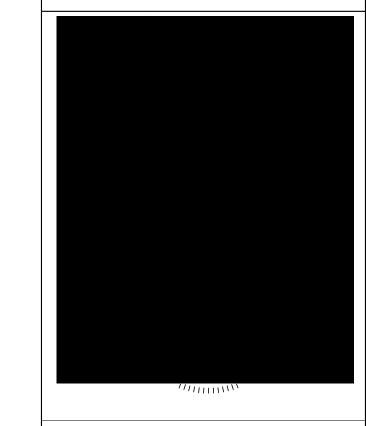


REVISION 05.13.16

RALEIGH, NORTH CAROLINA CHARLOTTE, NORTH CAROLINA 5030 NEW CENTRE DR., SUITE I



WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS PRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF A OR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILU



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SR-55-18, AA#3895

## 3800 GLENWOOD

Concurrent Review Plans

3800 Glenwood Avenue

Raleigh, NC

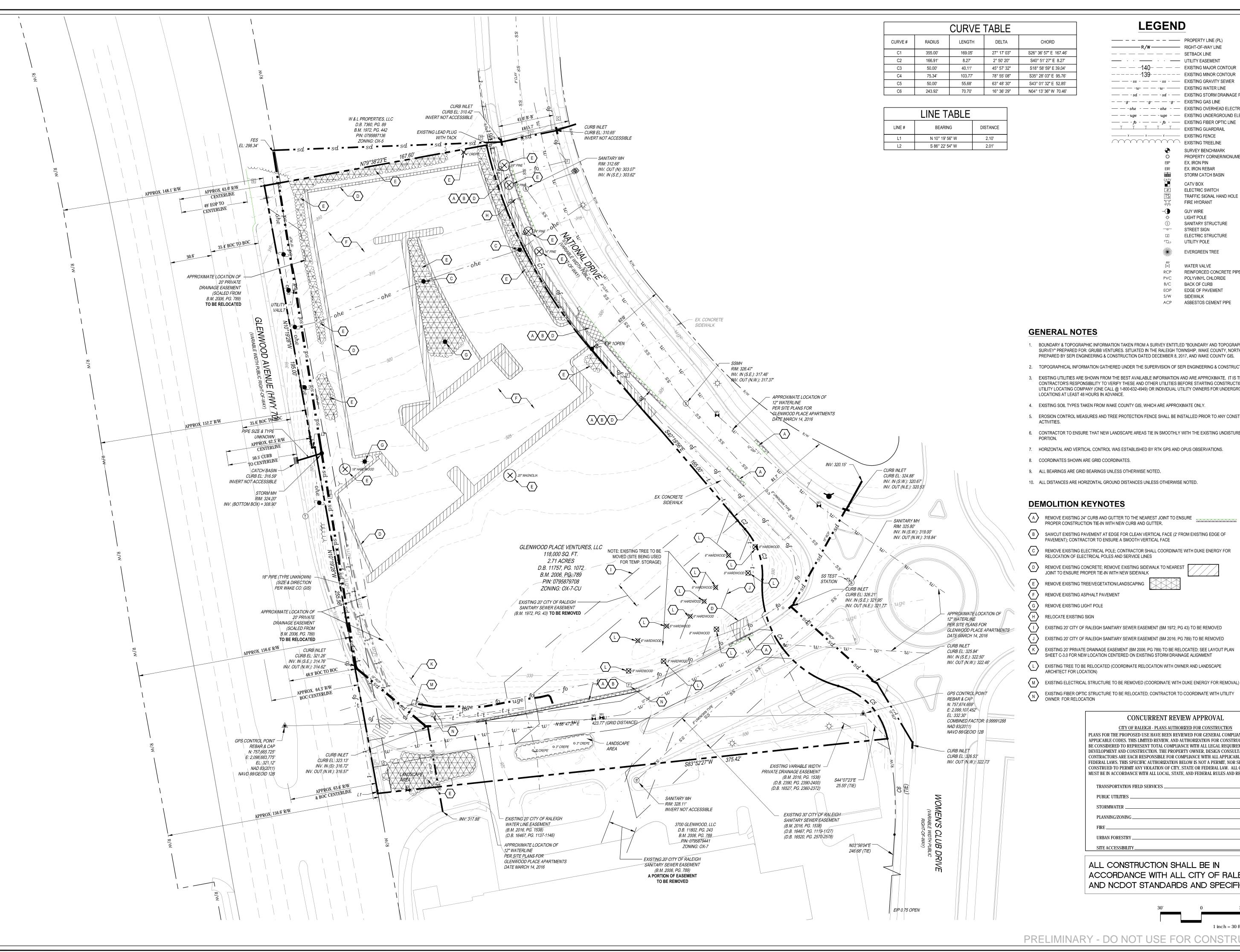
CLIENT: **Grubb Ventures** 3700 Glenwood Avenue Suite 330 Raleigh, NC 27612

Contact: Anne E. Stoddard PH: (919) 786-9905 astoddard@grubbventures.com

DATE PROJECT: SE17.187.00 ISSUE: 1st Concurrent Submittal 2nd Concurrent Submittal REVISIONS PROJ. MGR: J. WESTMORELAND DRAWN BY: L. SMITH

CHECKED BY: J. BEARD **COVER SHEET** 

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



## **LEGEND**

—— — — — PROPERTY LINE (PL) R/W RIGHT-OF-WAY LINE — — — — — — SETBACK LINE — · · — · · — UTILITY EASEMENT - - - - - - - EXISTING MAJOR CONTOUR ----- EXISTING MINOR CONTOUR — — -ss - — -ss - — EXISTING GRAVITY SEWER — — — - sd - — — - sd - — EXISTING STORM DRAINAGE PIPE - - g - g - g - g - EXISTING GAS LINE — — - ohe - — - ohe - — EXISTING OVERHEAD ELECTRIC LINE — — - uge - — — - uge - — EXISTING UNDERGROUND ELECTRIC LINE 

— Ţ Ţ Ţ Ţ EXISTING GUARDRAIL \_\_\_\_\_x\_\_\_x\_\_\_\_x\_EXISTING FENCE EXISTING TREELINE

SURVEY BENCHMARK PROPERTY CORNER/MONUMENT EX. IRON REBAR STORM CATCH BASIN CATV BOX ELECTRIC SWITCH TRAFFIC SIGNAL HAND HOLE FIRE HYDRANT

> **GUY WIRE** LIGHT POLE SANITARY STRUCTURE STREET SIGN ELECTRIC STRUCTURE UTILITY POLE

**EVERGREEN TREE** WATER VALVE RCP REINFORCED CONCRETE PIPE POLYVINYL CHLORIDE BACK OF CURB EDGE OF PAVEMENT

SIDEWALK

ACP ASBESTOS CEMENT PIPE

#### **GENERAL NOTES**

- 1. BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED FOR: GRUBB VENTURES. SITUATED IN THE RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA PREPARED BY SEPI ENGINEERING & CONSTRUCTION DATED DECEMBER 8, 2017, AND WAKE COUNTY GIS.
- 2. TOPOGRAPHICAL INFORMATION GATHERED UNDER THE SUPERVISION OF SEPI ENGINEERING & CONSTRUCTION, INC.

S/W

- EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- 4. EXISTING SOIL TYPES TAKEN FROM WAKE COUNTY GIS, WHICH ARE APPROXIMATE ONLY.
- 5. EROSION CONTROL MEASURES AND TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION
- 6. CONTRACTOR TO ENSURE THAT NEW LANDSCAPE AREAS TIE IN SMOOTHLY WITH THE EXISTING UNDISTURBED
- 7. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY RTK GPS AND OPUS OBSERVATIONS.
- 8. COORDINATES SHOWN ARE GRID COORDINATES.
- 9. ALL BEARINGS ARE GRID BEARINGS UNLESS OTHERWISE NOTED.
- 10. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

### **DEMOLITION KEYNOTES**

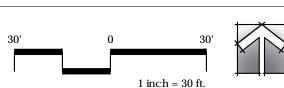
- REMOVE EXISTING 24" CURB AND GUTTER TO THE NEAREST JOINT TO ENSURE PROPER CONSTRUCTION TIE-IN WITH NEW CURB AND GUTTER.
- (B) SAWCUT EXISTING PAVEMENT AT EDGE FOR CLEAN VERTICAL FACE (2' FROM EXISTING EDGE OF PAVEMENT); CONTRACTOR TO ENSURE A SMOOTH VERTICAL FACE
- REMOVE EXISTING ELECTRICAL POLE; CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR RELOCATION OF ELECTRICAL POLES AND SERVICE LINES
- REMOVE EXISTING CONCRETE; REMOVE EXISTING SIDEWALK TO NEAREST
- JOINT TO ENSURE PROPER TIE-IN WITH NEW SIDEWALK
- REMOVE EXISTING TREE/VEGETATION/LANDSCAPING
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING LIGHT POLE
- RELOCATE EXISTING SIGN
- EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT (BM 1972; PG 43) TO BE REMOVED
- EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT (BM 2016; PG 789) TO BE REMOVED
- EXISTING 20' PRIVATE DRAINAGE EASEMENT (BM 2006; PG 789) TO BE RELOCATED; SEE LAYOUT PLAN
- SHEET C-3.0 FOR NEW LOCATION CENTERED ON EXISTING STORM DRAINAGE ALIGNMENT
- (L) EXISTING TREE TO BE RELOCATED (COORDINATE RELOCATION WITH OWNER AND LANDSCAPE
- EXISTING FIBER OPTIC STRUCTURE TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH UTILITY
- OWNER FOR RELOCATION

## CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW. AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AN FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT. NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES URBAN FORESTRY \_ SITE ACCESSIBILITY

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



C-1.0

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

CONSTRUCTION

1025 WADE AVENUE RALEIGH, NORTH CAROLINA 919.789.9977 11020 DAVID TAYLOR DR., SUITE 115 CHARLOTTE, NORTH CAROLINA 704.714.4880 5030 NEW CENTRE DR., SUITE B WILMINGTON, NORTH CAROLINA 910.523.5715

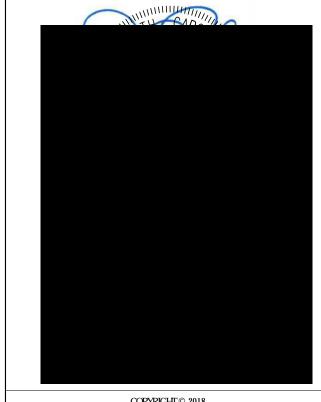
sepiengineering.com

3 WORKING DAYS BEFORE YOU DIG FOR THE LOCATION OF

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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SR-55-18, AA#3895

## 3800 GLENWOOD

Concurrent Review Plans

3800 Glenwood Avenue Raleigh, NC

CLIENT:

**Grubb Ventures** 3700 Glenwood Avenue Suite 330 Raleigh, NC 27612

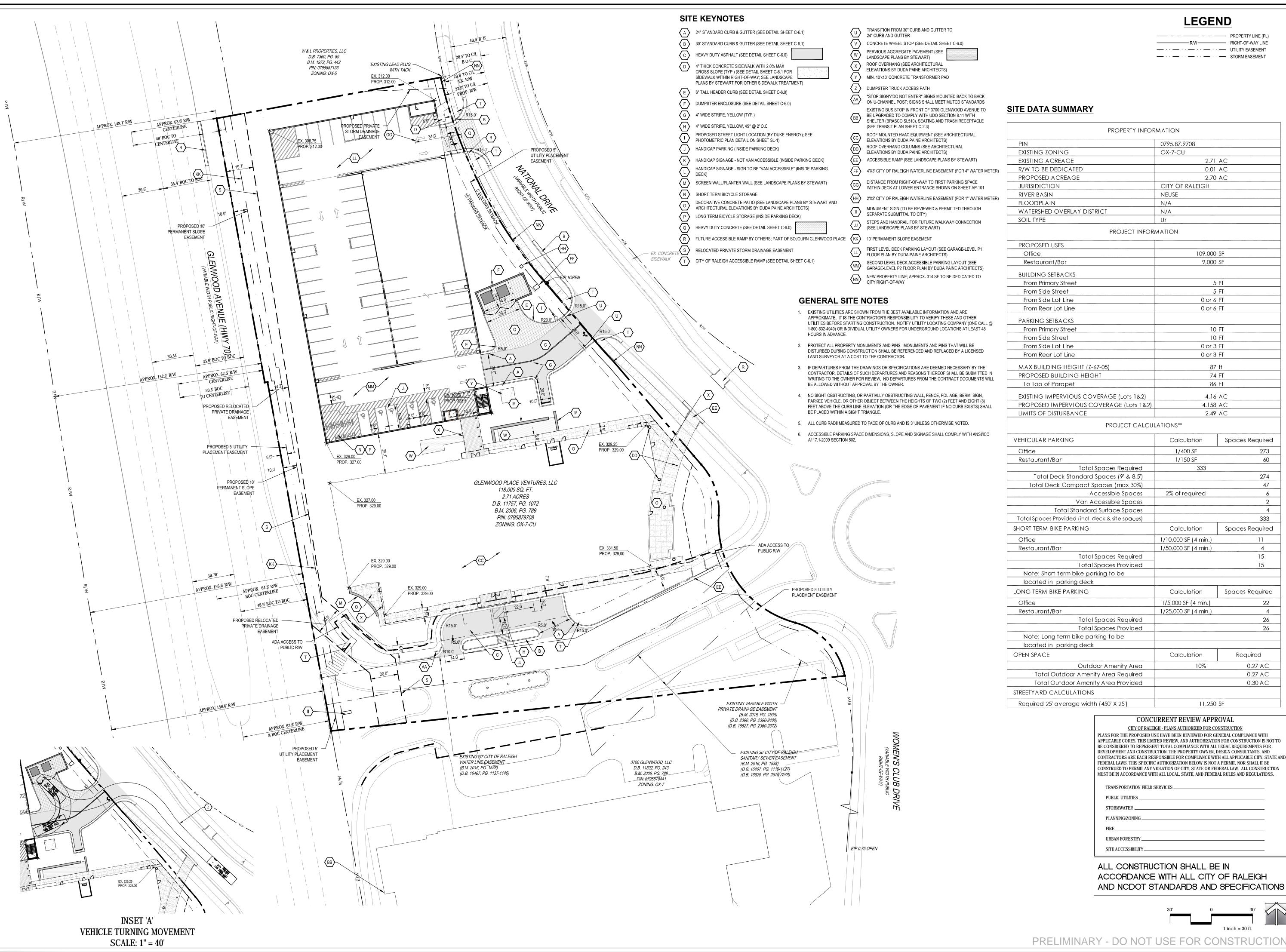
Contact: Anne E. Stoddard PH: (919) 786-9905

astoddard@grubbventures.com

DATE

| PROJECT:    |          | SE17.187.00              |            |
|-------------|----------|--------------------------|------------|
|             |          | 1st Concurrent Submittal | 11-07-2018 |
|             |          | 2nd Concurrent Submittal | 12-06-2018 |
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| PROJ. MGR:  |          | J. WESTMORELAND          |            |
| DRAWN       | BY:      | L. SMITH                 |            |
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**EXISTING CONDITIONS/** DEMOLITION PLAN



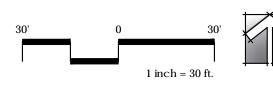
RIGHT-OF-WAY LINE — · · — · · — · · — UTILITY EASEMENT

| PROJECT INFORMATION                     |            |  |  |  |  |
|---|------------|--|--|--|--|
| PROPOSED USES                           |            |  |  |  |  |
| Office                                  | 109,000 SF |  |  |  |  |
| Restaurant/Bar                          | 9,000 SF   |  |  |  |  |
| BUILDING SETBACKS                       |            |  |  |  |  |
| From Primary Street                     | 5 FT       |  |  |  |  |
| From Side Street                        | 5 FT       |  |  |  |  |
| From Side Lot Line                      | 0 or 6 FT  |  |  |  |  |
| From Rear Lot Line                      | 0 or 6 FT  |  |  |  |  |
| PARKING SETBACKS                        |            |  |  |  |  |
| From Primary Street                     | 10 FT      |  |  |  |  |
| From Side Street                        | 10 FT      |  |  |  |  |
| From Side Lot Line                      | 0 or 3 FT  |  |  |  |  |
| From Rear Lot Line                      | 0 or 3 FT  |  |  |  |  |
| MAX BUILDING HEIGHT (Z-67-05)           | 87 ft      |  |  |  |  |
| PROPOSED BUILDING HEIGHT                | 74 FT      |  |  |  |  |
| To Top of Parapet                       | 86 FT      |  |  |  |  |
| EXISTING IMPERVIOUS COVERAGE (Lots 1&2) | 4.16 AC    |  |  |  |  |
| PROPOSED IMPERVIOUS COVERAGE (Lots 1&2) | 4.158 AC   |  |  |  |  |
| LIMITS OF DISTURBANCE                   | 2.49 AC    |  |  |  |  |

| VEHICULAR PARKING                                | Calculation          | Spaces Required |  |  |
|--|----------------------|-----------------|--|--|
| Office   | 1/400 SF             | 273             |  |  |
| Restaurant/Bar                                   | 1/150 SF             |                 |  |  |
| Total Spaces Required                            | 333                  |                 |  |  |
| Total Deck Standard Spaces (9' & 8.5')           |                      | 274             |  |  |
| Total Deck Compact Spaces (max 30%)              |                      | 47              |  |  |
| Accessible Spaces                                | 2% of required       | 6               |  |  |
| Van Accessible Spaces                            |                      | 2               |  |  |
| Total Standard Surface Spaces                    |                      | 4               |  |  |
| Total Spaces Provided (incl. deck & site spaces) |                      | 333             |  |  |
| SHORT TERM BIKE PARKING                          | Calculation          | Spaces Required |  |  |
| Office   | 1/10,000 SF (4 min.) | 11              |  |  |
| Restaurant/Bar                                   | 1/50,000 SF (4 min.) | 4               |  |  |
| Total Spaces Required                            |                      | 15              |  |  |
| Total Spaces Provided                            |                      | 15              |  |  |
| Note: Short term bike parking to be              |                      |                 |  |  |
| located in parking deck                          |                      |                 |  |  |
| LONG TERM BIKE PARKING                           | Calculation          | Spaces Required |  |  |
| Office   | 1/5,000 SF (4 min.)  | 22              |  |  |
| Restaurant/Bar                                   | 1/25,000 SF (4 min.) | 4               |  |  |
| Total Spaces Required                            |                      | 26              |  |  |
| Total Spaces Provided                            |                      | 26              |  |  |
| Note: Long term bike parking to be               |                      |                 |  |  |
| located in parking deck                          |                      |                 |  |  |
| OPEN SPACE                                       | Calculation          | Required        |  |  |
| Outdoor Amenity Area                             | 10%                  | 0.27 AC         |  |  |
| Total Outdoor Amenity Area Required              | red 0.27 AC          |                 |  |  |
| Total Outdoor Amenity Area Provided              | ded 0.30 A C         |                 |  |  |
| STREETYARD CALCULATIONS                          |                      |                 |  |  |

| CONCURRENT REVIEW APPROVAL   |      |
|--|------|
| CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION  |      |
| ANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WIT   | Н    |
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| CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS F   |      |
| VELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AN   |      |
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| TRANSPORTATION FIELD SERVICES  |      |
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| STORMWATER   |      |
| PLANNING/ZONING  |      |
| FIRE   |      |
| URBAN FORESTRY   |      |
| SITE ACCESSBILITY  |      |
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ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



CONSTRUCTION 1025 WADE AVENUE

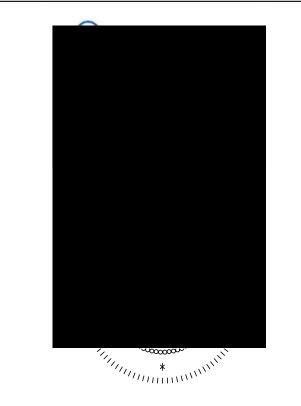
RALEIGH, NORTH CAROLINA 919.789.9977 11020 DAVID TAYLOR DR., SUITE 115 CHARLOTTE, NORTH CAROLINA 704.714.4880 5030 NEW CENTRE DR., SUITE B WILMINGTON, NORTH CAROLINA 910.523.5715 sepiengineering.com



FOR THE LOCATION OF Know what's **below.** Call before you dig.

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3800 Glenwood Avenue Raleigh, NC

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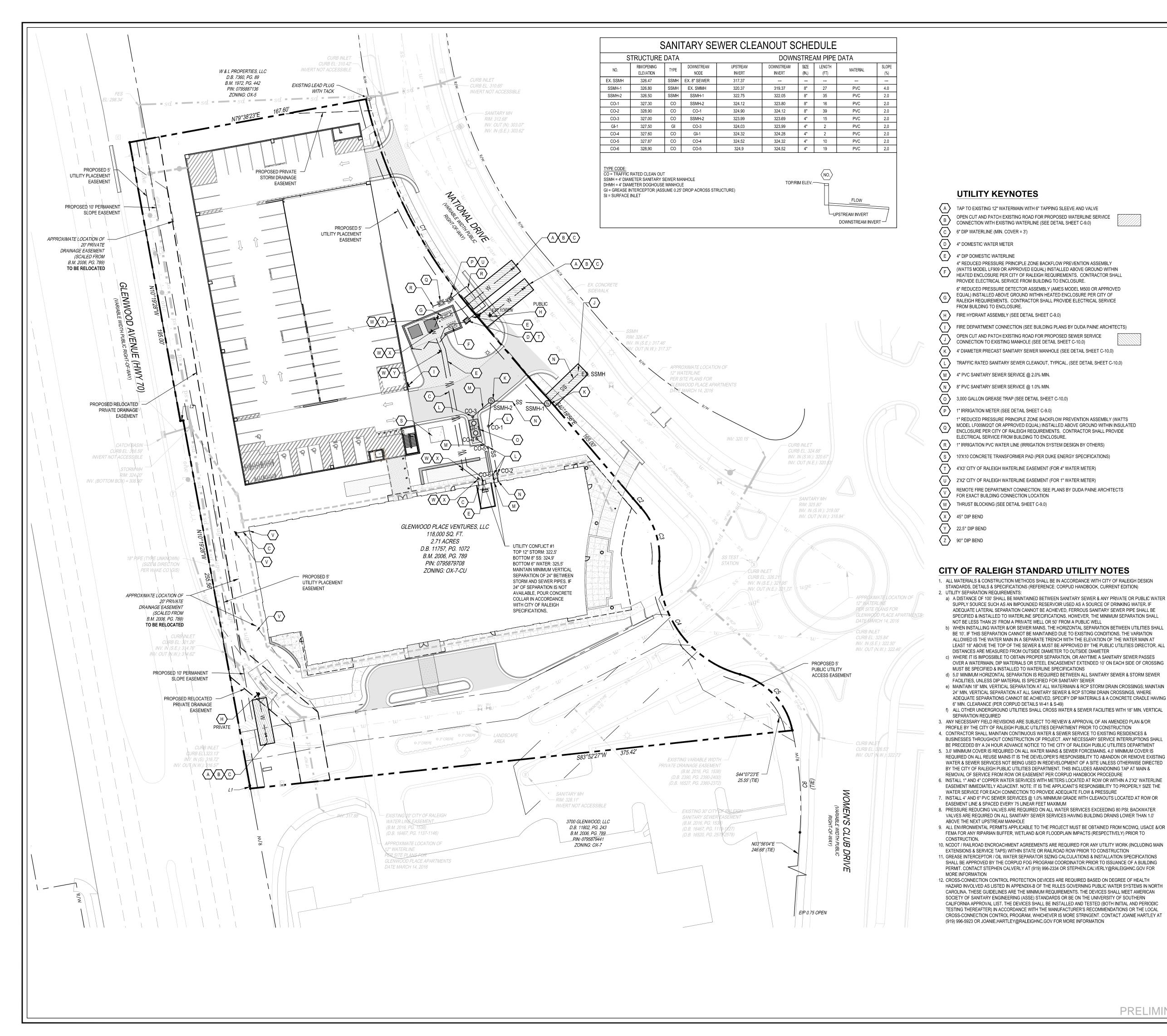
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| PROJ. M  | IGR:   | J. WESTMORELAND          |            |
| DRAWN    | BY:    | L. SMITH                 |            |
| CHECKI   | ED BY: | J. BEARD                 |            |
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SITE LAYOUT PLAN

C-2.0



**LEGEND** 

—— — — — PROPERTY LINE (PL) RIGHT-OF-WAY LINE — — — — — SETBACK LINE — · · · — · · · — · · · — UTILITY EASEMENT — w — w — PROPOSED WATER LINE PROPOSED STORM DRAINAGE PIPE — G — G — PROPOSED GAS LINE — OHE — OHE — PROPOSED OVERHEAD ELECTRIC LINE ---- UGE ------ UGE ----- PROPOSED UNDERGROUND ELECTRIC LINE ---- FO ----- FO ----- PROPOSED FIBER OPTIC LINE PROPOSED SS MANHOLE PROPOSED SS CLEANOUT PROPOSED WATER METER PROPOSED GATE VALVE

PROPOSED FIRE HYDRANT ASSEMBLY

### **GENERAL UTILITY NOTES**

1. EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.

- 2. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: COR PUD HANDBOOK, CURRENT EDITION)
- 3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO
- 4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT
- 5. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- 6. SHOW BLOW-OFF ASSEMBLIES FOR PUBLIC WATER MAINS THE SAME SIZE AS THE MAIN. (2014 CORPUD HANDBOOK PAGE 39)

#### **FIRE PROTECTION NOTES**

1. FIRE HYDRANTS SHALL BE NO MORE THAN 400' FROM A BUILDING OR HOUSE ALONG AN APPROVED APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE BUILDING OR HOUSE. (ENFORCED AT TIME OF BUILDING PLAN SUBMITTAL). PER THE 2012 NCFPC, SECTION 507.3.1.

2. FOR FIRE APPARATUS LOCATIONS, 150 FEET TO ALL PORTIONS OF THE EXTERIOR WALL OF

- THE FIRST FLOOR OF THE BUILDING FROM THE APPARATUS ROAD SURFACE, IS REQUIRED PER THE 2012 NCFPC, SECTION 503.1.1. 3. PER DETAIL W-5 OF THE 2014 PUBLIC UTILITIES HANDBOOK, ALL NEW FIRE HYDRANTS SHALL
- BE EQUIPPED WITH NST THREADS AND SHALL BE EQUIPPED WITH A 5 INCH STORZ
- 4. APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT 80,000 LBS., WITH A POINT LOAD OF 75 PSI, AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (2012 NCFPC, SECTION 503.2.3). DESIGN MUST BE SEALED BY AN ENGINEER SHOWING CALCULATIONS AND ROAD CONSTRUCTION DETAILS.
- 5. FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFPC, SECTION 507.3. THIS IS REQUIRED SO THAT VERIFICATION OF THE MINIMUM FIRE FLOW DOES EXIST FROM THE EXISTING/NEW HYDRANTS FOR THE NEW BUILDING TO SUPPLY THE FIREFIGHTING EFFORTS.

## 704.714.4880 910.523.5715

919.789.9977 11020 DAVID TAYLOR DR., SUITE 115 CHARLOTTE, NORTH CAROLINA 5030 NEW CENTRE DR., SUITE B WILMINGTON, NORTH CAROLINA sepiengineering.com

CONSTRUCTION

1025 WADE AVENUE

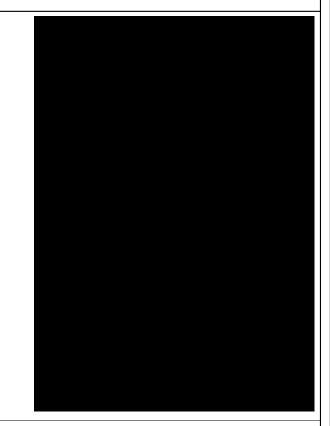
RALEIGH, NORTH CAROLINA



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CLIENT: **Grubb Ventures** 3700 Glenwood Avenue

Suite 330

Raleigh, NC 27612 Contact:

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2nd Concurrent Submittal

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11-07-2018

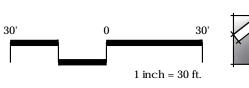
#### CONCURRENT REVIEW APPROVAL CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION PROJECT: SE17.187.00

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW. AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

| TRANSPORTATION FIELD SERVICES |
|-------------------------------|
| PUBLIC UTILITIES              |
|                               |
| STORMWATER                    |
| PLANNING/ZONING               |
| FIRE                          |
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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

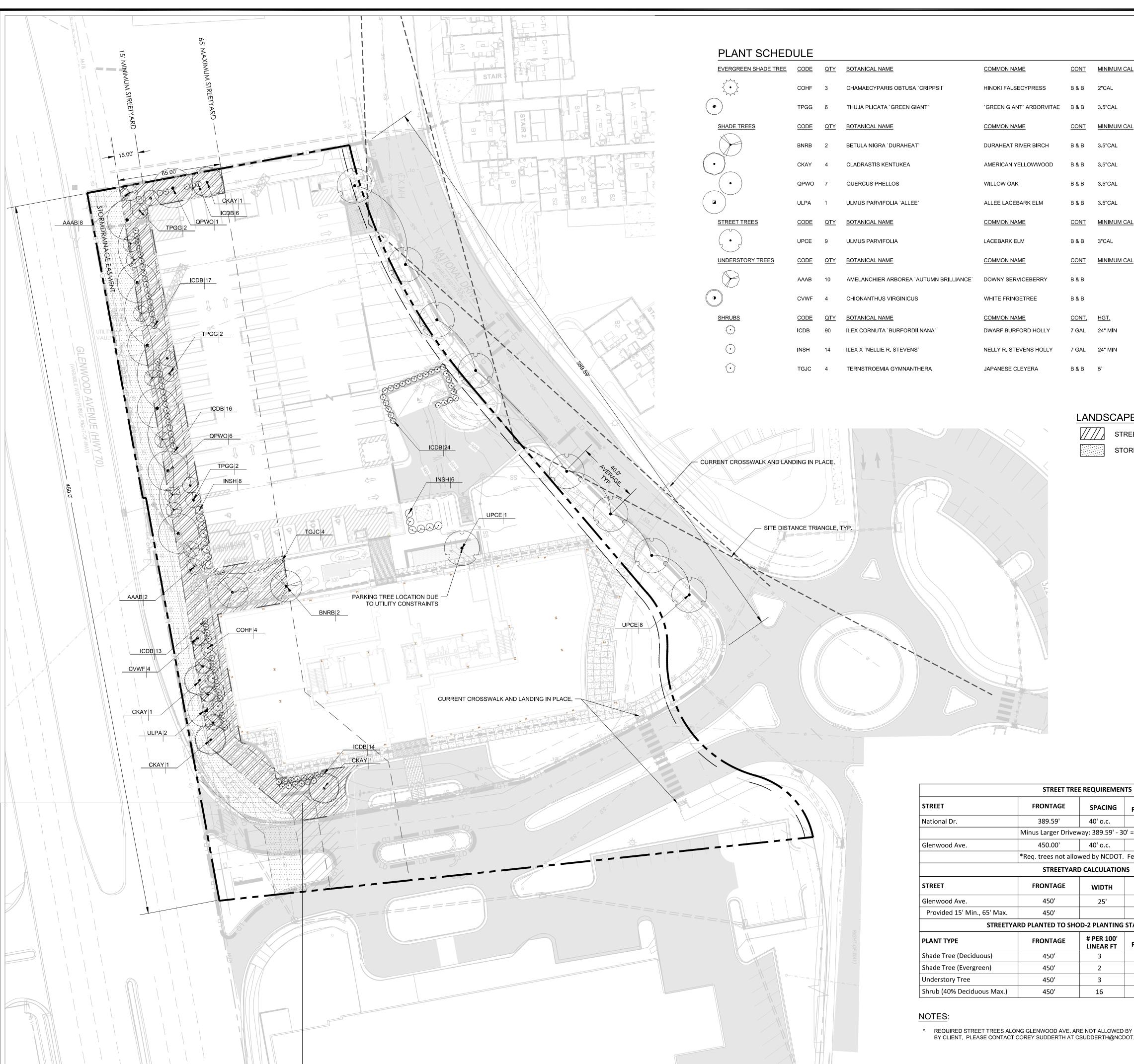
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|     | PROJ. M     | IGR:  | J. WESTMORELAND |   |
|     | DRAWN       | BY:   | L. SMITH        |   |
|     | CHECKED BY: |       | J. BEARD        |   |
|     |             |       | UTILITY PLAN    |   |

C-5.0

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



#### **PLANTING NOTES:**

- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- 2. LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT
- 3. THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
- 4. LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON
- 5. ALL STREET TREES PLANED IN THE RIGHT OF WAY TO BE A MINIMUM OF 3" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR

NURSERY STOCK (UDO 7.2.7C.2).

- 6. TREE PROTECTION NOTE: TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO ANY DEMOLITION, LAND DISTURBANCE OR ISSUANCE OF A GRADING PERMIT AND SHALL INCLUDE WARNING SIGNS POSTED IN BOTH ENGLISH AND SPANISH. AS FOLLOWS: "NO TRESPASSING/TREE PROTECTION AREA/PROHIBIDO ENTRAR / ZONA PROTECTORA PARA LOS ÁRBOLES."
- PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE LOWERING OF EXISTING GRADE AROUND A TREE OR STRIPPING OF TOPSOIL, A CLEAN, SHARP, VERTICAL CUT SHALL BE MADE AT THE EDGE OF THE TREE SAVE AREA AT THE SAME TIME AS OTHER EROSION CONTROL MEASURES ARE INSTALLED. THE TREE PROTECTION FENCING SHALL BE INSTALLED ON THE SIDE OF THE CUT FARTHEST AWAY FROM THE TREE TRUNK AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IN THE VICINITY OF THE TREES IS COMPLETE. NO STORAGE OF MATERIALS, FILL, OR EQUIPMENT AND NO TRESPASSING SHALL BE ALLOWED WITHIN THE BOUNDARY OF THE PROTECTED AREA.
- ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING AUTHORITY. CONTRACTOR SHALL COMPLY WITH LOCAL JURISDICTIONAL REQUIREMENTS. NO DISTURBANCE ALLOWED WITHIN THIS AREA. AREA MUST BE PROTECTED WITH BOTH TREE PROTECTION FENCING AND WARNING SIGNS.
- SEED BED PREPARATION: ALL AREAS TO BE SEEDED ARE TO BE RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
- 10. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
- 11. SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
- 12. SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
- 13. FOR STREET TREES, SET BALLED AND BURLAPPED NURSERY STOCK PLUMB AND IN CENTER OF PIT WITH ROOT FLARE AT GRADE, A MAXIMUM OF 2 INCHES ABOVE ADJACENT FINISH GRADES AND NEVER BELOW GRADE.
- 14. FOR STREET TREES, REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/2 OF ROOT BALL, CUT OFF AND DISCARD (DO NOT PLACE IN HOLE) AND DO NOT REMOVE FROM UNDER ROOT BALL. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION, FOR B&B PLANTS NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/2 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3 OF TOTAL HEIGHT OF ROOT BALL. MAN MADE BURLAP SHOULD BE REMOVED 3/4 FROM SIDES WITHOUT COMPROMISING INTEGRITY OF ROOT BALL.
- 15. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
- 16. USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION, INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
- 17. USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
- 18. LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

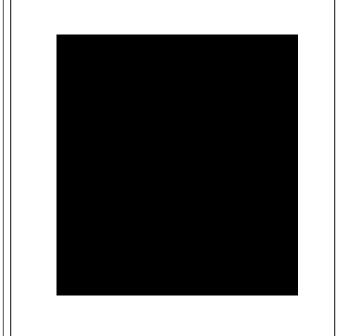
**CONCURRENT REVIEW APPROVAL** 

## STEWART FIRM LICENSE #: C-1051 www.stewartinc.com PROJECT #: C18040



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



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SR-55-18, AA#3895

## 3800 GLENWOOD

Concurrent Review Plans

3800 Glenwood Avenue Raleigh, NC

CLIENT: Grubb Ventures 3700 Glenwood Avenue Suite 330

Contact:

Raleigh, NC 27612

Anne E. Stoddard PH: (919) 786-9905 astoddard@grubbventures.com

|   | -   |           |             |                          | DATE       |
|---|-----|-----------|-------------|--------------------------|------------|
| CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH                                     |     | PRO.      | JECT:       | SE17.187.00              |            |
| APPLICABLE CODES. THIS LIMITED REVIEW, AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR   |     | l;        | SSUE:       | 1st Concurrent Submittal | 11-07-2018 |
| DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY. STATE AND     |     |           |             | 2nd Concurrent Submittal | 12-06-2018 |
| FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE  |     |           |             | •                        |            |
| CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. |     |           |             |                          |            |
| TRANSPORTATION FIELD SERVICES   |     |           |             |                          |            |
| PUBLIC UTILITIES  |     | REVISI    | ONS:        |                          |            |
| STORMWATER  |     |           | $\triangle$ |                          |            |
| PLANNING/ZONING   |     |           |             |                          |            |
| FIRE  |     |           |             |                          |            |
| URBAN FORESTRY  |     |           |             |                          |            |
| SITE ACCESSIBILITY  |     |           |             |                          |            |
|   |     |           |             | •                        |            |
| ALL CONSTRUCTION SHALL BE IN  |     | PROJ. M   | IGR:        | J. WESTMORELAND          |            |
| ACCORDANCE WITH ALL CITY OF RALEIGH   |     | DRAWN BY: |             | L. SMITH                 |            |
| AND NCDOT STANDARDS AND SPECIFICATIONS  | -   | CHECKE    | D BY:       | J. BEARD                 |            |
|   | - [ |           |             |                          |            |

PRELIMINARY LANDSCAPE PLANTING PLAN L-5.0

**PLANTS PLANTS** FRONTAGE SPACING REQUIRED PROVIDED 389.59' 40' o.c. 8.5 8 Minus Larger Driveway: 389.59' - 30' = 359.59 11.25 450.00' 40' o.c. \*Req. trees not allowed by NCDOT. Fee-on-lieu to be provided. STREETYARD CALCULATIONS FRONTAGE AREA (SF) WIDTH MIN. MAX. 11,250 450' 25' 11,250 450' 15' 65' STREETYARD PLANTED TO SHOD-2 PLANTING STANDARDS **PLANTS** # PER 100'

CONT MINIMUM CAL SIZE REMARKS

MINIMUM CAL SIZE

8` MIN.

14` MIN

6` MIN.

6` MIN.

14` MIN MATCHED

12` MIN. 10`-12` MATCHED

14' MIN MULTI-STEM 3-CANE MIN.

<u>REMARKS</u>

<u>REMARKS</u>

<u>REMARKS</u>

30 SCREENING SHRUBS

6 SCREENING SHRUBS

10` MIN USE EXISTING TREES ONSIT

B & B 2"CAL

B & B 3.5"CAL

B & B 3.5"CAL

B & B 3.5"CAL

B & B 3.5"CAL

B & B 3"CAL

B & B

B & B

CONT. HGT.

7 GAL 24" M**I**N

7 GAL 24" MIN

B&B 5

CONT MINIMUM CAL SIZE

CONT MINIMUM CAL SIZE

LANDSCAPE LEGEND

STREET YARD AREA

STORMDRAINAGE EASEMENT

FRONTAGE PROVIDED REQUIRED LINEAR FT 14 450' 9 9 450' 14 14 16 72 72

\* REQUIRED STREET TREES ALONG GLENWOOD AVE. ARE NOT ALLOWED BY NCDOT. FEE-IN-LIEU TO BE PAYED BY CLIENT. PLEASE CONTACT COREY SUDDERTH AT CSUDDERTH@NCDOT.GOV FOR FURTHER INQUIRY.





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Brasfield & Gorrie

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STRUCTURAL ENGINEER

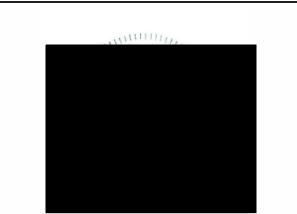
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WATERPROOFING CONSULTANT Wiss, Janney, Elstner Associates, Inc. 2500 Regency Parkway



## 3800 Glenwood

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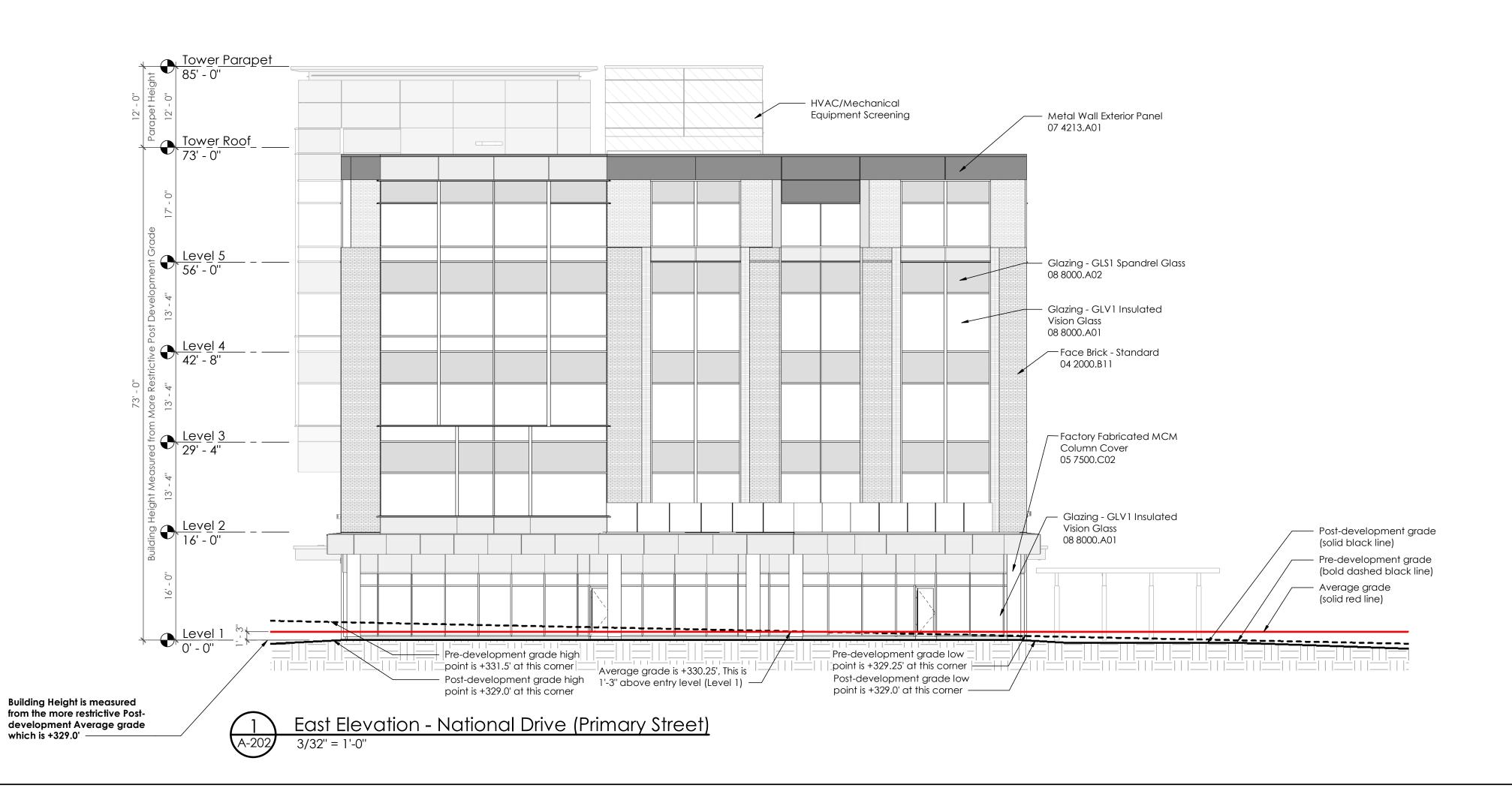
Concurrent Review Plans

ISSUE DATE:

12/06/2018 PROJECT NUMBER: 21612 Exterior

Elevations & Tower Section







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**ARCHITECT** 

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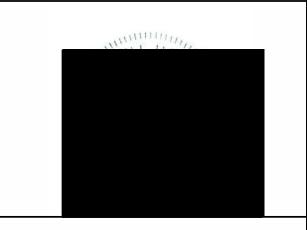
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Concurrent Review Plans 12/06/2018 ISSUE DATE:

21612

PROJECT NUMBER: Exterior

CONCURRENT REVIEW APPROVAL

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with

applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be

construed to permit any violation of City, State or Federal Law. All Construction

must be in accordance with all Local, State, and Federal Rules and Regulations.

TRANSPORTATION FIELD SERVICES

PUBLIC UTILITIES

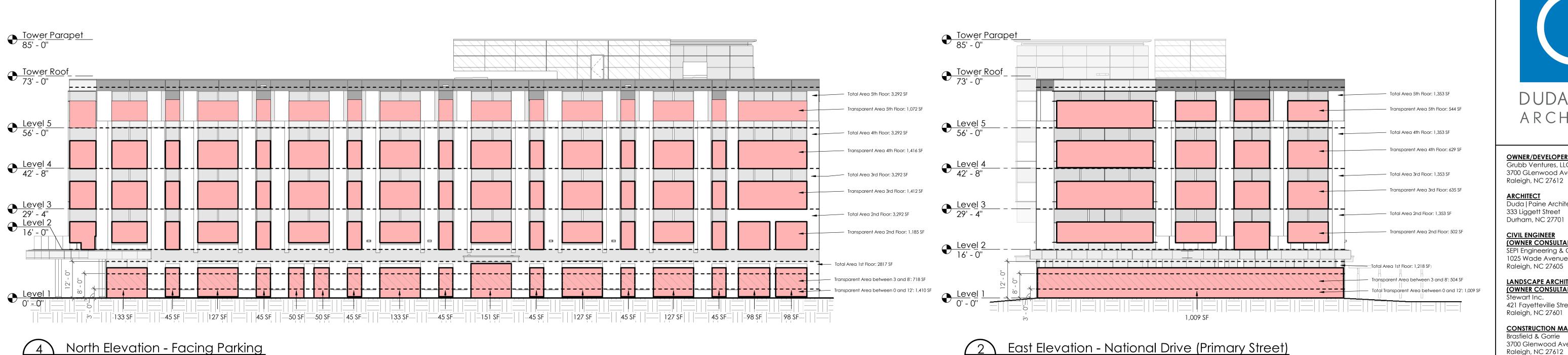
STORMWATER

PLANNING/ZONING

URBAN FORESTRY

SITE ACCESSIBILITY

Elevations



Transparent Area 5th Floor: 538 SF - Total Area 4th Floor: 3,292 SF — Transparent Area 4th Floor: 1,495 SF Transparent Area 4th Floor: 710 SF <u>Level 4</u> 42' - 8" <u>Level 4</u> 42' - 8" Total Area 3rd Floor: 1,439 SF — Total Area 3rd Floor: 3,292 SF Transparent Area 3rd Floor: 1,427 SF Transparent Area 3rd Floor: 655 SF <u>Level 3</u> 29' - 4" Total Area 2nd Floor: 1,381 SF — Total Area 2nd Floor: 3,292 SF Transparent Area 2nd Floor: 531 SF <u>Level 2</u> 16' - 0" West Elevation - Glenwood Ave (Primary Street) South Elevation - Private Drive

| North Elevation (Not Street Facing) | Total Wall Area | Required Transparent Area | Provided Transparent Area |
|-------------------------------------|-----------------|---------------------------|---------------------------|
| Upper Story*                        | 13,168 SF       | 2,634 SF (20%)            | 5,085 SF (39%)            |
| Ground Story between 3' and 8'**    | N/A             | 705 SF (50%)              | 718 SF (51%)              |
| Ground Story between 0' and 12'     | 2,817 SF        | 1,409 SF (50%)            | 1,410 SF (50%)            |
|                                     |                 |                           |                           |
|                                     |                 |                           |                           |
| West Elevation (Street Facing)      | Total Wall Area | Required Transparent Area | Provided Transparent Area |
| Upper Story*                        | 5,698 SF        | 1,140 SF (20%)            | 2,434 SF (43%)            |
| Ground Story between 3' and 8'**    | N/A             | 305 SF (50%)              | 327 SF (54%)              |
| Ground Story between 0' and 12'     | 1,218 SF        | 609 SF (50%)              | 626 SF (51%)              |

<sup>\*</sup> Reference Elevations above for each respective upper story transparent area. All upper story areas exceed the minimum of 20%. \*\* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.

| East Elevation (Street Facing)   | Total Wall Area | Required Transparent Area | Provided Transparent Area |
|----------------------------------|-----------------|---------------------------|---------------------------|
| Upper Story*                     | 5,412 SF        | 1083 SF (20%)             | 2,310 SF (43%)            |
| Ground Story between 3' and 8'** | N/A             | 305 SF (50%)              | 504 SF (83%)              |
| Ground Story between 0' and 12'  | 1,218 SF        | 609 SF (50%)              | 1,009 SF (83%)            |
| South Elevation (Street Facing)  | Total Wall Area | Required Transparent Area | Provided Transparent Area |
| Upper Story*                     | 13,168 SF       | 2,634 SF (20%)            | 5,407 SF (41%)            |
| Ground Story between 3' and 8'** | N/A             | 705 SF (50%)              | 750 SF (53%)              |
| Ground Story between 0' and 12'  | 2,817 SF        | 1,409 SF (50%)            | 1,511 SF (53%)            |

## CONCURRENT REVIEW APPROVAL

## CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All Construction must be in accordance with all Local, State, and Federal Rules and Regulations.

| TRANSPORTATION FIELD SERVICES |          |
|-------------------------------|----------|
| PUBLIC UTILITIES              | <u>F</u> |
| STORMWATER                    | 48       |
| PLANNING/ZONING               |          |
| FIRE                          | 81       |
| JRBAN FORESTRY                | <u> </u> |
| SITE ACCESSIBILITY            |          |



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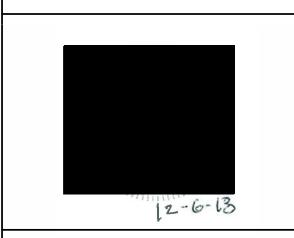
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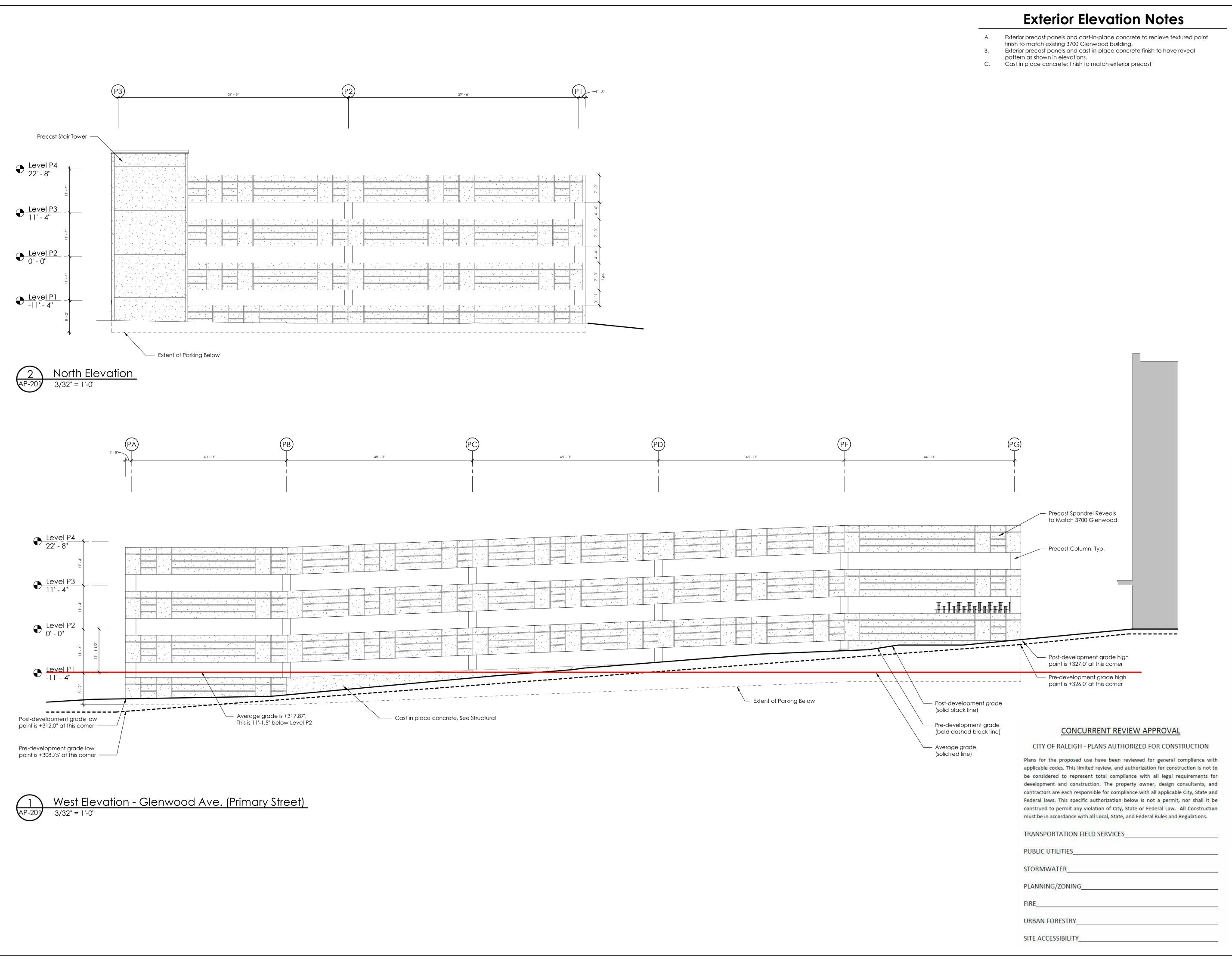
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| PROJ.MGR:  | S. ROBINSON              |            |
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Concurrent Review Plans 12/06/2018

PROJECT NUMBER:

Transparency Calculations





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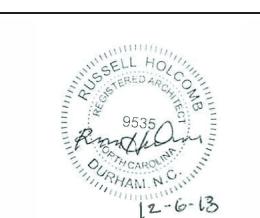
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Concurrent Review Plans

ISSUE DATE: 12/06/2018

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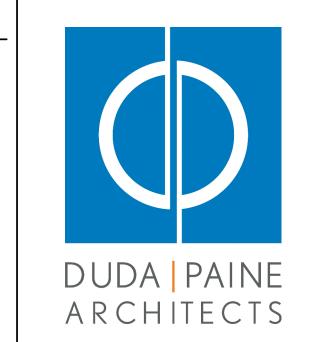
ISSUE DATE:
PROJECT NUMBER:

Garage -Exterior Elevations

AP-201

## **Exterior Elevation Notes**

- A. Exterior precast panels and cast-in-place concrete to recieve textured paint finish to match existing 3700 Glenwood building.
  B. Exterior precast panels and cast-in-place concrete finish to have reveal
- pattern as shown in elevations.
- C. Cast in place concrete; finish to match exterior precast



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## **ARCHITECT**

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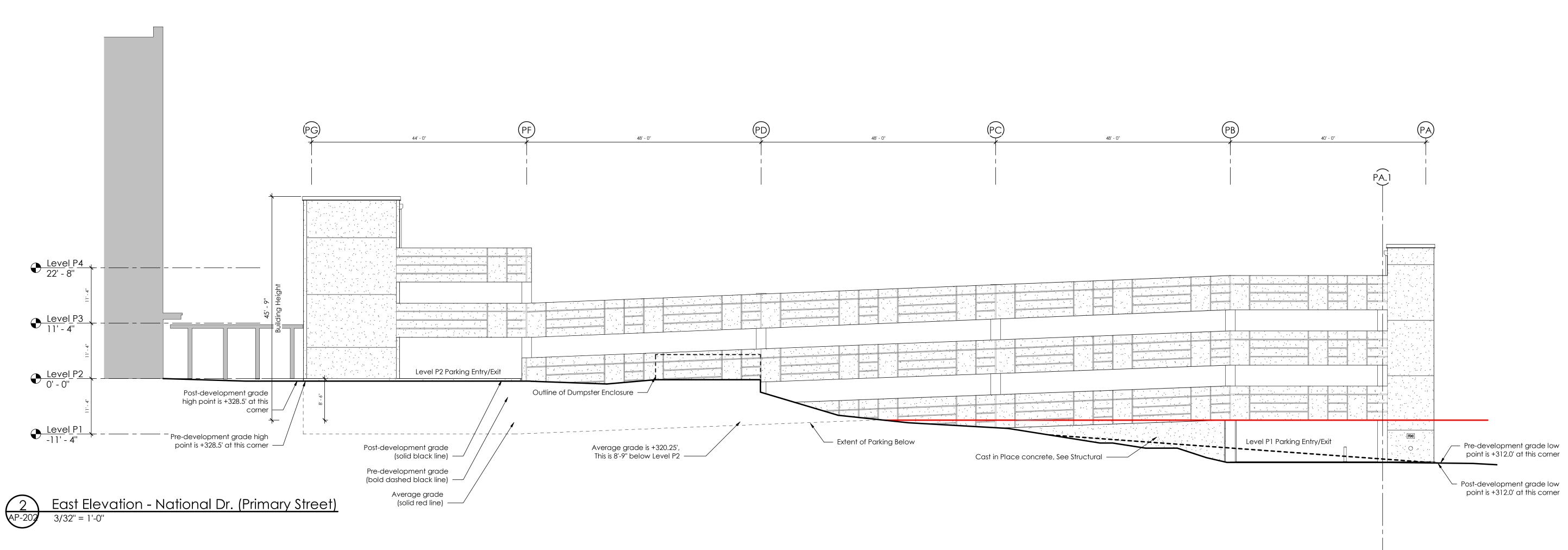
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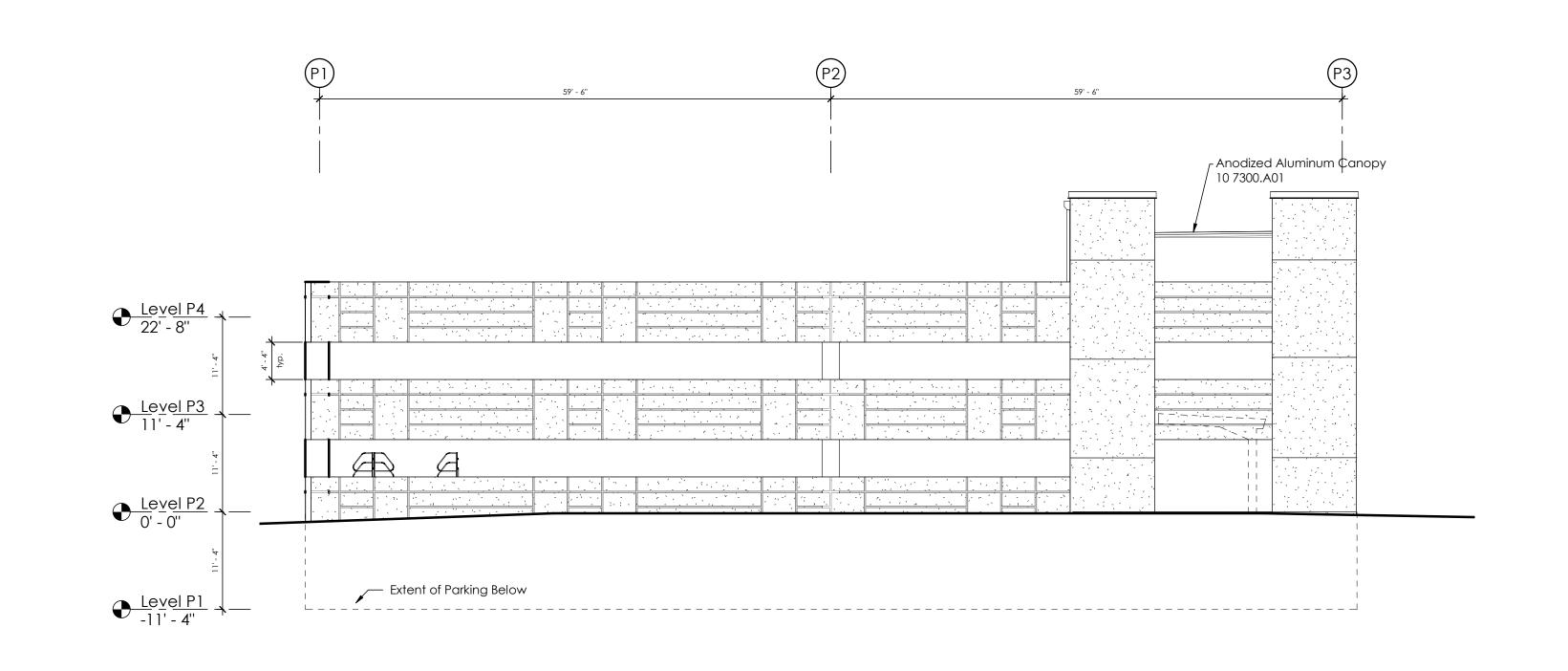
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21612

ISSUE DATE: PROJECT NUMBER:

Garage -Exterior Elevations





## CONCURRENT REVIEW APPROVAL

## CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and

|                 | specific authorization below is not a permit, nor shall it be   |
|-----------------|---|
|                 | it any violation of City, State or Federal Law. All Construction<br>nce with all Local, State, and Federal Rules and Regulations. |
| TRANSPORTATIO   | ON FIELD SERVICES   |
| PUBLIC UTILITIE | S   |
| STORMWATER_     |   |
| PLANNING/ZON    | IING  |
| FIRE            |   |
| URBAN FOREST    | RY  |
| SITE ACCESSIBIL | ITY   |