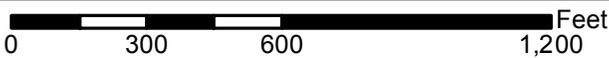


GLENWOOD PLACE MASTER MP-2-2014



Zoning: **PD**
CAC: **Glenwood**
Drainage Basin: **Crabtree Basin**
Acreage: **41.58**
Square Feet: **1,400,000**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Grubb Ventures**
Phone: **(919) 786-9905**





Planning & Development

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

Rezoning Application

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan Existing Zoning Classification: R4, CUD O&I-2, O&I-1 Proposed Zoning Classification Base District: PD Height: 12 Frontage If the property has been previously rezoned, provide the rezoning case number. Z-52-1983 & Z-67-2005 Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	Transaction Number <i>Z-40-14</i>

GENERAL INFORMATION		
Property Address: 3700 Glenwood Ave.; 3739, 3733, 3724, 3725, 3700, 3716, 3717 National Dr.; 3639 Alamance Dr.; 3701 National Dr.; 3310 Womans Club Dr.; 3709 National Dr.		Date December ____, 2014
Property PIN: 0795879441; 0795993108; 0795990214; 0795982876; 0795887960; 0795889173; 0795889544; 0795887501; 0795995448; 0795879708; 0795983272; 0795887136	Deed Reference (Book/Page): Bk: 011802 Pg: 00243; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 011757 Pg: 01072; Bk: 011757 Pg: 01072; Bk: 015065 Pg: 00223; Bk: 007360 Pg: 00089	
Nearest intersection: Glenwood Avenue at National Drive	Property size (in acres): 36.36 <i>41.58</i>	
Property Owner/Address: Entities shown on attached Exhibit A by their Manager, Grubb Ventures, LLC 3700 Glenwood Ave, Suite 330 Raleigh, NC 27612 W&L Properties, LLC P.O. Box 10007 Raleigh, NC 27607	Phone	Fax
	Email	
Project Contact Person/Address: Isabel Worthy Mattox P. O. Box 946 Raleigh, NC 27602	Phone 919-828-7171	Fax 919-831-1205
	Email Isabel@mattoxfirm.com	
Owner/Agent Signature Entities shown on attached Exhibit A by their Manager, GRUBB VENTURES, LLC, a North Carolina limited liability company (SEAL) By: <i>R. Gordon Grubb</i> R. Gordon Grubb, Manager W&L PROPERTIES, LLC By: _____ Name: _____, Manager	Email	



Planning & Development

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Rezoning Application

MP-2-14

Rezoning Request	OFFICE USE ONLY
<input type="checkbox"/> General Use <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Master Plan Existing Zoning Classification: R4, CUD O&I-2, O&I-1 Proposed Zoning Classification Base District: PD Height: 12 Frontage If the property has been previously rezoned, provide the rezoning case number. Z-52-1983 & Z-67-2005 Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.	Transaction Number Z-40-14 414254 MP-2-14 418265

GENERAL INFORMATION		
Property Address: 3700 Glenwood Ave.; 3739, 3733, 3724, 3725, 3700, 3716, 3717 National Dr.; 3639 Alamance Dr.; 3701 National Dr.; 3310 Womans Club Dr.; 3709 National Dr.		Date December ____, 2014
Property PIN: 0795879441; 0795993108; 0795990214; 0795982876; 0795887960; 0795889173; 0795889544; 0795887501; 0795995448; 0795879708; 0795983272; 0795887136	Deed Reference (Book/Page): Bk: 011802 Pg: 00243; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01773; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 013198 Pg: 01777; Bk: 011757 Pg: 01072; Bk: 011757 Pg: 01072; Bk: 015065 Pg: 00223; Bk: 007360 Pg: 00089	
Nearest Intersection: Glenwood Avenue at National Drive	Property size (In acres): 38.88 41.58	
Property Owner/Address: Entities shown on attached Exhibit A by their Manager, Grubb Ventures, LLC 3700 Glenwood Ave, Suite 330 Raleigh, NC 27612 W&L Properties, LLC P.O. Box 10007 Raleigh, NC 27607	Phone	Fax
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Rezoning Application Addendum

Comprehensive Plan Analysis	OFFICE USE ONLY
<p>The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.</p>	<p>Transaction Number</p> <p>Zoning Case Number</p>

STATEMENT OF CONSISTENCY	
<p>Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.</p>	
1.	Please See Master Plan Document for statements of consistency with various policies from the 2030 Comprehensive Plan.
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

PUBLIC BENEFITS	
<p>Provide brief statements regarding the public benefits derived as a result of the rezoning request.</p>	
1.	<p>The health of the community will be advanced with the proposed Master Plan as it will facilitate a redevelopment which will allow people to live, work, and play in the same community without reliance on an automobile; encourage more walking which will enhance the health of the occupants of the development; encourage use of the greenway which will provide an added health benefit; and decrease the use of cars, the need for fuel, and the emission of greenhouse gases and air pollution.</p>

2.	The safety of the community will be advanced with the proposed Master Plan as it will facilitate a redevelopment which will allow residents/employees of Glenwood Place to obtain goods and services in the development without getting on the roads and highways and bring roadway improvements likely to mitigate and improve traffic on the Glenwood Corridor generally.
3.	The welfare of the community will be advanced with the proposed Master Plan as it will facilitate a redevelopment which will save time previously devoted to driving which resulting in a higher quality of life; add to the City's tax base and increase its tax revenues; provide goods and services to an underserved inside-the-beltline location; and enhance transit stops along Glenwood.

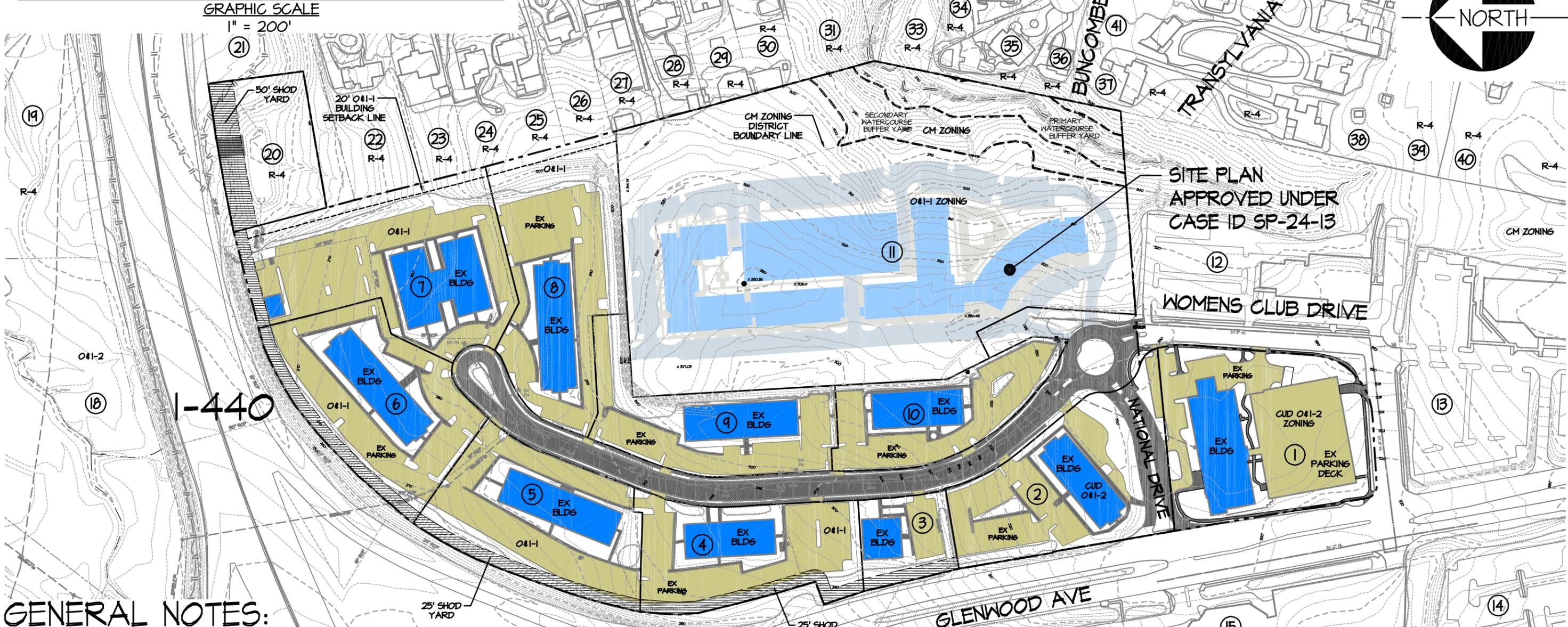
URBAN DESIGN GUIDELINES

If the property to be rezoned is shown as a "mixed use center" or located along a Main Street or Transit Emphasis Corridor as shown on the Urban Form Map in the Comprehensive Plan, the applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan.

PLEASE SEE MASTER PLAN DOCUMENT FOR RESPONSES TO THE URBAN DESIGN GUIDELINES

1.	All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.
2.	Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.
3.	A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.
4.	Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.
5.	New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.
6.	A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.
7.	Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.
8.	If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.
9.	To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.
10.	New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.
11.	The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.
12.	A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.
13.	New public spaces should provide seating opportunities.
14.	Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.
15.	Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.
16.	Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.
17.	Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.

18.	<i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i>
19.	<i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i>
20.	<i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i>
21.	<i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i>
22.	<i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i>
23.	<i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i>
24.	<i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i>
25.	<i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i>
26.	<i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i>



GENERAL NOTES:

1. BOUNDARY INFORMATION IS TAKEN FROM A COMBINATION OF A FIELD SURVEY PREPARED BY THIS OFFICE AND DEEDS ON FILE WITH WAKE COUNTY.
2. SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A COMBINATION OF A FIELD SURVEY BY THIS OFFICE AND GIS DATA FROM WAKE COUNTY.
3. PLANIMETRIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM WAKE COUNTY GIS INFORMATION.
4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDENR STANDARDS AND SPECIFICATIONS.
5. THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY.
6. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
7. EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION.

ADJACENT OWNERS									
ID	OWNER	PIN	DEED BOOK	PAGE	ID	OWNER	PIN	DEED BOOK	PAGE
12	WOMANS CLUB OF RALEIGH INC	0795973353	1800	418	28	VITEK, MARK E VITEK, ELLEN L	0795988617	5286	680
13	GST INVESTMENTS LLC	0795961818	13793	1139	29	IRBY, JOHN P IV IRBY, AMIE D	0795988527	13253	1849
14	GST INVESTMENTS LLC	0795864851	13793	1139	30	BASON, DORIS P	0795988447		
15	DOBS INC	0795874483	1598	601	31	MCLAIN, L WILLIAM JR	0795988354	4083	542
16	DOBS INC	0795873928	1598	601	32	SINK, HENRY H JR SINK, SANDRA F	0795989243	3143	878
17	DOBS INC	0795882475	1598	601	33	EVANS, HENRY LEE JR EVANS, REBECCA UTTER	0795988153	6024	860
18	JT Hobby and Sons Inc	0765899856	15229	2024	34	TOLLISON, MICHAELS TOLLISON, JENNIFER S	0795978948	8660	727
19	CITY OF RALEIGH	1705087835	2369	294	35	STOCKS, LEWIS H III STOCKS, JACQUELINE B	0795977945	8277	1031
21	RALEIGH CITY OF	1705087835	2369	294	36	HORNBERGER, DOUGLAS C HORNBERGER, MARY E	0795976894	8867	1084
22	GORRELL, ROBERT G	0795996247	6920	523	37	BLOOM, ALLAN A BLOOM, ANNE H	0795976770	3858	498
23	JONES, LAMAR JR JONES, MARY HANNAH W	0795996175	9275	1123	38	HALL, JANE C	0795975390		
24	WALKER, NATHANIEL H WALKER, CURRY R	0795997025	10566	1707	39	JACKSON, ELLEN CARSON	0795976096	119	00-E
25	VANN, JAMES R VANN, LAURA K	0795987946	7769	389	40	BARKER, THOMAS R BARKER KATHLEEN C	0795966966	9455	392
26	WORTHY, FORD S JR	0795987866	1337	541	41	HUTCHINS, NANCIE CLAIRE FRANCIS, WILLIAM H JR	0795977685	8368	346
27	OLSEN SIGMON, MARTHA ANNE	0795987877							

INTERNAL PROJECT PARCELS					
ID	OWNER	PIN	DEED BOOK	PAGE	GIS AREA (AC)
1	3700 GLENWOOD LLC	0795879441	11802	243	3.16
2	GLENWOOD PLACE VENTURES LLC	0795879708	11757	1072	2.86
3	W & L PROPERTIES LLC	0795887136	7360	89	0.73
4	GLENWOOD PLACE PORTFOLIO II LLC	0795887501	13198	1777	2.01
5	GLENWOOD PLACE PORTFOLIO II LLC	0795887960	13198	1777	2.38
6	GLENWOOD PLACE PORTFOLIO I LLC	0795990214	13198	1773	2.62
7	GLENWOOD PLACE PORTFOLIO I LLC	0795993108	13198	1773	3.30
8	GLENWOOD PLACE PORTFOLIO I LLC	0795982876	13198	1773	2.90
9	GLENWOOD PLACE PORTFOLIO II LLC	0795889544	13198	1777	2.08
10	GLENWOOD PLACE PORTFOLIO II LLC	0795889173	13198	1777	1.84
11	GP LAND LLC	0795983272	15065	223	13.64
20	GLENWOOD PLACE VENTURES LLC	0795995448	11757	1072	1.36
TOTAL					41.58

A MASTER PLAN FOR **GLENWOOD PLACE**

SPONSORED BY: GRUBB VENTURES, LLC RALEIGH, NORTH CAROLINA

SCALE: 1"=200'

DATE: DECEMBER 04, 2014

PROJECT: 2012-011.001

EXISTING CONDITIONS

MATTOX LAW FIRM
127 W Hargett St #500, Raleigh, NC 27601
Phone (919) 828-7171

TOM C WORTH JR
127 W Hargett St #500, Raleigh, NC 27601
Phone (919) 831-1125

PRIEST, CRAVEN & ASSOCIATES, INC.
LAND USE CONSULTANTS
PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS
3802 - B Corporate Dr., Suite 104 Raleigh, NC 27609
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LS3P
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FAX (704) 333-2926

GRUBB VENTURES
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Fax (919) 786-9961

LINCOLN HARRIS
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Fax (919) 865-8600

Stantec
801 Jones Franklin Road, Suite 300
Raleigh, NC 27606-1394
Phone (919) 865-7888
Fax (919) 831-7034

02

PRELIMINARY NOT-RELEASED FOR CONSTRUCTION

LEGEND

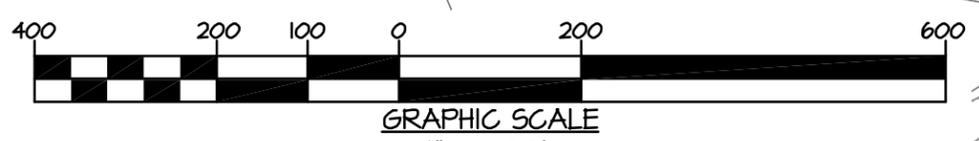
- TREE CONSERVATION AREA
- BUILDING SETBACK
- 30' VEGETATED BUFFER



Glenwood Place Development Matrix						
Land Use Area	Proposed Retail (Max)	Proposed Hotel (Max)	Proposed Office (Max)	Residential	Max Height Story/Feet	Additional Height Regulation
A	140,000	250	250,000	350	12 OR 195'	For hotel buildings only, height will only be governed by maximum number of feet. For example, a hotel of 195 feet may have more than 12 stories.
B	12,500	250	300,000	100	12 OR 195'	For hotel buildings only, height will only be governed by maximum number of feet. For example, a hotel of 195 feet may have more than 12 stories.
C	18,000	250	500,000	300	12 OR 195'	For hotel buildings only, height will only be governed by maximum number of feet. For example, a hotel of 195 feet may have more than 12 stories. See also Footnote 2.
D	12,500	N/A	N/A	350	5 & 75'	Building must step down so that it is no more than 65 feet in height at the rear building setback line.
E	N/A	N/A	N/A	N/A	N/A	N/A
F	12,500	N/A	N/A	300	4 & 55.5'	Per SP-24-13
G	25,000	N/A	25,000	100	4 & 55.5'	Per SP-24-13
H	20,000	N/A	N/A	N/A	7 & 115'	No
PD Max Allowable (1)	140,000	250	900,000	800		
Existing or Approved (3)	-	-	112,400	292		
To Be Demolished	-	-	253,493	-		
Max Allowable New Construction (3)	140,000	250	787,600	508		

- (1) - The maximum allowable row is governed overall by the ITE Trip Generation budget in the Glenwood Place Development traffic study.
- (2) - The height in Area C will be further governed by incremental setbacks illustrated on Sheet 18, Neighborhood Transitions.
- (3) - Max allowable new construction does not include 292 units approved under SP-24-13 which are not yet built.

NOTE THAT THE LOCATION, SHAPE, ORIENTATION AND RELATIONSHIP OF THE BUILDINGS, PARKING, OUTDOOR AMENITY AREAS AND COMMON OPEN SPACE SHOWN ON THESE PLANS ARE ILLUSTRATIVE IN NATURE AND ONLY INTENDED TO CONVEY THE INTENT OF WHAT COULD BE PLACED ON THE SITE WITHIN THE CONTEXT OF THE PROPOSED DEVELOPMENT MATRIX AND PROPOSED TRIP GENERATION BUDGET DISCUSSED IN THE MASTER PLAN DOCUMENT.



A MASTER PLAN FOR
GLENWOOD PLACE
SPONSORED BY: GRUBB VENTURES, LLC RALEIGH, NORTH CAROLINA

SCALE: 1"=200'
DATE: DECEMBER 04, 2014
PROJECT: 2012-011.001

GENERAL LAYOUT MAP

 510 Glenwood Ave. Suite 201 Raleigh, N.C. 27603 Phone (919) 835-1500 Fax (919) 835-4310	 227 W. Trade Street Suite 700 Charlotte, NC 28202 Phone (704) 333-6686 FAX (704) 333-2926	 3700 Glenwood Avenue Suite 330 Raleigh, NC 27612 Phone (919) 786-9905 Fax (919) 786-9961	 4725 Piedmont Row Drive, Suite 800 Raleigh, NC 27610 Phone (919) 714-7600 Fax (919) 714-8600	 801 Jones Franklin Road, Suite 300 Raleigh, NC 27606-3394 Phone (919) 865-2888 Fax (919) 831-7024
 127 W Hargett St #500, Raleigh, NC 27601 Phone (919) 828-7171	 127 W Hargett St #500, Raleigh, NC 27601 Phone (919) 831-1125	 LAND USE CONSULTANTS PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3360 - B Corporate Dr. e. Suite 104 Raleigh, NC 27609 Phone 919 781-9999 - Fax 919 781-2288 - Email PCAJ@pcaj.com - Web: www.pc-aj.com		03



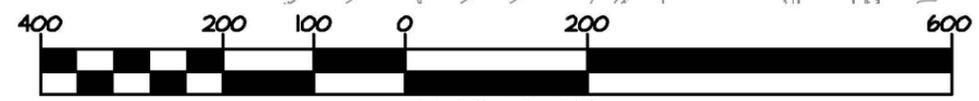
PROPOSED TREE SAVE AREAS
WITHIN EXISTING CM ZONING DISTRICT

APPROVED
STORMWATER OUTLET
SEE SP-24-2013

GROSS AREA OF PROJECT	41.58 AC
AREA IN PROPOSED R/W	4.82 AC
NET PROJECT AREA	36.76 AC
TREE CONSERVATION AREA PROVIDED (10.0%)	3.68 AC

SYMBOL LEGEND

TREE CONSERVATION AREAS



GRAPHIC SCALE
1" = 200'

NOTE THAT THE LOCATION, SHAPE, ORIENTATION AND RELATIONSHIP OF THE BUILDINGS, PARKING, OUTDOOR AMENITY AREAS AND COMMON OPEN SPACE SHOWN ON THESE PLANS ARE ILLUSTRATIVE IN NATURE AND ONLY INTENDED TO CONVEY THE INTENT OF WHAT COULD BE PLACED ON THE SITE WITHIN THE CONTEXT OF THE PROPOSED DEVELOPMENT MATRIX AND PROPOSED TRIP GENERATION BUDGET DISCUSSED IN THE MASTER PLAN DOCUMENT.

A MASTER PLAN FOR
GLENWOOD PLACE
SPONSORED BY: GRUBB VENTURES, LLC RALEIGH, NORTH CAROLINA

SCALE: 1"=200'
DATE: DECEMBER 04, 2014
PROJECT: 2012-011.001

TREE CONSERVATION PLAN

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Phone 919 / 781-6588 - Fax 919 / 782-1289 - Email PCA@pcaconsultants.com / PCA@pca.com

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