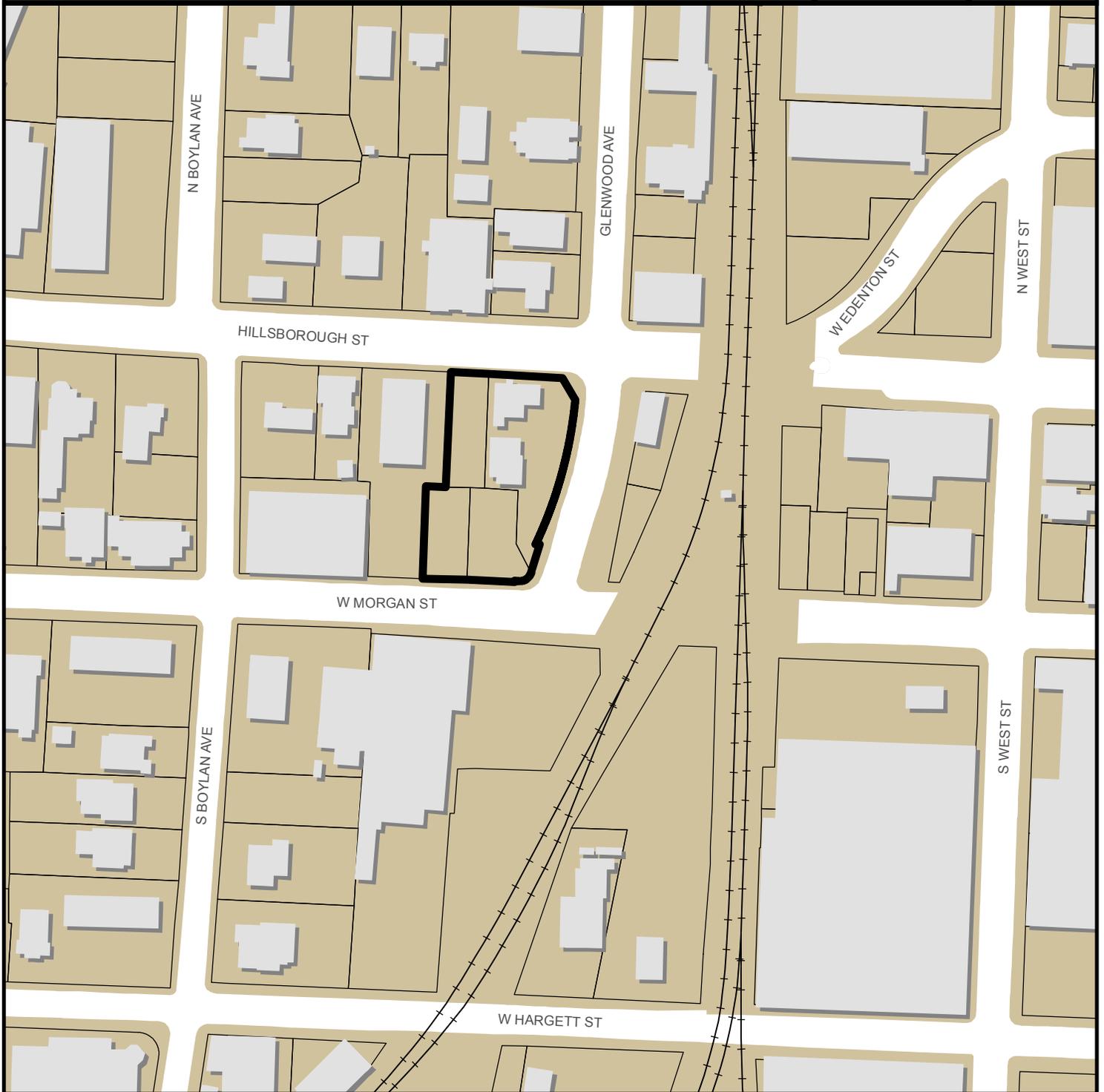


# ONE GLENWOOD SR-45-2016



Zoning: **DX-12-UG**

CAC: **Hillsborough**

Drainage Basin: **Rocky Branch**

Acreage: **0.79**

Units: **242,128**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Glenwood HPI, LLC**

Phone: **919-769-6139**



SR-4576

# Administrative Site Review Application (for UDO Districts only)



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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

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

BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input checked="" type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number <b>478399</b> Assigned Project Coordinator  Assigned Team Leader	
Has your project previously been through the Due Diligence process? If yes, provide the transaction # <b>448664</b>			
GENERAL INFORMATION			
Development Name <b>One Glenwood</b>			
Zoning District <b>DX-12-UL and DX-12-UG</b>			
Proposed Use <b>Mixed Use Office and Retail</b>			
Property Address(es) <b>605 HILLSBOROUGH ST, 609 HILLSBOROUGH ST, 606 W MORGAN ST, 608 W MORGAN ST</b>			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:			
P.I.N. Recorded Deed <b>1703494146</b>	P.I.N. Recorded Deed <b>1703493177</b>	P.I.N. Recorded Deed <b>1703494005</b>	P.I.N. Recorded Deed <b>1703493055</b>
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input checked="" type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input checked="" type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:			
<b>WORK SCOPE</b>	Per City Code Section 10.2.8.D.1, summarize the project work scope. <b>Development of a 11 story, 242,128 SF mixed use building on 4 lots recombined into a single lot.</b>		
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE <b>Project requires a DA for Hillsborough and Morgan streets and an AE for building height and outdoor amenity areas as noted on sheet LS1.1</b>		
<b>CLIENT/DEVELOPER/ OWNER</b>	Company <b>Glenwood HPI, LLC</b>		Name (s) <b>Ryan Blair</b>
	Address <b>501 Fairmount Avenue, Suite 101, Towson, Maryland 21286</b>		
	Phone <b>410-769-6139</b>	Email <b>rblair@hpimd.com</b>	Fax <b>n/a</b>
<b>CONSULTANT (Contact Person for Plans)</b>	Company <b>JDavis Architects, PLLC</b>		Name (s) <b>Ken Thompson</b>
	Address <b>510 South Wilmington Street, Raleigh, NC 27601</b>		
	Phone <b>919-835-1500</b>	Email <b>kent@jdavisarchitects.com</b>	Fax <b>919-835-1510</b>

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

Zoning Information	Building Information
Zoning District(s) DX-12-UL and DX-12-UG	Proposed building use(s) Mixed Use Office and Retail
If more than one district, provide the acreage of each .50 AC and .29 AC	Existing Building(s) sq. ft. gross 3429 sq. ft.
Overlay District n/a	Proposed Building(s) sq. ft. gross 242,128 sq. ft.
Total Site Acres .79 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 242,128 sq. ft.
Off street parking Required 447 Provided 447 (off site)	Proposed height of building(s) 155' Stories 10
COA (Certificate of Appropriateness) case # n/a	FAR (floor area ratio percentage) 7.73
BOA (Board of Adjustment) case # A- n/a	Building Lot Coverage percentage 80% (site plans only)
CUD (Conditional Use District) case # Z- n/a	Height of 1 <sup>st</sup> Floor 15' minimum

**Stormwater Information**

Existing Impervious Surface acres/square feet 0.53 AC (23,097 SF)	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet 0.74 AC (32,225 SF)	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**FOR RESIDENTIAL DEVELOPMENTS**

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

**SIGNATURE BLOCK (Applicable to all developments)**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

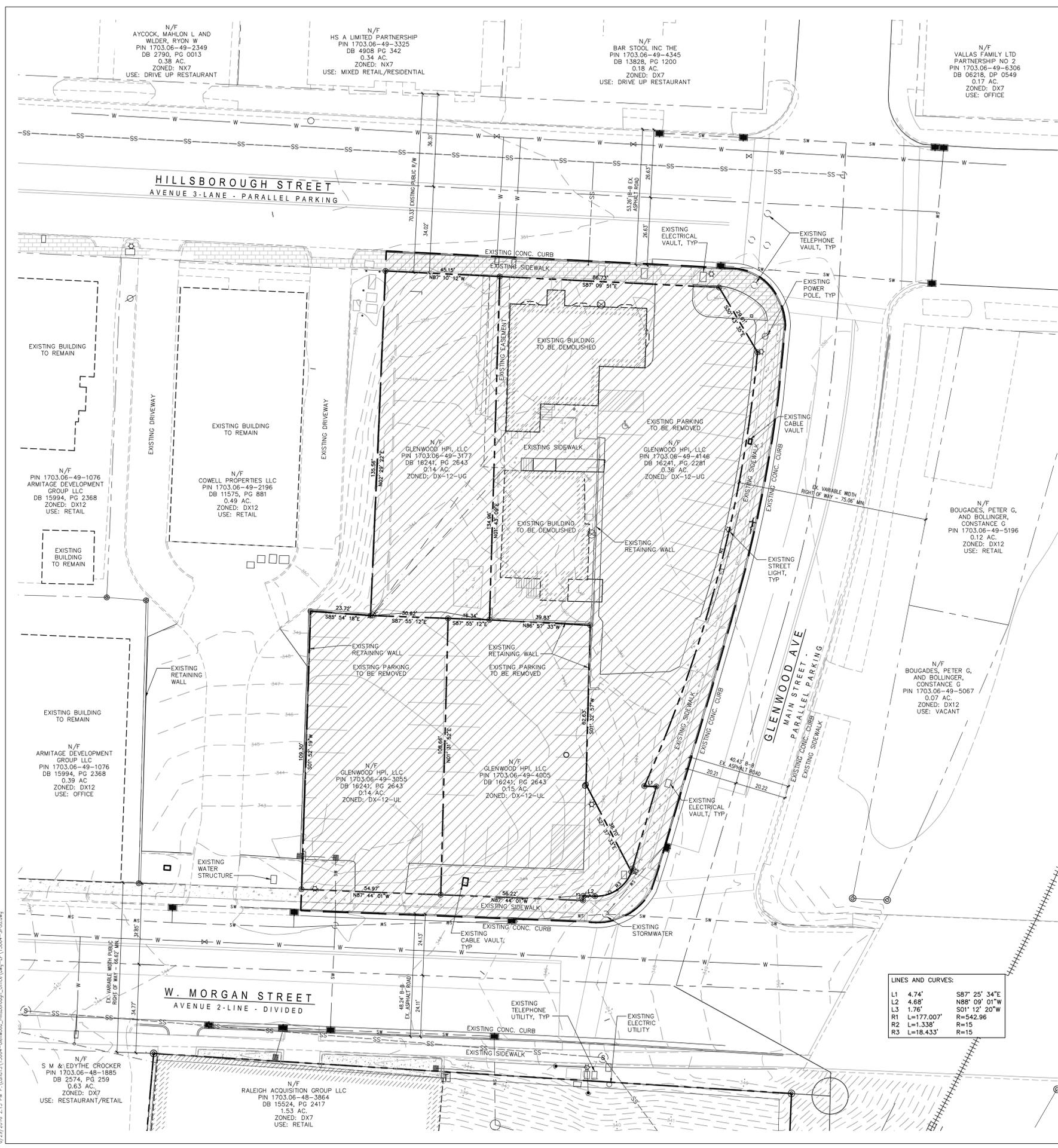
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Ryan J. [Signature] Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <u>Site Review</u> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <u>Site Review</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
4. I have referenced the <u>Site Review</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>				
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
c) Proposed Site Plan	<input checked="" type="checkbox"/>				
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>				
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>				
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>				
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>				
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>				
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



**SITE DATA:**

SITE ADDRESS:	605 HILLSBOROUGH ST, 609 HILLSBOROUGH ST, 606 W MORGAN ST, 608 W MORGAN ST
PIN NUMBER:	170394146, 170393177, 170394005, 170393005
DEED BOOK:	DB 016241, DP 02281, DB 016241, DP 02643, DB 016241, DP 02643, DB 016241, DP 02643
ZONING(S):	DX-12-UG + DX-12-UG
ACREAGE:	0.36 + 0.14 + 0.15 + 0.14 = 0.79
PROPOSED USE:	MIXED-USE: OFFICE/RETAIL

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
    - a. REBECCA DUFFY: 919-995-4031 OR Rebecca.Duffy@raleighnc.gov
    - b. TERRY PHINNEY: 919-995-4035 OR Terry.Phinney@raleighnc.gov
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND CO. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN FEBRUARY 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN FEBRUARY 2016.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - TRASH AND CARDBOARD DUMPS/STER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

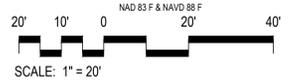
**DEMOLITION NOTE:**

ALL EXISTING ABOVE GROUND ELEMENTS, EXCLUDING TRAFFIC CONTROL ELEMENTS AND STRUCTURES, FROM BACK OF CURB ON HILLSBOROUGH, GLENWOOD AND MORGAN STREETS TO THE WESTERN SITE BOUNDARY ARE TO BE DEMOLISHED AND REMOVED. SEE CIVIL PLANS FOR DEMOLITION AND REMOVAL OF UNDERGROUND UTILITY'S SUCH AS WATER, SEWER AND STORMWATER. PRIVATE UTILITY DEMOLITION AND REMOVAL TO BE COORDINATED WITH THE APPROPRIATE PRIVATE UTILITY PROVIDER SUCH AS DUKE PROGRESS ENERGY, TIME WARNER CABLE, AT&T, ETC.

SEE LS2.1 FOR SITE DETAILS.

**XX-XX-15**

**EXISTING CONDITIONS AND DEMOLITION PLAN**



**LINES AND CURVES:**

L1 4.74'	S87° 25' 34"E
L2 4.68'	N88° 09' 01"W
L3 1.76'	S01° 12' 20"W
R1 L=177.007'	R=542.96
R2 L=1.338'	R=15
R3 L=18.433'	R=15

- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

**LEGEND:**

CB	PROJECT BOUNDARY	WV	WATER VALVE	SSMH	SANITARY SEWER
GW	EX. ADJACENT PROPERTY LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
CI	EX. RIGHT OF WAY LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
PP	EX. EASEMENT	WV	WATER VALVE	SSMH	SANITARY SEWER
LP	EX. OVERHEAD UTILITY	WV	WATER VALVE	SSMH	SANITARY SEWER
TP	EX. SANITARY SEWER LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
GM	EX. STORMWATER LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
	EX. WATER LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
	EX. CONTOUR MAJOR LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
	EX. CONTOUR MINOR LINE	WV	WATER VALVE	SSMH	SANITARY SEWER
	PROP. TREE CONSERVATION AREA	WV	WATER VALVE	SSMH	SANITARY SEWER
	PROP. TREE PROTECTION FENCE	WV	WATER VALVE	SSMH	SANITARY SEWER

**ABBREVIATIONS:**

BM	BOOK OF MAPS	CB	STORM CATCH BASIN
DB	DEED BOOK	WV	WATER VALVE
PG	PAGE	RCP	REINFORCED CONC. STORM PIPE
NF	NOW OR FORMERLY	CONC	CONCRETE
R/W	RIGHT OF WAY	SSMH	SANITARY SEWER
EIP	EXISTING IRON PIPE	WM	WATER METER
EMAG	EXISTING MAG NAIL	LP	LIGHT POLE
EGM	EXISTING CONC. MONUMENT	GM	GAS METER
IP	IRON PIPE SET	CI	CURB INLET
MAGS	MAG NAIL SET	FB	FIBER BOX
CP	COMPUTED POINT	PP	POWER POLE
SS	SANITARY SEWER	MW	MONITORING WELL
CS	SANITARY SEWER CLEAN OUT	EM	ELECTRICAL METER
MH	MANHOLE	EB	ELECTRICAL BOX
ST	STORM	TR	TRANSFORMER
GW	GLY ANCHOR	TSP	TRAFFIC SIGNAL POLE

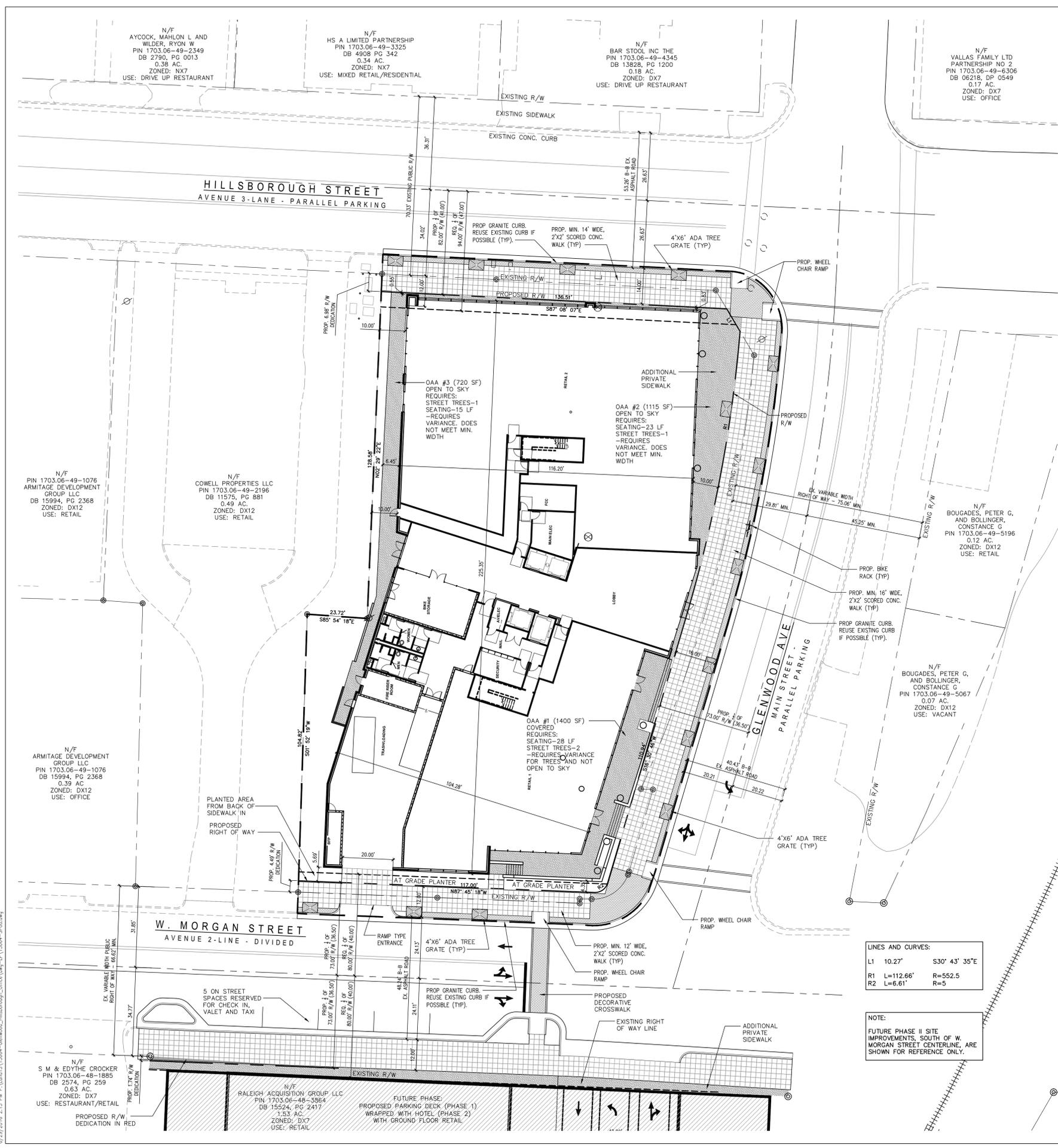
**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

PROJECT:	15064	DATE
ISSUE:	Administrative Site Review	06.30.2016
REVISIONS:		
DRAWN BY:	KT, ER	
CHECKED BY:	KT	
CONTENT:		

6/27/2016 2:13 PM P:\Lined\1515064-Glenwood\_OneGlenwood\_Hillsborough\_Office\Map-LP\15064-SP06.dwg

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1 Zoning	DX-12 UG & UL
<b>2 Section 3.2.6 Mixed Use Building</b>	
<b>A Lot Dimensions</b>	
A1 Area (min)	n/a
A1 Area (max)	n/a
A2 Width (min)	n/a
A3 Outdoor amenity area	10%
<b>B Building / structure setbacks</b>	
B1 From primary street (min)	3 FT
B2 From side street (min)	3 FT
B3 From side lot line (min)	0 or 6 FT
B4 From rear lot line (min)	0 or 6 FT
B4 From alley	5 FT
<b>C Parking setbacks</b>	
C1 From primary street (min)	10 FT
C2 From side street (min)	10 FT
C3 From side lot line (min)	0 or 3 FT
C4 From rear lot line (min)	0 or 3 FT
C4 From alley	5 FT
<b>D Height</b>	
D1 Principal building (max)	(150' max) 12 Story
D2 Accessory structure (max)	25 FT
<b>E Floor heights</b>	
E1 Ground floor elevation (min)	0 FT
E2 Ground story height floor to ceiling (min)	15 FT
E3 Upper story height floor to ceiling (min)	9 FT
<b>F Transparency</b>	
F1 Ground story (min)	66%
F2 Upper story (min)	20%
F3 Blank wall area (max)	20 FT
<b>H Allowed building elements</b>	
Balcony	
Galley, swimming	

3 Site Data	DX-12 UG & UL
<b>4 Zoning</b>	
<b>5 Tract area</b>	
170349446	0.355 AC
1703493177	0.143 AC
1703494005	0.151 AC
1703493055	0.136 AC
Gross acreage	0.785 AC
Less right of way dedication	0.066 AC
Net acreage	<b>0.719 AC</b>
<b>6 Proposed use</b>	
Mixed Use (office/retail)	
<b>7 Proposed gross SF</b>	
Retail	8,952 SF
Office	233,176 SF
Total	<b>242,128 SF</b>
<b>8 Proposed FAR</b>	
242,128 / 0.72 =	<b>7.73 UI/AC</b>
<b>9 Outdoor amenity area (UDO section 3.2.6 A.3)</b>	
Area required - 10% of net acreage	
0.719 x 10% =	0.072 AC
Area provided	
OAA #1 (see note #1 below)	1,400 SF
OAA #2 (see note #2 below)	1,115 SF
OAA #3 (see note #3 below)	720 SF
Total	<b>3,235 SF</b>
Seating required (1 LF per 50 SF)	
OAA #1 (see note #1 below)	1,400 / 50 = 28.0 LF
OAA #2 (see note #2 below)	1,115 / 50 = 22.3 LF
OAA #3 (see note #3 below)	720 / 50 = 14.4 LF
Total	<b>64.7 LF</b>
Seating provided	
OAA #1 (see note #1 below)	28.0 LF
OAA #2 (see note #2 below)	23.0 LF
OAA #3 (see note #3 below)	15.0 LF
Total	<b>66.0 LF</b>
Trees required (1 LF per 50 SF)	
OAA #1 (see note #1 below)	1,400 / 50 = 28.0 EA
OAA #2 (see note #2 below)	1,115 / 50 = 22.3 EA
OAA #3 (see note #3 below)	720 / 50 = 14.4 EA
Total	<b>64.7 EA</b>
Trees provided	
OAA #1 (see note #1 below)	1.0 EA
OAA #2 (see note #2 below)	1.0 EA
OAA #3 (see note #3 below)	0.0 EA
Total	<b>2.0 EA</b>
<b>10 Building height</b>	
Allowed height	(150' max) 12 Story
Proposed height (see note #4 below)	(150') 10 Story
<b>11 Frontage requirements (UDO section 3.4)</b>	
n/a	
<b>12 Neighborhood transition (UDO section 3.5)</b>	
n/a	
<b>13 Required parking (UDO section 7.1.2)</b>	
Retail uses (first 30K SF exempt)	8,952 - 30,000 = 0 SP
Non residential uses	233,176 SF
Gross area	10,000 SF
Less 10K SF exempt	233,176 SF
Adjusted gross SF	233,176 SF
Total required (1 space per 500 SF)	233,176 / 500 = 466.35 SP
Parking provided on site (see note #5 below)	0 SP
Parking provided off site (see note #5 below)	438 SP
Standard space	9 SP
HC space	9 SP
Total spaces provided (see note #5 below)	<b>447 SP</b>
<b>14 Required bicycle parking (UDO section 7.1.2)</b>	
Retail uses	8,952 / 5,000 = 1.8 SP
Short term (1 space per 8,000 SF)	0.0 SP
Long term (1 space per 0 SF)	1.8 SP
Total required	1.8 SP
Bike parking provided (on street)	2 SP
Office use	8,952 / 5,000 = 1.8 SP
Short term (1 space per 10,000 SF)	233,176 / 10,000 = 23.3 SP
Long term (1 space per 5,000 SF)	25.3 SP
Total required	25.3 SP
Bike parking provided (in bike room)	26 SP
<b>15 Notes:</b>	
#1 Outdoor amenity area #1 is covered and because of that required trees cannot be provided. An alternate will need the approval of the Planning Director	
#2 A portion of Outdoor amenity area #2 does not meet the minimum width and an alternate will need the approval of the Planning Director	
#3 All of Outdoor amenity area #3 does not meet the minimum width and an alternate will need the approval of the Planning Director	
#4 The project exceeds the allowable height in feet and will require a variance for overall height and height of parapet wall	
#5 all parking to be provided in parking deck located at 607 W. Morgan Street (PIN 1703483864). Site plan for parking deck to filed under separate case #	

SITE DATA:	
SITE ADDRESS:	605 HILLSBOROUGH ST, 609 HILLSBOROUGH ST, 606 W MORGAN ST, 608 W MORGAN ST
PIN NUMBER:	170349446, 1703493177, 1703494005, 1703493055
DEED BOOK:	DB 016241, DP 02281, DB 016241, DP 02643, DB 016241, DP 02643, DB 016241, DP 02643
ZONING(S):	DX-12-UL + DX-12-UG
ACREAGE:	0.36 + 0.14 + 0.15 + 0.14 = 0.79
PROPOSED USE:	MIXED-USE: OFFICE/RETAIL

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO CITY OF RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
  - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY OF RALEIGH, PUBLIC DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT SHALL BE:
    - a. REBECCA DUFFY: 919-995-4031 OR Rebecca.Duffy@raleighnc.gov
    - b. TERRY PHINNEY: 919-995-4035 OR Terry.Phinney@raleighnc.gov
  - THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.
  - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDS OF ANY PLAN FOR THIS DEVELOPMENT.
  - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
  - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND CO. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN FEBRUARY 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN FEBRUARY 2016.
  - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION THROUGH 2 FEET AND 0 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
  - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
  - TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
  - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
  - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
  - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
  - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
  - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUSH ON THIS MINIMUM CORNER CLEARANCE.
  - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
  - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
  - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOUSING, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
  - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

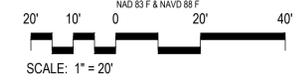
- HC RAMPS:**
- ALL HC RAMPS TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
  - POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY.

SEE LS2.1 FOR SITE DETAILS.



XX-XX-15

SITE PLAN



**LINES AND CURVES:**

L1	10.27'	S30° 43' 35"E
R1	L=112.66'	R=552.5
R2	L=6.61'	R=5

**NOTE:**  
FUTURE PHASE II SITE IMPROVEMENTS, SOUTH OF W. MORGAN STREET CENTERLINE, ARE SHOWN FOR REFERENCE ONLY.

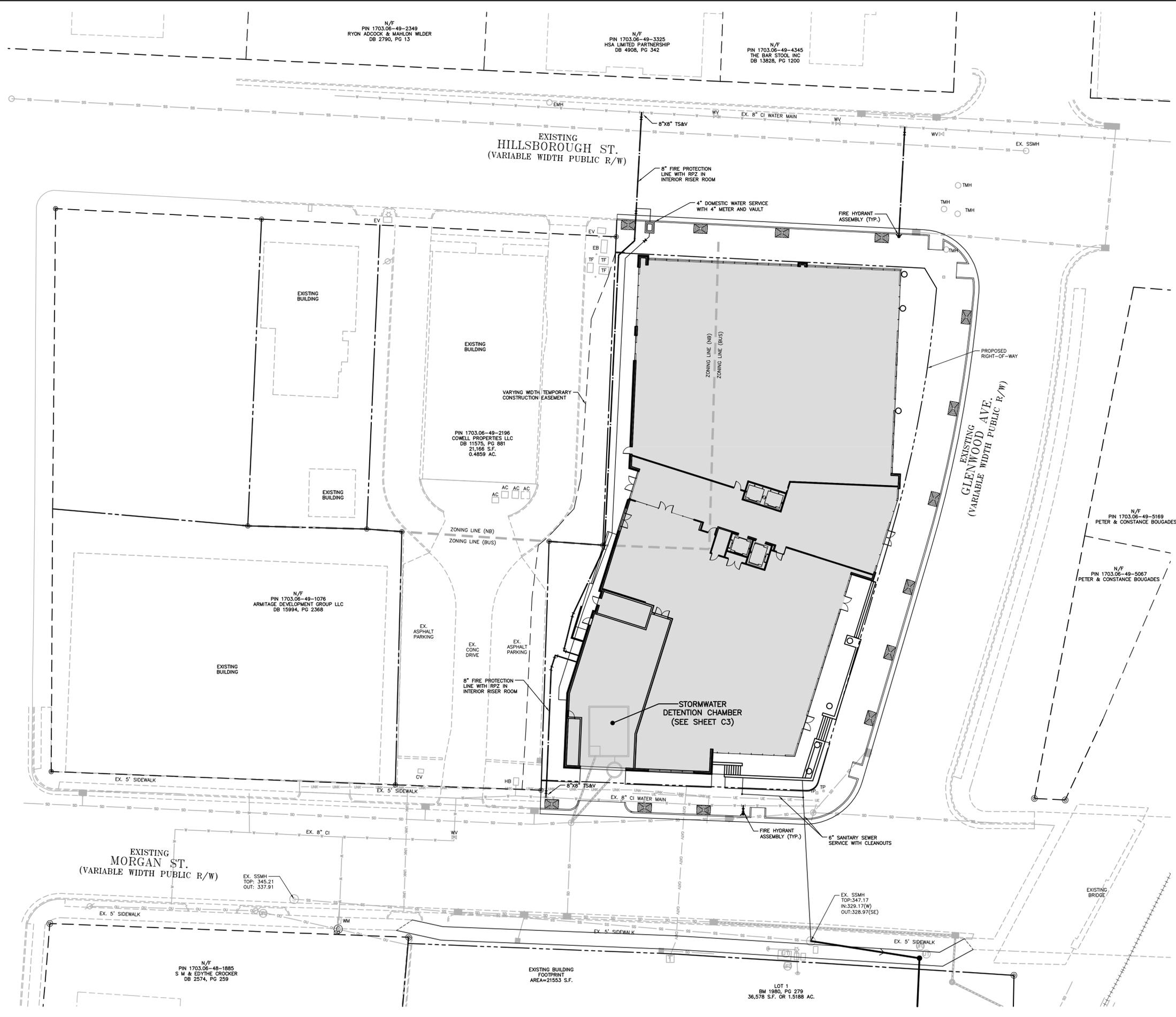
**PRELIMINARY**

FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

PROJECT:	15064	DATE
ISSUE:	Administrative Site Review	06.30.2016
REVISIONS:		
DRAWN BY:	KT, ER	
CHECKED BY:	KT	
CONTENT:		

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6/29/2016 2:57 PM X:\Projects\15020\Land\Site Plan - CDA\Curent Drawings\15020-Office-SitePlan-U1.dwg

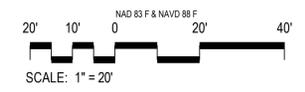


- ### UTILITY LEGEND
- FIRE HYDRANT ASSEMBLY
  - FIRE DEPARTMENT CONNECTION (FDC)
  - WATER METER
  - WATER VALVE
  - POST INDICATOR VALVE
  - VALVE IN MANHOLE
  - METER & VAULT
  - BACKFLOW PREVENTER
  - REDUCER
  - PLUG
  - BLOW-OFF ASSEMBLY
  - SANITARY SEWER MANHOLE
  - SEWER CLEAN-OUT
  - GREASE TRAP
  - SEWER FLOW DIRECTION ARROW
  - YARD LIGHTS
  - LIGHT POLE
  - POWER POLE
  - LINE BREAK SYMBOL
  - WATERLINE
  - WATER SERVICE LINE
  - UTILITY SLEEVE
  - SANITARY SEWER
  - SEWER SERVICE LINE
  - GAS LINE
  - OVERHEAD UTILITY
  - UNDERGROUND ELECTRIC
  - TELEPHONE
  - EASEMENT LINE



**XX-XX-15**

UTILITY PLAN



**JDAVIS**  
 510 South Wilmington Street | Raleigh, NC 27601 | Tel: 919.835.1500  
 1518 Walnut St. Suite 1308 | Philadelphia, PA 19102 | Tel: 215.545.0121  
**XX-XX-15**  
 TRANSACTION NO. XXXXXX (TYPE)

Glenwood HPI, LLC  
**Glenwood and Hillsborough**  
 Glenwood Avenue  
 Raleigh, North Carolina 27603

PRELIMINARY

PROJECT:	15064	PROJECT DATE:
ISSUE:	Administrative Site Review	ISSUE DATE:
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