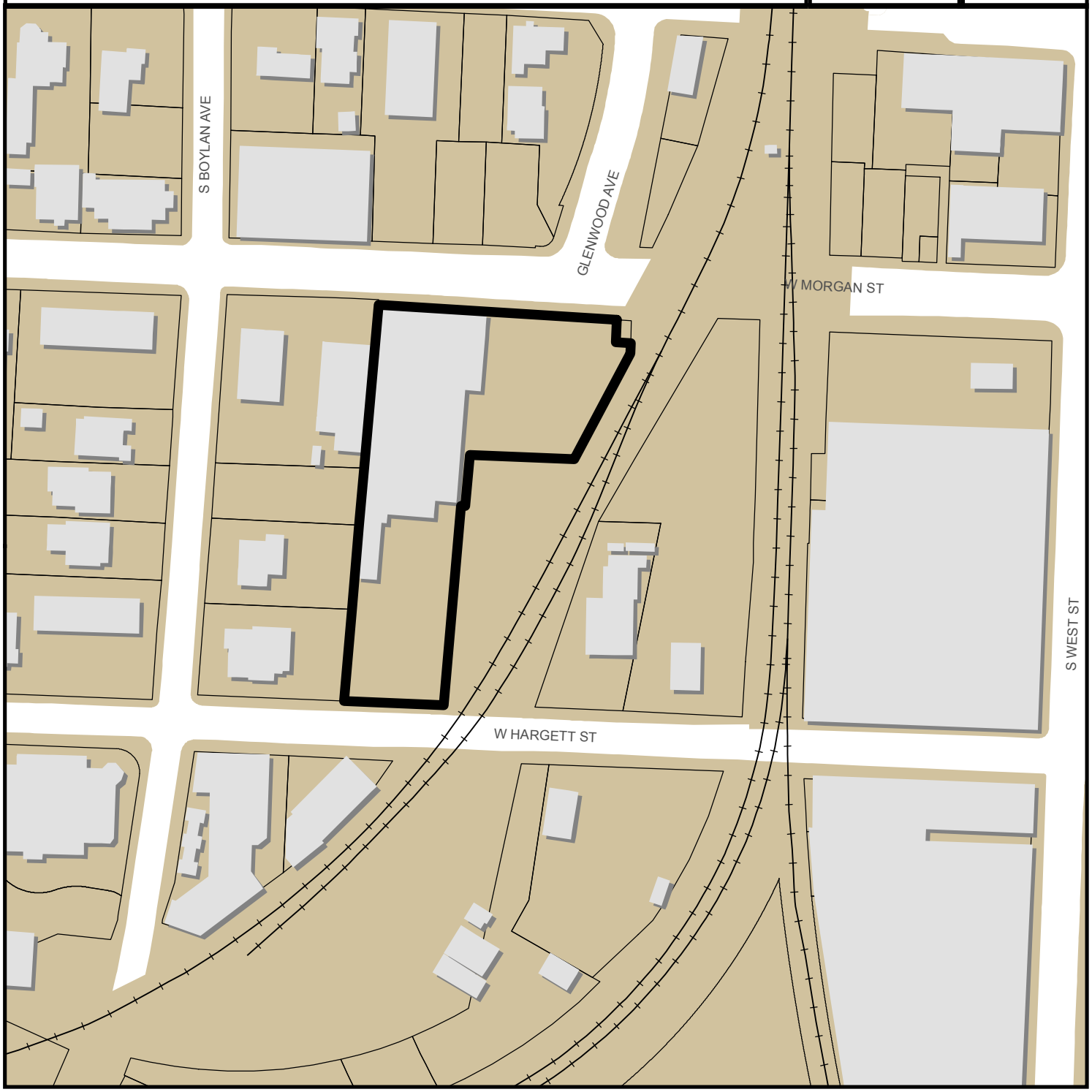
TWO GLENWOOD
SR-92-2016



0 220 440 Feet

Zoning: **DX-7-UL**
CAC: **Hillsborough**
Drainage Basin: **Rocky Branch**
Acreage: **1.5**
Sq. Ft .: **331,008**

Planner: **Michael Walters**
Phone: **(919) 996-2636**

Applicant: **Glenwood HPI, LLC**
Phone: **(410) 769-6139**

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 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE		FOR OFFICE USE ONLY
☐ Detached ☐ Attached ☐ Apartment ☐ Townhouse	☐ General ☒ Mixed Use ☐ Open Lot	Transaction Number 494902 Assigned Project Coordinator Walters Assigned Team Leader CHIP

Has your project previously been through the Due Diligence process? If yes, provide the transaction # SR-92-16

GENERAL INFORMATION

Development Name: Two Glenwood

Zoning District: DX-7-UL

Proposed Use: Mixed Use - Phase I structured parking and phase II hotel

Property Address(es): 607 W MORGAN ST, RALEIGH, NC 27603

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

P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
1703-48-3864			

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

WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. Development of a 7 story (85') structured parking deck in phase I(for Glenwood One Office SR-45-16) and Hotel on the exterior of the structured parking deck in phase II
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE At this tome no

CLIENT/DEVELOPER/ OWNER	Company: Glenwood HPI, LLC	Name (s): Ryan Blair	
	Address: 501 Fairmount Avenue, Suite 101, Towson, Maryland 21286		
	Phone: 410-769-6139	Email: rblair@hpimd.com	Fax: n/a
CONSULTANT (Contact Person for Plans)	Company: JDavis Architects, PLLC	Name (s): Ken Thompson	
	Address: 510 S. Wilmington Street, Raleigh, NC 27601		
	Phone: 919-835-1500	Email: kent@jdavisarchitects.com	Fax: 919-835-1510

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	**Building Information**
Zoning District(s) DX-7-UL	Proposed building use(s) Mixed Use-Parking and Hotel
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 21549 sq. ft.
Overlay District N/A	Proposed Building(s) sq. ft. gross 331,008 sq. ft.
Total Site Acres 1.510 Inside City Limits ■ Yes ☐ No	Total sq. ft. gross (existing & proposed) 331,008 sq. ft.
Off street parking Required 150 Provided 801 (444 for SR-45-16)	Proposed height of building(s) 85' Stories 7
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 5.05
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 51% (site plans only)
CUD (Conditional Use District) case # Z- N/A	Height of 1st Floor 21'
Stormwater Information	
Existing Impervious Surface acres/square feet 52588 sf (1.21 ac)	Flood Hazard Area ☐ Yes ■ No
Proposed Impervious Surface acres/square feet 58053 sf (1.33 ac)	If Yes, please provide:
Neuse River Buffer ☐ Yes ■ No Wetlands ☐ Yes ■ No	Alluvial Soils Flood Study FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units n/a	5. Bedroom Units 1br 150 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units n/a	6. Infill Development 2.2.7 n/a
3. Total Number of Hotel Units 150	7. Open Space (only) or Amenity 0.152 AC
4. Overall Total # Of Dwelling Units (1-6 Above) 150	8. Is your project a cluster unit development? ☐ Yes ■ 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.

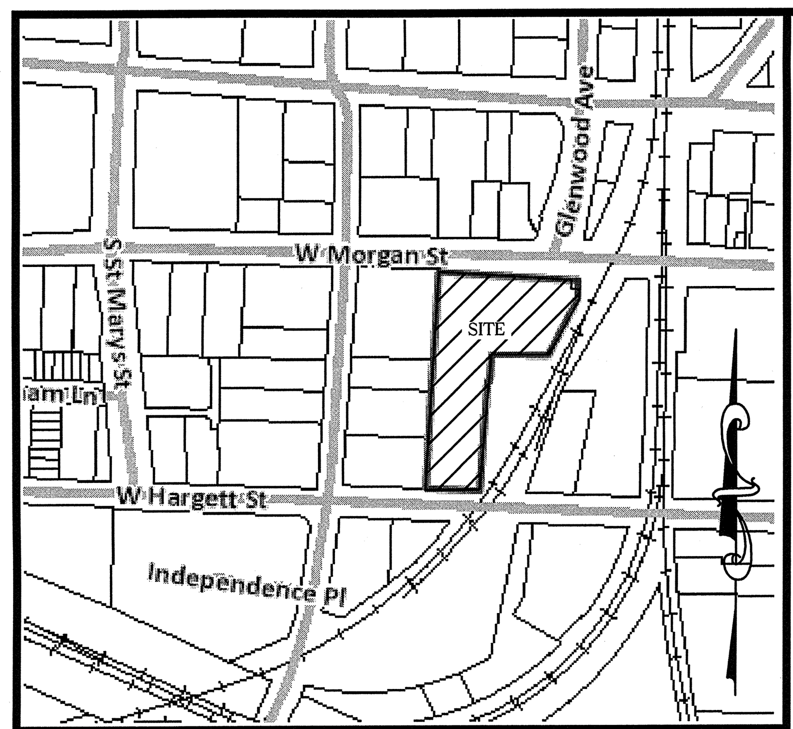
I hereby designate Ken Thompson to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

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. Bli 11/16/16 Date

Signed _____ Date

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	**YES**	**N/A**	**YES**	**NO**	**N/A**
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)	☒				
2. **Site Review** completed and signed by the property owner	☒		✓		
3. Client must complete and print page 1 and 2 of the **Site Review** to the plan cover sheet (not applicable for infill recombination)	☒	☐	✓		
4. I have referenced the **Site Review** and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	☒		✓		
5. Provide the following plan sheets:	☒		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	☒		✓		
b) Existing Conditions Sheet	☒	☐	✓		
c) Proposed Site Plan	☒		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	☒		✓		
e) Proposed Utility Plan, including Fire	☒	☐	✓		
f) Proposed Tree Conservation Plan	☐	☒		✓	
g) Proposed Landscaping Plan	☒	☐	✓		
h) Building elevations that show maximum height of buildings to be removed	☒	☐	✓		
i) Transportation Plan	☐	☒		✓	
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. For re-submittals – include all revision dates	☒	✓	✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	☒	✓	✓		
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	☒		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	☒		✓		
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	☒		✓		
11. Wake County School Form, if dwelling units are proposed	☐	☒		✓	
12. Preliminary stormwater quantity and quality summary and calculations package	☒	☐	✓		
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	☐	☒		✓	



VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES

1. All distances are horizontal ground.
2. All dimensions are in feet unless otherwise noted.
3. All areas computed using coordinates from measured field data.
4. The ALTA/ACSM Land Title Survey shown hereon is NOT FOR RECORDATION.
5. This survey satisfies all state-required minimum standards.
6. The Horizontal datum is Nad 83(2011), and vertical datum is NAVD 88.
7. Improvements within any offsite easement or servitudes benefiting the subject properties are as shown on survey.
8. The subject property is located within an area having a Zone Designations "X" by FEMA Panel 3720170300J with an effective date of May 2, 2006. subject property is not located in a flood hazard area.
9. Monuments have been placed at all major corners of the boundary of the subject property, unless already marked by existing monuments or unable to set due to concrete or inside building. Monuments include iron pipes, iron pipes with a cap and tack, mag nails, railroad spikes, concrete nails and concrete monuments.
10. No observed evidence of recent earth moving work, building construction or building additions.
11. No observed evidence of recent street or sidewalk construction or repairs.
12. No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
13. The subject property is DX-7-UL.
14. The site was localized utilizing Real-Time Kinematic (RTK) Global Positioning System (GPS) solutions referencing the Continuously Operating Reference Station (CORS) network base station NCRD, Raleigh, NC.
15. All references are to the Wake County Registry.
16. No observed evidence of a cemetery on the subject property.
17. No wetlands on the subject property as determined by the National Wetland Inventory.

ALTA/ACSM SURVEYOR'S CERTIFICATION

To: RALEIGH ACQUISITION GROUP, LLC, a Michigan Limited Liability Company, GLENWOOD HPI, LLC, a Maryland Limited Liability Company and METRO TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(A), 8, 11(a), 13, 16, 17, 18, 20(a) of Table A thereof. The field work was completed on February 9, 2016.
The date of Plat or Map: February 18, 2016, Last Revised: February 24, 2016

Name of Surveyor

L-2776
License Number

February 18, 2016
Date

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS, JR.

SITE INFORMATION

PIN NUMBER: 1703.06-48-3864

SITE ADDRESS: 607 W. MORGAN STREET
RALEIGH, NC 27603

TOTAL PROPERTY AREA: 65,795 S.F.
1.51045 AC.

REFERENCE: DB 15524, PG 2417
BM 1980, PG 279
BM 1950, PG 55

LAND USE: WAREHOUSE

TOWNSHIP: RALEIGH

ZONING DATA

ZONING: DX-7-UL (NEW CITY OF RALEIGH CODE)

ZONING SETBACKS:
SEBACKS DETERMINED BY FUTURE USE OF PROPERTY

MAXIMUM HEIGHT: 7 STORIES

NOTES CORRESPONDING TO SCHEDULE B, SECTION II (EXCEPTIONS)

VERBATIM, AS PER COMMONWEALTH LAND TITLE INSURANCE COMPANY
FILE NO: MET2016-00071
COMMITMENT DATE: DECEMBER 31, 2015 AT 8:00 AM IN WAKE COUNTY
LAST REVISED: FEBRUARY 8, 2016

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. Note: This exception will not appear on the Policy.
   NOT A MATTER OF SURVEY.
2. Taxes and assessments for the year 2016 and subsequent years, not yet due and payable.
   NOT A MATTER OF SURVEY.
3. Rights of tenants in possession under unrecorded lease(s). (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TO TENANTS AS REFERENCED IN THE REQUIREMENT SECTION)
   NOT A MATTER OF SURVEY.
4. Intentionally Deleted and Combined with Item 8
   NOT A MATTER OF SURVEY.
5. Easement(s) in favor of Sprint Communications Company L.P., Qwest Communications Company, LLC and Level 3 Communications, LLC as recorded in Book 15156, Page 1716 AFFECTS PROPERTY, NOT PLOTTABLE and Book 15487, Page 578, AFFECTS PROPERTY, NOT PLOTTABLE, Wake County Registry.
6. Easement(s) in favor of City of Raleigh as recorded in Book 8013, Page 911, Wake County Registry.
   UNABLE TO PLOT AS DESCRIBED IN BOOK 8013, PAGE 911
7. Right(s) of way in favor of Carolina Power & Light Company as recorded in Book 2861, Page 850, Wake County Registry, as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., PLS.
   AS SHOWN ON SURVEY.
8. 15' Driveway Easement as created in the Warranty Deed recorded in Book 1013, Page 668, Wake County Registry, and as shown on plat recorded in Book of Maps 1980, Page 279, Wake County Registry, and as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., PLS.
   AS SHOWN ON SURVEY.
9. No coverage is provided as to the amount of acreage or square footage of the land.
   LAND AREA AS SHOWN ON SURVEY.
10. Intentionally Deleted.
    NOT A MATTER OF SURVEY.
11. Intentionally Deleted.
    NOT A MATTER OF SURVEY.
12. The following matters as shown on the survey dated February 18, 2016, by John A. Edwards, Jr., Professional Land Surveyor: a) overhead power lines, drop inlets, power poles with guy wire, water meter, sanitary sewer lines and manholes, underground junction box, storm junction box, transformer, fiber box; b) concrete flume encroachments; c) roof drainage encroachments along building line; d) 15' and 18' storm drain RCP; e) gravel encroaches onto adjoining property; f) building corner encroaches 0.20' into right of way of W. Morgan Street; g) retaining wall encroaches 0.45 feet into right of way of W. Hargett Street.
    AS SHOWN ON SURVEY.

AS SURVEYED DESCRIPTIONS

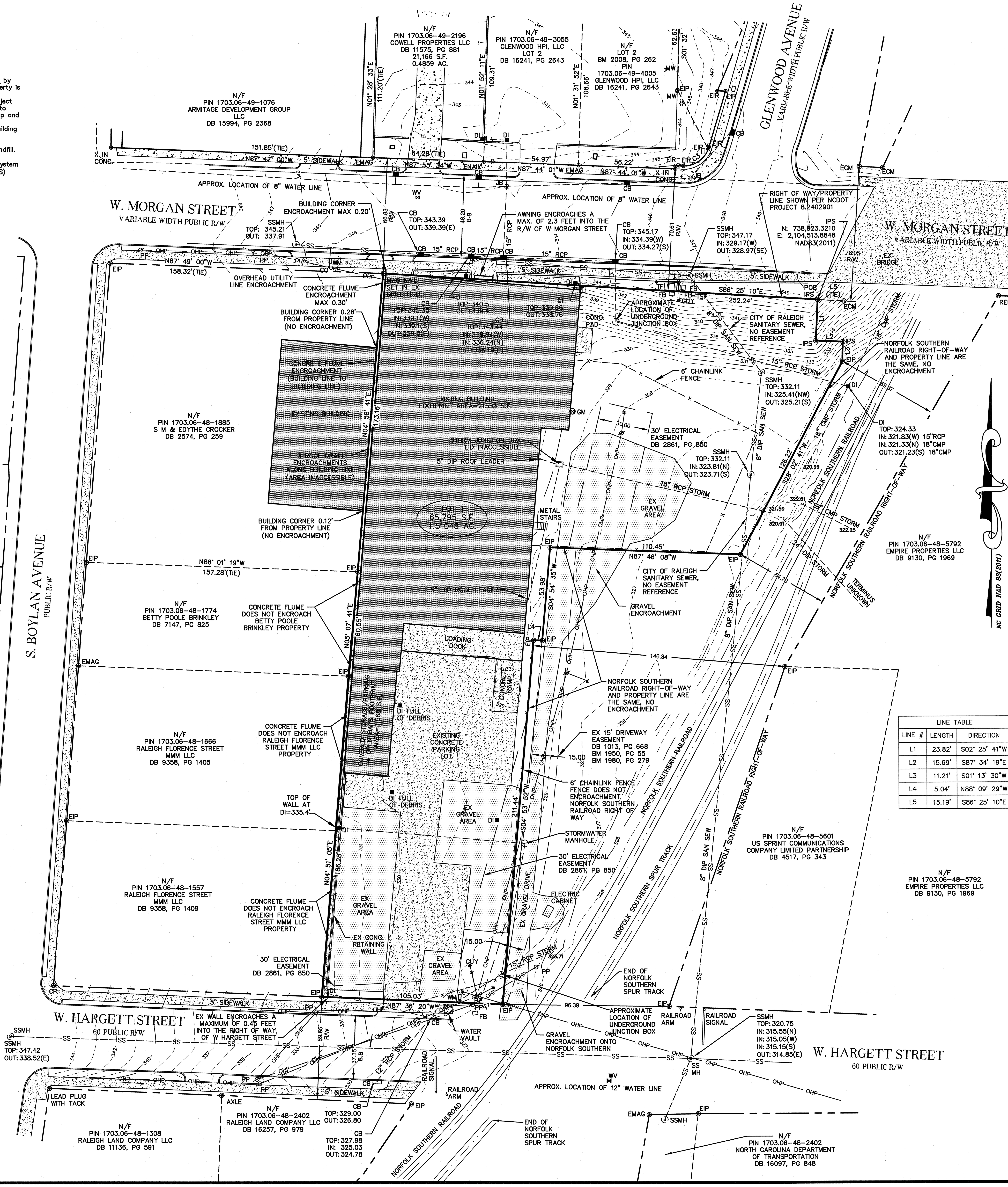
ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA, PIN NUMBER 1703.06-48-3864 AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET ON THE SOUTHERN RIGHT-OF-WAY OF WEST MORGAN STREET, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE PARCEL AS SHOWN IN BOOK OF MAPS 1980 AT PAGE 279 AND HAVING NORTH CAROLINA GRID COORDINATES NORTHING: 738,923.3210', EASTING: 2,104,513.8848' (NAD83(2011)), RUNNING THENCE FROM SAID POINT AND PLACE OF BEGINNING, ALONG THE WESTERN NORFOLK SOUTHERN RAILROAD RIGHT OF WAY FOR 8 CALLS, SOUTH 02° 25' 41" WEST A DISTANCE OF 23.82' TO AN IRON PIPE SET; THENCE SOUTH 87° 34' 19" EAST FOR A DISTANCE OF 15.69 FEET TO AN IRON PIPE SET; THENCE SOUTH 01° 13' 30" WEST FOR A DISTANCE OF 11.21 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 28° 02' 41" WEST FOR A DISTANCE OF 126.22 FEET TO A EXISTING IRON PIPE; THENCE NORTH 87° 46' 08" WEST FOR A DISTANCE OF 110.45 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 04° 54' 35" WEST FOR A DISTANCE OF 53.98 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 88° 09' 29" WEST FOR A DISTANCE OF 5.04 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 04° 53' 52" WEST A DISTANCE OF 211.44 FEET TO AN EXISTING IRON PIPE ON THE NORTHERN RIGHT OF WAY OF W. HARGETT STREET; THENCE ALONG SAID RIGHT OF WAY, NORTH 87° 36' 20" WEST FOR A DISTANCE OF 105.03 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 04° 51' 05" EAST FOR A DISTANCE OF 186.28 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05° 07' 41" EAST FOR A DISTANCE OF 60.55 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 04° 58' 41" EAST FOR A DISTANCE OF 173.16 FEET TO A MAG NAIL SET IN AN EXISTING DRILL HOLE ON THE SOUTHERN RIGHT OF WAY OF W MORGAN STREET; THENCE ALONG SAID RIGHT OF WAY SOUTH 86° 25' 10" EAST FOR A DISTANCE OF 252.24 FEET TO AN IRON PIPE SET, SAID IRON PIPE ALSO BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 1.51045 ACRES OR 65,795 SQUARE FEET.

LEGAL DESCRIPTIONS

BEING ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF WEST MORGAN STREET AND GLENWOOD AVENUE; RUNS THENCE SOUTH 61°18'01" EAST 70.54 FEET TO A POINT; RUNS THENCE SOUTH 01°10'35" WEST 9.32 FEET TO AN IRON PIPE SET IN THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET, THE POINT AND PLACE OF BEGINNING; RUNS THENCE WITH THE WESTERN LINE OF THAT PROPERTY NOW OR FORMERLY BELONGING TO NORFOLK SOUTHERN AND CXS RAILROADS THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°10'35" WEST 34.76 FEET TO AN IRON PIPE SET, SOUTH 27°59'45" WEST 126.22 FEET TO AN EXISTING IRON PIPE, NORTH 87°46'01" WEST 110.43 FEET TO AN EXISTING IRON PIPE, SOUTH 04°53'46" WEST 53.96 FEET TO AN EXISTING IRON PIPE, NORTH 88°08'38" WEST 5.04 FEET TO AN EXISTING IRON PIPE, AND SOUTH 04°54'43" WEST 211.45 FEET TO AN IRON PIPE SET IN THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET; RUNS THENCE WITH THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET NORTH 87°38'17" WEST 105 FEET TO AN EXISTING IRON PIPE; RUNS THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF WEST HARGETT STREET NORTH 04°51'59" EAST 186.34 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 05°00'43" EAST 60.49 FEET TO AN EXISTING IRON PIPE; RUNS THENCE NORTH 04°57'16" EAST 173.16 FEET TO A POINT LOCATED IN THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET; RUNS THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINE OF WEST MORGAN STREET SOUTH 86°26'35" EAST 267.43 FEET TO AN IRON PIPE SET, THE POINT AND PLACE OF BEGINNING, CONTAINING 1.519 ACRES AS SHOWN ON THAT PLAT ENTITLED "BOUNDARY PLAT PROPERTY OF ROBERT E. WARD, III AND JOANN WARD" DATED JANUARY 22, 1999 AND PREPARED BY BARRY L. SCOTT, REGISTERED LAND SURVEYOR.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	23.82'	S02° 25' 41"W
L2	15.69'	S87° 34' 19"E
L3	11.21'	S01° 13' 30"W
L4	5.04'	N88° 09' 29"W
L5	15.19'	S86° 25' 10"E

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com

Seals

[redacted]

Project

607 W. MORGAN STREET
RALEIGH, NC 27603

Client

GLENWOOD HPI, LLC
501 FAIRMONT AVE STE 101
TOWSON, MD 21286

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
POB	POINT OF BEGINNING
EIP	EXISTING IRON PIPE
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GM	GAS METER
TP	TELEPHONE PEDESTAL
CI	CURB INLET
FB	FIBER BOX
PP	POWER POLE
MW	MONITORING WELL
EM	ELECTRICAL METER
EB	ELECTRICAL BOX
TF	TRANSFORMER
TSP	TRAFFIC SIGNAL POLE
XXX	DENOTES ADDRESS
	DENOTES CONCRETE

PROPERTY LINE
RIGHT OF WAY LINE
PROP. LINE NOT SURVEYED
STORM PIPE
SEWER LINE
OVERHEAD POWER
EASEMENT LINE

CB FH LP WV SSMH
GW CI PP TP GM

Drawing Title

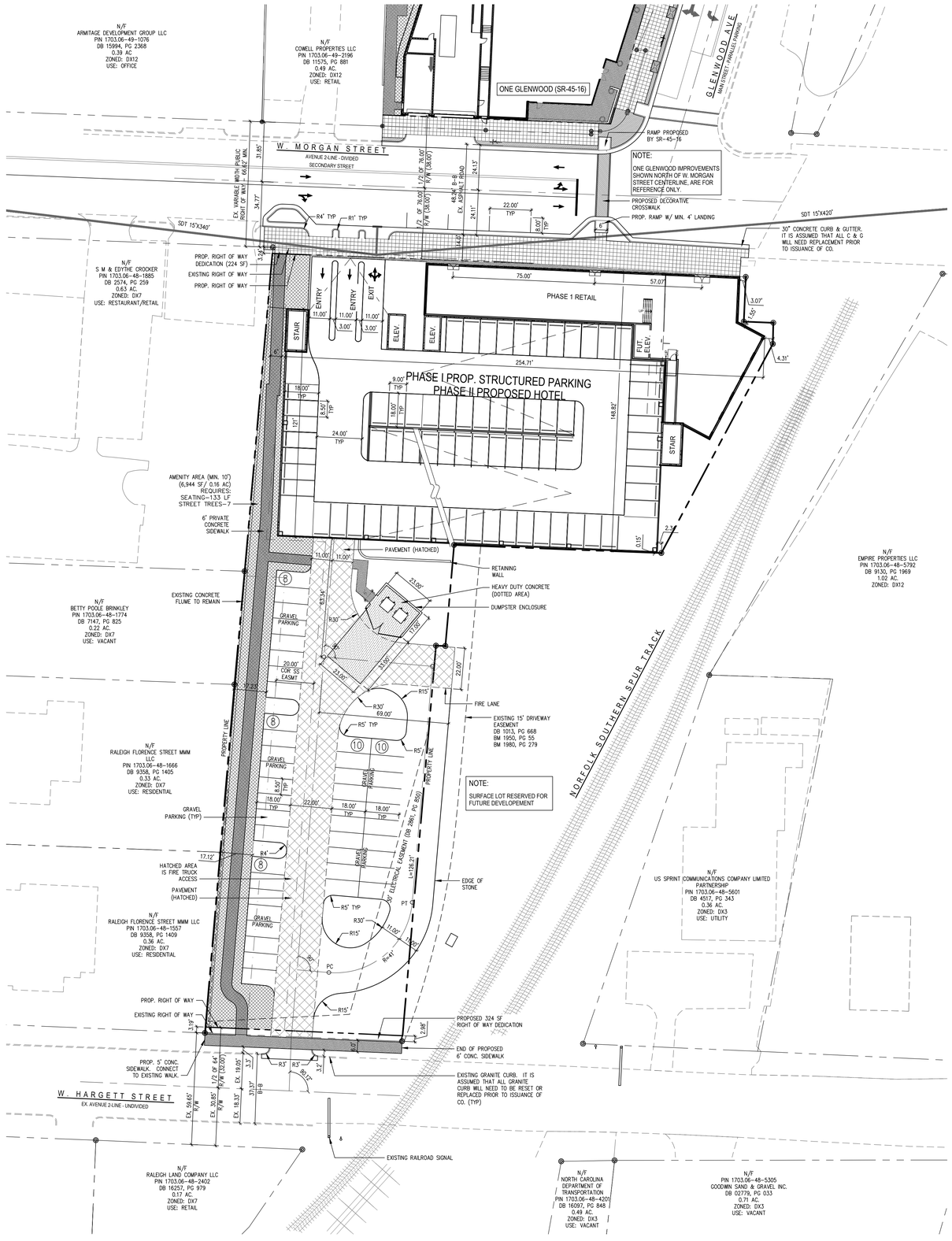
ALTA/ACSM LAND TITLE SURVEY

Revisions

Number	Description	Date
1	Update Survey	2-24-16

Drawing Scale 1"=30'
Drawn By ZCS
Checked By CLP/JAE, JR
Date Issued 2/18/16 1 of 1

K:\dwgs2012\HERITAGE PROPERTIES\Hillsborough-Glenwood\SOUTH ALTA SURVEY.dwg, ALTA SOUTH, 10/25/2016 7:51:40 AM, Oce TDS750, Oce D+ 24x36 in (Portrait), 1:1



Overall Site Data
Project: Two Glenwood
Date: 10.27.2016 (updated XX.XX.XXXX)

1	**Zoning**		DX-7 UL
2	**Section 3.2.6 Mixed Use Building**		
	A Lot Dimensions		
	A1 Area (min)		n/a
	A1 Area (max)		n/a
	A2 Width (min)		n/a
	A3 Outdoor amenity area		10 %
	B. Building / structure setbacks		
	B1 From primary street (min) (UL frontage)		0 FT
	B2 From side street (min) (UL frontage)		0 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
	C. Parking setbacks		
	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
	D. Height		
	D1 Principal building (max)		(90' max) 7 Story
	D2 Accessory structure (max)		25 FT
	E. Floor heights		
	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
	F. Transparency		
	F1 Ground story (min)		66 %
	F2 Upper story (min)		20 %
	F3 Blank wall area (max)		20 FT
	H. Allowed building elements		
	Balcony		
	Gallery, awning		
3	**Site Data**		
4	Zoning		DX-7 UL
5	Tract area		
	1703483864		1.510 AC
	Gross acreage		1.510 AC
	Less right of way dedication		0.005 AC
	Net acreage		1.505 AC
6	Proposed use		Mixed Use (office/retail)
7	Phase I		
	Parking deck		255,835 SF
	Retail (Ground floor on W. Morgan Street)		4,000 SF
	Total		259,835 SF
	Phase II		
	Hotel (north and east sides of parking deck)		150 Rooms
	Proposed SF		71,173 SF
	Phase I & II total		331,008 SF
8	Proposed FAR	331,008 / 1.51 =	504.8%
	Building lot coverage	33,647 / 1.51 =	51.2%
9	Outdoor amenity area (UDO section 3.2.6.A3)		
	Area required - 10% of net acreage	1.505 x 10% =	0.151 AC
	Area provided		
	OAA #1	6,625 SF	0.152 AC
	Seating required (1 LF per 50 SF)		
	OAA #1	6,625 / 50 =	132.5 LF
	Seating provided		
	OAA #1		132.5 LF
	Trees required (1 tree per 1,000 SF)		
	OAA #1	6,625 / 1,000 =	6.6 EA
	Trees provided		
	OAA #1		7.0 EA
10	Building height		
	Allowed height		(90' max) 7 Story
	Proposed height (see note #4 below)		(85') 7 Story
11	Frontage requirements (UDO section 3.4)		
	Required		
	3.4.7.E2 Street-facing entrance spacing		75.00 FT
	Provided		75.00 FT
12	Neighborhood transition (UDO section 3.5)		n/a
13	Required parking (UDO section 7.1.2)		
	Parking required for One Glenwood (SR-45-16)		444 SP
	Parking required for phase I retail		
	Retail uses (first 30K SF exempt)	4,000 - 30,000 =	0 SP
	Parking required for phase II hotel		
	Overnight lodging (1 space per bedroom)	150 x 1	150 SP
	Total required for phase I & II and SR-45-16		594 SP
	Parking provided on site		
	Standard space - parking deck		745 SP
	HC space - parking deck		15 SP
	Standard space - surface lot		44 SP
	Total spaces provided		804 SP
14	Required bicycle parking (UDO section 7.1.2)		
	Retail uses (minimum 4)		
	Short term (1 space per 8,000 SF)	4,000 / 8,000 =	0.5 SP
	Long term (1 space per 0 SF)		0.0 SP
	Total required		0.5 SP
	Bike parking provided (on street)		4 SP
	Overnight lodging use		
	Short term (1 space per 0 SF)		0.0 SP
	Long term (1 space per 20 rooms)	150 / 20 =	7.5 SP
	Total required		7.5 SP
	Bike parking provided (in parking deck)		8 SP
	Total bike parking required		12 SP
	total bike parking provided		12 SP
15	Impervious area		
	Existing	52588 SF	1.21 AC
	Proposed	58053 SF	1.33 AC
16	Notes.		

SITE DATA:

SITE ADDRESS:	607 W MORGAN ST
PIN NUMBER:	1703-48-3864
DEED BOOK:	DB 016423; PG 02454
RECORDED MAP:	BM 1980; PG 279
ZONING(S):	DX-7-UL
ACREAGE:	1.53 AC
EXISTING USE:	WAREHOUSE
PROPOSED USE:	HOTEL AND PARKING DECK

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483
4. 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.
5. 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 PLAT FOR THIS DEVELOPMENT.
6. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
7. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY JOHN A. EDWARDS AND CO. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN FEBRUARY, 2016 & IN SEPTEMBER, 2016, AND BY MCADAMS IN DURHAM, NORTH CAROLINA IN DIGITAL FORMAT IN SEPTEMBER, 2016. SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN FEBRUARY 2016.
8. 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.
9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
12. 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.
13. 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.
14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.
16. 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 ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CIYT OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
20. 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 (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HC RAMPS:

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

SEE LS3.1, LS3.2, & LS3.3 FOR SITE DETAILS.

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

REFERENCE: SR-45-15

SR-XX-16

SITE PLAN

NAD 83 F & NAVD 88 F

30' 15' 0 30' 60'

SCALE: 1" = 30'

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JDAVIS
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1516 Walnut St. Suite 1308 | Philadelphia, PA 19102 | tel 215.545.0121

SR-XX-16
TRANSACTION NO: XXXXXX (ADMIN. SITE REVIEW)

Glenwood HPI, LLC
Two Glenwood
Glenwood Avenue
Raleigh, North Carolina 27603

PRELIMINARY

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NOT FOR
CONSTRUCTION

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PROJECT:	HPI-15064	11.16.2016
ISSUE:	Administrative Site Review	11.16.2016
REVISIONS:		
DRAWN BY:	KT, SB	
CHECKED BY:	KT	
CONTENT:	SITE PLAN	

LS1.1

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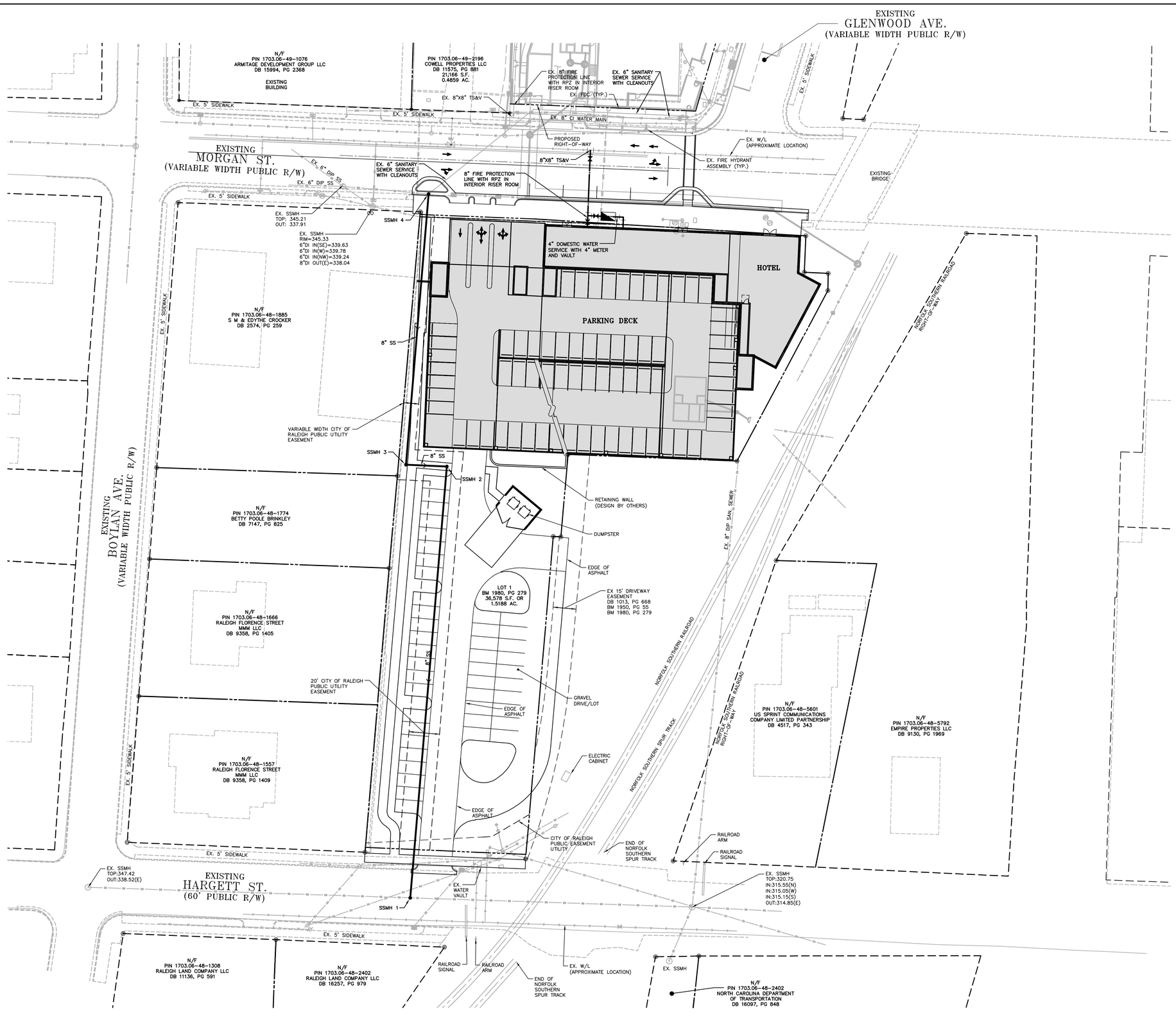

UTILITY LEGEND

- 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

Know what's below. Call before you dig.

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SR-XX-16

UTILITY PLAN

NAD 83 F & NAVD 88 F

30' 15' 0 30' 60'

SCALE: 1" = 30'

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TWO GLENWOOD

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Raleigh, North Carolina 27603

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C-2

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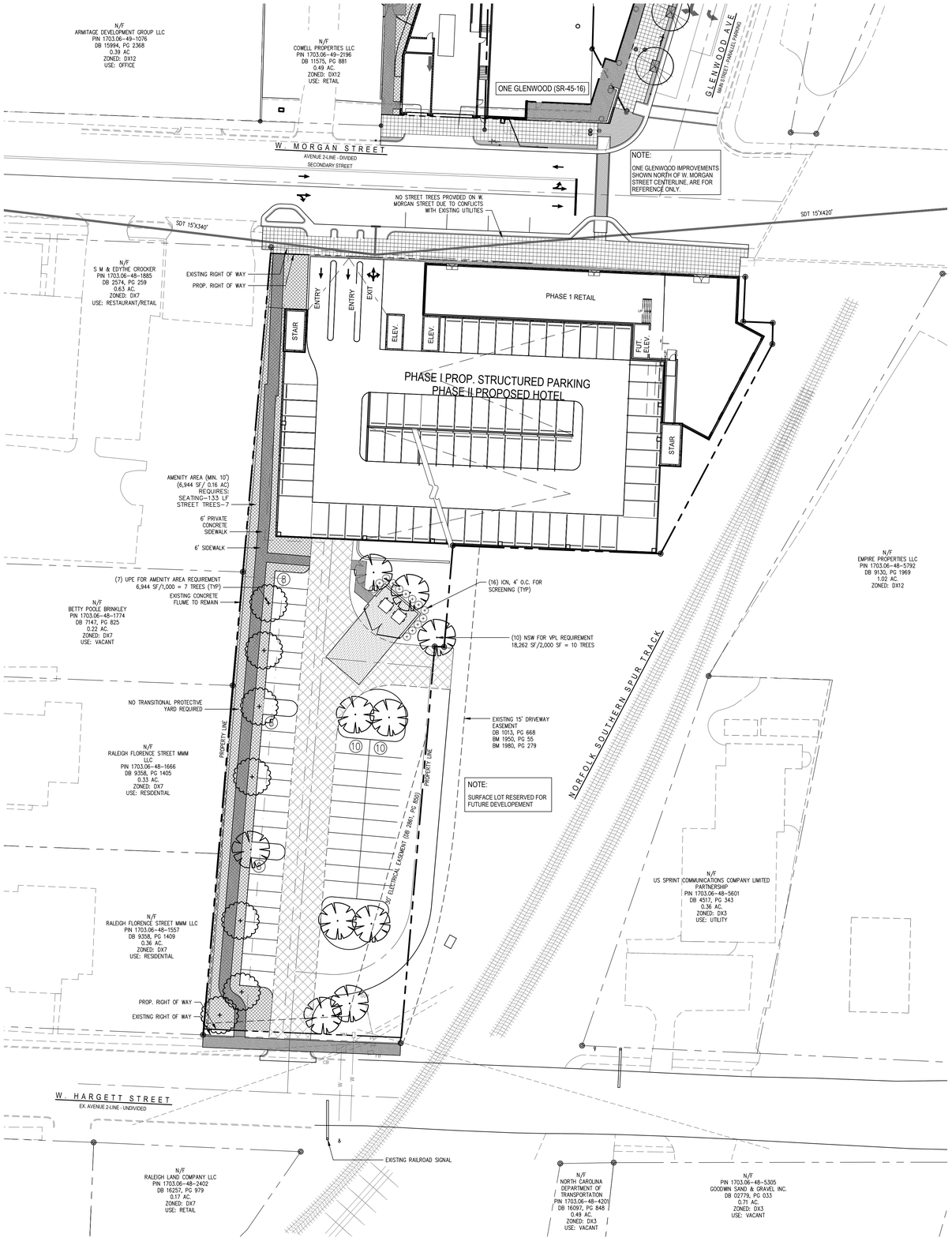
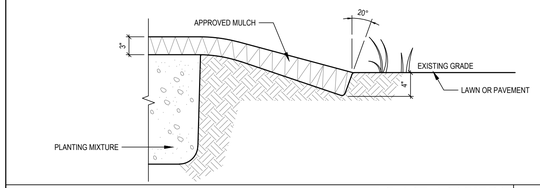
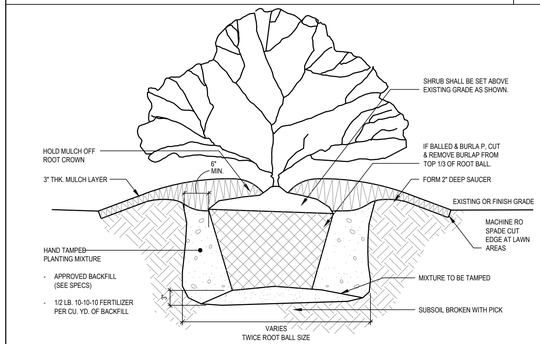




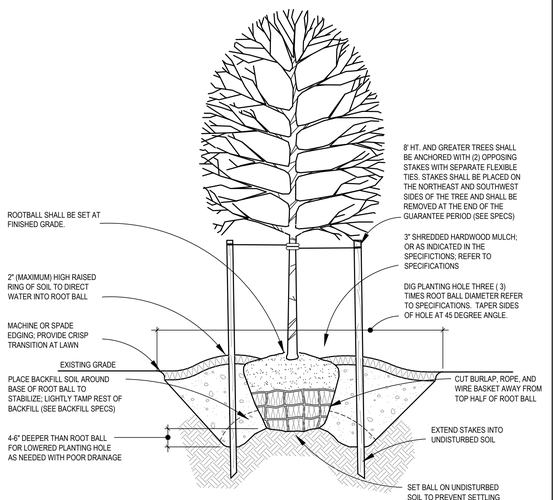
BED EDGING
SCALE: NTS — 3



CONTAINER/B & B SHRUB INSTALLATION
SCALE: NTS — 2

NOTES:

1. THE PLANTING PROCES IS SIMILAR FOR DECIDUOUS AND EVERGREEN TREES.
2. FOR SINGLE STEM TREES, DO NOT SUPPLY TREES WITH MULTIPLE LEADERS, ONLY PROVIDE TREES WITH A SINGLE LEADER. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS AND TO INSURE COMPLIANCE WITH SITE DISTANCE STANDARDS.
3. MARK THE NORTH SIDE OF THE TREE AT THE NURSERY AND LOCATE TO THE NORTH IN THE FIELD.
4. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4" TO 6" OVER THE ENTIRE BED AREA.
5. FOR CONTAINER-GROWN TREES, SET THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
6. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
7. IF PLANTING HOLES ARE DUG WITH A LARGE AUGER, BREAKING DOWN THE SIDES WITH A SHOVEL TO ELIMINATE GLAZING AND CREATE THE SLOPING SIDE PROFILE SHOWN ON THE DETAIL.
8. IN MEDIAN ISLANDS, SET PLANT MATERIAL AS CLOSE TO EXISTING GRADE AS POSSIBLE.



CANOPY/UNDERSTORY TREE INSTALLATION
SCALE: NTS — 1

PLANT LIST								
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
T R E E S/S H R U B S								
NSW	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	3" MIN.	10'-12'		B & B	
UPE	7	ULMUS PARVIFOLIA 'EVERCLEAR'	EVERCLEAR ELM	2" MIN	8'-10'		B & B	
ICN	13	ILEX CORNUTA 'NEEDLEPOINT'	NEEDLEPOINT HOLLY		24" MIN.		3 GAL. CONT	

SITE DATA:

SITE ADDRESS:	607 W MORGAN ST
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RECORDED MAP:	BM 1980; PG 279
ZONING(S):	DX-7-UL
ACREAGE:	1.53 AC
EXISTING USE:	WAREHOUSE
PROPOSED USE:	HOTEL AND PARKING DECK

LANDSCAPE NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
6. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3".
7. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
8. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
9. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
10. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.

Know what's below. Call before you dig.

REFERENCE: SR-45-15

SR-XX-16

LANDSCAPE PLAN

NAD 83 F & NAVD 88 F
30' 15' 0 30' 60'
SCALE: 1" = 30'

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