

## Case File / Name: ASR-0006-2022 DSLC - ALEXAN GLENWOOD SOUTH

LOCATION:This site is located between North West Street and North Harrington Street at 401<br/>West Lane Street.REQUEST:Development of a vacant 0.91 acre tract zoned DX-12-SH into a proposed 235,622<br/>sf mixed-use building consisting 186 multi-units (apartments) with ground floor<br/>retail. A proposed multi-unit portion of the building equals 167,549 gross sf;<br/>enclosed parking garage of 59,461 sf, and retail space area of 8,612 sf.BOA- Board of Adjustment - BOA-0017-2022 (Approved 6/13/22): Variance granted<br/>reducing the 12'ft ground floor height requirements, per UDO Sec.3.2.6.E.1, for a<br/>mixed-use building to 10'ft height allowance; and & reduction 30% max compact<br/>parking space allowance per UDO Sec.7.1.6.B.2.DA-4-2022 - Design Alternate - (Approved 8/4/2022): Design alternate approval for

DA-4-2022 - Design Alternate - (Approved 8/4/2022): Design alternate approval for transparency reduction % as noted in -DX district, per UDO Sec.1.5.9.F.1 and Sec.3.2.6.F.1; ii) driveway spacing and cross access relief from UDO Sec.8.3.5.D; iii). a 102.1'ft design alternate for the required 200'ft min spacing between driveways as set forth per UDO Sec.9.5.2.C for the existing driveway on the adjacent parcel to the north and proposed driveways. iv). a 61.5'ft design alternate to the required 200'ft min spacing between driveways. v. a 36.1'ft design alternate to the required 200'ft min spacing between driveways. v. a 36.1'ft design alternate to the required 200'ft min spacing between driveways as set forth in UDO Sec.9.5.2.C for the existing driveway on the adjacent parcel to the south and proposed driveways. v. a 36.1'ft design alternate to the required 200'ft min spacing between driveways as set forth in UDO Sec.9.5.2.C for the existing driveway on the adjacent parcel to the south and proposed driveways as set forth and proposed driveways. v. a 36.1'ft design alternate to the required 200'ft min spacing between driveways as set forth in UDO Sec.9.5.2.C for the existing driveways on the adjacent parcel to the south and proposed driveways as set forth in UDO Sec.9.5.2.C for the existing driveways on the adjacent parcel to the south and proposed driveways as set forth in UDO Sec.9.5.2.C for the existing driveways on the adjacent parcel to the south and proposed driveways as set forth in UDO Sec.9.5.2.C for the existing driveways on the adjacent parcel to the south and proposed driveways as set forth parcel to the south and proposed driveways on N. West St.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 December 8, 2022 by McAdams.

## **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:

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

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

General



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- 1. Sheet C3 Grading Sheet, the Post-Development spot & grade average, shown on the footprint, for N. West St., is revised to match the avg. shown on the "Building Average Grade" table
- 2. The high, low spot grades, per the "Average Grade Table", are spotted on the (East, West) building elevation sheet A4.02, as listed on the grade table.
- 3. Coversheet, the required and provided build-to table % and calculation and formula, on the data table and build-to sheet C2, is revised for the credited amenity space allocation reduction allowance per UDO Sec.1.5.6.C.4, along N. Harrington St.
- 4. Elevation's retail transparency sheet A4.03, floor heights & transparency % requirements is revised, including calculations, demonstrating compliance with the approved design alternate BOA-0017-2022 and DA-4-22.

### Stormwater

- 5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 7. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☑ <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 Site Permitting Review plans, if required, have been deemed ready for mylar signature.</u>

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

#### **Public Utilities**

1. Infrastructure Construction Plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☑ <u>BUILDING PERMITS</u> - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

#### The following items must be approved prior to the issuance of building permits:

#### General

1. A recombination map shall be recorded prior to or in conjunction with any plat recording, recombining the existing lots into a single tract. A copy of the recombination plat is inserted with the building permit plans set at submittal.



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2. A design detail for the parking entrance gate(s) is inserted and approved for permit design and issuance.

### Stormwater

- 3. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
- 4. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

#### **Urban Forestry**

- 7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along North West Street and 4 street trees along North Harrington Street.
- 8. A public infrastructure surety for the 8 required street trees shall be provided to City of Raleigh Transportation Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

#### Stormwater

- 1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- **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 re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:



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### 3-Year Expiration Date: December 21, 2025

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.

 
 Daniel L. Stegall
 Date:

 Development Services Dir/Designee
 Date:
 12/21/2022 Signed: \_

Staff Coordinator: Jermont Purifoy

Administrative Site Review Application	ALEXAN GLENWOOD		
10.2.8. Please dack the appropriate building types and models the pind reducited document when submitting.	ADMINISTRATIVE SITE REV 401 WEST LANE STREET RALEIGH, NORTH CAROLINA 27 PROJECT NUMBER: 202111038 CASER 35-R005-202 DATE: FEBUARY 3, 2022 REVISED: AUGUST 19, 2022 REVISED: JUNE 3, 2022 REVISED: JUNE 3, 2022 REVISED: JUNE 3, 2022 REVISED: JUNE 3, 2022 REVISED: COTOBER 06, 2022 REVISED: COTOBER 06, 2022 REVISED: COTOBER 06, 2022	VIEW       603       30       VICINITY MAP       N.T.S.	LE MULTI-FAMILY LAND SE, L.P. MINE LAKE CT STE 200 EIGH, NORTH CAROLINA 27615 NE: 404.798.7927
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Without algebias, Oversets Berrik answerted the methor deferred to the Rear/G July L3, 2020, BOX-0019-2022 - 6/12/2022 BBS New Rever Answer Decision: Approval as requested. Provided and the thread provide the end of the term of term Not Material Instage register parallel for hereit. Next Sector 1, 2014 Control (1994) Control BHIDED Caref Development U.C. Divisiante // Caref, angeste servers, requests a Sancial Use Perroll pursuant in Section 6.4.10.8.1.2.01 and 10.2.3.4. of the United Sectional Division for an solution paths family more than 20 sanc (20 sector) expensed in Carefordiant with a law as an 4.0.7.0 and on property paths 10-10.4. Social of 1001. Base Sanc Resea. Nation Planner Drik Hodge und a Nurwiffeld presentation to summaria the request invalves the wedgen wood beaut of a multi-limited hold use. He calified the Special time Ferrit candidates and roted the adjust burries is a new establishment and not a exaction of an exciting establishment. Raleigh Sincerely, July 15, 2022 BOARD OF ADJUSTMENT DECISION Locky Carson Senior Planner VIA ELECTRONIC MAIL TO: Mark Finderick, markhederick@parkerpos.com Re: Board of Adjustment Case BOA 0017.2822 Subject Property: 401 W. Lane Street & 219 N. Harrington Street, At the Jane 13th meeting of the Raining In accordance with N.C. Gan. Stat. § 160A-388, plause find endowed a copy of the Board's adapted written decision approving this request. Sheuld you have any questions concerning the decision of the Boar APPEARANCE COMMISSION APPROVAL INFORMATION Raleigh In accordance with N.C. Gen. Stat. § 160D-408, please find exclosed a copy of the Commission's adopted writes: docision approving this request. Sincerely, Kantu Tunna VIA ELECTRONIC MAIL TO: Re: Appearance Commission Case DA-4-2022 Subject Property: 219 N Harvington Street and 401 W Lane Street At the August 4, 2022 moving of the Baleigh Appearance Commission (the "Commission"), the Commission approved for above-referenced reason.

Decision: Approved as requested.

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RALENGII APPEARANCE COMMISSION MINUTES - DRAFT August 4, 2022

The Roleigh Appearance Commission met in the Council Chambers at 4:33pm on Thursday, August 4, 3222 with the following present: Soft

The following is a list indicating persons in attendance affernal to provide testimory, following the order of cases heard. Chair Walters administered the affernation.

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Outside Counsel Tom Johnson Se Associate City Attenney Janie Richardson Principal Planner Kany Town Minutes Clerk Nicole Torus

Commission

Absent

Chair Walters introduced himself and welcomed G

Adam Walters, Corry Bates Ashnathan Beat W21 Caskins Putrice Gilmone Marcus Tuttle Kyle Springer ke Cheir, Prosiding

Megan Besch Martha Ebarlo Chris Roberts Bornard Thanton Douglas Johrston Edmund Lorech

#### SITE PLAN NOTES

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The Board's

August 4, 2022

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aphenel information addressing the discussed c DA with updated suggested conditions. Guides the concerns equipting the anneality own may be agroment with commissions: Turle and c approving the application but would opticately bethock sing Althourd Stores, and is attempt impore functionality, furn, and visibility, (Free would be non-builing due to the proposal beil-would be non-builing due to the proposal beil-

The Commission's written decision wi and is incorrected broots for orference

A-8008-2022 - 88/06/2822

Decision: Approved

Summery: Down presented the case to the commission. Chair Walters store in Montagent Law Group, and Staart gave an overview the project and Staart reviewed Fapade A, B, and C design details and noted topogen Staart reviewed dispite theorements feedball and noted topogen.

commission and Anterney 1000 (Decound De avidantiary huming for applicant response. Chain the internal deliberation and responsed De avidantiary huming for applicant response. Chain Wahrm subide Thom if the applicant would be willing to consider the suggestions as the development plan programs and Hirer appred to take the suggestions into consideration with frame mirring at the design rules.

Molait Commissioner Dans meved to grant the design alternate as represend. This moless was seconded by Chair Wolters. A veloc web initiated as different Ares – 7 Disto, Boo, Oaskins, Ciltorer, Springer, Tath, Walker, Naos – 6. Chair Walkers related the moless adopted on an 7-0 van and the design alternate granted.

Reason Classification invoked to grant the variances a mounteed. The incition was seconded to Securitary Mail and reasond the following read and grantees. Next, Next, Nexton, Rainey, Robert, Reas - 0. Charman Santar rows the motion adapted on a 5-0 value and to instruct grantees.

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- RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED WITHIN 50' OF ALL MINOR RESIDENTIAL, RESIDENTIAL, AND RESIDENTIAL COLLECTOR INTERSECTIONS. THE FULL LENGTH OF THE RIGHT-OF-WAY SHALL BE CLEARED AND GRADED ALDING ALL MAJOR MINOR & SEMENTIF AREA THOOUGHFARES.
- NOTION THE AREA DETINED OBSETT TRANSLESS SHOWN ON THESE PLANS, THERE SHALL BE NO SCHIT OBSTRUCTING OR PAITY OBSTRUCTING WALL LEVEL, SIGN, CONDER SHALL, OR ANDER VIEICLESS BETWENT THE FIRSTOST 2014 LICEES AND EFFET ADD/EFFE CURB LINE, ELVATION OR THE REAREST TRAVEL WAV IF NO CURB LINE EXSTS. REFER TO SECTION 6.32 OF THE LATEST VIESILON OF THE REALERSTSTREET DESIDEN MANUAL, FOR ADDITIONAL DETAILS.
- MULTWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MIT AND DIMINANCED BY CITY COLUNCIL APPROVAL. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
- 6. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCESLIMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LITER TO THE OWNER.
- EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADE AND AUSIANEMENTS DEPICTED ON THE PLANS.
- 10. CONTRUCTOR SHALL NOTITY "NCR11" (811) OR (1-800-632-6969) AT LEAST 3 FULL BUSINESS DAYS PROR TO BEGINNING CONSTRUCTION OR REXUNATION TO HAVE DESTING UTILITIES LOCATED, CONTRACTOR SHALL CONTACT, ANY LOCAL UTILITIES THAT PROVIDE THER OWN LOCATOR SERVICES INDEPENDENT OF "NCR11", REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATE".
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- PRIOR TO BLERNING CONSTRUCTION REVOND ROSIDIN CONTROL MILASURIS, THE GENERAL CONTRACTOR SHALL SCHEDULE AN ATTEND A PRE-CONSTRUCTION CONFERINCE WITH THE CITY OF BALEIGH FULLY WORKS DEPARTMENT (393) 996-2409, AND A REPRESENTATION OF THE REGIREE AND WORKE. THE REPROSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE FLAN AND OPERATION OF THE FACULTES DURING CONSTRUCTION.
- 12. ALL DIMENSIONE AND GRADES SHOWN ON THE PLANE SHALL BE FIELD VERTILE DET THE CONTRACTOR PRIOR TO CONSTRUCTION, DO CONTRACTOR SHALL DOTTY IT THE CONSTRUCT AND ADDRESS TO SHALL BE FAULT OCCUPATION OF THE CONTRACTOR PRIOR TO CONSTRUCTION, DO NECESSARY FAUL OR GARDES GHAVES, NO EXTRA COMPENSATION SHALL BE FAULT OCTITAL/CONSTRUCTION, DO TO DIMENSIONE GRADES SHOWN INCORRECTL ON THE PLANE SHALL BE FAULT OCTITAL/CONSTRUCTION OF THE DEFINITION TO DIMENSIONE GRADES SHOWN INCORRECTL ON THE PLANE SHALL BE FAULT OCTITAL/CONSTRUCTION OF THE DEFINITION TO DIMENSIONE GRADES SHOWN INCORRECTL ON THE PLANE SHALL BE FAULT OF THE PLANE SHALL BE FAULT OF
- 14. ACCESSBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UPD) NETAULS
- 15. ALL SERVINGET THAT COMINCT TO THE PUBLIC REGIFT-OF-WAY MURT BLACESSIBLE TO PREMOKE WHO ARE BUNG, WHI LOW VISIONARE POPUL WITH MOBILE DEBAILITIES, PUBLICAREN LOSTING ROUTES ARE ALTERNATE HEDSTINAN ROUTES DURING CONSTRUCTION WILL BE ROURED TO BE COMPUNATE WITH THE PUBLIC RENTS OF WAY ACCESSIBLIT'S GUIDILIES (PROVIDE) 2010 ANS TRANSBERG POR CESSIBLE BERGIN AND THE MANULL ON INFORMET MARK CONSTRUCTION 2010 ANS TRANSBERG POR CESSIBLE BERGIN AND THE MANULL ON INFORMET MARK DEVICES (JULTO).
- TYPICA, PAVEMENT SECTION DETAILS ARE SHOWN WITHIN THIS SET AND INTENDED TO BE A MINIMUM PAVEMENT SECTION REQUIREMENT. THE CORRENT GEOTECHNICAL REPORT SHALL OVER-RICE ALL TYPICAL PAVEMENT SECTIONS SHOWN, IF THE GEOTECHNICAL RUMMERT DERWS A HAVITR SECTION OS REQUIRED.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM TH OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE CQUIPMENT.
- 18. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.
- ANY TRANSIT STOP LOCATIONS SHOWN ARE PRELIMINARY ONLY. FINAL LOCATION SHALL BE DETERMINED ONCE THE CITY OF RALEIGH TRANSIT ROUTE HAS BEEN FINALIZED. ALL TRANSIT STOPS SHALL HAVE A 10"x20"x6" (3000 PSI) CONCRETE PAD.

#### DEMOLITION NOTES

MERIDIAN	103 Rupe Raleigh, NC P: (919) 850
July 11, 2022	
Subject: Will Serve Letter	
C/O Brian Roosth	
To Whom It May Concern:	
Meridian Waste Services will service the Alexa accordance with all regulatements and in a was standards and regulatory requirements. Merid and Permanent Container Service. We provide County.	foman like manner consistent with indust lian will provide Temporary Construction
Please feel to reach out to me if you require fa	rther assistance.
Respectfully,	
Jeff Needy Meridian Waste Services Triangle Market Sales Manager Incody#Precidianswate.com	
(919) 785 8139	
MeridianWaste.com	

#### CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

- 1. ALL MATERALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RAIEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- 2. UTILITY SEPARATION REQUIREMENTS:
- a) A DISTANCE OF 100° SHALL BE NAMETAINED BETWEEN SAMETARY SEVICE & ANY REVITE OF PUBLIC WATER SUPPLY SOLREE SUCK IS AS MANDONEDS DESISTANCE MUSC DA SA SOLREE OF DERRICH WATER ACCURATE LIFERT SERVENTION COMPOSE BLACKING, INFORMOTES DESISTANCE DE LAS STALLES DE DERRICH WATER ACCURATE LIFERT SERVENTION COMPOSE HARDINERS DE REMANDING SHALL NOT BE LES STALLES DE REVISA A PROVIDE NUIL OS FROMA PAULTE WILL THE MINIMUM DE REMANDING SHALL DES LES TAUX 325 FROMA PROVIDE VILLO SO FROMA PAULTE WILL CAN FROM PAULTE WILL DE REMANDANCE DE REMANDING DE LES STALLES DE REMA A PROVIDE NUIL OS FROMA PAULTE WILL CAN FROM PAULTE WILL DE REMANDANCE DE REMANDANCE DE LES TAUX 325 FROMA PROVIDE VILLO SOF FROMA PAULTE WILL DE REMANDANCE DE REMANDANCE DE LES TAUX 325 FROMA PROVIDE VILLO SOF FROMA PAULTE WILL CAN FROMA PROVIDE DE REMANDANCE DE REMANDANCE DE LES TAUX 325 FROMA PROVIDE VILLO SOF FROMA PAULTE WILL CAN FROMA PROVIDENTE VILLO SOF FROMA PAULTE WILL CAN FROMA PROVIDENTE DE REMANDANCE DE LES TAUX 325 FROMA PROVIDENTE PAULTE VILLO SOF FROMA PROVIDENTE VILLO SOF FROMA PROVIDA FROMA FROMA PROVIDENTE FROMA PROVIDENTE FROMA FROMA P
- b) WHEN NOTALLING NATER AGING SYMPE MANNES, THE VANCENDA REPORTED IN THE PROFILE OF THE SIZE OF THIS SYMPET INSTALLING NATER AGING SYMPE MANNES, THE VANCENDA REPORTED IN THE PROFILENCE OF THE SIZE AGING SYMPET THE NATER AGING SYMPE MANNES, THE VANCENDA REAL VALUES AGING AGING SYMPET THE VANCENDA REAL SYMPET THE NATER AGING SYMPET AND SYMPET AGING SYMP
- c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEVER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL INCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SECRETATIONS.
- d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
- e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEVERE & RCP STORM DRAIN CROSSINGS; WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRITE CRADE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41.8 5-49).
- ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION RECURSED.
- 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 CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT, ANY NECTSSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF ANISIENT BUBILITUITIES LOPARTMENT.
- 5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE DXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNIESS OTHERWISE DIRECTED BY THE CITY OF RALIGH PUBLIC UTLIFIES DEPARTMENT. THIS INCLUDES ABANDOINN'S THAT TAMIN & REMOVAL OF SERVICE FROM ROW ONE DEASTIMENT FROM CONDUCT PROCEDURE.
- INSTALL COPPER\* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT, NOTE: IT 5 THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADJICATE FLOW & PRESSURE.
- INSTALL PVC\* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR EFFT MAXIMUM
- 4. PROJEKT BUDDING VLIVES ARE REQUIRED ON ALL WATE ENVICES DECEMBER ON DRIVINGE MANTANCE PROCESSARE DESTRUCT ADJUSTICES AND ADJUSTICES AND ADJUSTICES DECEMBER ADJUSTICES DECEMBER CONTRO EN MANTANCE DRIVINGE DRIVINGE DRIVINGE ADJUSTICES DECEMBER DEVILUE DRIVE MERICIELE SANTANCE REPORTS AND ADJUSTICES DRIVEN AND ADJUSTICES DRIVEN ELEVATION DRIVEN DRIVEN ADJUSTICES SANTAN ADJUSTICES DRIVEN ADJUSTICES DRIVEN ADJUSTICES DRIVEN ADJUSTICES DRIVEN ADJUSTICES DRIVEN ADJUSTICES DRIVEN ELEVATION DRIVEN ADJUSTICES DRIVEN ADJUSTICES SANTAN ADJUSTICES DRIVEN ADJUSTICES DRIVE
- 25. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NOWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- 26. NCDDT / RALROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORC [INCLUDING MAIN EXTENSIONS & SERVICE TAPS] WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SECIFICATIONS SHALL BE APPROVED BY THE CORPUT FOG PROBRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT STEPHEN CALVERLEY AT [919] 286-2334 OBSTEPHEN CALVERLEYRALIGIENC COV OF MORE INFORMATION.

#### ADDITIONAL UTILITY NOTES

- 1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTLE IRON PIPE, 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
- ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTLE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGHSTANDAMDS AND SPICHICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNRIED DEVELOPMENT ORDINANCE (UDD).
- 3. ALL FIRE HYRRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 5'WX5'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY
- ALL\_SANTAY SEWER INTERCEPTOR LINES (12" AND LARGER) AS WELL AS IMANIOLES AND ITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL EL INTERNALV UNLO WITH PROTECTO 401 OR APPROVED ICQUA, TO PREVANT HOTOOCIN SULPIO APPLICATION METHODS.
- IN ACCORDINCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BI ELECTRONICALLY LOCATABLE. CONTINCTOR SHALL COORDINATE DRECTLY WITH THE CITYOF RAEEGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECEFACTORIS FOR MEETING THESE REQUERINENTS.
- 6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE FLANS SHALL BE REPORTED TO THE INSIDER IMMEDIATELY.
- ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
- 8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOS SHALL NOTIFY "RESIL" BILLI OR LE 800-622-649() AT LEAST 3 FULL BIOINTIS DAYS PRIOR TO BEGINNING CONTRACTOR ON DE SEXAMOND TO INVECT NISTING TUTITISS LOCATES, CONTRACTOS SHALL CONTRACT ANY LOCAL UTUITES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NCBLL", REPORT ANY ESCREPANCIES TO THE ENGINEER IMMEDIATE/LY.
- 10. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVIR. BOTH ENDS SHALL BE CAPPED AND MARKED.

#### GRADING NOTES

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY THE INGREES IF ANY DISCRIPANCIES ISSUE PRIOR TO PROCEIDING WITH CONSTRUCTION, IGR NUCESSARY LANG OR GRADIC CHARGES ON DOTRIG COMPRENSION SHALL BE AND THE CONTRACTOR OF NAMY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL BULE 29CFR PART 1926, SUBPART 'P APPLIES TO ALL EXCAVATIONS EXCEEDING INVE ES FEET IN DEPTH. EXCAVATOR EXCEEDING TWENTY (20) FEET IN DOUTINE CONTRACTOR ESPENSIBLE FOR EXCAVATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR INCODE STANDARDS AND SPECIFICATIONS AS APPLICABLE
- OHTERATOR SHALL INTER "VICE 11" (31:1) OF LESS 032-0497, ALL LAST 14 FLE LESS 04497, BAR LAST 14 FLE LAST 14
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL SCHEDULE ANE ATTEND A PRE-CONSTRUCTION CONFREINCE WITH THE CITY OF RALEGIS STORMWATER AND EROSION CONTROL DEPARTMENT, THE ENGINEER AND A REPRESENTATIVE OF THE OWNER.
- 6. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
- EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS, THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION, ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATE.Y.
- SOIL UNDERBUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

#### ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALFIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTIO



04.13.2022 COR 1ST SUBMITTAL REVIEW COMMENT 06.03.2022 COR 2ND SUBMITTAL REVIEW COMMENT 08.18.2022 COR 2ND SUBMITTAL REVIEW COMMENT 10.06.2022 COR 3TH SUBMITTAL REVIEW COMMENT 13.06.2022 COR 4TH SUBMITTAL REVIEW COMMENT

TCR21001-ASR-N1

PLAN INFORMATION

NTC

02.03.2022

PROJECT NO. TCR-21001



www.mcadamsco.con

MAPLE MULTI-FAMILY LAND SE, L.P.

160 MINE LAKE CT STE 200

RALFIGH, NC 27615 CONTACT: MARK MATHEWS

PHONE: 404.798.7927

CLIENT

ALEXAN GLENWOOD SOUTH ADMINISTRATIVE SITE PLAN RALEIGH, NORTH CAROLINA, 27003



REVISIONS

NO DATE

FILENAME

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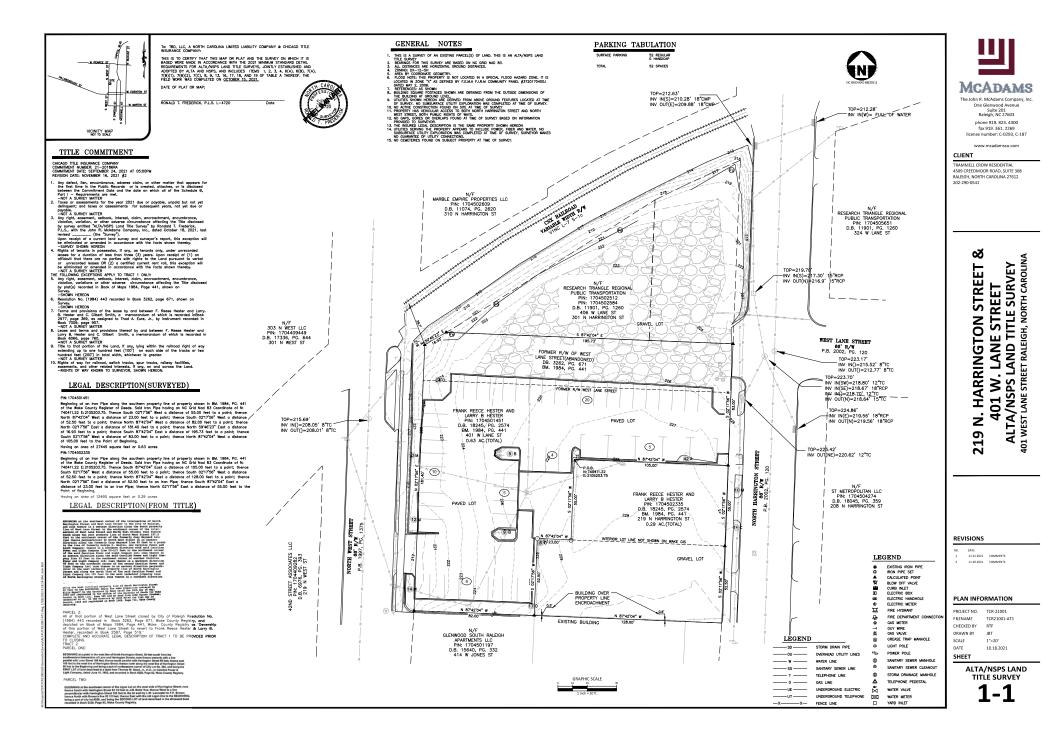
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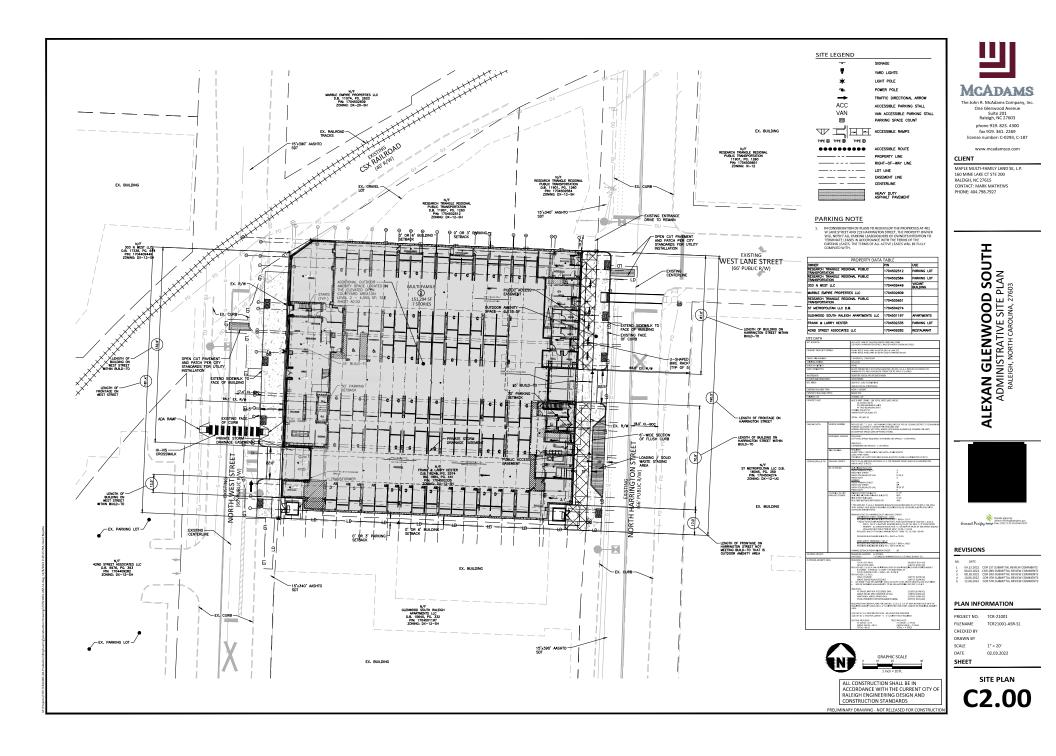
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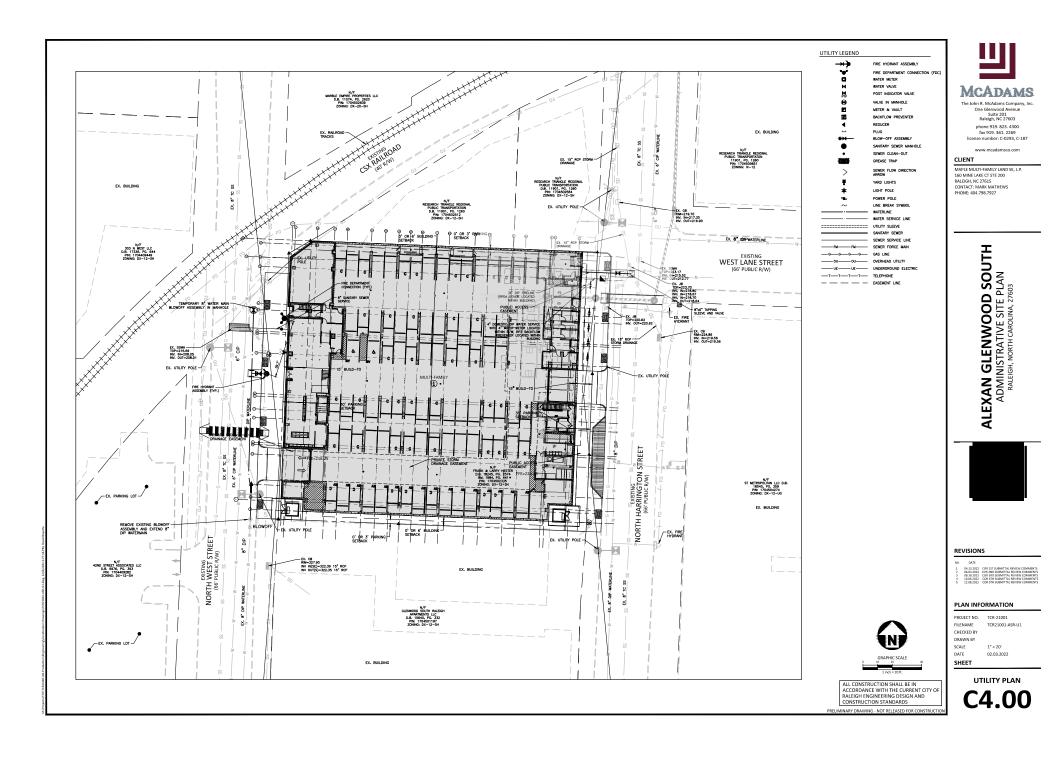
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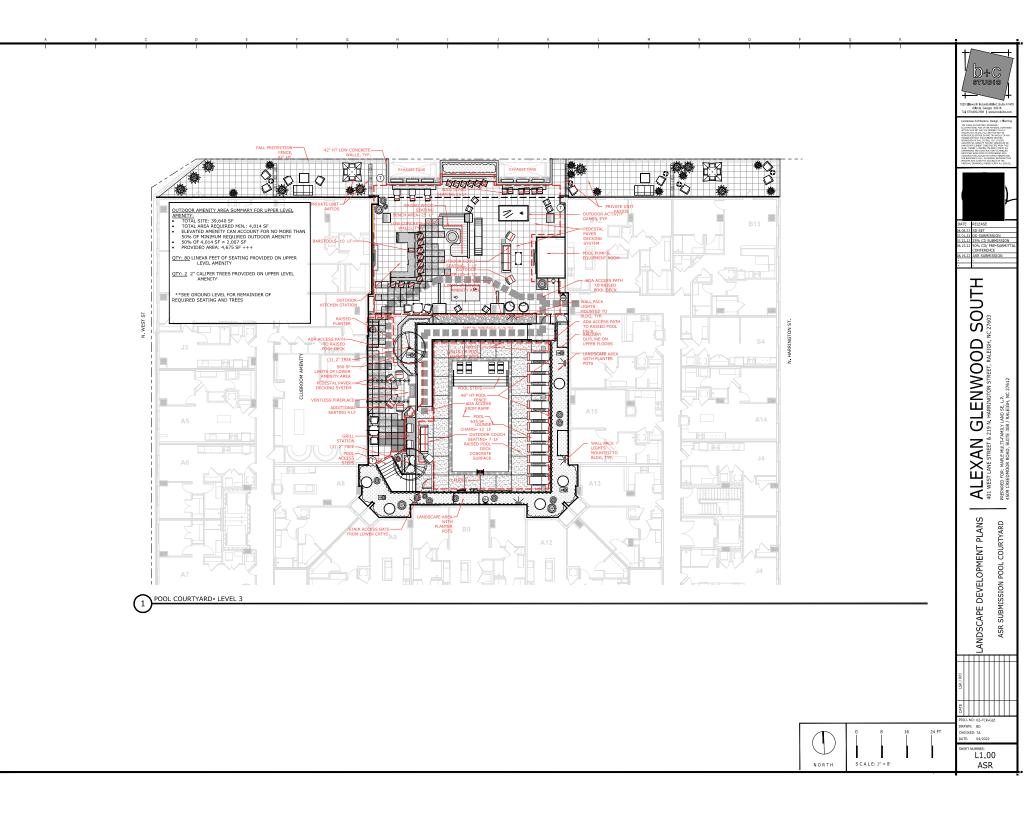
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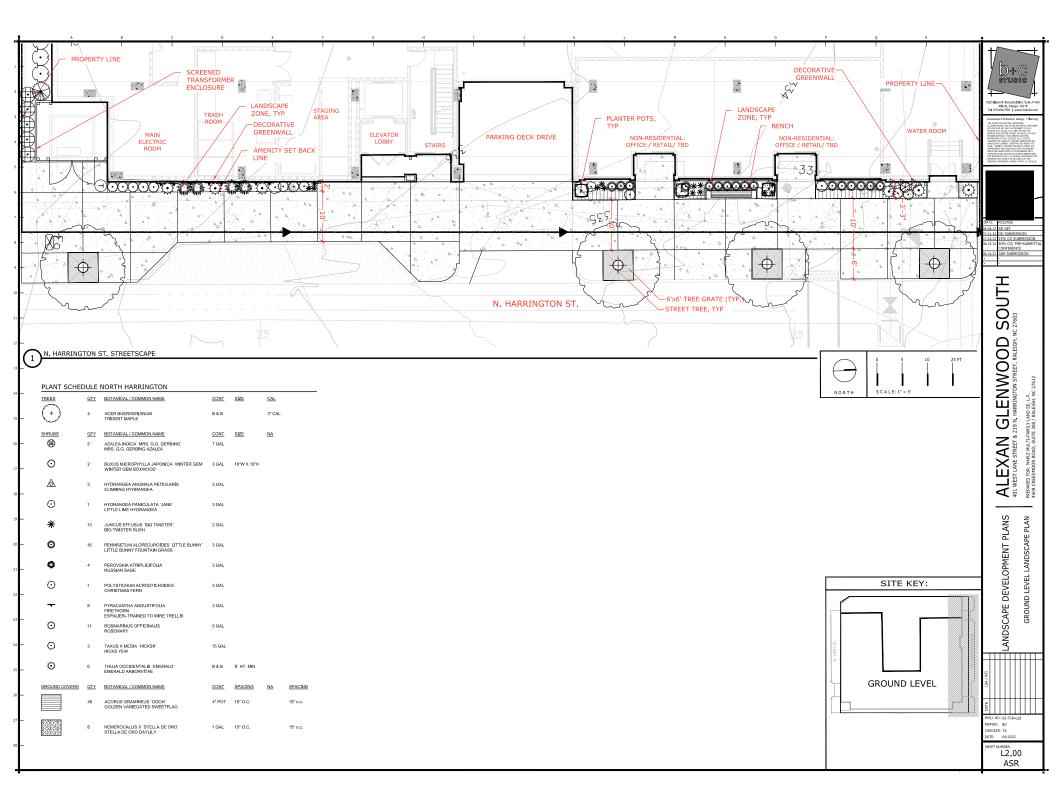
- 19. ALL SIGNAGE ASSOCIATED WITH THE PUBLIC STREET SYSTEM SHALL ADHERE TO MUTCO STANDARDS AND SPECIFICATIONS.
- ALLMATERAL TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A PERMITTED SITE IN ACCORDANC WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- COMPLY WITH REQUIREMENTS FOR FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION (CHAPTER 14, 2018 NC FIRE CODE, NFPA 241 AND CHAPTER 33, 2018 NC BUILDING CODE).

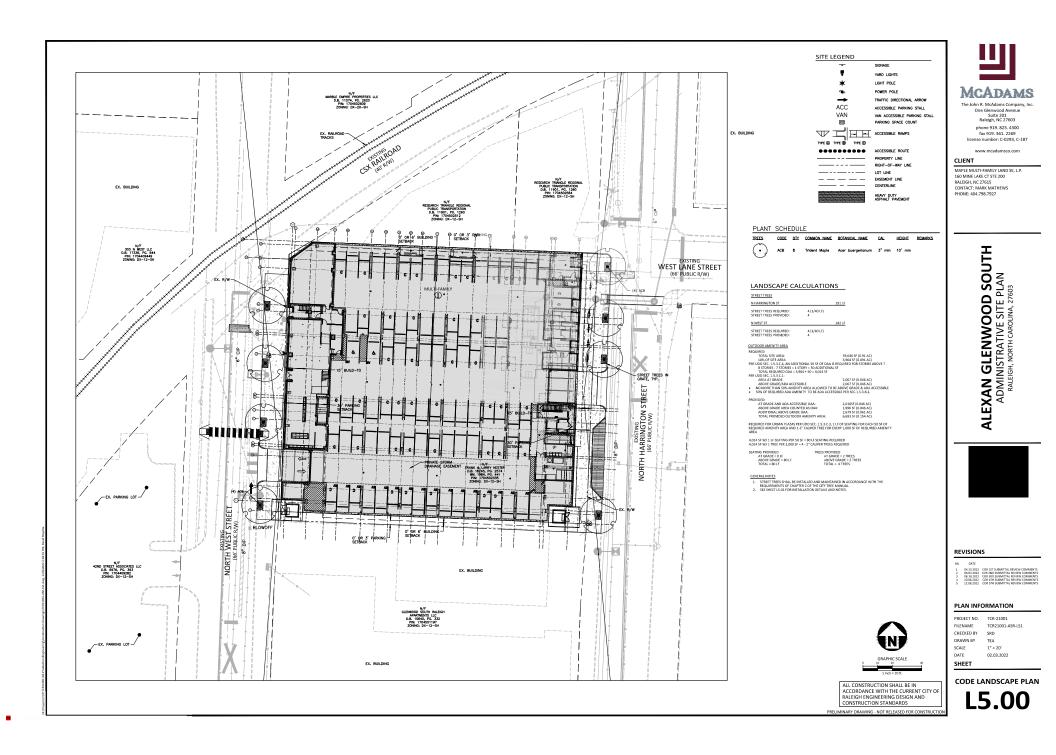








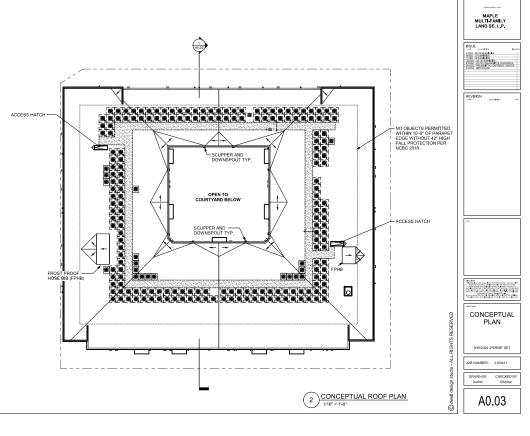




GLENWOOD SOUTH 401 WEST LANE STREET, RALEIGH, NC 27003

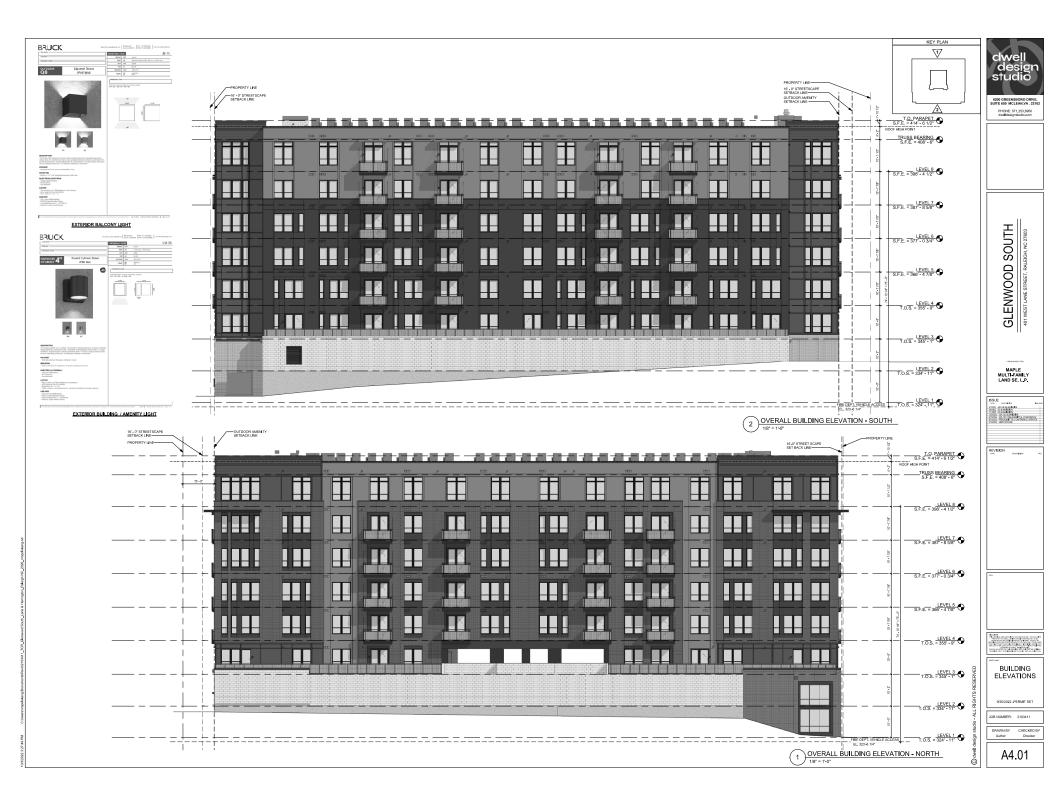
dwell design studio

8200 GREENSBORD DRIVE, SUITE 650 MCLEAN,VA 22102 PHONE: 571,253,8950 dweldesignstudio.com





1 CONCEPTUAL BUILDING SECTION NORTH / SOUTH







PHONE: 571,253,6960 dwelldesignstudio.com

GLENWOOD SOUTH 401 WEST LANE STREET, RALEIGH, NO 27603

A MENT ADDRESS FOR MAPLE MULTI-FAMILY LAND SE, L.P.

ISSUE another A BORD KA

REVISION DESCRIPTION

TRANSPARENCY

CALCULATIONS

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## RALEIGH, NORTH CAROLINA

## Sec. 1.5.9. Transparency B. General Requirements

- 3. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space
- 4. Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance.

#### C. Design Alternate Findings

- The Planning Commission or Appearance Commission performing the quad-judicial Jostes of the Planning Commission (as design acced by the EDIV Countil), fatter consistency as clyh acced quad-judicial dowlarding hearing haracerlarces with Sec. 20 2.17, Shill realise the recurrent transparency. Fall of the following findings are statisfied:
- 1. The approved alternate is consistent with the intent of the transparency requirements; and
- The street-facing building facade utilizes other architectural, artistic, or landscaped treatments to create visual interest to offset the reduction in transparency.

GROUND FLOOR TRANSPARENCY CALCULATION				
EAST ELEVATION (STREET FACING)	0' - 12' ZONE	3' - 8' ZONE		
GROUND STORY TOTAL AREA	1812.5 SF (151-0 1/2" X 12")			
GROUND STORY REQUIRED AREA	1196.3 SF (66%)	598.1 SF (33%)		
GROUND STORY PROVIDED AREA	646.4 SF (36%)	348.3 SF (19%)		

3 · 8' ZONE

