Administrative Site Review Application

Office Use Only: Case #:



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Planner (print): _

Please review UDO Section 10.2.8. as amended by text change case <u>TC-14-19</u> and <u>TC-11-21</u> to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the <u>Permit and Development Portal</u> . (Note: There is a fee for this verification service.)						
n ☐ Tier Three Site Plan ✓						
	Site Transaction History					
General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:					
GENERAL INFORMATION						
rriott						
Property address(es): 6300 Triangle Town Blvd, Raleigh, NC 27616						
)						
Please describe the scope of work. Include any additions, expansions, and change of use. AGS Hotels is proposing a Residence Inn by Marriott on 6.53-acre property that will have 3.8-acres of disturbance as part of the proposed improvements. The Residence Inn by Marriott is currently proposed to be 4 stories and provide 118 rooms.						
Current Property Owner/Developer Contact Name: Harry Singh NOTE: please attach purchase agreement when submitting this form.						
Company: AGS Triangle Town LLC Title:						
Address: 12051 Retail Drive						
Email: harry.	singh@agshotels.com					
Applicant Name: Harry Singh						
Address: 120	Address: 12051 Retail Drive					
Phone #: (804) 605-8248 Email: harry.singh@agshotels.com						
	Tier is needed. (Note: There Tier Three S General Mixed use Open lot Civic GENERAL IN Triott The Blvd, Raleighter The any additions, Inn by Marrio provements. The submit of the s					

Page 1 of 2 REVISION 06.02.22

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)					
SITE DATA	BUILDING DATA				
Zoning district (if more than one, please provide the acreage of each):	Existing gross floor area (not to be demolished):				
CX-5-PK-CU (LT Property, 3.49-ac.) & CX-4-CU (RT Property, 3.04-ac.)	Existing gross floor area to be demolished:				
Gross site acreage: 6.53-ac.	New gross floor area:				
Maximum # of parking spaces: 177	Total sf gross (to remain and new):				
# of parking spaces proposed: 118	Proposed # of buildings:				
Overlay District (if applicable): SHOD-2 (LT Property) & SHOD-1 (RT Property)	Proposed # of stories for each:				
Existing use (UDO 6.1.4): Woods, Fair condition					
Proposed use (UDO 6.1.4): Hotel w/ 4 stories and 118 rooms					
STORMWATER	INFORMATION				
Existing Impervious Surface: Acres: N/A Square Feet:	Proposed Impervious Surface: Acres: 1.95-ac. Square Feet:				
Is this a flood hazard area? Yes No ✓ If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #: 3720172700K, eff. date 7/19/2022					
Neuse River Buffer Yes No ✓	Wetlands Yes ✓ No				
RESIDENTIAL DI	EVELOPMENTS				
Total # of dwelling units:	Total # of hotel units:				
# of bedroom units: 1br 2br 3br	4br or more				
# of lots:	Is your project a cottage court? Yes No				
SIGNATURE BLOCK					
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance. Harry Singh I, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.					
Signature:	11/28/2022 Date:				

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Printed Name: Harry Singh



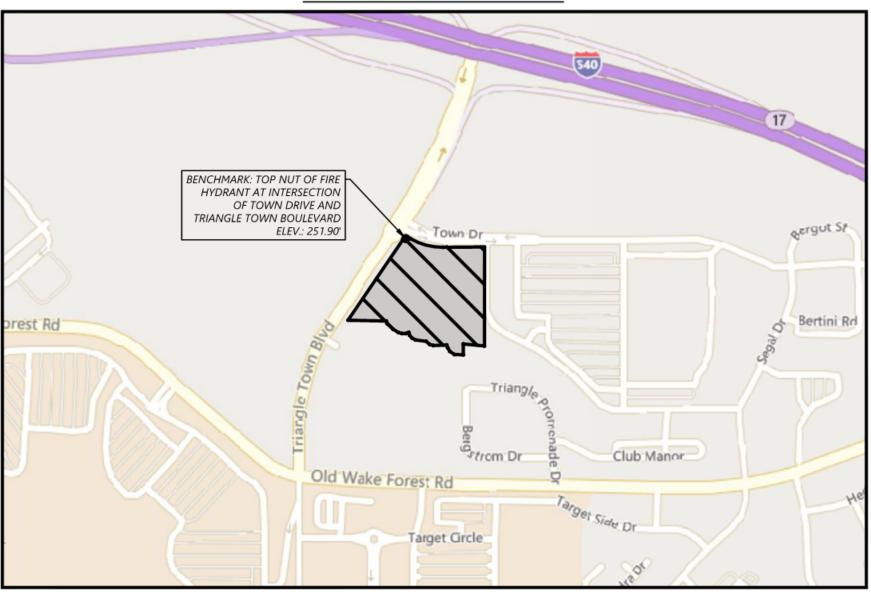
Fulfilled Projects. Fulfilling Mission.

North Carolina Firm No. P-2577

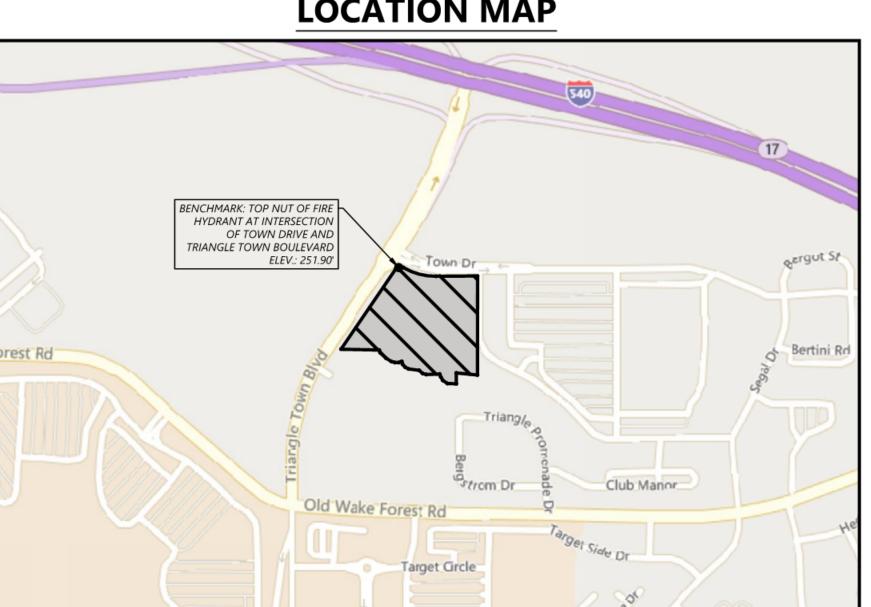
NOVEMBER 28, 2022 PROJECT NO. 22007



LOCATION MAP



SCALE 1" = 500'



Check SHOD 2 standards Touch base with Kasey Evans regarding SCOPE-0073-2021

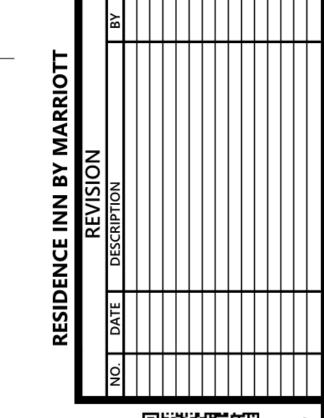
C15 CONSTRUCTION DETAILS (3 OF 5)

C16 CONSTRUCTION DETAILS (4 OF 5)

C17 CONSTRUCTION DETAILS (5 OF 5)

DRAWING INDEX PUBLIC IMPROVEMENT QUANTITY TABLE NUMBER OF LOT(S) C1 EXISTING CONDITIONS & DEMOLITION C2 GENERAL NOTES & REFERENCES (1 OF 3) LOT NUMBER(S) BY PHASE C3 GENERAL NOTES & REFERENCES (2 OF 3) 118 ROOMS NUMBER OF UNITS C4 GENERAL NOTES & REFERENCES (3 OF 3) LIVABLE BUILDINGS C5 SITE LAYOUT PLAN **OPEN SPACE?** NUMBER OF OPEN SPACE LOTS C6 INITIAL CONSTRUCTION PHASE PLAN PUBLIC WATER (LF) INTERMEDIATE CONSTRUCTION PHASE PLAN PUBLIC SEWER (LF) C8 FINAL CONSTRUCTION PHASE PLAN PUBLIC STREET (LF) - FULL C9 GRADING & DRAINAGE PLAN PUBLIC STREET (LF) - PARTIAL C10 UTILITIES PLAN PUBLIC SIDEWALK (LF) - FULL C11 LANDSCAPE & TREE CONSERVATION PLAN PUBLIC SIDEWALK (LF) - PARTIAL C12 STORM DRAINAGE PROFILES STREET SIGNS (LF) C13 CONSTRUCTION DETAILS (1 OF 5) C14 CONSTRUCTION DETAILS (2 OF 5) WATER SERVICE STUBS

SEWER SERVICE STUBS





SITE IMPROVEMENTS FOR RESIDENCE INN BY MARRIOTT

CITY OF RALEIGH, NORTH CAROLINA

AGS HOTELS

THE SEWER OPERATOR IS CITY OF RALEIGH 1 EXCHANGE PLAZA RALEIGH, NC 27601 TEL: 919-996-3245 WATER DEPARTMENT

PREPARED FOR

THE WATER OPERATOR IS: CITY OF RALEIGH 1 EXCHANGE PLAZA RALEIGH, NC 27601 TEL: 919-996-3245 FAX: ----WATER DEPARTMENT

THE STORMWATER OPERATOR IS: CITY OF RALEIGH 1 EXCHANGE PLAZA RALEIGH, NC 27601 TEL: 919-996-5575 ENGINEERING SERVICES

AGS HOTELS 12051 RETAIL DRIVE WAKE FOREST, NC 27587 MR. HARRY SINGH

FULFILLED ENGINEERING POST OFFICE BOX 2088 LEXINGTON, S.C. 29071 TEL: 803-612-3940 FAX: 803-845-3372 MR. DUSTIN B. JOHNSON, PE TRAFFIC CONTROL & PEDESTRIAN PLAN (TCPED) NOTES

- PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES PLEASE DIRECT ANY OUESTIONS TO RIGHTOFWAYSERVICES@RALFIGHNC.GOV.
- 2. THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDOT STREETS WITHIN RALEIGH'S JURISDICTION.
- A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
- 4. PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- 5. ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO: MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AMERICAN DISABILITY ACT (ADA) REQUIREMENTS
- 6. ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

RALEIGH STREET DESIGN MANUAL (RSDM).

Administrative Site R			Raleigh
This form is required when submitting site p 0.2.8. Please check the appropriate buildir			
Office Use Only: Case #:		Planner (print):	
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Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan 🗸	
Building Type		Site Transaction History	/
Detached Attached Apartment Townhouse	General Mixed use Open lot Civic	Subdivision case #: Scoping/sketch plan case #: Certificate of Appropriateness #: Board of Adjustment #: Zoning Case #: Administrative Alternate #:	
<u> </u>	GENERAL IN	FORMATION	
Development name: Residence Inn by M	arriott		
Inside City limits? Yes ✓ No			
Property address(es): 6300 Triangle T	own Blvd, Ra	leigh, NC 27616	
Site P.I.N.(s): 1727715921 & 172771787	2		
Please describe the scope of work. Include AGS Hotels is proposing a Residence disturbance as part of the proposed ir proposed to be 4 stories and provide	Inn by Marrio	tt on 6.53-acre property that will have	3.8 -acres of rently
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Address: 12051 Retail Drive			
Phone #: (804) 605-8248	Email: harry.	singh@agshotels.com	
Applicant Name: Harry Singh			
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REVISION 06.02.22

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Acres: N/A Square Feet:	Acres: 1.95-ac. Square Feet:	
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #: 3720172700K, eff. date 7/19/2022		
	Wetlands Yes ✓ No	
Neuse River Buffer Yes No ✓	vvetiands fes v No	
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SIGNA	ATURE BLOCK	
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DEVELOPMENT TYPE + SITE DATE TABLE



Fulfilled Projects. Fulfilling Mission.

North Carolina Firm No. P-2577

NOVEMBER 28, 2022 PROJECT NO. 22007



SITE IMPROVEMENTS FOR RESIDENCEINN BY MARRIOTT

CITY OF RALEIGH, NORTH CAROLINA

PREPARED FOR

AGS HOTELS

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Z-75-95 Capital Boulevard, east side, between Old Wake Forest Road Extension and Jacqueline Lane, being Map 1727.16, Block 83, Parcel 4610 rezoned to Thoroughfare District Conditional Use. The SHOD-2 remains unaffected.

Conditions: (3/11/96)

A. Development of the subject property, or subdivided lots thereof, will comply with the provisions of certified recommendation 7107 of the Raleigh City Planning Commission. Response: The post-development peak flow rates adhere to the policy as written in the Stormwater Design Manual Sec. 1.2.5. B. The following land use criteria will be employed in order to assure that a mixed use

> development results on the subject property. 1. Non-residential uses will occupy no more than seventy-five (75) percent of the acreage net of right-of-ways.

2. Residential uses will occupy no more that seventy-five (75) percent of the acreage

Non-Residential uses are those uses described under the "Land Use" headings of "Agriculture", "Recreation", "Institution/Civic/Services", "Commercial" and "Industrial" as set forth in Code Section 10-2071 Schedule of Permitted Land Uses in Zoning Districts. Residential uses are those uses found under the "Residential" Land Use heading of the same schedule.

Nothing within this condition would prohibit the development of mixed use buildings on any portion of the subject property. In such instances the dominant use (based on the gross square footage of space allocated to that use within the building) will determine the land use of the building and the land use category (residential or non-residential) to which its lot area will be applied.

Response: Understood. Proposed use is non-residential / commercial and helps to contribute to desired mixed-use condition. C. The portion of the subject property that is within a minimum of three hundred fifty feet (350') measured perpendicularly to the segments of the northern and eastern boundaries that abut developed or recorded parcels in the Smoketree development, shall be developed only for residential purposes not to exceed ten (10) units per acre. The segments of the boundary lines are more specifically described as being the lines beginning at the Southwest corner of parcel 1727.12 76 6024 and extending in a continuous generally Southeastward direction to the South corner of parcel 1727.16 94

The following adjacent parcels comprise the segments of the boundary lines to which

this condition shal	l apply.		
1727.12 76 6024	1727.12 75 7770	1727.12 75 9136	1727.16 94 6605
1727.12 76 6051	1727.12 75 7684	1727.16 84 6932	1727.16 94 6677
1727.12 75 6954	1727.12 75 8509	1727.16 94 1659	1727.16 94 7641
1727.12 75 6867	1727.12 75 8523	1727.16 94 4772	1727.16 94 7544
1727.12 75 7801	1727.12 75 8448	1727.16 94 5606	1727.16 94 7497
1727.12 75 7755			

Within this area in order to promote an improved variety of housing choices and 1. Twenty percent (20%) of the R10 restricted area will be devoted to detached

2. Twenty percent (20%) of the R-10 restricted area will be devoted to duplexes, triplexes and quadraplexes that may or may not employ a zero lot line manner of

3. Twenty percent (20%) of the R-10 restricted area will be devoted to townhouses or multi-family units including if desired, condominiums.

Response: None of the properties adjacent to the subject property are listed, therefore no residential required. D. The owners will cooperate (including but not limited to donations, easements, sale at reduced value, etc.) with public agencies to effect publicly planned and programmed infrastructure improvements to further enhance the stature of this location as the City's Northeast Regional Center. Such improvements could include but not be limited to:

1. Additional connections (pedestrian, bike, road, transit, etc.) to promote circulation between the quadrants created on this property by the Expressway and the North-

2. A permanent water body (or bodies) that can function as stormwater management, water quality and recreation facilities; and,

3. Open spaces to accommodate active or passive leisure opportunities, including greenways. To this end, at least 15% of the land area (approximately 6 acres) of the Northwest quadrant (quadrant A) of the property as illustrated on Exhibit A and at least 19% of the land area (approximately 15 acres) of the Northeast quadrant (quadrant B) as illustrated on Exhibit A will be maintained as open space which may also accommodate these types of infrastructure improvements.

Private development may proceed in these quadrants so long as it can be demonstrated that the respective land area to satisfy this requirement in each quadrant remains available or that on a pro-rata basis a portion of the land area being developed will provide an improvement towards the satisfaction of the overall requirement for the respective quadrant in which it is located.

Response: Understood E. Building heights within the portions of quadrant "B" identified on Exhibit A will be limited

1. Seventy-five (75) feet in Capital Boulevard height limit area; and

Forty (40) feet in the Expressway height limit area. Response: The proposed project is located in Quadrant C, so condition is N/A

F. For all public streets not designated as thoroughfares and requiring thoroughfare district street yards, their required street yards will be planted with native species shade trees at a rate of one tree for every forty linear feet of street frontage.

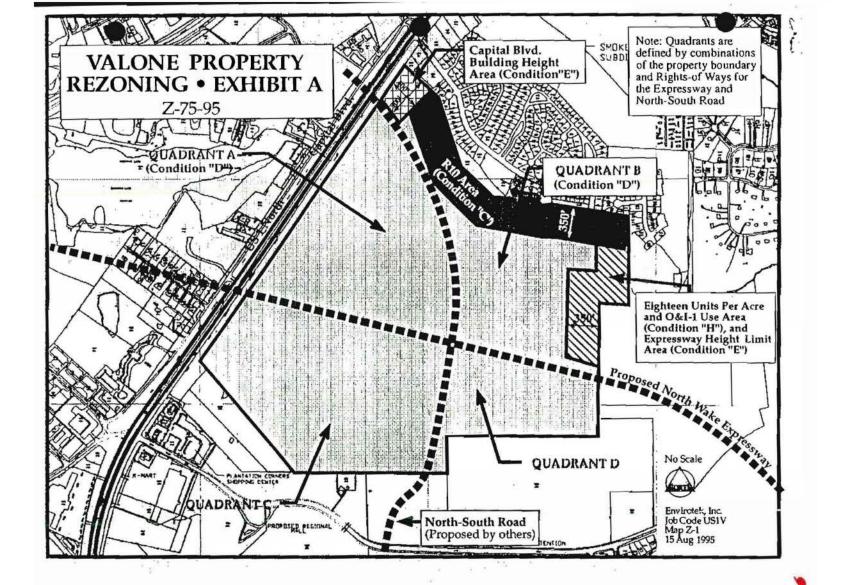
Response: All vegetation required for the proposed project is accounted for by undisturbed street yards along both public road G. For a distance of two hundred (200) linear feet from the point that thoroughfares designated within this property enter, or exit, the zoned property, the thoroughfare street yard required on each side of the thoroughfare shall be enhanced with ornamental shrubs at a rate of sixty (60) shrubs per fifty (50) linear feet of qualifying street frontage. These shrubs shall meet or exceed the minimum shrub standards for protective yards at the time of planting. At least 70% of the shrubs per side of the street shall be evergreen. Nothing within this condition would prohibit the massing of these shrubs in an area, or areas. This condition does not apply to the Northern Wake Expressway.

Response: All vegetation required for the proposed project is accounted for by undisturbed street yards along both public road H. The portion of the subject property that is within three hundred and fifty (350) feet measured perpendicularly to the portions of the Wake County PIN Numbers 1727.12 95 7114 (JVC) and 1737.17 02 3461 (Hendrickson Trustee) shall be developed for either residential purposes not to exceed eighteen (18) units per acre or uses allowed in O&I1, or combinations thereof. This area shall extend from the southern boundary of the R-10 restricted area set out in Condition C above at parcel 1727.16 94 7497 and extend to the right-of-way of the Northern Wake Expressway. Response: The proposed project site is located in Quadrant C, so condition is N/A.

I. Reimbursement values for qualifying right-of-ways (per Code Section 10-3022) shall be at the prevailing rate based upon the present zonings (RR, R-4, R-6) when said streets are required by the City's development regulations. Response: Understood.







Z-01-06 - Old Wake Forest Road and Triangle Town Boulevard on the north side of Old Wake Forest Road, NE of its intersection with Triangle Town Boulevard being Wake County PIN 1727816589. Approximately 72.27 acres rezoned to Shopping Center Conditional Use with Special Highway Overlay District-1.

A. The development of the subject property shall conform to the Concept Plan attached hereto and incorporated herein by reference as provided for in Code Section 10-

B. The following uses otherwise permitted in the Shopping Center zoning district as provided in the Schedule of Permitted Land Uses found in Code Section 10-2071, shall

1.) Adult establishments

2.) Airfields, landing strips or heliports 3.) Electrical generating plants

4.) Uses defined as Retail Sales - Highway within 400 feet of the rights-of-way of Old Wake Forest Road and Triangle Town Boulevard.

Response: Proposed use is overnight lodging C. If desired by the City, at subdivision or site plan, which ever first occurs, the property owner shall make available at least two (2) 20-foot by 15-foot transit deeds of easement to support a bus stop along Old Wake Forest Road, Triangle Town Boulevard, or some other internal street (whether public or private). The specific location of such easements

shall be approved by the Transit Division of the City at the time of subdivision or site

Response: Understood. Let us know if further action is desired D If desired by the City, at subdivision or site plan, which ever first occurs, the property

owner shall offer a cross-access easement to the property immediately north which fronts on Triangle Town Boulevard (PIN 1727720976 - Ethel Limited Partnership Deed Book 4061, Page 212 Wake County Registry) and the properties to the east which front on Old Wake Forest Road (PIN 1737023461 - Thomas C. Hendrickson, Trustee Deed Book 3900, Page 622, Wake County Registry; and PIN 1727917331 - Christ Covenant Church of Raleigh Deed Book 8182, Page 469, Wake County Registry).

Response: Understood. Let us know if further action is desired E. The development of the subject property shall include at least the following uses as shown on the Concept Plan: residential, office, civic and retail.

F. The development of this property shall comply with those key elements of the Urban Design Guidelines as shown on the attached Concept Plan and as set forth in the Narrative attached hereto and incorporated herein by reference.

G. Reimbursement for any required right-of-way dedication shall remain at R-10 value.

H. Any retaining walls along and visible from Old Wake Forest Road shall have a maximum height of fifteen (15) feet above any adjacent sidewalk, with plantings in front of them. If grades require taller walls, they shall be stepped, with a maximum height of fifteen (15) feet per step. Each step shall be of sufficient depth to allow for planting in front of each wall, but not less that three feet in width. Where exposed retaining wall faces exceed 6 feet in height, trees shall be planted at the base of the wall at the rate of 1 canopy tree per 50 linear feet of wall or 2 medium-sized ornamental trees per 50 linear feet of wall. Where exposed wall faces are sub - 6 feet in height, shrubs will be planted at the base of the wall at a rate of 1 shrub per 5 linear feet of wall. Plant size at installation will conform to City of Raleigh standards for VSA planting.

I. Retaining walls, if any, along and visible from Old Wake Forest Road shall be of same or similar masonry materials as the nearest principal building, specifically permitted as "similar" would be segmental masonry for walls where color selections are coordinated with building materials. Response: N/A.

J. Outdoor area and parking lot light fixtures in mixed use and residential areas shall be

Response: Understood. Will forward information to architectural/electrical. K. Prior to preliminary site plan or subdivision submittal on any portion of this property, a traffic impact analysis (TIA) on the entire property based upon the Concept Plan shall be filed with City of Raleigh's Department of Public Works. A TIA submitted prior to adoption of this ordinance based upon the Concept Plan shall satisfy this condition. Response: Portion or portions of this concept plan have previously been developed upon the intial submittal for the proposed improvements at TMS# 1727715921 & 1727717872. Can provide further information if needed.

