

Case File / Name: ASR-0007-2021 865 Morgan City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** The site is generally located at the southwest corner of W Morgan Street and Tryon

Hill Drive, with common street addresses of 0, 857, 861 and 865 W Morgan Street

and 905 Tryon Hill Drive.

**REQUEST:** This is a revision to a previously approved plan.

ORIGINAL APPROVED PLAN: Development of a mixed use building and parking structure containing approximately 202 dwelling units and 9,089 square feet of commercial space on the east side of the site, and an apartment building containing approximately 199 dwelling units on the west side of the site, for a combined 401 dwelling units proposed. The total proposed building space is 438,856 square feet. The site is approximately 3.5 acres with portions zoned CX-7-UG, CX-7-UL-CU (Z-25-21), NX-4-UL, and OX-5-UL. Proposed recombination to create two lots of 2.25 acres (containing the mixed-use building) and 1.15 acres (Containing the apartment building). Project as proposed is dependent on City Council decision regarding right-of-way closure.

Administrative Adjustment (AAD-9-21) approved to allow a portion of the required build-to to be met with amenity area at the corner of W Morgan Street and Tryon Hill Drive.

Variances (BOA-25-21) approved granting relief from the minimum ground floor elevation requirement set forth in UDO Section 3.2.4.F for the apartment building; and granting a 2 foot variance from the maximum building foundation wall height requirement set forth in UDO Section 7.2.8.D.3 to allow up to 7 foot tall building foundation wall.

REVISION to the approved ASR (revised approved plans last dated 2/9/22): revised scope of work includes development of a mixed use building and parking structure containing approximately 199 dwelling units and 8,864 square feet of commercial space on the east side of the site, and an apartment building containing approximately 201 dwelling units on the west side of the site, for a combined 400 dwelling units proposed.

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 February 9, 2022 by J DAVIS

ARCHITECTS.

#### **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.



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

#### General

- 1. That a final design of the intersection at Tryon Hill Drive and Morgan Street is shown on the plans and evaluated by Transportation Operations and Planning.
- 2. Right-of-way closure, which is subject to City Council approval, is required prior to SPR approval.
- 3. Plans shall be revised to be consistent with the enhancements (benches, planters, landscaping, etc.) at Morgan Street and Tryon Hill Drive shown per the approved Administrative Alternate (AAD-9-21).

#### **Engineering**

- A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
- 5. An encroachment submittal for balconies that are encroaching within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

#### **Public Utilities**

6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

#### Stormwater

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

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

✓ Public Access Easement Required✓ Shared Parking Agreement Required

☑ Sidewalk Easement Required



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☑ **RECORDED MAP(S)** - 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.

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

#### **Engineering**

1. That the existing right-of-way of the former Harrison Avenue is abandoned and a resolution number shown on all plats.

#### **Public Utilities**

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

#### **Stormwater**

 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).

☑ <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 as proposed shall be recorded prior to issuance of building permits.

#### **Engineering**

- 2. A public infrastructure surety for 25 street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
- 4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.



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- 5. A Pedestrian and Bicycle Access deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
- A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).

#### **Public Utilities**

- 7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
- 8. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).
- 9. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

#### **Stormwater**

- 10. 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).
- 11. 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).

#### **Urban Forestry**

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along W Morgan Street, 14 street trees along Tryon Hill Drive, and 5 street trees along Wakefield Avenue.

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

#### General

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- Final inspection of all right of way street trees by Urban Forestry Staff.

#### **Stormwater**



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3. 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:

3-Year Expiration Date: December 6, 2024

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.

03/16/2022

Development Services Dir/Designee

Staff Coordinator: Kasey Evans

REFERENCE: SCOPE-0007-2021

#### ASR-0007-2021

#### Administrative Site Review

1st Submittal: January 29, 2021 2nd Submittal: May 20, 2021 3rd Submittal: July 16,2021 Revision to Approved ASR: December 22, 2021 2nd Submittal: February 9, 2022

## 865 Morgan Street

865 W. Morgan Street



Vicinity Map

Raleigh, NC

^^^^	PROPERTY AND ADDRESS OF THE PARTY AND ADDRESS	BLOCK PERIMETER REQUIREMENT - UDO SEC. 8.3 / TC-6-19:
	PROP, CONCRETE AREA	THE ALLOWED BLOCK PERIMETER FOR NX-4 IS 3,000 LF AND THE EXISTING BLOCK EXCEEDS THAT ALLOWED LENGTH. BUT THE SITE IS LES
	PROP, HEAVY BUTY CONCRETE	THAN 5 AC AND EXEMPT. THE OX-5 BLOCK PERIMETER IS 2,500 LF BUT

Sileet illuex					
COVER	0.0	PAVEMENT MARKING AND SIGNING PLAN		UTILITY DETAILS	C9,41
ZONING CONDITIONS	1.0.1	PAVEMENT MARKING AND SIGNING PLAN	R1.01	LANDSCAPE PLAN (CODE COMPLIANT)	LP1.1
ADMINISTRATIVE ALTERNATE FINDINGS	L0.2	PAVEMENT MARKING AND SIGNING PLAN	R1.02	LANDSCAPE DETAILS	LP3L1
BOARD OF ADJUSTMENT FINDINGS	L0.3	TRANSPORTATION PLAN	C3.00	BUILDING LEVEL 00 PLAN	CA2.00
RECORDED MAP - BM1911, PG113	L0.4	GRADING & STORM DRAINAGE PLAN	C5.00	BUILDING LEVEL 01 PLAN	CA2.01
RECORDED MAP - BM2000, PG781	L0.5	SCM PLAN AND DETAILS	C5.10	BUILDING LEVEL 02 PLAN	CA2.02
RECORDED MAP - BM2000, PG1383	L0.6	UTILITIES PLAN	C6.00	BUILDING LEVEL 03 PLAN	CA2.03
CIVIL NOTES	C0.10	SITE DETAILS	LS3.1	BUILDING LEVEL 04 PLAN	CA2.04
EXISTING CONDITIONS PLAN	L0.7	SITE DETAILS	LS3.2	BUILDING LEVEL 05 PLAN	CA2.05
EXISTING CONDITIONS PLAN	L0.8	SITE DETAILS	C9.00	BUILDING LEVEL 06 PLAN	CA2.06
DEMOLITION PLAN	C2.00	STORM DRAINAGE DETAILS	C9-20	BUILDING LEVEL 07 PLAN	CA2.07
TREE CONSERVATION PLAN	LT1.1	STORM DRAINAGE DETAILS	CR.21	BUILDING ROOF PLAN	CA2.08
SITE PLAN	LS1.1	UTILITY DETAILS	C9.30	BUILDING EXTERIOR ELEVATIONS	GA3.01
LOTS AND EASEMENTS PLAN	LS1.2	UTILITY DETAILS	C9.31	BUILDING EXTERIOR ELEVATIONS	CA3.02
ZONING EXHIBIT	LS1.3	UTILITY DETAILS	C9.32	BUILDING EXTERIOR ELEVATIONS	CARO
FIRE ACCESS PLAN	LS1.4	UTILITY DETAILS	C9.40	BUILDING HEIGHT EXHIBIT	CA3.04

#### Notes

#### GENERAL NOTES

Sheet Index

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WC ACCESS RAMPS MILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEISH PUBLIC WORKS DEPARTMENT STANDARDS PROVING STANDARDS AND ADAMS SPECIFICATIONS

 ALL ABOVE GROUND LITERY DEVICES (TO INCLUDE BUT NOT BUTTED TO TELEPHONE AND CASE PEDESTALS, ELECTRICAL TRANSPORMERS, BUDSTLOW DEVICE HOTBOX, ETC) SHALL BE SCREEMED FROM OFF-SITE VEW BY EXPERIENCE WHEREE FINDEL OR WALL. 22. URLITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE URLITIES.
23. SPECIAL LISE PRIMIT RECURRED FOR POOLS WITH MAY LIMEAN CRASHSHOW GREE
DOORS OF 4,000 SQUARE FEET.

#### TREE CONSERVATION NOTE

#### SOLID WASTE INSPECTION STATEMENTS

- STREET, LAVE, AND SIDEMALK CLOSURES OR DETOURS: FROM TO MY HORK THAT BY CLOSING OF ANY STREET, LANE, OR SIDEMALK THE CONTRACTOR MUST APPLY FOR AL SERVICES.
- PAGE TO THE START OF MORE, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING W BEGINNERS WIG INSPECTIONS COORDINATED TO REVIEW THE SPECIFIC COMPONENTS OF THE APPLICATION AND START AND START AND START AND START AND STA
- THE CITY OF PIALESH REQUIRES AN APPROVED RIGHT OF WAY DESTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SEDWALK AND NODOT ROAD WITHIN PIALESH'S LIFESTICTION.

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# Updated 25.07.3022 cm and the control of the contro clear height has been provided between the balcony and the finished grade 4. The service area on Walfeld drive has been redocated from the southwest corner of the building. The area will be Tryon Hills Dr. Tryon Hills Dr. Tryon Hills Dr. 408.68 x 35% = 143.04 LF 408.68 x 35% = 143.04 LF 86% 347.62 LF W. Morgan St. 68.34 x 70% = 47.84 LF 68.34 x 70% = 47.84 LF

Administrative Site Review Application (es): 865, 861, 857 & 0W. Morgan St. and 905 Tryon Hill Drive, Raleigh Site P.I.N.(s):17031993636, 1703199251, 1703290093, 1703199201, 1703197269

Application

CX-7-UL-CU (0.47 AC), CX-7-UG (2.36 AC), NX-4-UL (0.47 AC)	Existing gross floor area to be demolished: 27,860 SF					
Gross site acreage: 3,09	New gross floor area: 433,609 SF					
# of parking spaces required:367 SPACES	Total of gross (to remain and new): 433,609 SF					
# of parking spaces proposed: 546 SPACES	Proposed # of buildings: 2					
Overlay District (if applicable): SPROD	Proposed # of stories for each:					
Existing use (UDO 6.1.4): Bar, warehouse and light mlg	Building 1 = 4-7 stories					
Proposed use (UDO 6.1.4): multi-unit living , retail	Building 2 = 6-7 stories					
STORMWATE	ER INFORMATION					
Existing Impervious Surface:	Proposed Impervious Surface: Acres: 3.96 AD Source Feet: 172,333 SF					
Acres: 3.31 AC Square Feet: 144.102 SF Is this a flood hazard area? Yes No						
Acres: 3.31 AC Square Feet: 144,102 SF						
Acres: 3.31 AC Square Feet: 144,102 SF Is this a flood hazard area? Yes No If yos, please provide: Alturial solls: Flood study.						
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Azres: 351 AC Separe Feet: M4.102 SF Is this a flood hazard area? Yes No I No I I I No. I No I I No. I	Wetlands Yes No ☑					
Acress 231 AC Sequence Feet: 144 102 SF is this a flood hazard enea? Yes □ No □ N	Westands Yes No ☑  DEVELOPMENTS  Total of hood write-0- dor or more					
Acres: 331 AC Segame Feet: *44.168 F is the fixed handers ense? Yes No Fill yes, please provide: Allovial soils: Flood study. Flood study. Neuse River Buffer Yes No   RESIDENTIAL Total 6 of deeling units: 450	Wetands Yes No ♥					

#### Project Team

865 West Morgan, LLC 301 S. College Street, Suite 2800 Charlotte, North Carolina 28202 704.342.9000 randy.bates@childressklein.com

DEVELOPER
ChildressKlein
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randy.bates@childressklein.com

ANDSCAPE ARCHITECT JDavis Architects, PLLC

JDavis Architects, PLLC 510 S. Wilmington Street Rateigh, North Carolina 27601 919,835.1500

ENGINEER

ENGINEER
Stewart
223 S. West Street, Suite 1100
Raleigh, North Carolina 27803
919.380.8750
919.380.8752 (fax)
n carmen @ stewartine.com

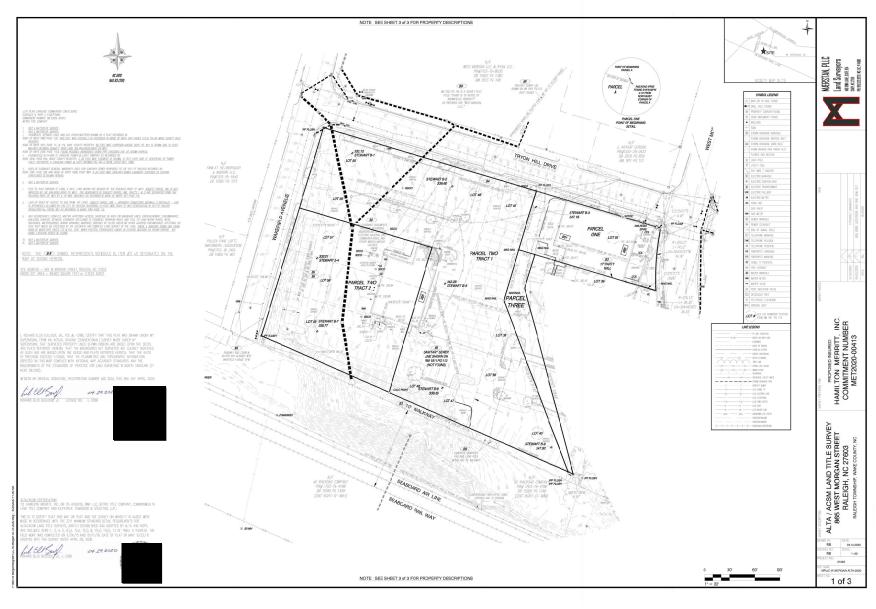
ENGINEER Stewart 223 S. West Street, Suite 1100 Rateigh, North Carolina 27603 919.380.8750 ncarmen@stewartinc.com

Kasey Evans I am approving this docume

5:0 South Wilmington 68 1218 Cheatnut Street, Th F ASR-0007-2021 REFERENCE, SCOPE,0007-202

865 Morgan Street 865 Morgan Street Raleigh, North Carolina

L0.0



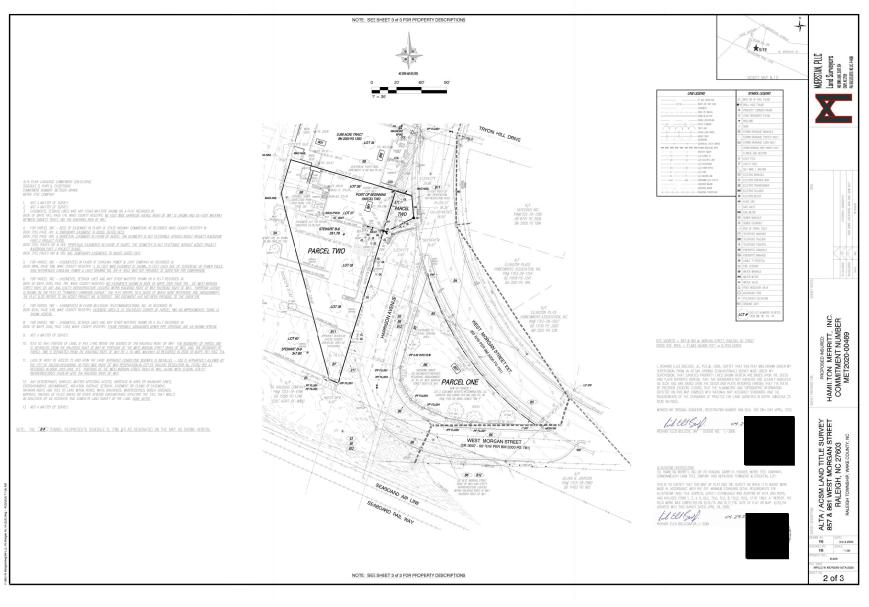
ASR-0007-2021

EXISTING CONDITIONS - PG 1

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L0.7



ASR-0007-2021

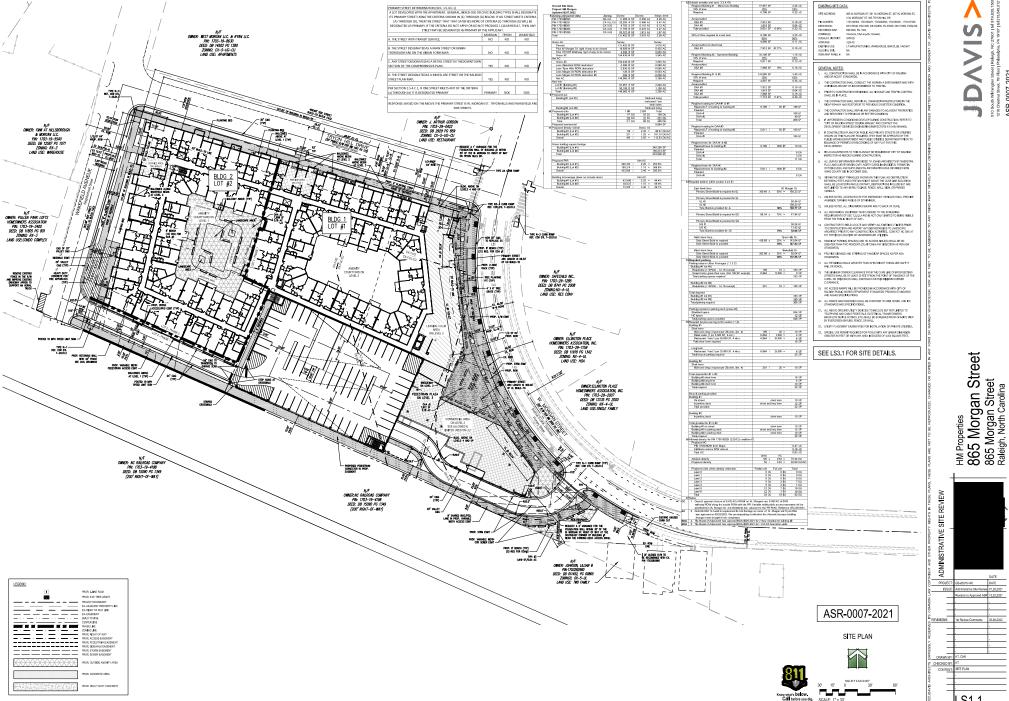
EXISTING CONDITIONS - PG 2

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HM Properties

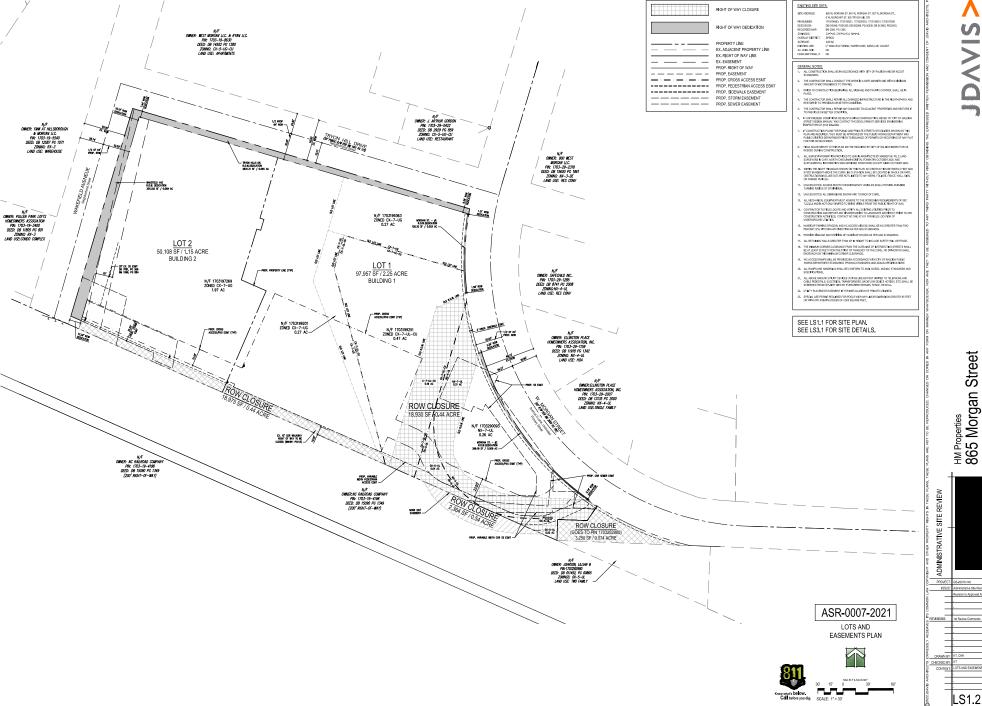
HM Pro

L0.8



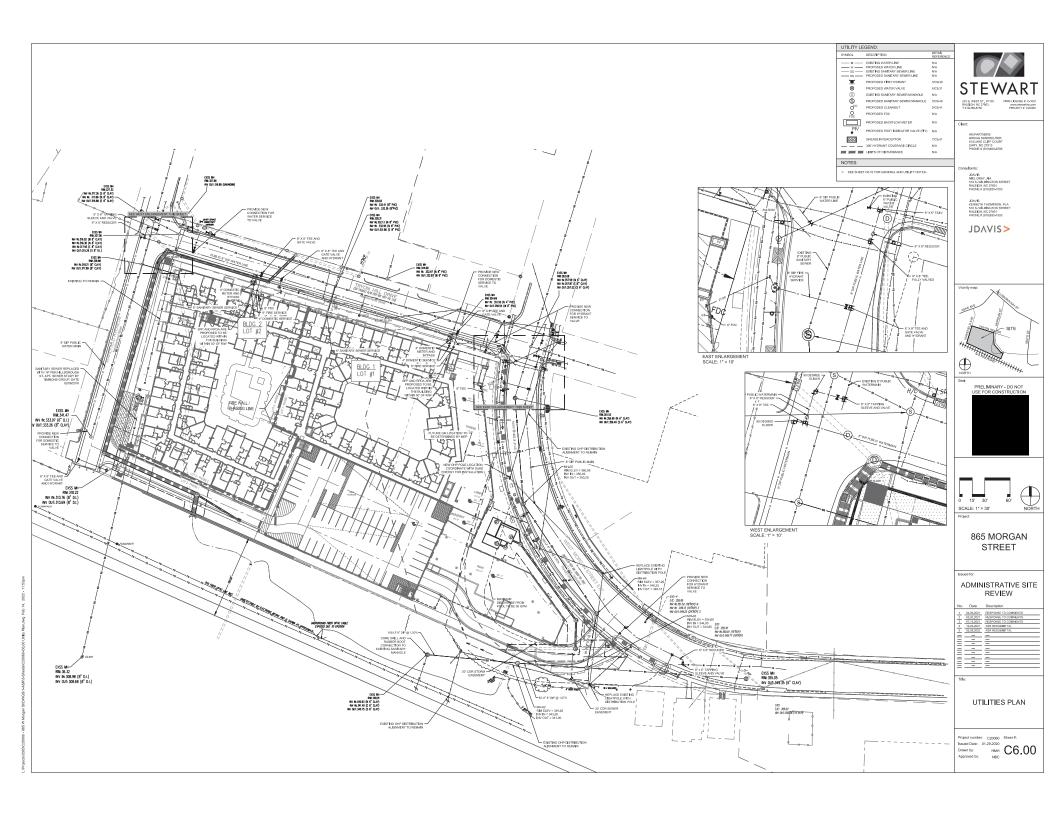
610 South Winnington Street I R
1218 Chestnut Street, 7th Floor I P
ASR-0007-2021
REFERENCE: SCOPE-9007-2021

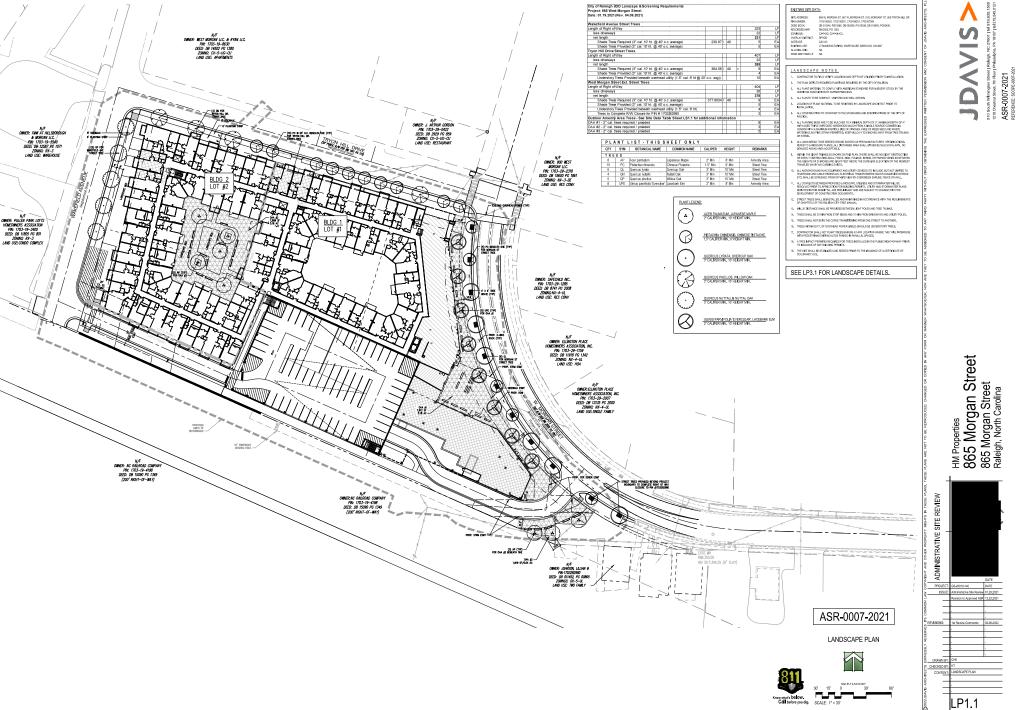
LS1.1





HM Properties 865 Morgan Street 865 Morgan Street Raleigh, North Carolina





EXISTING SITE DATA:



EAST ELEVATION (MORGAN STREET)

AVERAGE IMPROVED GRADE 360.24' AVERAGE CURB ELEVATION 359.97'

transparency requi (see Sec. 3.2.6.).

TOP OF PARAPET TRUSS 420'-4"

田田田 H H H H

4' TALL 30' BACK FROM FACE OF BUILDING

→ EXTERIOR SCONCE 2

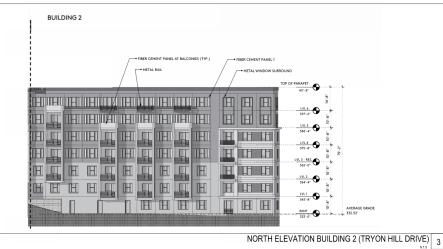
相目

METAL CANOPY

**BUILDING 1** 

且

NORTH ELEVATION BUILDING 1 (TRYON HILL DRIVE) 2



		IMPROVED GRADE			
BUILDING	PRIMARY STREET FRONT	LOW	HIGH	AVG	
BUILDING 1	West Morgan Street	358.50	361.97	360.24	
BUILDING 2*	West Morgan Street	336.22	337.13	336.68	

section 1.5.7.A.2 (TC-4-20) of the UDO, building height is measured from the average improved le to the top of the highest point of a pitched or flat roof excluding the parapet.

rage grade is considered to be the average post-development grade along the building elevation nost parallel and closest to the primary street setback. Where a site or lot is determined to have more than one primary street, average grade shall be determined along each evation most parallel and closest to each primary street. Maximum building height must be met from the average grade of each primary street independently. Where property slope increases to th rear, building height is measuerd from the average post development grade of the front and rear wa

CURBLINE ELEVATIONS							
BUILDING	CURBLINE ELVATION  LOW HIGH AVG.		MIN. GROUND	PROPOSED			
BUILDING			AVG.	FLOOR PER UDO	FINISH FLOOR		
1	358.05	361.88 359.97		359.97	362.00		
2	327.10	336.12	331.61	333.61	333.00		

Gregg sandreuter

865 Morgan Street
865 West Morgan Street
Raleigh, North Carolina 27603

SCHEMATIC DESIGN

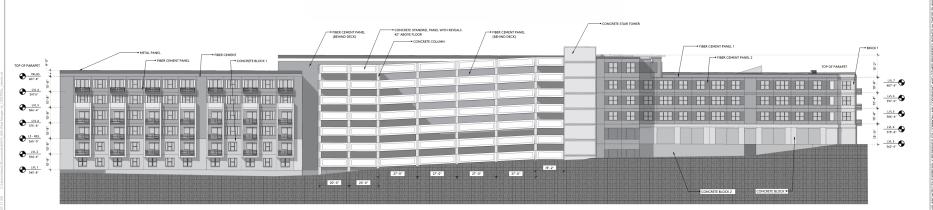
BLDG HEIGHT TABLE 3

CA-3.01





WEST ELEVATION BUILDING 2 (WAKEFIELD AVE.)



SOUTH ELEVATION (FACING RAILROAD) 3

Section Street Section Section Street Section Se

CA-3.02









MIXED-USE TRANSPARENCY - A

MIXED-USE TRANSPARENCY - B

MIXED-USE TRANSPARENCY - C

MIXED-USE TRANSPARENCY - D

MIXED-USE TRANSPARENCY - E TRYON HILLS DRIVE

MIXED-USE TRANSPARENCY ELEVATIONS

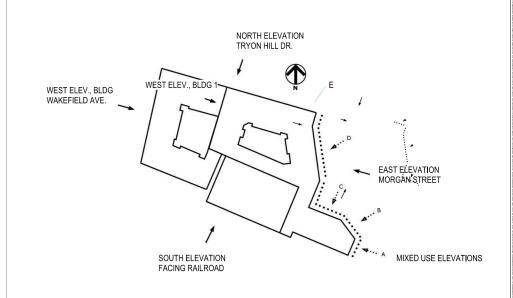
= 50% (of 5,357) 2,679 SF = 71.06% (of 5,357) REQUIRED TRANSPARENCY PROVIDED TRANSPARENCY 3.807 SF

#### Transparency of 0-12', within 3-8':

REQUIRED TRANSPARENCY = 50% (of 2,679) 1,340 SF PROVIDED TRANSPARENCY = 72% (of 2,679) 1,922 SF

MIXED-USE UPPER FLOORS

TOTA	L AREA = 16,787 SF					
REQU	Transparency (UDQ Section 1,5.9, Section 3.2.6.F)					
PP()	W. Morgan St Miked⁵Use Ground Floor					
i ko	Ground story façaclæ (measured btwn 0'-12')					5360.0 SF
	Min.Transparency Req.	5360.0	Х	50%	=	2680.0 SF
	Transparency Provided	5360.0	Х	75%	=	4002.0 SF
	Transparency Provided btwn 3'-8' (min 50% of Req.)	2680.0	Х	70%	=	1870.0 SF
	W. Morgan St Mixed-Use Upper Story					
	Upper story façade					17159.0 SF
	Min.Transparency Req.	17159.0	х	20%	=	3431.8 SF
	Transparency Provided	17159.0	х	44%	=	7628.0 SF



865 Morgan Street 865 West Morgan Street Raleigh, North Carolina 27603

CA-3.03

TRANSPARENCY CALCULATIONS 2

ELEVATION KEY