



Administrative Approval Action

Case File / Name: ASR-0009-2021
Macon Pond Medical Office Building

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located south of Duraleigh Rd, west of Edwards Mill Rd at 4225, 4229 and 4237 Macon Pond Rd. It is currently comprised of five lots located outside the city limits.

REQUEST: Development of a 3.94 acre site with .03 acres of right-of-way dedication, zoned OX--5-CU. The proposed development consists of a 4-story Medical Office building with a gross floor area of 126,272 sf and new 5-story parking deck, 31,272 sf.

Z-14-20 - Macon Pond Road

**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 3, 2021 by ESP Associates.

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:

☒ **SITE PERMITTING REVIEW** - 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

1. Update the proposed landscaping sheets for the SCM pond plantings, in the SPR plan set, to demonstrate compliance with non-amenity area feature requirements per UDO Section 7.2.6.C.
2. Demonstrate compliance with required landscape design for the non-amenity SCM pond per UDO Section 7.2.6.C.
3. Proposed lighting shall demonstrate compliance with the required vehicular surface lighting design, zoning and location requirements per UDO Section 7.4 and Section 7.1.7.G of the UDO.
4. Exemptions to the block perimeter and cross access requirements have been cited in response comments for the site. The exemptions and associated exhibits shall be included in the site permitting review plans.
5. No portions of the retaining walls can be in the NCDOT right of way without NCDOT approval. The plan shows the retaining walls on the right of way line.



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6. Per the notation on the ASR coversheet, submit a Duke Lighting plan with the Site Permit Review plan and demonstrate compliance with UDO Section 7.4.1 for height, design, and footcandle requirements.
7. Revise the table on sheet A201 for upper floors 2-4 of the North Elevation's "transparency provided" square footage calculations based on the dimensions shown on the preliminary ASR.
8. Provide a detail for the required Neighborhood Transition Yard fence/wall in the Site Permit Review plan set. (UDO Section 3.5.)
9. Provide a bicycle rack detail with the Site Permit Review plan set.
10. Include a site lighting detail sheet with the Site Permit Review plan set showing and labeling all proposed light fixtures, and including a photometric plan with footcandle measurements for proposed parking deck and vehicular surface parking areas, in accordance with UDO Section 7.4.
11. Provide a detail of the proposed Solid Waste Service (SWS) enclosure with Site Permit Review plans set, demonstrating compliance with SWS Manual and screening requirements per UDO Sec.7.2.5.
12. Revise the 6'5" tall fence label on sheet L1, and show it along the entire length of the property line, per UDO Section 3.5.

Engineering

13. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
14. A transit stop construction is required with the administrative site review and will be further reviewed at time of site permitting review. If the transit stop is fully in the right of way a transit easement may not be required as the stop would be in the right of way.

Public Utilities

15. 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

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

Urban Forestry



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19. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
20. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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:

General

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Submit a petition for annexation into the city limits in advance of or conjunction with any recorded plats.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

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

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .39 acres of tree conservation area.

☒ **BUILDING PERMITS** - 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 petition for annexation is submitted to Comprehensive Planning and a determination is provided prior to any building permit approvals.



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2. A recombination plat shall be recorded, prior to or in conjunction with any plat recordation, prior to building permit review and approval.
3. A demolition permit shall be obtained.

Engineering

4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
5. A fee-in-lieu for 1' of sidewalk width along Edwards Mill Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

7. 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).
8. 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).
9. 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

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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.
2. All street lights and street signs required as part of the development approval are installed.



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3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

4. 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: April 20, 2025

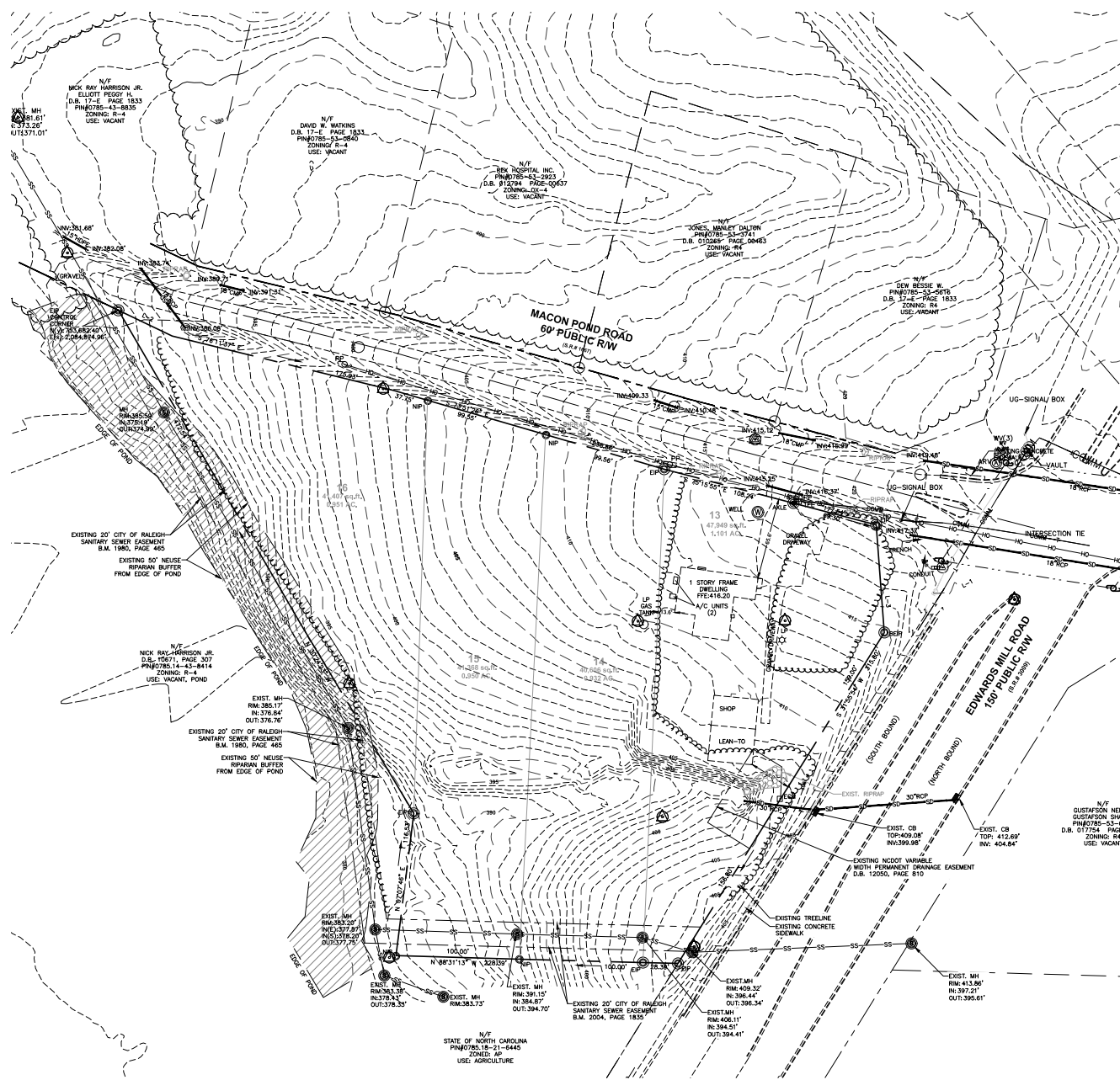
Obtain a valid building permit for the total area of the project, or a phase of the project.

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.

Signed: Alysis Bailey Taylor Date: 12/22/2021
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

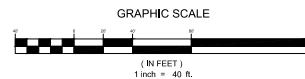


EXISTING CONDITIONS NOTES

1. THIS DRAWING IS NOT INTENDED TO BE A BOUNDARY SURVEY.
2. BOUNDARY LINE INFORMATION AND TOPOGRAPHIC INFORMATION PROVIDED BY CANTHORNE, MOSS & PANCIERA, PC PROFESSIONAL LAND SURVEYORS, FILED TOPOGRAPHIC SURVEY FOR BLUE HEEL DEVELOPMENT, LLC DATED 04/24/2023.
3. VERTICAL DATUM IS NC GDA83 (NAAD 830011).
4. HORIZONTAL DATUM BASED ON NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAAD 83).
5. PROJECT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL NUMBERS 370078501 EFFECTIVE DATE OF STUDY 05/02/2005.

LEGEND

- EXIST. MAJOR CONTOUR ——— 620 ———
- EXIST. MINOR CONTOUR ——— 623 ———
- EXIST. STORM PIPE ——— SS ———
- EXIST. SAN. SEWER PIPE ——— SS ———
- EXIST. WATER SERVICE PIPE ——— W ———
- EXIST. WATER SERVICE METER ——— W ———
- EXIST. WATER SERVICE COWA ——— W ———
- EXIST. FIRE HYDRANT ——— F ———
- EXIST. CATCH BASIN & DRAIN INLET ——— C ———
- EXIST. SANITARY SEWER MANHOLE ——— S ———
- EXIST. SANITARY SEWER CLEANOUT ——— S ———
- EXIST. WELL ——— W ———
- EXIST. TREE LINE ——— T ———



EXISTING CONDITION

MACON POND MEDICAL OFFICE

BLUE HEEL DEVELOPMENT

RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	EP
PROJECT NUMBER:	P25-100
ORIGINAL DATE:	FEB 05, 2021
SHEET:	

C1.0

PRELIMINARY
NOT FOR
CONSTRUCTION



STANDARD UTILITY NOTES:

1. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN ALIGNED PLAN AND/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
3. 3/8" MINIMUM COVER IS REQUIRED ON ALL WATER MAIN & SEWER FORCE MAINS.
4. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER PROCEDURE.
5. WATER SERVICES SHALL BE 2" TYPE K SOFT COPPER WITH NO UNIONS. METERS SHALL BE 2" CAST IRON AND SET IN A METER BOX LOCATED AT THE ROW.
6. SEWER SERVICES SHALL BE 4" PVC @ 12% MINIMUM GRADE WITH CLEANOUTS LOCATED AT THE ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET. MAXIMUM DUCTILE IRON PIPE SHALL BE USED FOR SERVICES WITH LESS THAN 4 FEET OR MORE THAN 20 FEET OF COVER.
7. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE.
8. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDOW, USACE AND FEMA FOR ANY RIPARIAN BUFFER, WETLAND AND FLOODPLAIN IMPACTS, RESPECTIVELY, PRIOR TO CONSTRUCTION.
9. NCDOT /RAI ROAD ENCRoACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MARK EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
10. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.

SEPARATION REQUIREMENTS:

HORIZONTAL SEPARATIONS FOR PARALLEL PIPELINES

1. WATER SYSTEM PIPING AND WASTEWATER SYSTEM PIPING SHALL HAVE A MINIMUM HORIZONTAL SEPARATION DISTANCE OF 10 FEET IN SITUATIONS WHERE CONDUITS OR BARRIERS PREVENT A 14" (OD) LATERAL SEPARATION. NCDOT STANDARDS MAY ALLOW.
2. THE WATER MAIN TO LAY IN A SEPARATE TRENCH WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
3. THE WATER MAIN TO LAY IN THE SAME TRENCH AS THE SEWER WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
4. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL PIPELINES OF ANY TYPE (INCLUDING THE SAME TYPE) SHALL BE 5 FEET IF THE DIFFERENCE IN PIPELINE ELEVATIONS IS NO GREATER THAN 24 INCHES. IF THE VERTICAL DIFFERENCE BETWEEN THE PARALLEL PIPELINES EXCEEDS 24 INCHES, THE HORIZONTAL SEPARATION DISTANCE SHALL BE DETERMINED ON A CASE BY CASE BASIS BY THE DIRECTOR OF ENGINEERING. THE CRITICAL FACTOR IS BEING ABLE TO EXCAVATE THE DEEPER PIPELINE FOR REPAIRS AND NOT OBTAINING THE SHALLOWER PIPELINE. VERTICAL SEPARATIONS FOR PIPELINE CROSSINGS OR WHEN HORIZONTAL SEPARATIONS CANNOT BE MET.

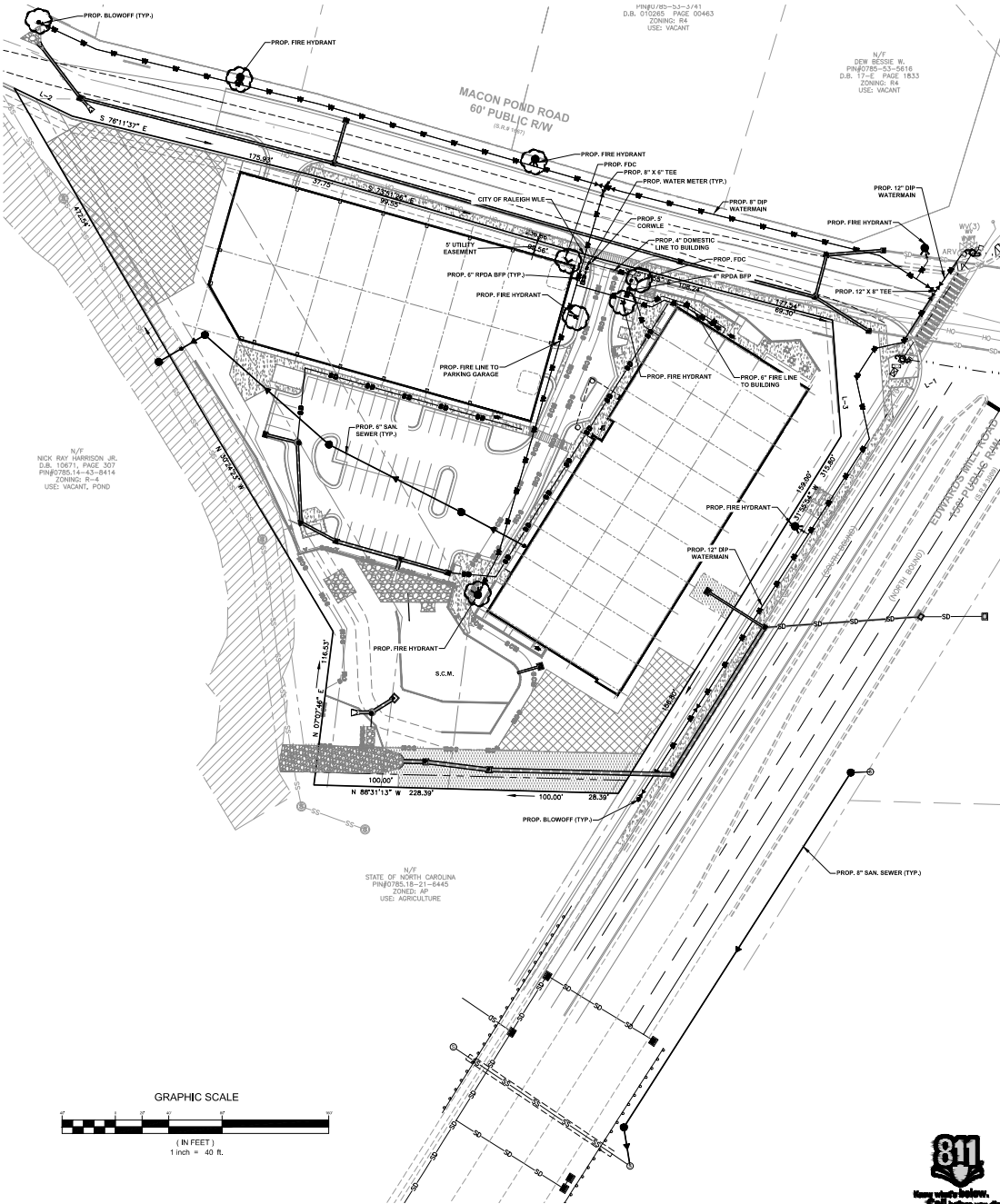
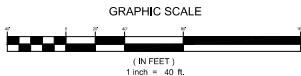
VERTICAL SEPARATIONS

1. WATER MAINS SHALL CROSS SANITARY SEWER MAINS AT AN APPROXIMATE 90 DEGREE ANGLE.
2. WATER SYSTEM PIPING AND WASTEWATER SYSTEM PIPING SHALL HAVE A MINIMUM VERTICAL SEPARATION DISTANCE OF 18 INCHES, WITH THE WATER PIPING BEING ABOVE THE WASTEWATER PIPING, WHERE A WATER MAIN AND A SANITARY SEWER CROSS AND UNDER THE SANITARY SEWER. THE ENTIRE LEO OF THE SANITARY SEWER LINE SHALL BE DUCTILE IRON PIPE. TRANSITION OF PIPE MATERIAL SHALL NOT OCCUR BETWEEN MANHOLES OR SANITARY SEWER LINES. EXCEPT AT RISES, DROP MANHOLES.
3. WATER SYSTEM PIPING AND STORMWATER SYSTEM PIPING SHALL HAVE A MINIMUM VERTICAL SEPARATION DISTANCE OF 12 INCHES.
4. WASTEWATER SYSTEM PIPING AND STORMWATER SYSTEM PIPING SHALL HAVE A MINIMUM VERTICAL SEPARATION DISTANCE OF 12 INCHES, WITH THE STORMWATER PIPING BEING ABOVE THE WASTEWATER PIPING. WATER MAINS AND STORM SEWER MAINS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHEN HORIZONTAL SEPARATION IS LESS THAN 3 FEET.
5. WATER LINES THAT CROSS AND RUN BENEATH STORM DRAINAGE PIPES THAT ARE GREATER THAN OR EQUAL TO 42" DIAMETER (SINGLE PIPE) OR 36" DIAMETER (MULTIPLE PIPES) AND/OR STREAMS OR CREEKS SHALL BE INSTALLED AS RESTRAINED JOINT PIPE AND ENCLOSED IN CASING PIPE. INSTALLATION MAY BE BY BORE AND JACK OR EXCAVATION AT DISCRETION OF DIRECTOR OF ENGINEERING.
6. FOR CROSSINGS WHERE REQUIRED MINIMUM SEPARATIONS CANNOT BE MAINTAINED, OR WHERE SEWER IS OVER WATER. IN ADDITION TO THE FERROUS PIPE REQUIREMENTS, THE VOID SPACE BETWEEN THE PIPE CROSSING SHALL BE BACKFILLED WITH 300-PSI CONCRETE OR EXCAVATABLE FLOWABLE FILL THAT MEETS OR EXCEEDS NCDOT SPECIFICATIONS.
7. 50 FEET FROM ANY WATERS (FROM NORMAL, HIGH WATER) CLASSIFIED WS-A, WS-B, B, SA, ORW, NOW OR SB.
8. 25 FEET FROM ANY OTHER STREAM, LAKE, OR RIBOUNDMENT

ADDITIONAL HORIZONTAL SEPARATIONS FOR WASTEWATER SYSTEM PIPING
1. 100 FEET FROM ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE, INCLUDING WELLS, WS-A WATERS, OR CLASS I OR CLASS II RIBOUNDMENT RESERVOIRS USED AS A SOURCE OF DRINKING WATER, AN ABSOLUTE MINIMUM SEPARATION OF 25 FEET FROM PRIVATE WELLS AND 50 FEET FROM SOURCES OF PUBLIC WATER SUPPLY SHALL BE MAINTAINED, WITH NO EXCEPTIONS.

LEGEND

- PROP. SEWER MAIN
PROP. MANHOLE
PROP. WATER MAIN
PROP. FIRE HYDRANT
EXST. SEWER MAIN
EXST. MANHOLE
EXST. WATER MAIN



PNH/UD-53-2/41
D.B. 01/2025, PAGE 00463
ZONING: R4
USE: VACANT

N/F
DEV. BESSIE W.
PNH/UD-53-2/41
D.B. 17-E, PAGE 1533
ZONING: R4
USE: VACANT

N/F
NICK RAY HARRISON, JR.
D.B. 10/21, PAGE 307
PNH/UD-53-2/41
ZONING: R-4
USE: VACANT, POND

N/F
STATE OF NORTH CAROLINA
PNH/UD-53-2/41
ZONING: R4
USE: AGRICULTURE



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	BY	CHK	APP
1	05/08/2021	FIRST REVIEW COMMENTS	ER	UB	
2	07/19/2021	SECOND REVIEW COMMENTS	ER	UB	
3	10/22/2021	THIRD REVIEW COMMENTS	ER	UB	
4	10/22/2021	FOURTH REVIEW COMMENTS	ER	UB	

PRELIMINARY UTILITY PLAN
MACDON POND MEDICAL OFFICE
BLUE-HEEL DEVELOPMENT
RALEIGH, NC

PROJECT INFORMATION	
PROJECT MANAGER:	AA
DESIGNED BY:	ER
DRAWN BY:	ER
PROJECT NUMBER:	PPS-100
ORIGINAL DATE:	FEB 05, 2021
SHEET:	C5.0



PROJECT
000-000

MACON POND MOB

Macon Pond Rd
Raleigh, NC

CLIENT

DRAWING TITLE

EXTERIOR ELEVATIONS

REVISIONS

NUMBER	DESCRIPTION	DATE
1	ASR COMMENTS	5/28/21
2	ASR COMMENTS (2)	7/8/21
3	ASR COMMENTS (3)	9/17/21
4	ASR COMMENTS (4)	12/3/21

DRAWN BY: TEB
 CHECKED BY: BDG

A-201

DATE PLOTTED: 11/08/21

3 OF 4



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PO BOX 1308
300 SOUTH DAWSON STREET
RALEIGH, NORTH CAROLINA 27602
919.821.5547
www.hagersmith.com

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ASSOCIATES / CONSULTANTS

CHART RELOCATED FOR
CLARITY - NORTH
ELEVATION AVERAGE
GRADE CALCULATIONS
REMOVED

	PROPOSED GRADE			BUILDING HEIGHT
	HIGHEST	LOWEST	AVERAGE	
EAST ELEVATION	410.2	405.61	407.91	71'-8 1/4"

NOTE: ELEVATION SHALL BE 410.50
IF ELEVATION IS LESS THAN THE 7'0" HEIGHT
REQUIREMENT FOR OAKS ZONING, USING AVERAGE
HEIGHT CALCULATIONS IN TC-4-20.
IF ELEVATION IS LESS THAN THE 7'0" HEIGHT
REQUIREMENT FOR 2.1-6-20, USING AVERAGE
HEIGHT CALCULATIONS IN TC-4-20.

NOTE: ELEVATION SHALL BE 410.50
IF ELEVATION IS LESS THAN THE 7'0" HEIGHT
REQUIREMENT FOR OAKS ZONING, USING AVERAGE
HEIGHT CALCULATIONS IN TC-4-20.
IF ELEVATION IS LESS THAN THE 7'0" HEIGHT
REQUIREMENT FOR 2.1-6-20, USING AVERAGE
HEIGHT CALCULATIONS IN TC-4-20.

FLOOR LEVEL	TOTAL AREA	TRANSPARENCY REQUIRED (23% TINT FLOOR 20% UPPER FLOORS)	TRANSPARENCY PROVIDED	3'-0" TO 8'-0" TRANSPARENCY REQ'D (BOX OF 23%)	3'-0" TO 8'-0" TRANSPARENCY SHOWN (BOXES HATCHED ON ELEVATION)
1ST FLOOR	271.33' x 12' = 3,255.96 SF	3,255.96 SF x .33 = 1,074.46 SF	1,063.50 SF	1,063.50 SF x .33 = 350.35 SF	350.35 SF
FLOORS 3-4 (TYPICAL)	271.33' x 15' = 4,069.95 SF	4,069.95 SF x .20 = 813.99 SF	1,241.50 SF	N/A	N/A

NOTE: PER UDO 1.5.9.8.4 "GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND AN EXTERNAL REFLECTANCE OF LESS THAN 15%." GLASS ON UPPER STOREYS MAY HAVE AN LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE.

B2 TRANSPARENCY TABLE EAST FACADE
12" = 1'-0"

B4 SOUTH ELEVATION
3/32" = 1'-0"



PROJECT 000-000

MACON POND
MOB

Macon Pond Rd
Raleigh, NC

CURT

DRAWING TITLE

EXTERIOR ELEVATIONS

REVISION	DATE	BY
1	5/28/21	TEB
2	7/8/21	BDG
3	9/17/21	BDG
4	12/2/21	BDG

DRAWN BY TEB
CHECKED BY BDG
DATE PLOTTED 11/08/21

A-202

4 OF 4

NOT: IF LESS THAN THE 70' HEIGHT RESTRICTION FOR CIRCULAR ZONING, USING AVERAGE HEIGHT CALCULATIONS IN TC-420.

NOT: IF LESS THAN THE BUILDING HEIGHT RESTRICTION OF 65'-0" WEST OF THE "HEIGHT LIMIT LINE" BASED ON Z-1420.

MAX ALLOWABLE HEIGHT IS BASED OFF OF 65' - 0" ABOVE AVERAGE GRADE AT THE MOST RESTRICTIVE CONDITION PRE-UDO 13.7, TC-420, AND Z-1420.

ALL ELEVATIONS HAVE CHANGED DUE TO THE ADDITION OF ONE STORY.

PER TC-5A-18, THE PRIMARY STREET DESIGNATION SHALL BE EDWARDS MILL ROAD. AVERAGE GRADE SHALL BE DETERMINED ALONG THE EAST FACADE OF THE BUILDING.

AVERAGE GRADE CALCULATION			
	PROPOSED GRADE		BUILDING HEIGHT
	HIGHEST	LOWEST	AVERAGE
EAST ELEVATION	414.50	410.67	412.58

NORTH ELEVATION
AVERAGE GRADE
CALCULATIONS
REMOVED.



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

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RALEIGH, NORTH CAROLINA 27602
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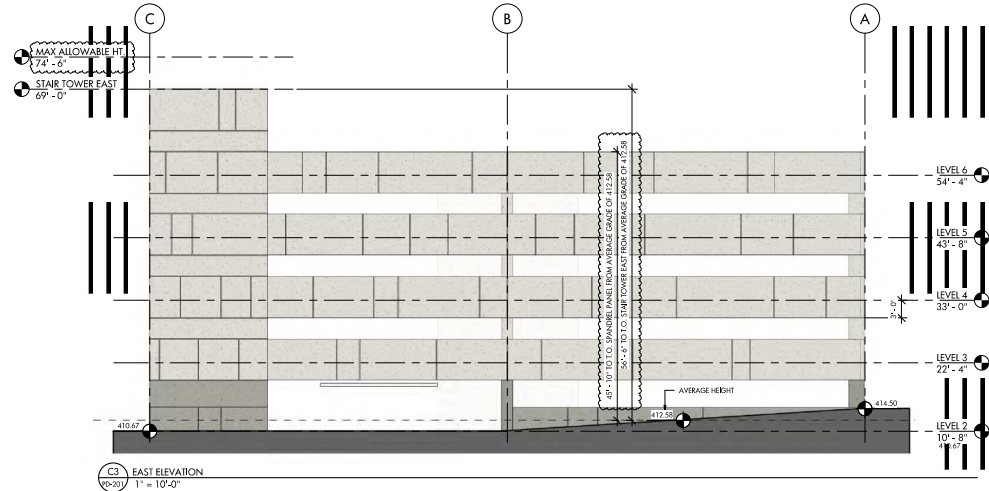
PRELIMINARY
NOT FOR CONSTRUCTION

FLUHRER REED

101 Haynes Street Suite 207 Raleigh, NC 27604
919.821.7146 fax 919.821.7194 www.fluhrerreed.com

REINHARDT CONSULTING

10111 Research Triangle Park Road
Raleigh, North Carolina 27608
919.877.7070 Fax 919.877.0020



C3 EAST ELEVATION
1" = 10'-0"

MACON POND
PARKING DECK

Macon Pond Rd
Raleigh, NC

blueheel
DEVELOPMENT

3708 FORESTVIEW RD.
RALEIGH, NC 27613
(704) 727-2517

HTA - Development
16435 NORTH SCOTTSDALE RD., STE. 320
SCOTTSDALE, AZ 85254
(480) 998-3478

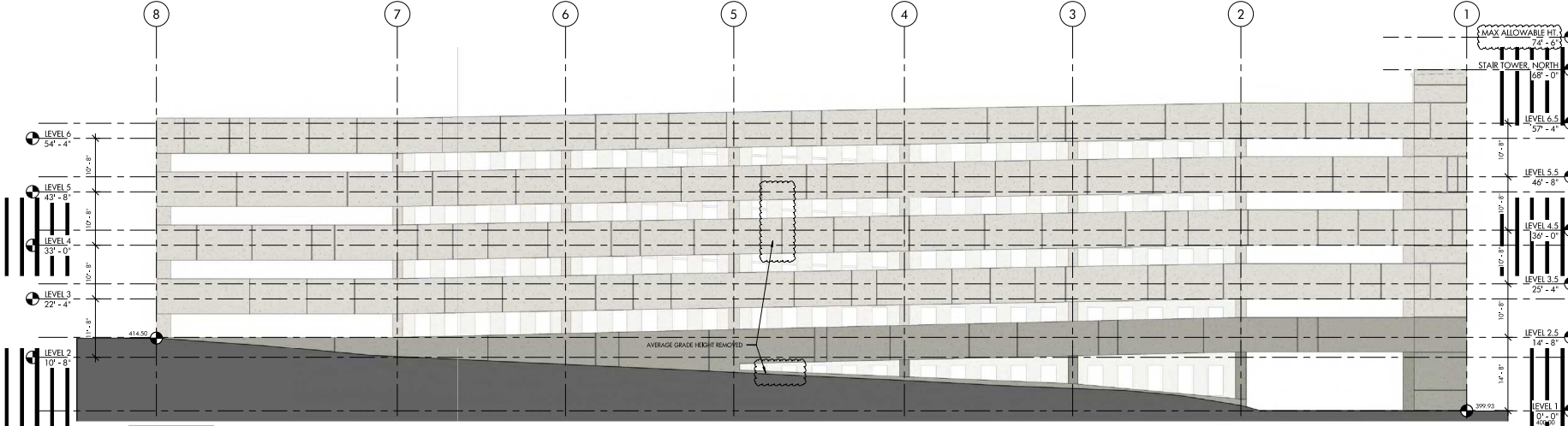
PARKING DECK ELEVATIONS

REVISION	DESCRIPTION	DATE
1	ASR Comments	5-28-21
2	ASR Comments 2	7-8-21
3	ASR Comments (3)	9-17-21
4	ASR Comments (4)	12-3-21

DRAWN BY: BDG
CHECKED BY: BDG
DATE PLOTTED: 11/08/21

PD-201

OF



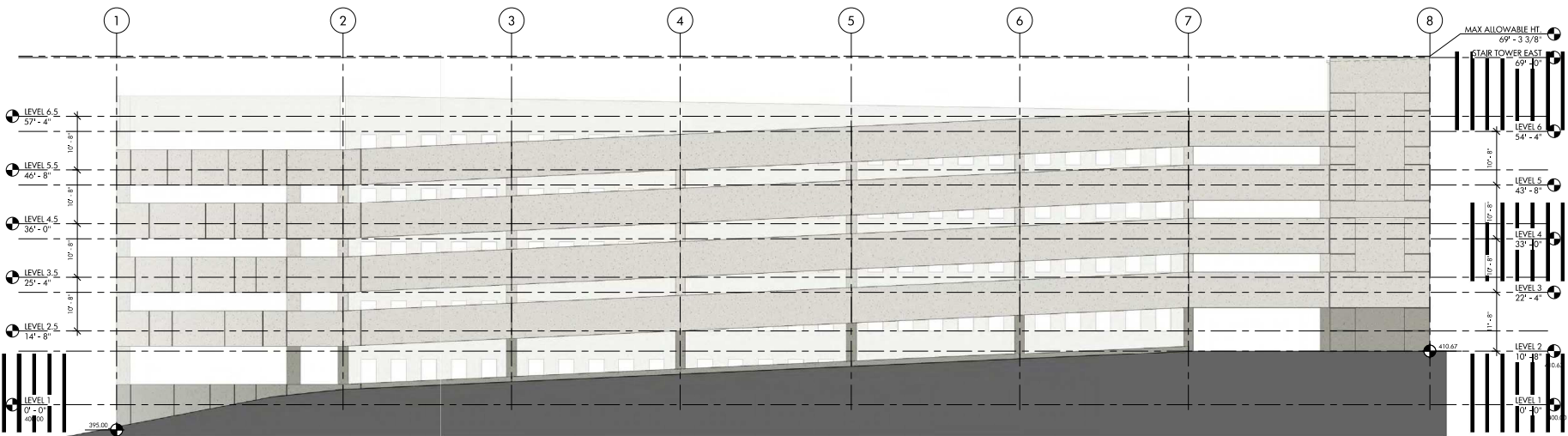
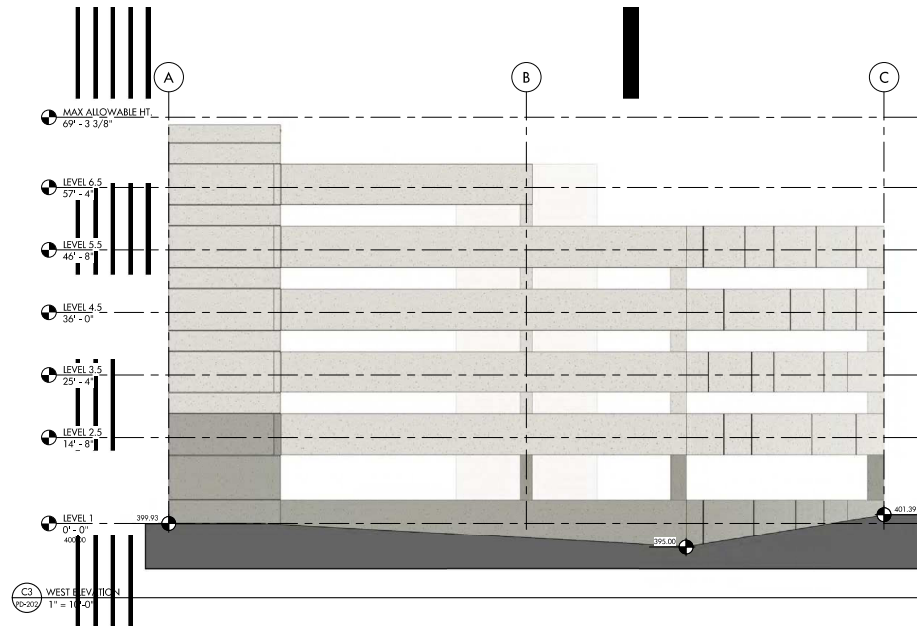
A1 NORTH ELEVATION
1" = 10'-0"



ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

PO BOX 1308
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A1 SOUTH ELEVATION
1" = 10'-0"

PROJECT 000-000

**MACON POND
PARKING DECK
ASR**

Macon Pond Rd
Raleigh, NC

CLIENT

DRAWING TITLE
PARKING DECK ELEVATIONS

REVISION	DESCRIPTION	DATE
1	ASR Comments (3)	9-17-21

DESIGNED BY	KT
CHECKED BY	BDG
DATE ISSUED	2/10/21

PD-202
OF