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):

	ded a Site Pla	nge case <u>TC-14-19</u> to determine the site plan tier. If n Tier Verification request can be submitted online via the s verification service.)	
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan √	
Building Type		Site Transaction History	
Detached	General	Subdivision case #:	
Attached	Mixed use	Scoping/sketch plan case #: Certificate of Appropriateness #:	
Apartment	Open lot		
Townhouse	Civic	Zoning Case #:	
Townhouse	CIVIC	Administrative Alternate #:	
GENERAL INFORMATION			
Development name: City Gateway Apartments			
Inside City limits? Yes ✓ No			
Property address(es): 120 Kindley St.			
Site P.I.N.(s): 1703559479			
Please describe the scope of work. Include a mixed use building; Kindley St. extension	-	-	
Current Property Owner/Developer Contact	Name: Emanuel	Neuman	
NOTE: please attach purchase agreement	when submi	tting this form.	
Company: SDP Acquisitions I, LLC		Title:	
Address: 370 Lexington Ave. Ste. 700 New Yo	rk, NY 10017		
Phone #: 646.747.2200	Email: eneum	an@spandreldevelopment.com	
Applicant Name: Brian Richards, PLA	,		
Company: Urban Design Partners	Address: 555	Address: 555 Fayetteville St. 3rd Floor Raleigh, NC 27601	
Phone #: 919.275.5002	Phone #: 919.275.5002 Email: brichards@urbandesignpartners.com		

Page 1 of 2 REVISION 11.1820

(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): n/a		
DX-20	Existing gross floor area to be demolished: n/a		
Gross site acreage: ± 1.89 ac	New gross floor area: 221,608 sf		
# of parking spaces required: 270 spaces	Total sf gross (to remain and new): 221,608 sf		
# of parking spaces proposed: 294 spaces	Proposed # of buildings: 1		
Overlay District (if applicable): n/a	Proposed # of stories for each: 7		
Existing use (UDO 6.1.4): office			
Proposed use (UDO 6.1.4): mixed-use			
STORMWATER	INFORMATION		
Existing Impervious Surface:	Proposed Impervious Surface:		
Acres: ± 1.72 ac Square Feet: ± 74,961 sf	Acres: ±1.72 ac Square Feet: ±74,961 sf		
Is this a flood hazard area? Yes No If yes, please provide: Alluvial soils:			
Flood study:FEMA Map Panel #:			
Neuse River Buffer Yes No ✓	Wetlands Yes No ✓		
Trease Niver Bullet	vicualius 163 140 F		
RESIDENTIAL D	EVELOPMENTS		
Total # of dwelling units: 286	Total # of hotel units: n/a		
# of bedroom units: 1br 210 2br 76 3br n/s	4br or more n/a		
# of lots: 1	Is your project a cottage court? Yes No ✓		
SIGNATUR	E BLOCK		
In filing this plan as the property owner(s), I/we do hereby executors, administrators, successors, and assigns jointly all dedications as shown on this proposed development p	and severally to construct all improvements and make		
I hereby designate Brian Richards this application, to receive and response to administrative represent me in any public meeting regarding this application.			
I/we have read, acknowledge, and affirm that this project with the proposed development use. I acknowledge that t submittal policy which states applications will expire after	his application is subject to the filing calendar and		
Signature:	Date: 3/19/21		

Page 2 of 2 REVISION 11.18.20

Printed Name: Emanuel Neuman



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REVISION 11.18.20

City Gateway Apartments

120 Kindley St. Raleigh, NC 27601

City of Raleigh Administrative Site Review CASE #: ASR-0020-2021 Submitted on: 07-21-2021



GENERAL NOTES:

OF 28' MINIMUM.

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT 17. LEAST 48 HOURS IN ADVANCE
- NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE
- REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS. . ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE D. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS
- OF THE PRINCIPAL BUILDING. 11. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY
- 12. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES. 13. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT
- 14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS. 15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO

(2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.

RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.

- . THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO
- DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- 18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.

PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).

1 INCH = 500 FEET

- 19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET
- DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE. . WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE
- 10. TRASH AND CORD BOWN DIVISION SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR INCONVENIENCE TO TRAFFIC. 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE
 - 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTEDC A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>.
 - 26. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE 27. ANY FUTURE COMMENTS FROM NCDOT WILL BE INCORPORATED INTO THE CONCURRENT REVIEW FOR THE SITE PLAN (SR-47-17).

SOLID WASTE

THE APARTMENT BUILDING WILL FEATURE A TRASH ROOM ON EACH FLOOR CONTAINING A TRASH CHUTE. THE CHUTE WILL EMPTY INTO MAIN TRASH ROOMS ON THE GROUND FLOOR. THE MAIN TRASH ROOMS WILL CONTAIN A TRASH COMPACTOR AND 2-YARD CONTAINER FOR LOOSE WASTE. THE AREA WILL ALSO CONTAIN A 2-YARD CONTAINER FOR CARDBOARD AND A 2-YARD CONTAINER FOR RECYCLING. SEVERAL EMPTY CONTAINERS WILL ALSO BE STORED IN THE ROOM. TWO TIMES A WEEK, THE ON-SITE MAINTENANCE STAFF WILL USE A TRACTOR TO PULL THE FULL CONTAINERS OUT OF THE TRASH AREA FOR THE GARBAGE TRUCK TO PICK UP ON A REGULARLY SCHEDULED BASIS.

RETAIL TENANTS WILL HAVE A DESIGNATED TRASH CONTAINER ON THE GROUND FLOOR AT THE SAME TRASH REMOVAL AREA. IT IS ANTICIPATED THE RETAIL LOOSE WASTE AND RECYCLABLE COLLECTION SCHEDULE WILL FOLLOW THE SAME COLLECTION SCHEDULE AS RESIDENTIAL TRASH.

BLOCK PERIMETER

PER RALEIGH UDO SEC. 8.3.2.A.1.b.vi.b) THE SUBJECT SITE IS EXEMPT FROM COMPLIANCE WITH THE MAXIMUM BLOCK PERIMETER STANDARDS.

CONTACT INFORMATION

SPANDREL DEVELOPMENT PARTNERS, LLC. CONTACT: EMANUEL NEUMAN ADDRESS: 205 E. 42ND ST., 20TH FLOOR NEW YORK, NEW YORK 10017

CIVIL ENGINEER & LANDSCAPE ARCHITEC

URBAN DESIGN PARTNERS PLLC CONTACT: BRIAN A. RICHARDS, PLA ADDRESS: 555 FAYETTEVILLE ST. 3RD FLOOR

RALEIGH, NC 27601 PHONE: 919.275.5002

CLANCY & THEYS CONTACT: JOHN ANDRAS ADDRESS: 516 WEST CABARRUS ST. RALEIGH, NC 27603 PHONE: 919.834.3601

HUMPHREYS & PARTNERS ARCHITECTS, L.P. CONTACT: GRACE LIAO JONES, AIA ADDRESS: 5339 ALPHA RD, SUITE 300

DALLAS, TX 75240 PHONE: 972.701.9636

Sheet List T	able	
Sheet Number	Sheet Title	
C-1.0	Cover Sheet	
C-2.0	Existing Conditions	
C-2.1	Demolition Plan	
C-2.2	Tree Conservation Plan	
C-3.0	Site Plan	
C-4.0	Grading Plan	
C-5.0	Storm Drainage Plan	
C-6.0	Utility Plan	
C-8.0	Site Specifications & Details	
C-9.0	Emergency Access	
C-9.1	Solid Waste Access	
LS-1.0	Landscape Plan	
LS-2.0	Landscape Details	
LS-3.0	Lighting Location Plan	
A-410	Tabulation	
A-411	Floor Plans	
A-412	Floor Plans	
A-413	Floor Plans	
A-414	Floor Plans	
A-415	Floor Plans	
A-417	Elevations	
A-418	Elevations	
A-419	Elevations	
A-420	Elevations	

PROJECT NAME: CITY GATEWAY SITE ADDRESS: 120 KINDLEY ST. RALEIGH, NC 27601 COUNTY: WAKE PIN #: 1703559479

SITE ACREAGE: ±2.01 AC **CURRENT ZONING: DX-20** PROPOSED ZONING: DX-20 EXISTING LAND USE: OFFICE

PROPOSED LAND USE: MIXED-USE -Floors 1-2: RETAIL (±2,800 SF), PARKING, RESIDENTIAL AMENITY/LOBBY -Floors 3-7: MULTI-FAMILY RESIDENTIAL

PARKING DATA

MULTI-FAMILY PARKING REQ'D: 272 SPACES * COMMERCIAL PARKING REQ'D:

TOTAL PARKING REQ'D: TOTAL PARKING PROVIDED:

ACCESSIBLE PARKING REQ'D: 9 SPACES (2 VAN SPACES) ACCESSIBLE PARKING PROVIDED: 9 SPACES

SHORT TERM BICYCLE PARKING

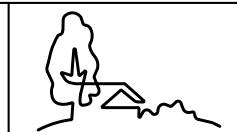
19 SPACES PROVIDED: 20 SPACES

LONG TERM BICYCLE PARKING REQUIRED: 0 SPACES 18 SPACES

*(PER RALEIGH UDO SEC. 7.1.3) - 1.0 SPACE/DU, NO PARKING REQ'D FOR FIRST **(PER RALEIGH UDO SEC. 7.1.3) - NO VEHICLE PARKING IS REQ'D FOR FIRST 10,000 SF OF GROSS FLOOR AREA OF ANY NONRESIDENTIAL USE

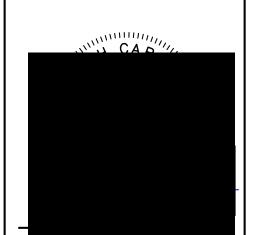
272 SPACES

288 SPACES



URBAN DESIGN PARTNERS

555 fayetteville st. 3rd floor raleigh, nc 27601 P 919.275.5002 urbandesignpartners.com

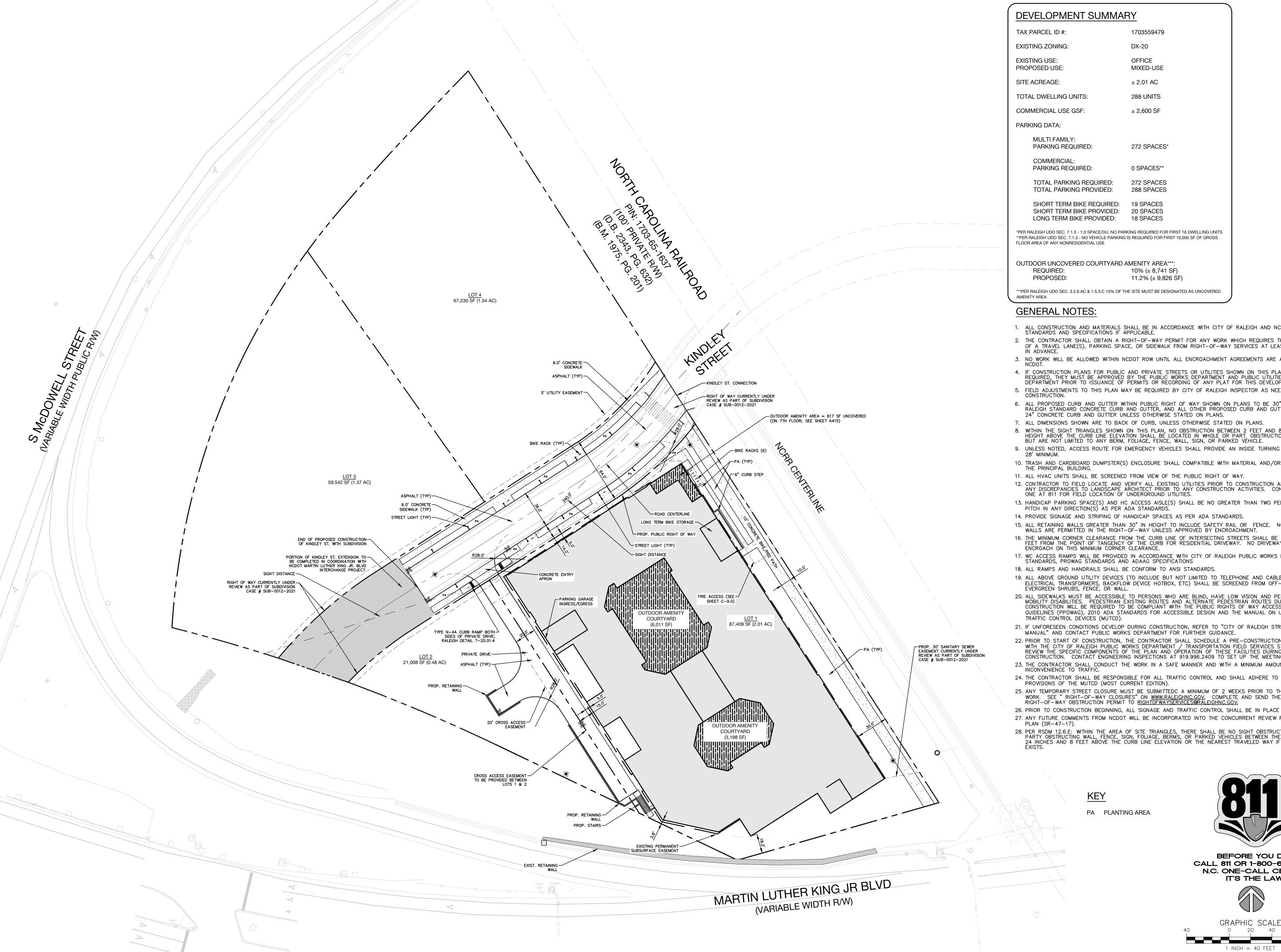


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Project No: 20-RDU-018 Date: 07/21/2021

Designed By: UDP Checked By: BR



DEVELOPMENT SUMMARY

1703559479

OFFICE MIXED-USE

± 2.01 AC

± 2,600 SF

DX-20

288 UNITS

272 SPACES*

0 SPACES** PARKING REQUIRED:

272 SPACES 288 SPACES TOTAL PARKING PROVIDED: SHORT TERM BIKE REQUIRED: 19 SPACES SHORT TERM BIKE PROVIDED: 20 SPACES

*PER RALEIGH UDO SEC. 7.1.3 - 1.0 SPACE/DU, NO PARKING REQUIRED FOR FIRST 16 DWELLING UNITS **PER RALEIGH UDO SEC. 7.1.3 - NO VEHICLE PARKING IS REQUIRED FOR FIRST 10,000 SF OF GROSS

OUTDOOR UNCOVERED COURTYARD AMENITY AREA***: 10% (± 8,741 SF) 11.2% (± 9,826 SF)

**PER RALEIGH UDO SEC. 3.2.6.AC & 1.5.3.C 10% OF THE SITE MUST BE DESIGNATED AS UNCOVERED

GENERAL NOTES:

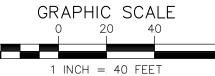
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS
- 3. NO WORK WILL BE ALLOWED WITHIN NCDOT ROW UNTIL ALL ENCROACHMENT AGREEMENTS ARE APPROVED BY
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT. 5. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING
- 6. ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE
- 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- 7. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS. 8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- 9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF
- 10. TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
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- PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS. 14. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- 15. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- 16. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
- 17. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS
- 18. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- 19. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY
- 20. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 21. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- 22. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 23. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- 25. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTEDC A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>.
- 27. ANY FUTURE COMMENTS FROM NCDOT WILL BE INCORPORATED INTO THE CONCURRENT REVIEW FOR THE SITE
- 28. PER RSDM 12.6.E: WITHIN THE AREA OF SITE TRIANGLES, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURB

PA PLANTING AREA



BEFORE YOU DIG! CALL 811 OR 1-800-632-4949 N.C. ONE-CALL CENTER IT'S THE LAW!

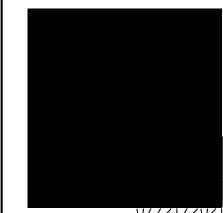






URBAN DESIGN PARTNERS

555 fayetteville st. 3rd floor raleigh, nc 27601 P 919.275.5002 urbandesignpartners.com c firm no: P-0418 sc coa no: C-03044

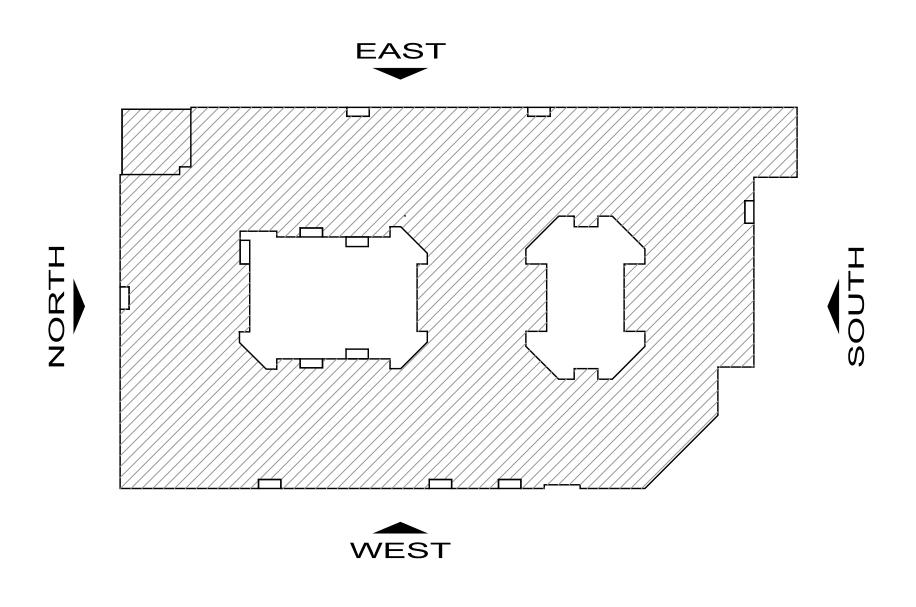


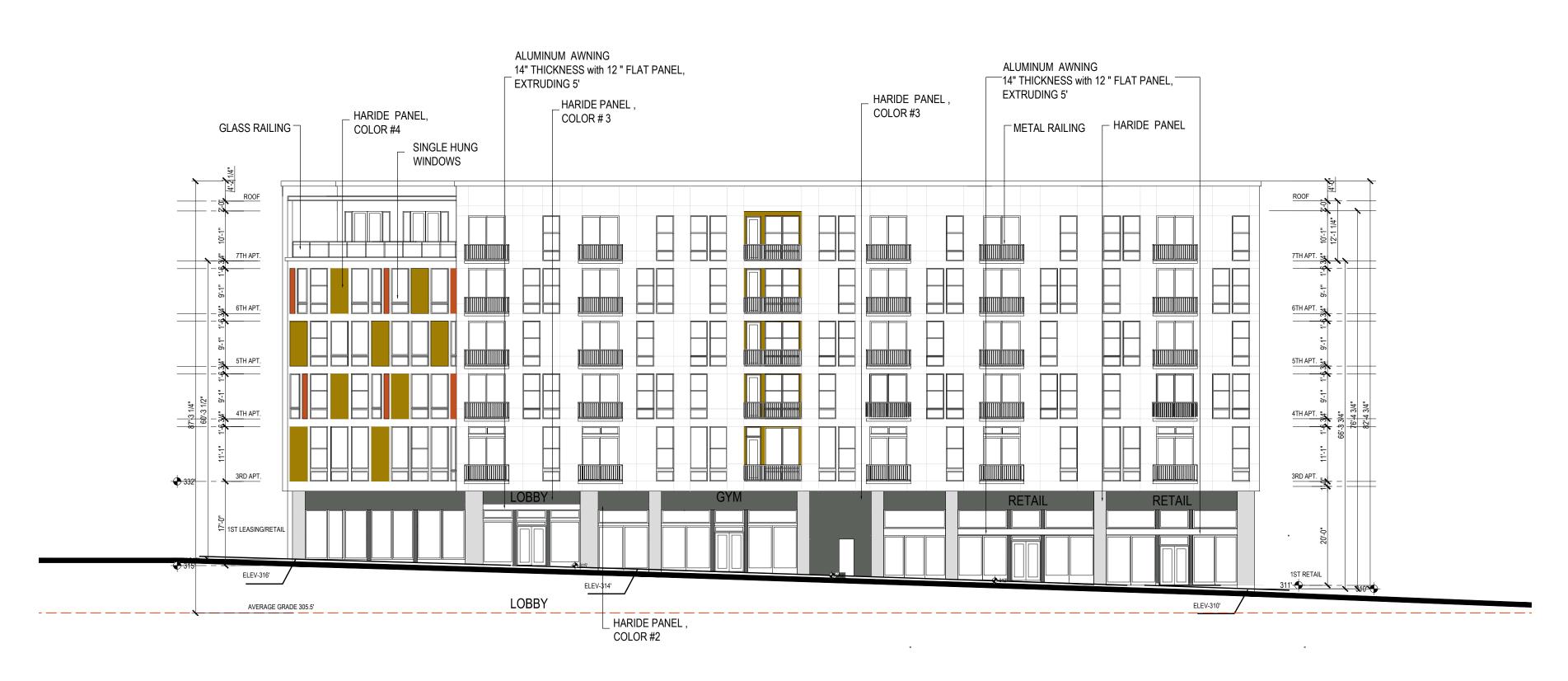
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Project No: 20-RDU-018 Date: 07/21/2021

Designed By: UDP Checked By: BR Sheet No:

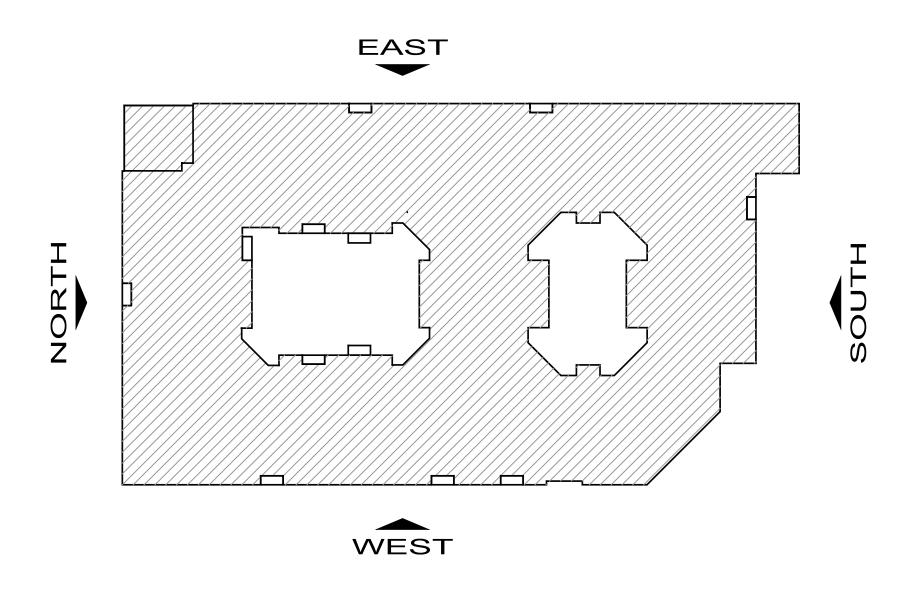


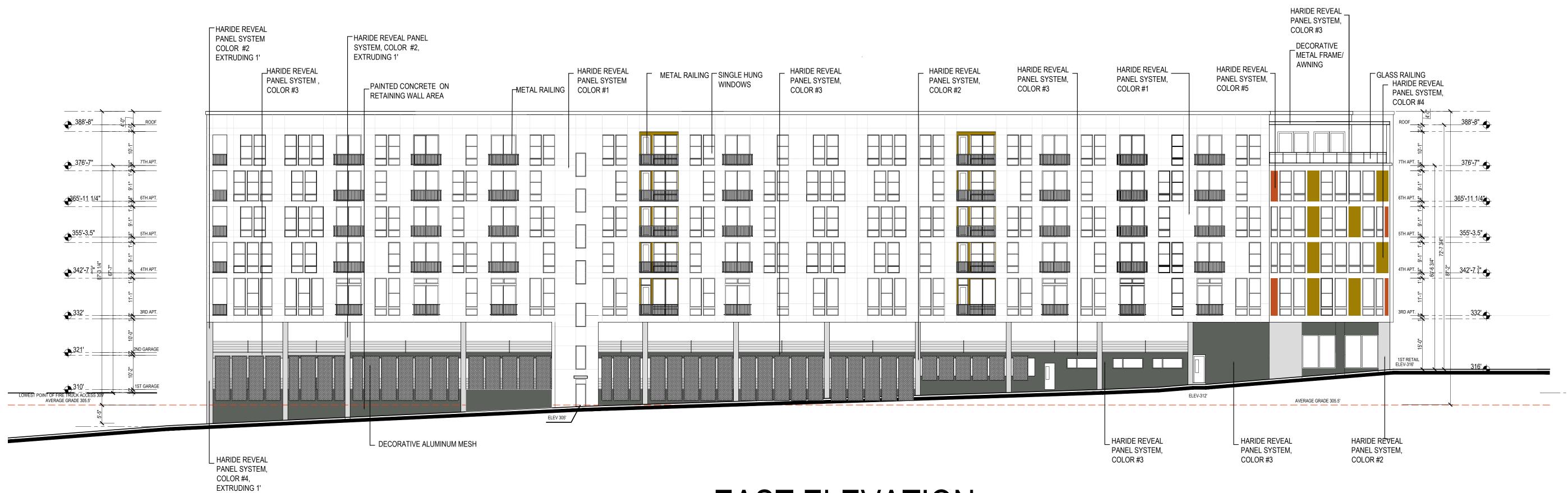


NORTH ELEVATION

TRANSPARENCY % ON GROUND RETAIL AREA: 66% (BETWEEN 0' - 12' ALONG FINISH GRADE)

A417



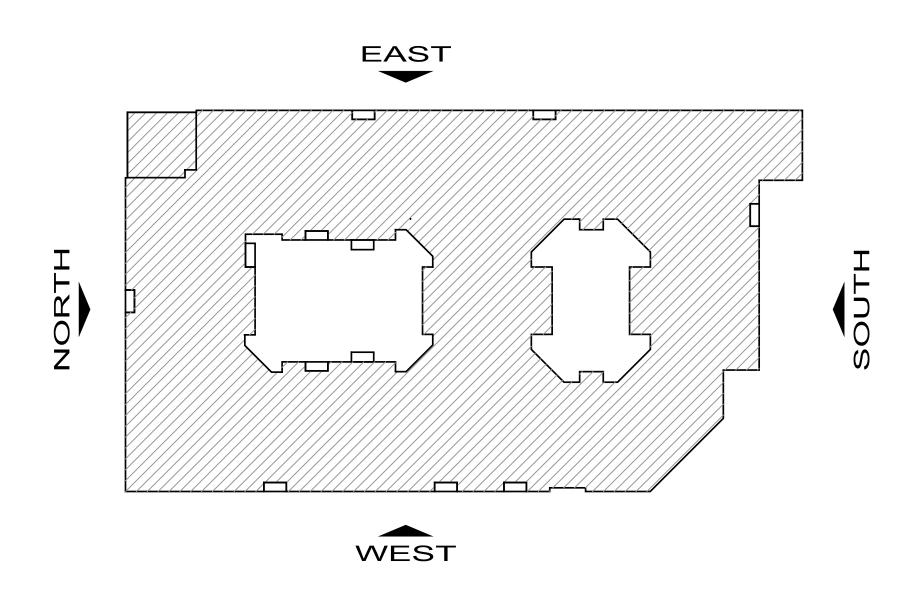


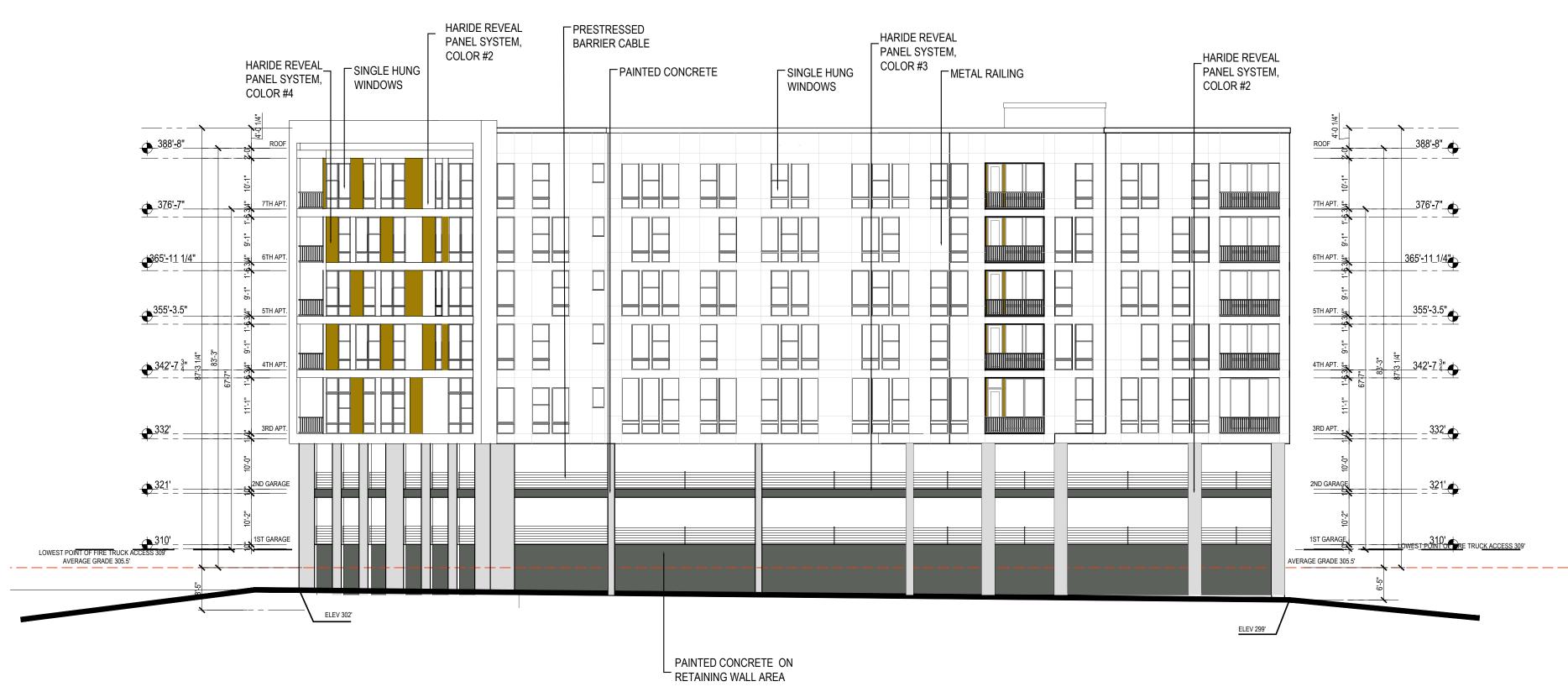
EAST ELEVATION

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A418

HPA# 20312



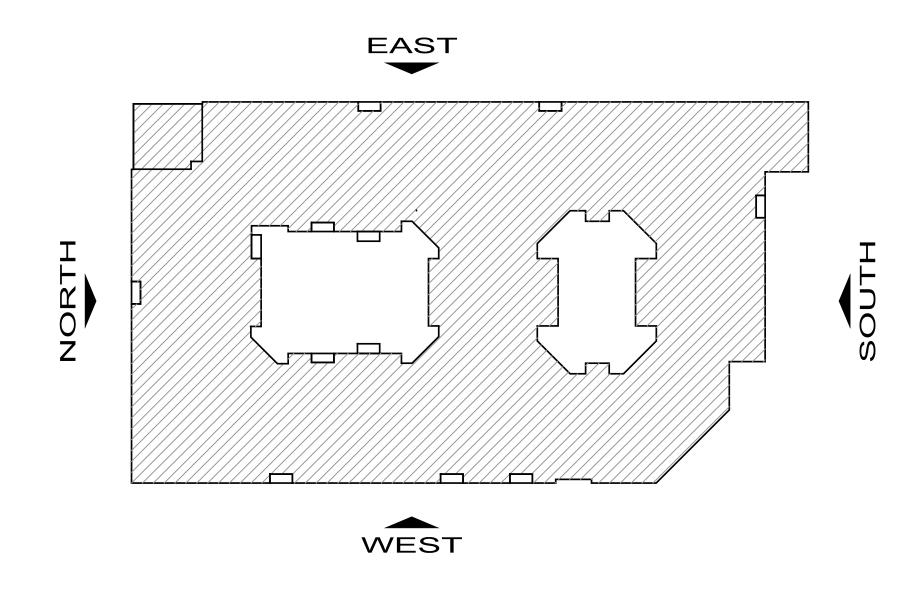


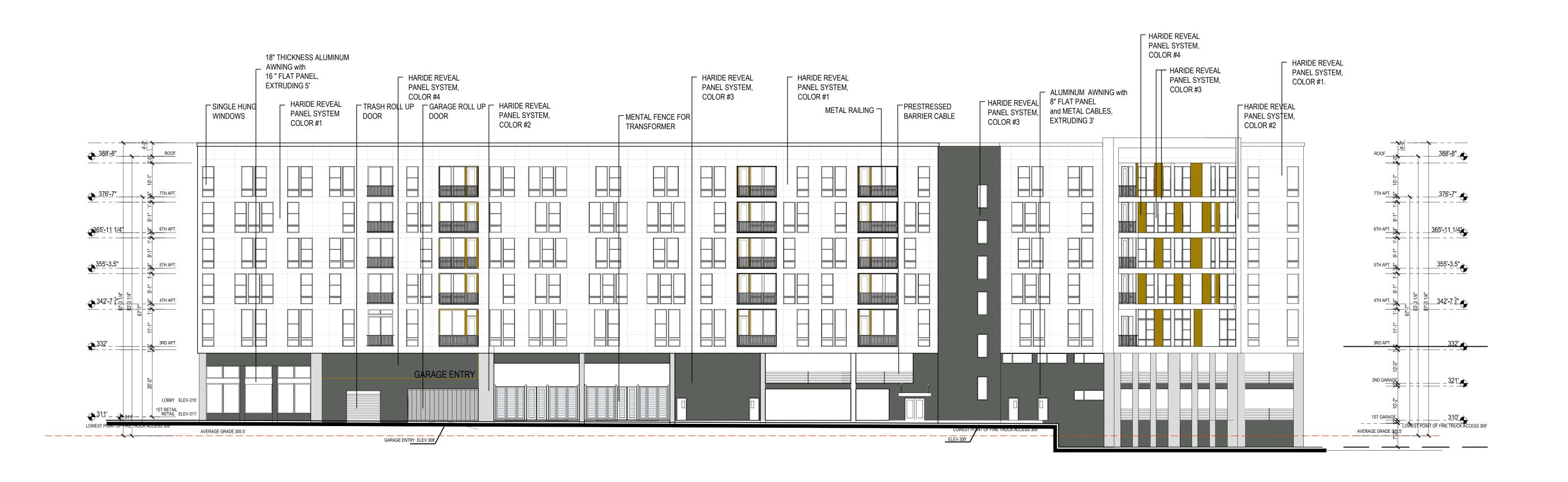
SOUTH ELEVATION

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A419

May 13, 2021





WEST ELEVATION

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A420

HPA# 20312

May 13, 2021