

Administrative Site Review Application

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.

Office Use Only: Case #: _____ Planner (print): _____

Building Type		Site Transaction History	
<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: <u>SPR-0156-2019</u>	
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use	Scoping/sketch plan case #: <u>SCOPE-0068-2020</u>	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: _____	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: _____	
		Zoning Case #: <u>Z-13-16</u>	
		Administrative Alternate #: _____	

GENERAL INFORMATION

Development name: MTX One

Inside City limits? Yes No

Property address(es): **1010 St Albans Drive**

Site P.I.N.(s): 1715176384

Please describe the scope of work. Include any additions, expansions, and change of use.
 New development of lot 13 from S-66-17. Project consists of a 12 story office tower with retail on the first level, an 8 level parking deck and associated infrastructure.

Current Property Owner/Developer Contact Name: Steven Beattie
NOTE: please attach purchase agreement when submitting this form.

Company: St Albans Holdings, LLC Title: Owner's Representative

Address: 3301 Benson Drive, Suite 103, Raleigh, NC 27609

Phone #: 919-863-1000 Email: steven.beattie@dewittcarolinas.com

Applicant Name: Jake Buzzell

Company: Advanced Civil Design Address: 51 Kilmayne Drive, Suite 105, Cary, NC 27511

Phone #: 919-460-2024 Email: jbuzzell@advancedcivildesign.com

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): CX-20-CU	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 4.07	New gross floor area: 353,293
# of parking spaces required: 1,378	Total sf gross (to remain and new): 353,293
# of parking spaces proposed: 1,664	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 12
Existing use (UDO 6.1.4): Surface Parking	
Proposed use (UDO 6.1.4): Mixed-Use	

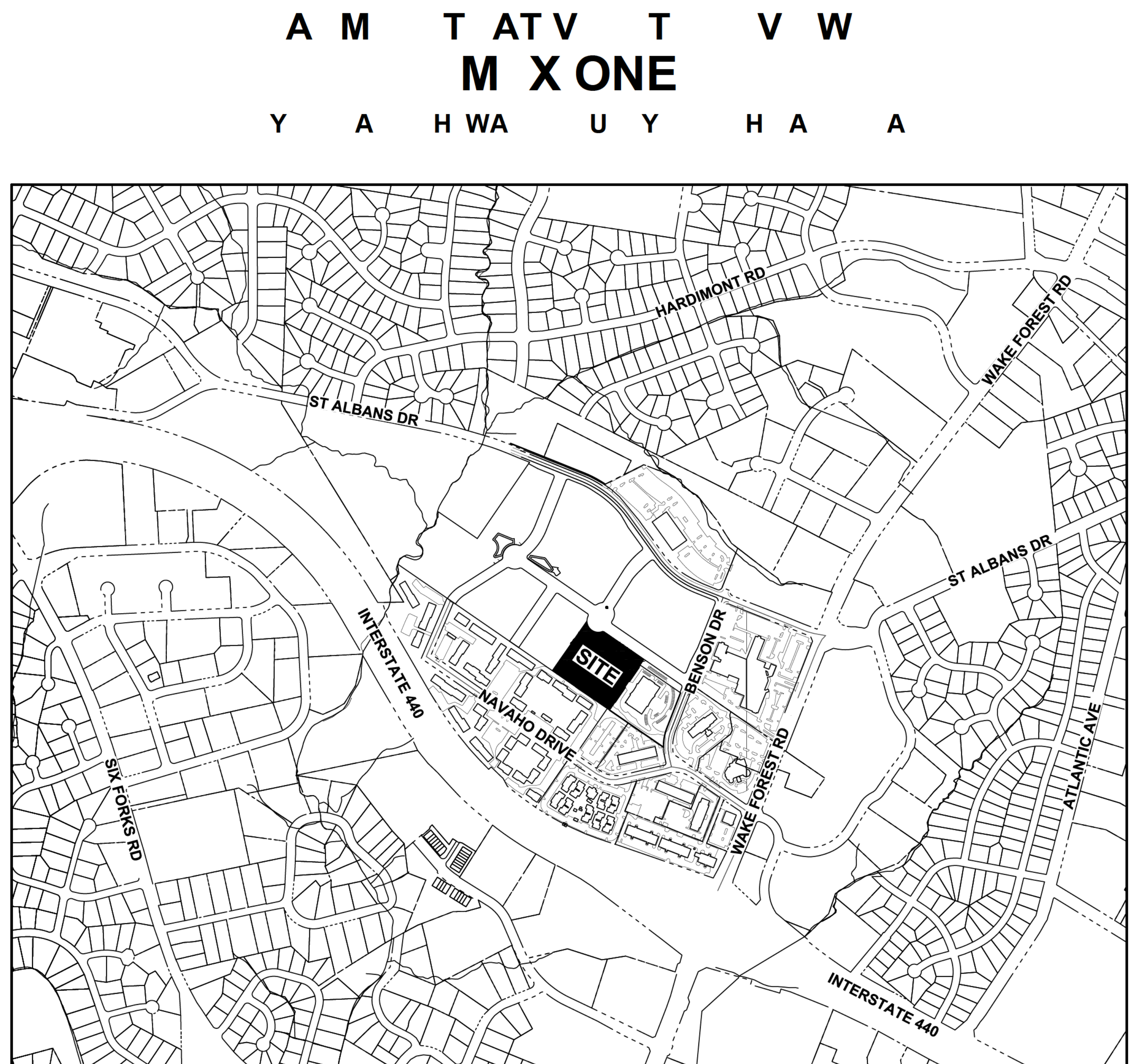
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: <u>0.1</u> Square Feet: <u>4,732</u>	Proposed Impervious Surface: Acres: <u>3.7</u> Square Feet: <u>163,285</u>
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: <u>372171500J</u>	
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units: N/A
# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate <u>Advanced Civil Design</u> to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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: <u>Thomas A. Saeed Jr</u>	Date: <u>7.27.20</u>
Printed Name: <u>Thomas A. Saeed Jr</u>	

ZONING CONDITIONS (Z-13-16):

- 1. THE FOLLOWING PRINCIPAL USES LISTED IN THE ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: CEMETERY, MAJOR UTILITIES - ALL TYPES, ADULT ESTABLISHMENT, VEHICLE FUEL SALES, DETENTION CENTER, JAIL, PRISON, LIGHT INDUSTRIAL - ALL TYPES, LIGHT MANUFACTURING - ALL TYPES, CAR WASH, VEHICLE REPAIR - ALL TYPES, HELPFORT NOT SERVING HOSPITAL(S), ALSO, ANY BAR, NIGHTCLUB, TAVERN, LOUNGE, SHALL BE LOCATED AT LEAST 300 FEET FROM THE RIGHT-OF-WAY OF ST. ALBANS DRIVE AND LOCATED IN A MULTI-TENANT BUILDING...
2. PRIOR TO RECORDATION OF A SUBDIVISION PLAT OR ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT...
3. THE FULL WIDTH OF RIGHT-OF-WAY DEDICATION AND IMPROVEMENTS FOR ST. ALBANS DRIVE REQUIRED BY THE CITY SHALL BE ACCOMMODATED ON THE PROPERTY...
4. ELECTRIC CAR CHARGING STATIONS SHALL BE PROVIDED WITH EACH DEVELOPMENT AT THE FOLLOWING RATES: (I) TWO PER 100,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL USE...
5. OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM...
6. NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS REZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING, OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE...
7. SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY, EACH NEW CROSSWALK CROSSING ST. ALBANS DRIVE SHALL HAVE A MID-CROSSING BOLLARD-PROTECTED PEDESTRIAN REFUGE...
8. SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL OR UTILITY AUTHORITY, ALL METERS, BREAKERS, TRANSFORMERS, SWITCHES, JUNCTIONS, BACKFLOWS, OR OTHER TYPE OF WET OR DRY UTILITY STRUCTURE WHICH IS RAISED ABOVE THE GROUND OR CONSTRUCTED SURFACE SHALL BE ARCHITECTURALLY SCREENED OR NOT OTHERWISE VISIBLE FROM ST. ALBANS DRIVE...
9. WALL SIGNS THAT (I) FRONT ALONG ST. ALBANS DRIVE, (II) ARE NOT OTHERWISE SCREENED FROM VIEW FROM ST. ALBANS DRIVE, AND (III) ARE LOCATED HIGHER THAN FIFTEEN (15) FEET AS MEASURED FROM THE GROUND LEVEL OF THE BUILDING SHALL NOT BE INSTALLED...
10. THIS CONDITION SHALL APPLY TO BUILDINGS LOCATED WITHIN 200 FEET FROM THE ST. ALBANS DRIVE RIGHT-OF-WAY...
11. THERE SHALL BE A MINIMUM BUILDING AND PARKING SETBACK OF 20 FEET ALONG ST. ALBANS DRIVE...
12. IN ADDITION TO THE STREETScape REQUIRED AS PART OF THE STREET CROSS-SECTION FOR ST. ALBANS DRIVE, EVERGREEN TREES MEASURING AT LEAST 8 FEET TALL AT THE TIME OF PLANTING SHALL BE PLANTED AT A RATE OF AT LEAST 8 TREES PER 100 LINEAR FEET...
13. MAXIMUM BUILDING HEIGHT ON THE PROPERTY SHALL BE IN ACCORDANCE WITH THE ATTACHED EXHIBIT A...
14. THIS CONDITION SHALL APPLY TO THAT PORTION OF THE PROPERTY BEGINNING AT THE PROPERTY'S WESTERN MOST POINT WHERE IT INTERSECTS WITH THE ST. ALBANS DRIVE RIGHT-OF-WAY AND MEASURING EAST FOR 800 FEET ALONG THE ST. ALBANS DRIVE RIGHT-OF-WAY...
15. AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE...
16. POLE-MOUNTED LIGHTING LOCATED BETWEEN ST. ALBANS DRIVE RIGHT-OF-WAY AND A BUILDING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18 FEET...
17. THE MAXIMUM DEVELOPMENT INTENSITIES FOR THE PROPERTY SHALL BE ONE OF THE FOLLOWING SCENARIOS...
18. THE FOLLOWING BUILD-TO STANDARDS SHALL APPLY TO PROPERTY ZONED CX-20-CU...
19. THE BUILDING SHALL ELECT ONE OF THE ABOVE SCENARIOS...
20. THE BUILDING SHALL BE A BUILD-TO AREA ALONG PUBLIC STREETS MEASURING BETWEEN 0' TO 90'...



V Y M P SCALE: 1" = 50'

A A B

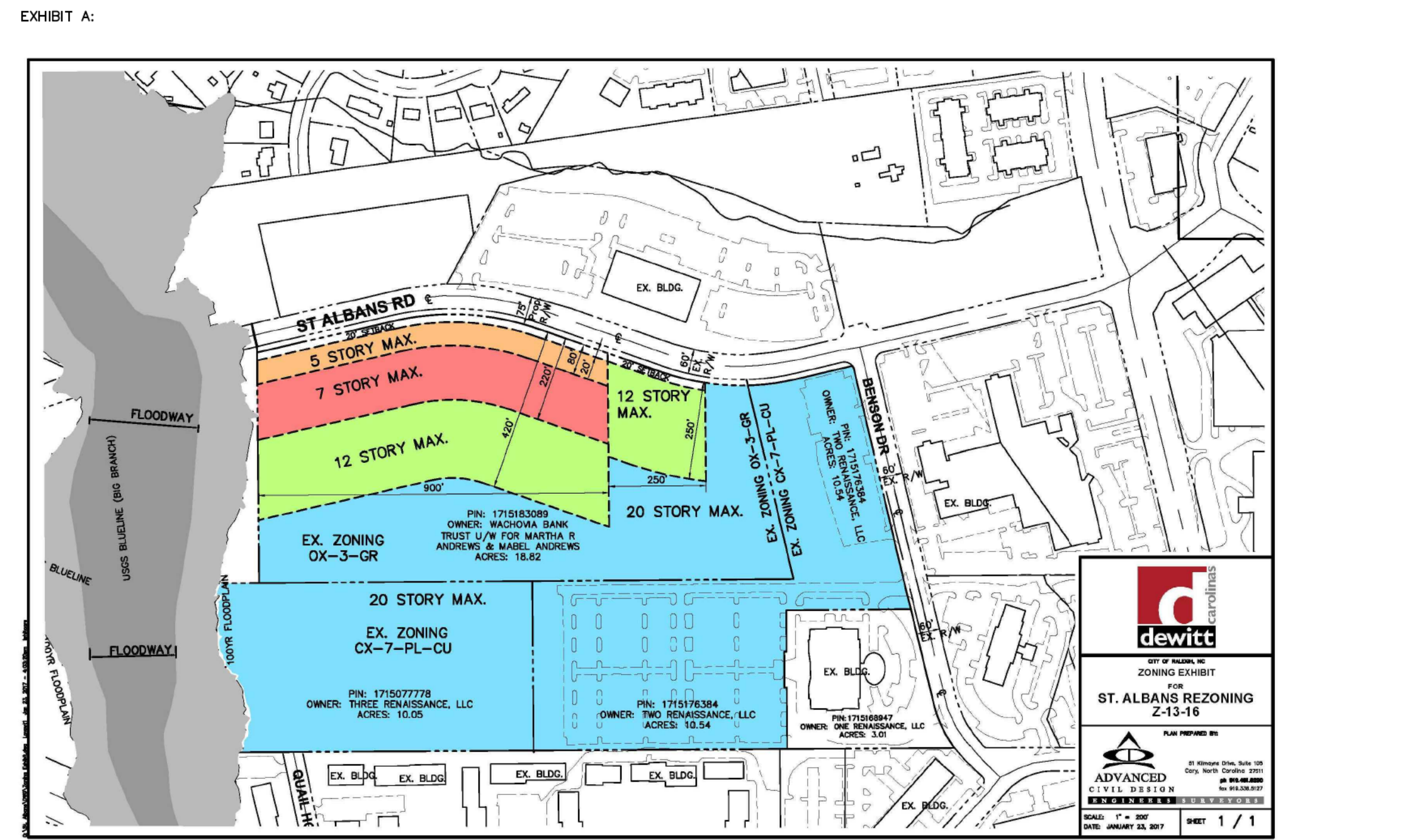
PROPERTY INFORMATION: 1715176384, ADDRESS: 1010 ST ALBANS DRIVE, TOTAL SITE AREA: 4.15 ACRES, ZONING INFORMATION: CX-20-CU, DEVELOPMENT INFORMATION: N/A, PROPOSED BUILDING AREA: 231,539 SF, BUILDING HEIGHT (20 STORIES MAX): 180.25' (12 STORIES), PARKING DECK: 75,666 (8 LEVELS), EX. IMPERVIOUS AREA: 0.1,4732 ACRES/SF, FLOOD HAZARD AREA: NO, UNIT DATA: 1 (LOT 13), 0.42 AC (18,079 SF), PARKING CALCULATIONS: 1,242 SPACES, ONE REN, LLC OFFICE BUILDING REQUIRED PARKING (ONE REN OFFICE): 414, EXISTING PARKING (ONE REN OFFICE SITE): 17 SPACES, REMOVED REMOTE PARKING SPACES: 342, MTX TOWER REQUIRED PARKING (NEW OFFICE): 836, REQUIRED PARKING (RETAIL): 64, TOTAL REQUIRED PARKING: 1,691 SPACES, ACCESSIBLE PARKING: 20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF, OVER 100, ELECTRIC CAR CHARGING STATION: 8 SPACES, LONG TERM BICYCLE PARKING: 28

Table with columns for dates and review stages: 06/26/20, 07/28/20, 09/25/20, 11/23/20, 11/25/20, 02/03/21, 03/18/21

Table with columns JLB and JDW

Plan prepared by: FIRM # 0-798, ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS, 51 Kilmoyne Drive, Suite 105, Cary, North Carolina 27511, PH 919.481.6290, FAX 919.356.5127

REFERENCES TO LAND USES IN THIS CONDITION SHALL HAVE THE MEANING AS ASCRIBED IN THE ALLOWED PRINCIPAL USE TABLE (UDO SECTION 6.1.4). THIS CONDITION SHALL NOT ACT AS A PROHIBITION ON SPECIFIC LAND USES NOT PROHIBITED IN CONDITION 1 OF THIS REZONING ORDINANCE...
PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR DEVELOPMENT OF THE PROPERTY OR THE RECORDATION OF THE FIRST SUBDIVISION PLAT FOR THE PROPERTY, WHICHEVER OCCURS FIRST SHALL ELECT ONE OF THE ABOVE SCENARIOS...
THE FOLLOWING BUILD-TO STANDARDS SHALL APPLY TO PROPERTY ZONED CX-20-CU: (I) THERE SHALL BE A BUILD-TO AREA ALONG PUBLIC STREETS MEASURING BETWEEN 0' TO 90'...
THE BUILDING SHALL ELECT ONE OF THE ABOVE SCENARIOS...
THE BUILDING SHALL BE A BUILD-TO AREA ALONG A PRIMARY STREET IS 50% OR MORE OF THE BUILDING COVERAGE WITHIN THE BUILD-TO AREA ALONG A SIDE STREET IS 25% AND (IV) NO MORE THAN A SINGLE LOADED BAY OF PARKING CAN BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY...



Administrative Site Review Application form with sections for Building Type, Site Transaction History, General Information, Stormwater Information, Residential Developments, and Signature Block. Includes contact information for Advanced Civil Design and Dewitt Carolinas.

Development Type + Site Data Table with sections for Site Data, Building Data, Stormwater Information, Residential Developments, and Signature Block. Includes contact information for Walker Consultants.

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
2. CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO UTILITY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES...
4. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUED BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
5. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
6. LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
7. THESE PLANS ARE FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.
8. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
9. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
10. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.
11. OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM...
12. NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS REZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING, OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE...
13. AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.

Project contact information for various firms: ADVANCED CIVIL DESIGN, RULE JOY TRAMMELL RUBIO LLC, STUDIOOUTSIDE, DEWITT CAROLINAS INC, ST ALBANS HOLDINGS, LLC, WALKER CONSULTANTS.

Table with columns for MAX PROVIDED REMAINDER for OFFICE & MEDICAL, COMMERCIAL, HOTEL ROOMS, ASSISTED LIVING BEDS, DWELLING UNITS.

Table with columns for SCENARIO 1 and SCENARIO 2 for OFFICE & MEDICAL, COMMERCIAL, HOTEL ROOMS, ASSISTED LIVING BEDS, DWELLING UNITS.

Table with columns for CASE NUMBER and APPROVAL DATE for BUILDING MASSING and TRANSPARENCY (UDO 1.5.9.B.4).

Table with columns for TITLE SHEET, EXISTING CONDITIONS PLAN, SITE PLAN, PEDESTRIAN ACCESS EASEMENT DETAIL, GRADING AND DRAINAGE PLAN, PRE-DEVELOPED STORMWATER PLAN, POST-DEVELOPED STORMWATER PLAN, UTILITY PLAN, HOSE PULL & TURNING EXHIBIT, STANDARD DETAILS, SITE LIGHTING PLAN, SITE PHOTOMETRIC PLAN, SITE LIGHTING DETAILS, SITE LANDSCAPE PLANS, ARCHITECTURAL BUILDING ELEVATIONS, ARCHITECTURAL PARKING DECK ELEVATIONS, PARKING DECK STRIPING PLAN, PARKING DECK PAVEMENT MARKINGS, PARKING DECK PARCS DESCRIPTIONS.

Footer area with 'TITLE SHEET', 'RALEIGH, NORTH CAROLINA ADMINISTRATIVE SITE REVIEW', and 'MTX ONE' branding.

PROPERTY INFORMATION:	
FIN:	1715176384
ADDRESS:	1010 ST ALBANS DRIVE
TOTAL SITE AREA:	4.15 ACRES
ZONING INFORMATION:	
EXISTING ZONING:	CX-20-CU
CUD CASE NUMBER:	Z-13-16
DEVELOPMENT INFORMATION:	
FRONTAGE TYPE:	N/A
EXISTING USE:	EXISTING SURFACE PARKING
PROPOSED USE:	MIXED-USE
PROPOSED TOWER USES:	LEVEL 1: OFFICE, RETAIL, RESTAURANT/BAR LEVEL 2-12: OFFICE
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	
OFFICE AREA	231,539 SF
RETAIL/RESTAURANT/BAR AREA	19,163 SF
TOTAL AREA:	353,293 SF
BUILDING HEIGHT (20 STORIES MAX):	
OFFICE TOWER	180.25' (12 STORIES)
PARKING DECK	75.66' (8 LEVELS)
*OFFICE TOWER AND PARKING DECK ARE SEPARATE STRUCTURES.	
BUILDING SETBACK:	
STREET - 5'	
SIDE - 0' OR 6'	
REAR - 0' OR 6'	

REQUIRED BUILD-TO PER Z-13-16:	
PRIMARY STREET	50% 0'-80' FROM R/W
SIDE STREET	25% 0'-80' FROM R/W
PROVIDED BUILD-TO:	
PRIMARY STREET	25% = 57.0%
SIDE STREET	N/A
EX. IMPERVIOUS AREA:	
PR. IMPERVIOUS AREA:	0.1/4,732 ACRES/SF
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #372171500J
UNIT DATA:	
TOTAL # OF ALL LOTS:	1 (LOT 13)
TOTAL # OF OPEN SPACE:	0
REQUIRED AMENITY AREA:	0.42 AC (18,079 SF)
(10% OF SITE AREA)	
PROVIDED AMENITY AREA:	0.53 (23,119 SF)
PARKING CALCULATIONS:	
ONE REN, LLC OFFICE BUILDING	
REQUIRED PARKING (ONE REN OFFICE):	100 SF = 150,000 = 414
EXISTING PARKING (ONE REN OFFICE SITE):	55 SPACES
EXISTING REMOTE PARKING (LOT 12):	17 SPACES
414(TOTAL PARKING)-55(ONSITE SPACES) - 17(EXISTING) = 342	
342 SPACES	
MTX TOWER	
REQUIRED PARKING (NEW OFFICE):	100 SF = 334,330 = 835.3 = 836
REQUIRED PARKING (RETAIL):	500 SF = 19,081 = 63.9 = 64
REQUIRED PARKING (TOTAL):	930
PROPOSED MTX TOWER PARKING:	1,619 SPACES

TOTAL REQUIRED PARKING		1,242 SPACES
TOTAL PROPOSED PARKING		1,691 SPACES
ACCESSIBLE PARKING		
REQUIRED ACCESSIBLE PARKING:	20, PLUS ONE FOR EACH 100, OR FRACTION THEREOF, OVER 1000	
20 + 1600 = 26.1 = 27		
27 SPACES		
TOTAL PROVIDED ACCESSIBLE PARKING:	22 SPACES	
PROVIDED STANDARD ACCESSIBLE SPACES:	FOR EVERY SIX OR FRACTION OF SIX	
REQUIRED VAN PARKING SPACES:	47 = 4.5 = 5	
5 SPACES		
ELECTRIC CAR CHARGING SPACES		
PROVIDED ELECTRIC CAR CHARGING STATION PER Z-13-16	100,000 SF = 100,000 X 2 = 7.1 = 8	
PROVIDED ELECTRIC CAR CHARGING STATION	8 SPACES	
*BICYCLE CALCULATIONS:		
SHORT TERM BICYCLE PARKING*		
REQUIRED PARKING (OFFICE):	10,000 SF = 334,330 = 33.4 = 35	
REQUIRED PARKING (RETAIL):	5,000 SF = 19,081 = 3.8 = 4	
REQUIRED PARKING (TOTAL):	39	
PROVIDED PARKING:	26	
LONG TERM BICYCLE PARKING*		
REQUIRED PARKING (OFFICE):	5,000 SF = 334,330 = 66.8 = 67	
REQUIRED PARKING (RETAIL):	N/A	
REQUIRED PARKING (TOTAL):	67	
PROVIDED PARKING:	28	
*PER UDD 7.1.8.A A MIXED USE FACILITY SHALL NOT BE REQUIRED TO PROVIDE MORE THAN 50 BICYCLE PARKING SPACES.		

ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.

ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

THESE PLANS ARE FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.

THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.

HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.

OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM. WITHIN THOSE AREAS OF THE PROPERTY WHERE BUILDING HEIGHT IS RESTRICTED TO LESS THAN 20 STORIES, COMMERCIAL PICKUP OR DELIVERY SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM AND 7 PM. THIS CONDITION DOES NOT APPLY TO PUBLIC ROADWAY OR PUBLIC UTILITY CONSTRUCTION ACTIVITY, OR TO ACTIVITIES RELATED TO SPECIAL USE PERMITS SUBSEQUENTLY ISSUED BY THE CITY.

NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS ZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING, OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE, IF PERMITTED BY THE CITY. SIGNS SHALL BE POSTED INDICATING THIS PROHIBITION.

AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.

- NOTE:**
- THESE PLANS DEPICT PROPOSED CONDITIONS BASED ON APPROVED PLANS AND PLANS CURRENTLY UNDER REVIEW.
 - THE APPROVED PRELIMINARY SUBDIVISION PLAN ASSOCIATED WITH THIS ASR IS S-66-17. A REVISION TO THE SUBDIVISION HAS BEEN RECENTLY BEEN APPROVED SHOWING THE FOLLOWING CHANGES:
 - THE RIGHT OF WAY AT THE SOUTH END OF THE ROUNDABOUT AT THE INTERSECTION OF A STREET AND C STREET HAS BEEN REVISED BEING SHIFTED NORTH ROUGHLY 20 FEET.
 - THE STORMWATER POND CONFIGURATION AND REPORT HAVE BEEN REVISED.
 - STORMWATER PHASING ALONG WITH AN ADDITIONAL SANDFILTER HAVE BEEN ADDED TO THE PLAN.
 - LOT LINES HAVE BEEN SHIFTED.
 - REVISIONS TO THE INTERSECTION OF A STREET AND THE ACCESS DRIVE TO THE ONE REN, SPR-0156-2019, THE PROPOSED INFRASTRUCTURE ADJACENT TO THIS SITE HAS BEEN APPROVED WITH THAT PLAN. A REVISION TO THIS PLAN HAS ALSO BEEN APPROVED REFLECTING CHANGES FROM THE REVISION TO THE S-66-17 PLAN.
 - THE APPROVED CONCURRENT REVIEW PLAN ASSOCIATED WITH THE SUBDIVISION IS SPR-0156-2019. THE PROPOSED INFRASTRUCTURE ADJACENT TO THIS SITE HAS BEEN APPROVED WITH THAT PLAN. A REVISION TO THIS PLAN HAS ALSO BEEN APPROVED REFLECTING CHANGES FROM THE REVISION TO THE S-66-17 PLAN.
 - THE PROPOSED TEMPORARY PARKING FACILITY LOCATED NORTH EAST OF THE PROJECT SITE IS SPR-0131-2020.
 - NO RIGHT-OF-WAY ENCRoACHMENTS ARE PROPOSED AS PART OF THIS PLAN.

*** EXISTING OFFICE PARKING NOTES:**

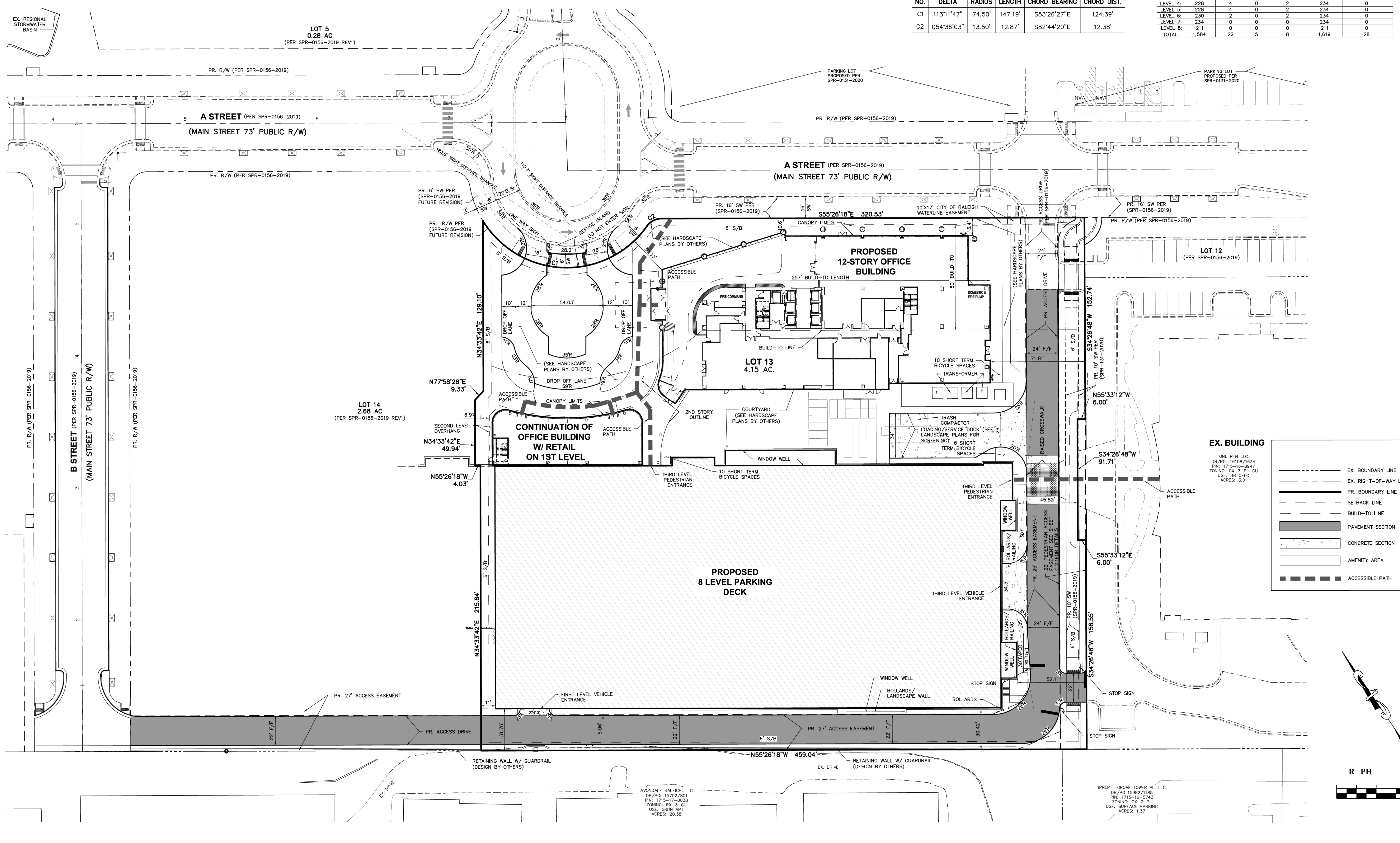
A PARKING AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 16108, PAGE 1646, REFERS TO TEMPORARY PARKING FOR FOR THE EXISTING OFFICE BUILDING.

PER THE CITY OF RALEIGH UDD, 414 (1/400 SF OF GROSS BUILDING AREA) PARKING SPACES ARE REQUIRED FOR THE EXISTING OFFICE BUILDING TO RETAIN OFFICE USE STATUS. 414 SPACES SHALL BE PROVIDED AT ALL TIMES.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	113°11'47"	74.50'	147.19'	S53°26'27"E	124.39'
C2	054°36'03"	13.50'	12.87'	S82°44'20"E	12.38'

LEVEL	PA			MA		
	STANDARD SPACES	HANDICAP SPACES	VAN SPACES	ELECTRIC CAR SPACES	TOTAL CAR SPACES	LONG TERM BICYCLE SPACES
LEVEL 1:	44	0	0	0	44	0
LEVEL 2:	202	4	0	2	208	0
LEVEL 3:	205	8	5	2	220	28
LEVEL 4:	228	4	0	2	234	0
LEVEL 5:	228	4	0	2	234	0
LEVEL 6:	230	2	0	2	234	0
LEVEL 7:	234	0	0	0	234	0
LEVEL 8:	211	0	0	0	211	0
TOTAL:	1,584	22	5	8	1,619	28



EX. BUILDING

ONE REN, LLC
DB PRG: 16108/1634
PIN: 1715-16-8947
ZONING: CX-7-R-CU
USE: HR OFFICE
ACRES: 3.01

- EX. BOUNDARY LINE
- EX. RIGHT-OF-WAY LINE
- PR. BOUNDARY LINE
- SETBACK LINE
- BUILD-TO LINE
- PAVEMENT SECTION
- CONCRETE SECTION
- AMENITY AREA
- ACCESSIBLE PATH

PLAN PREPARED FOR: **carolinas** **de Witt**

51 Kilmoyre Drive
Suite 105
Cary, North Carolina 27511
ph 919.481.6290
fax 919.356.5127

PLANNERS SURVEYORS

ADVANCED CIVIL DESIGN

06/26/20 50% SCHEMATIC DESIGN
07/28/20 ASR INITIAL SUBMITTAL
09/25/20 ASR RESPONSE TO FIRST REVIEW
11/23/20 50% DESIGN DEVELOPMENT
11/25/20 ASR RESPONSE TO SECOND REVIEW
02/03/21 ASR RESPONSE TO THIRD REVIEW
03/18/21 ASR RESPONSE TO FOURTH REVIEW

03/18/2021
1" = 30'

JLB JDW

MTX ONE
RALEIGH, NORTH CAROLINA
ADMINISTRATIVE SITE REVIEW

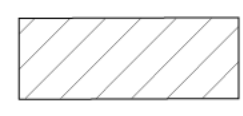
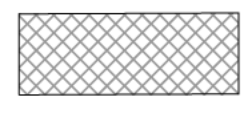
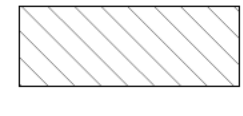










NOT ISSUED FOR CONSTRUCTION

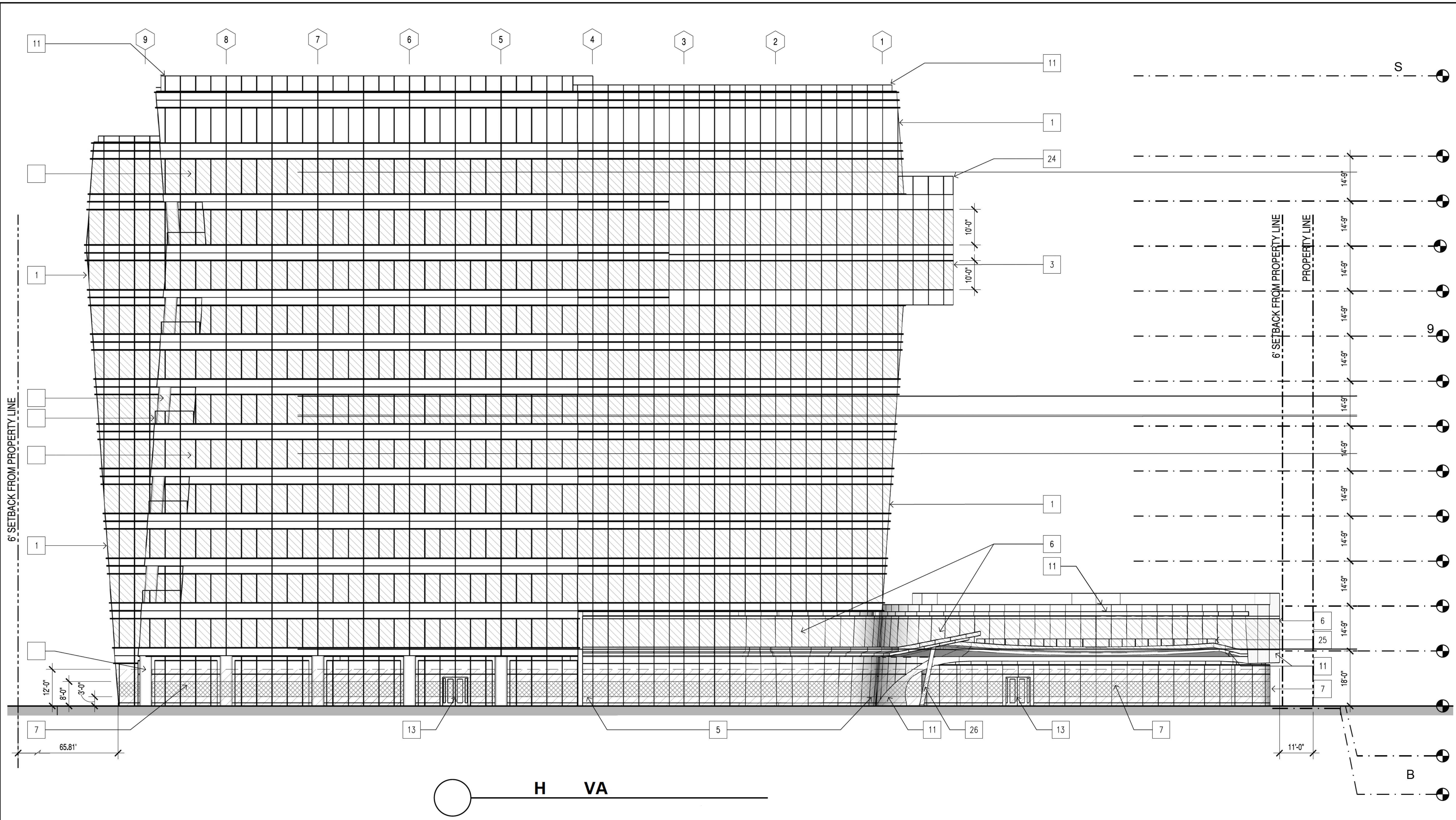
SITE PLAN

R W

C.2.0

TR NSPAR NCY CALCULATIONS

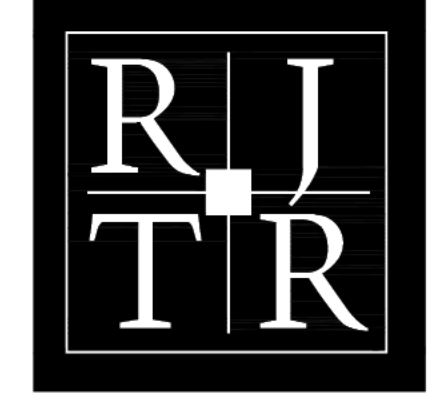
Ground Level Surface Area:	4,533 SF	
Area of required windows & doors (50%):	2,267 SF	
Actual area of transparency within 0'-0" - 12'-0" provided:	4,371 SF	
Area of required windows & doors within 3'-0" - 8'-0" (50% of required window/door area)	1,134 SF	
Actual area of transparency within 3'-0" - 8'-0" provided:	1,821 SF	
Level 2 Surface Area :	4,992 SF	
Area of required windows & doors (20%):	998 SF	
Actual area of transparency provided:	3,671 SF	
Level 3 Surface Area :	3,721 SF	
Area of required windows & doors (20%):	744 SF	
Actual area of transparency provided:	2,414 SF	
Level 4 Surface Area :	3,751 SF	
Area of required windows & doors (20%):	750 SF	
Actual area of transparency provided:	2,437 SF	
Level 5 Surface Area :	3,782 SF	
Area of required windows & doors (20%):	756 SF	
Actual area of transparency provided:	2,457 SF	
Level 6 Surface Area :	3,812 SF	
Area of required windows & doors (20%):	762 SF	
Actual area of transparency provided:	2,476 SF	
Level 7 Surface Area :	3,842 SF	
Area of required windows & doors (20%):	768 SF	
Actual area of transparency provided:	2,496 SF	
Level 8 Surface Area :	3,872 SF	
Area of required windows & doors (20%):	774 SF	
Actual area of transparency provided:	2,516 SF	
Level 9 Surface Area :	3,981 SF	
Area of required windows & doors (20%):	796 SF	
Actual area of transparency provided:	2,535 SF	
Level 10 Surface Area :	4,158 SF	
Area of required windows & doors (20%):	832 SF	
Actual area of transparency provided:	2,704 SF	
Level 11 Surface Area :	4,747 SF	
Area of required windows & doors (20%):	949 SF	
Actual area of transparency provided:	3,308 SF	
Level 12 Surface Area :	4,452 SF	
Area of required windows & doors (20%):	890 SF	
Actual area of transparency provided:	3,101 SF	



KEY NOTE LEGEND

1	V	V	V	H	V	V	N	U	22	38
									23	39
									24	40
									25	41
									26	
									27	Q
									28	
									29	
4	V	H	VN	V	VN	14	H	V	30	
						1	H		31	
						1			32	
						17			33	
						1	V		34	
						1	V		35	
	N		V	V			N		36	
7	H						N		37	
	V	V								

KEY PLAN

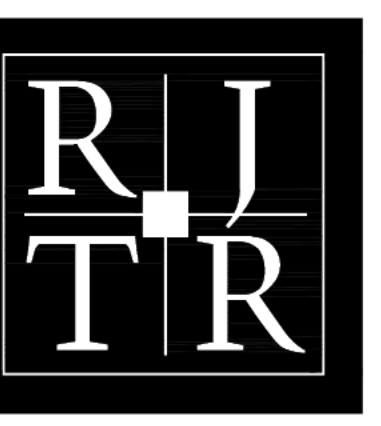


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06/26/20	50% SCHEMATIC DESIGN
07/28/2020	ASR SUBMITTAL
09/29/2020	ASR RESPONSE TO FIRST REVIEW
11/25/2020	ASR RESPONSE TO SECOND REVIEW
02/03/2021	ASR RESPONSE TO THIRD REVIEW
03/18/21	ASR RESPONSE TO FOURTH REVIEW



BUILDING ELEVATION - NORTH
 MTX ONE - OFFICE BUILDING
 NOT ISSUED FOR CONSTRUCTION
 R W
 A5-01



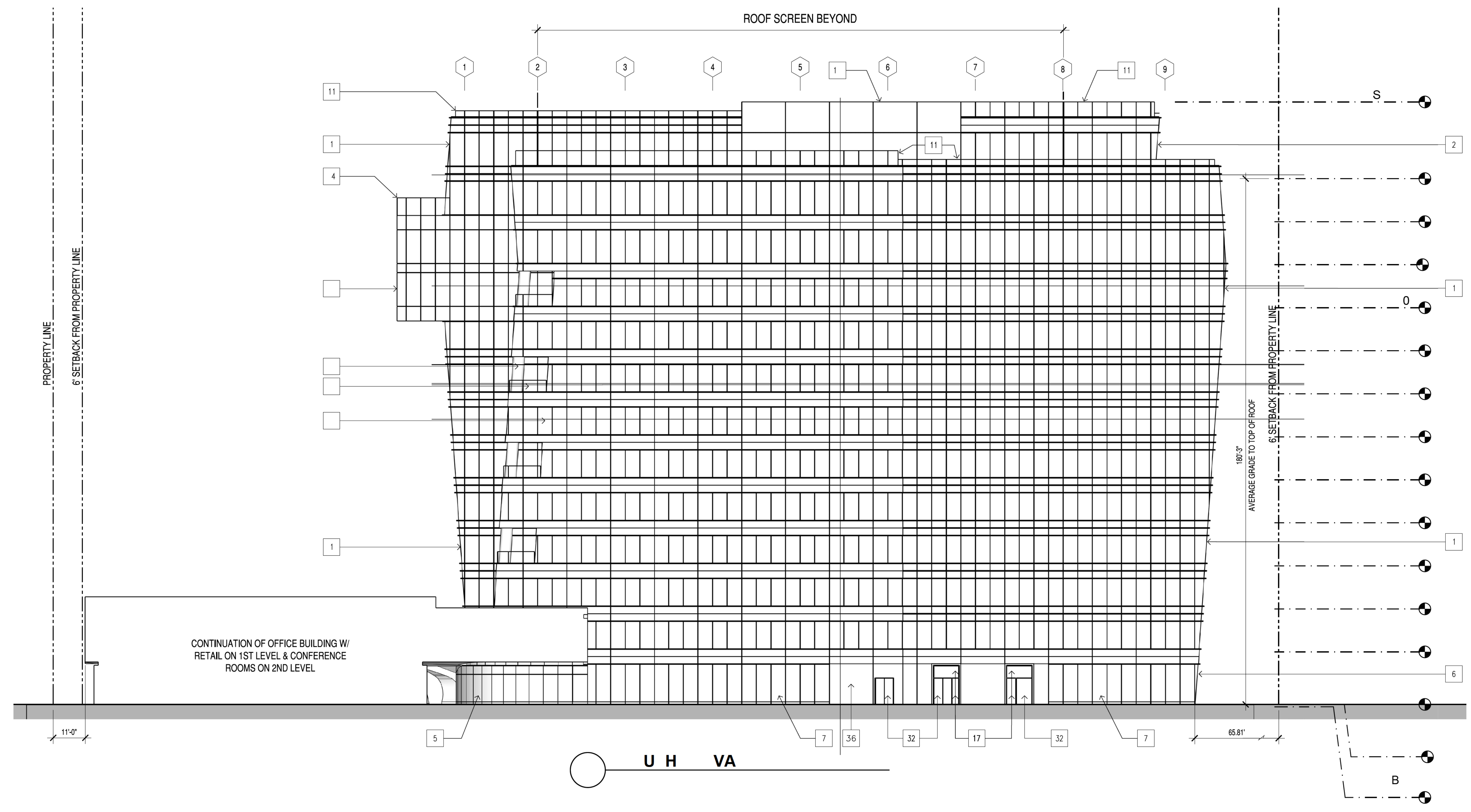
REYTR
 R E B E R E
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DATE	DESCRIPTION
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03/18/21	ASR RESPONSE TO FOURTH REVIEW



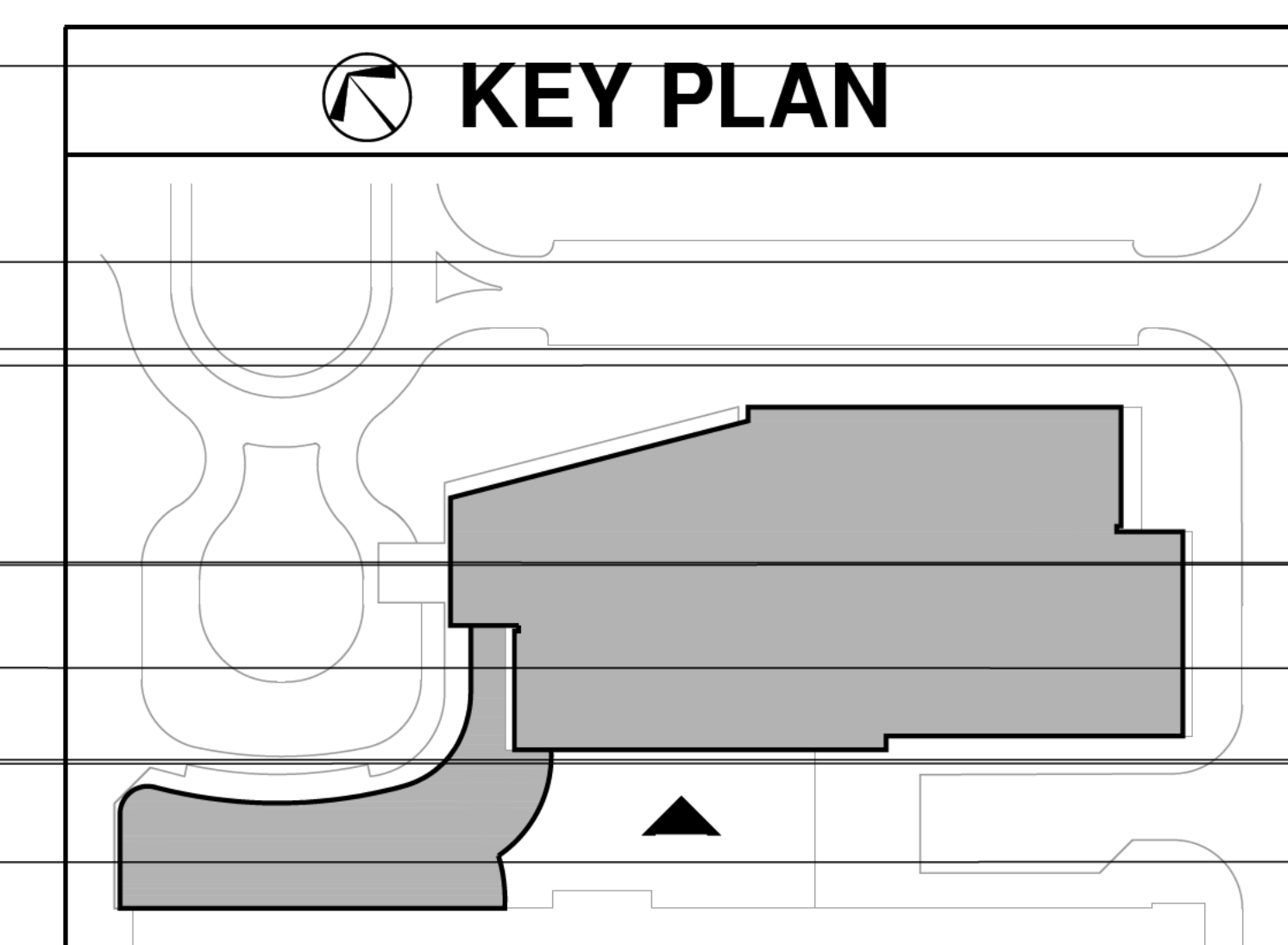
BUILDING ELEVATION - SOUTH
 MTX ONE - OFFICE BUILDING
 R W

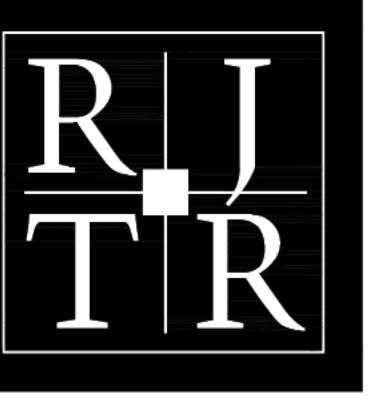
NOT ISSUED FOR CONSTRUCTION
 A5-02



KEY NOTE LEGEND

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V V V H V V	D	23	39
V V V H V	N U	24	40
V N V V VN	W	25	41
4	1 N	26	
V H VN V VN	11	27	Q
V V	1	28	
N V V	14	29	
	1	30	
	17	31	
	1 V	32	
	1 V	33	
	N	34	
	1 N	35	
		36	
		37	





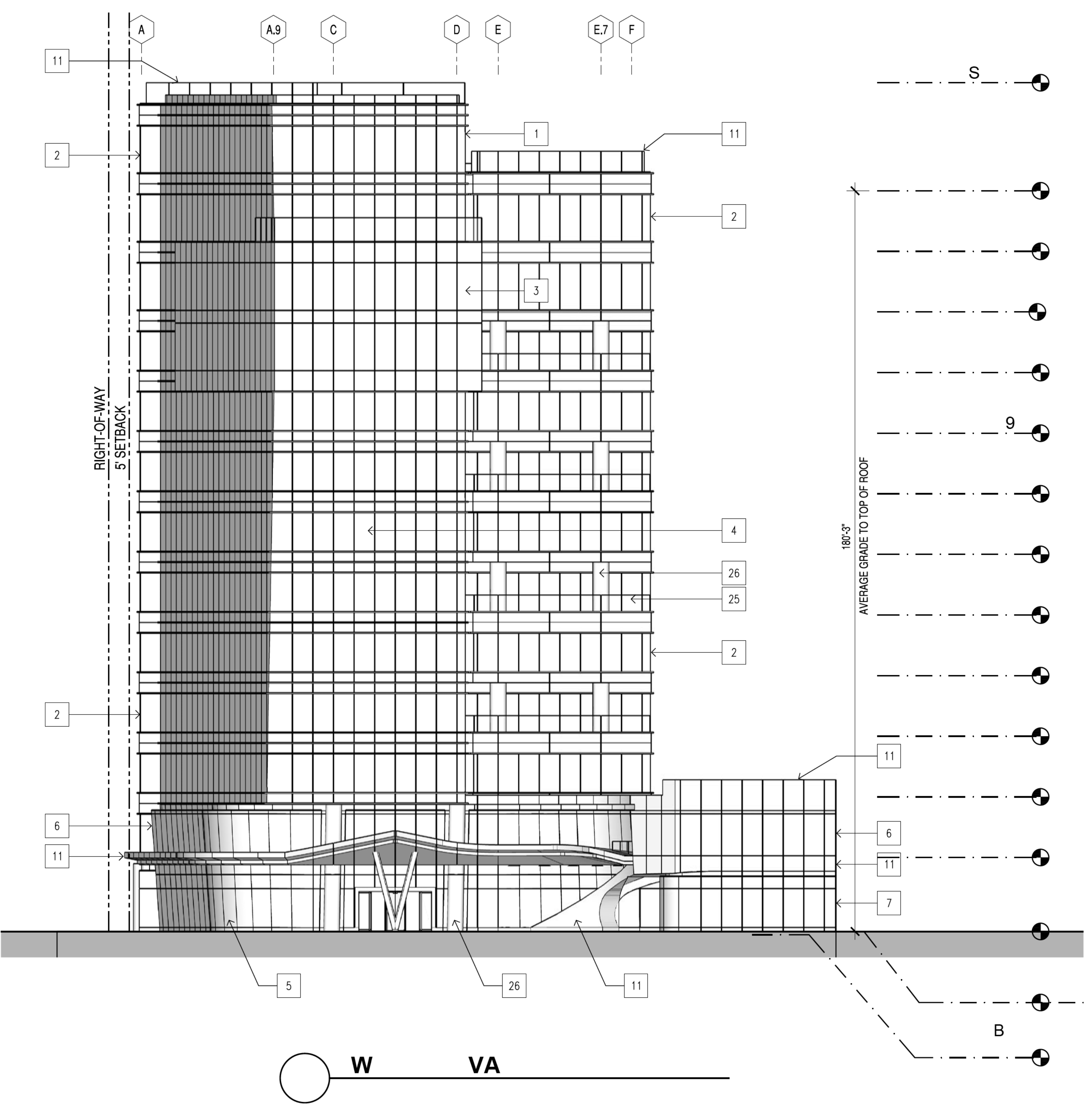
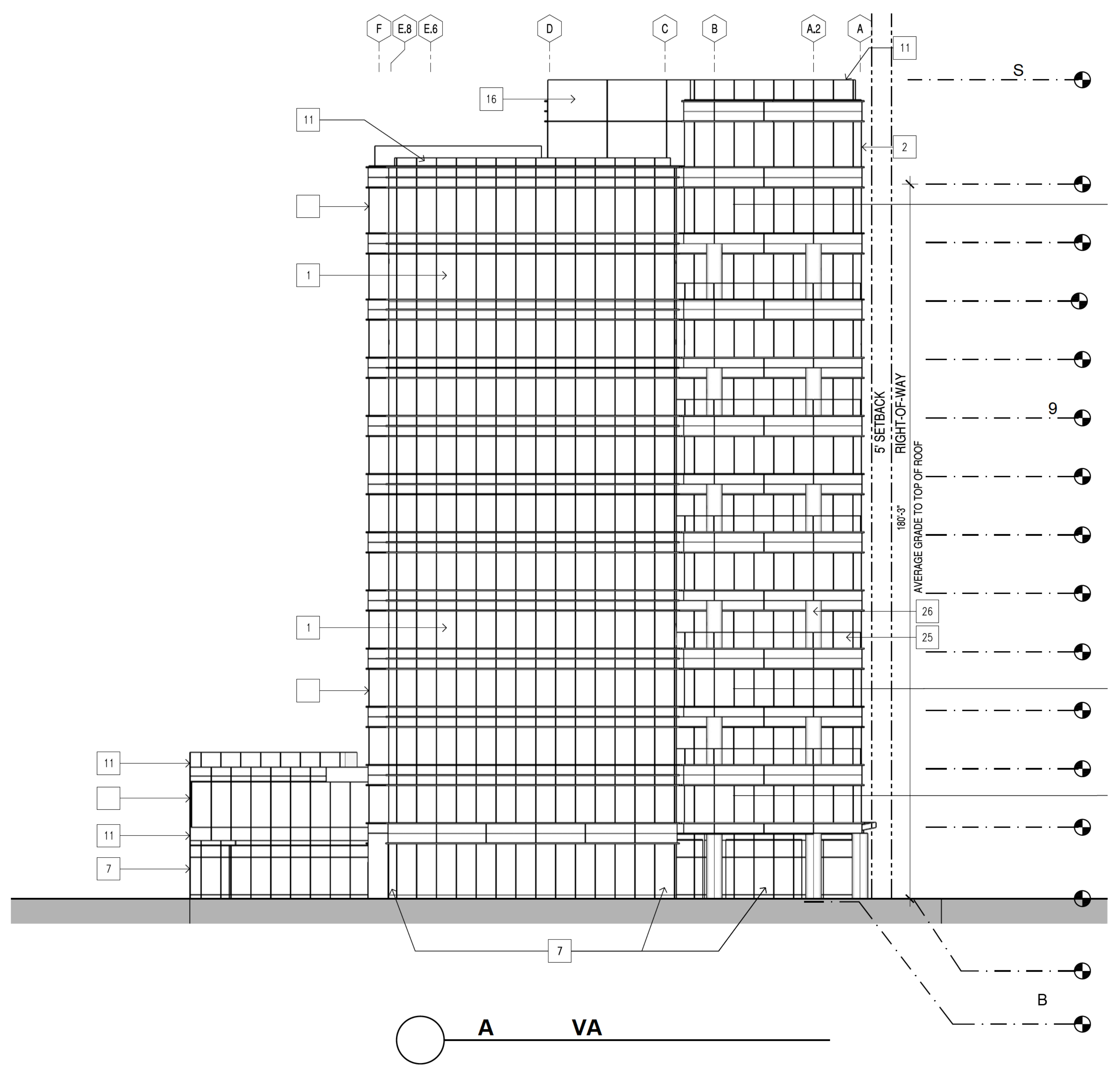
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	R
06/26/20	50% SCHEMATIC DESIGN
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02/03/2021	ASR RESPONSE TO THIRD REVIEW
03/18/21	ASR RESPONSE TO FOURTH REVIEW



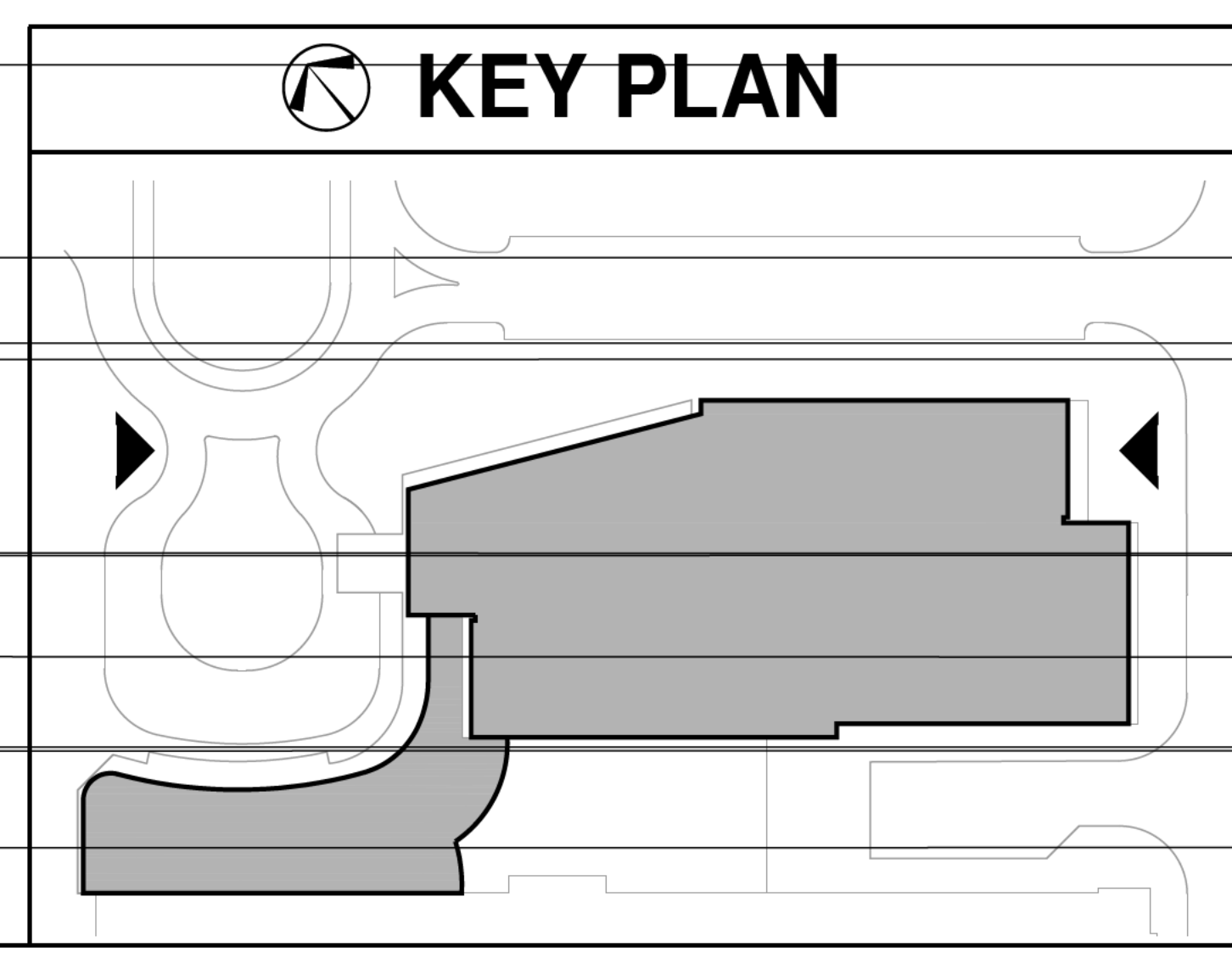
NOT ISSUED FOR CONSTRUCTION
 BUILDING ELEVATION - EAST & WEST
 MTX ONE - PARKING GARAGE
 R W

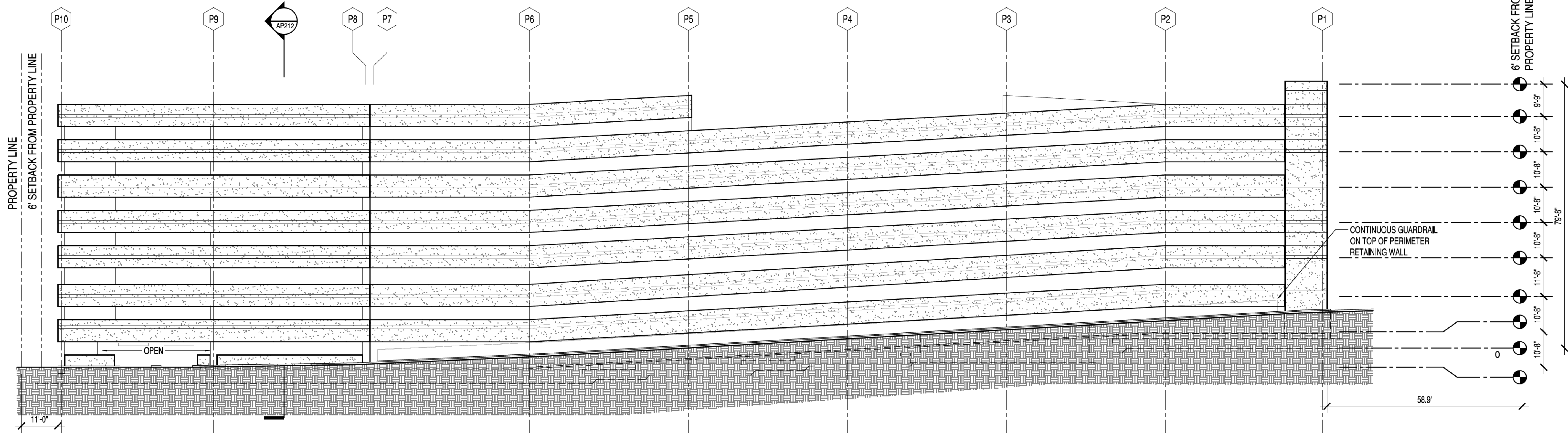
A5-03



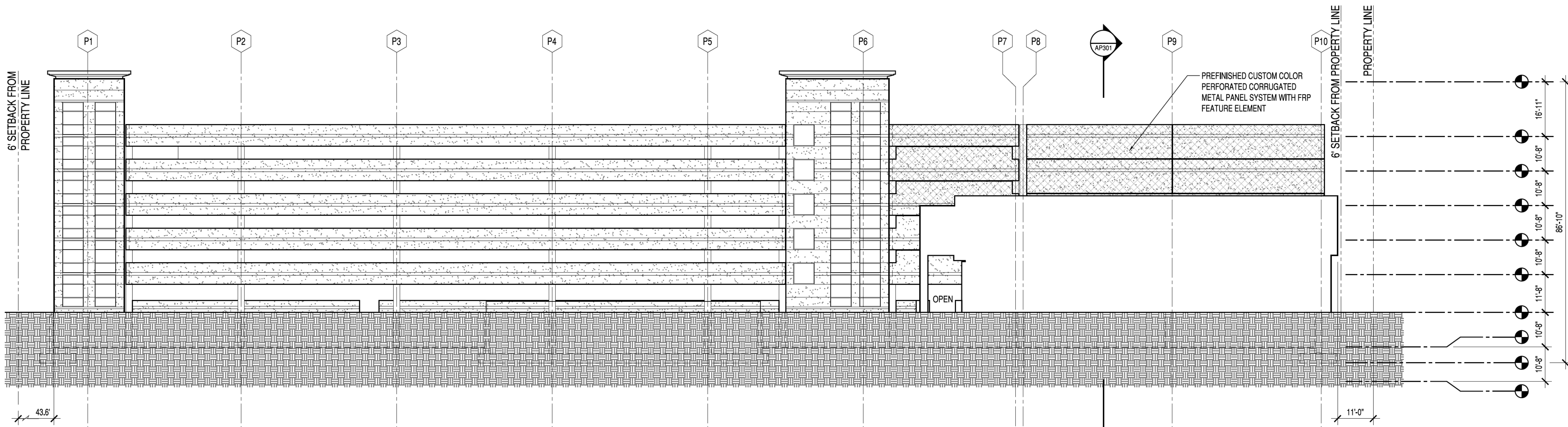
KEY NOTE LEGEND

1	V	V	V	H	V	V	N	U	22	38
									23	39
									24	40
									25	41
									26	
									27	Q
									28	
									29	
									30	
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									32	
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									36	
									37	

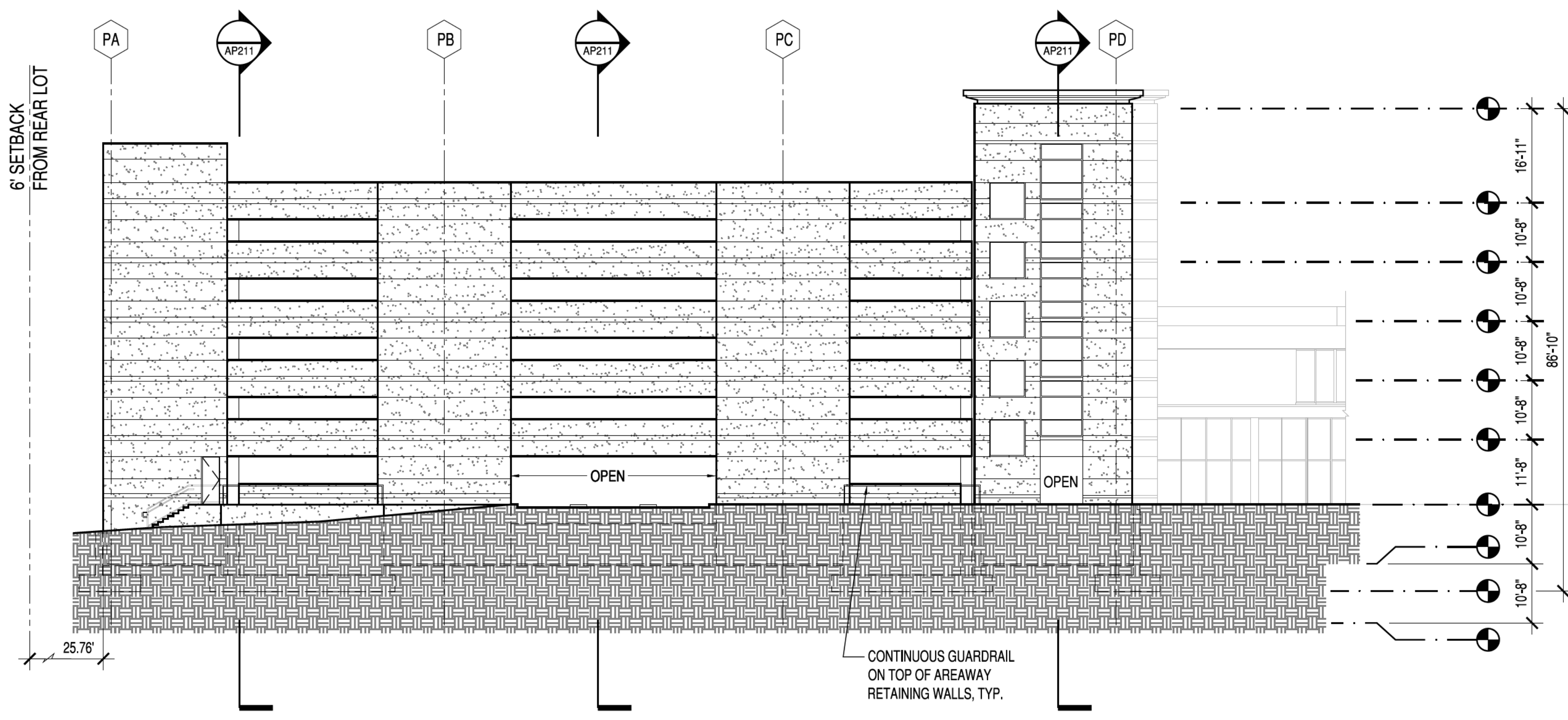




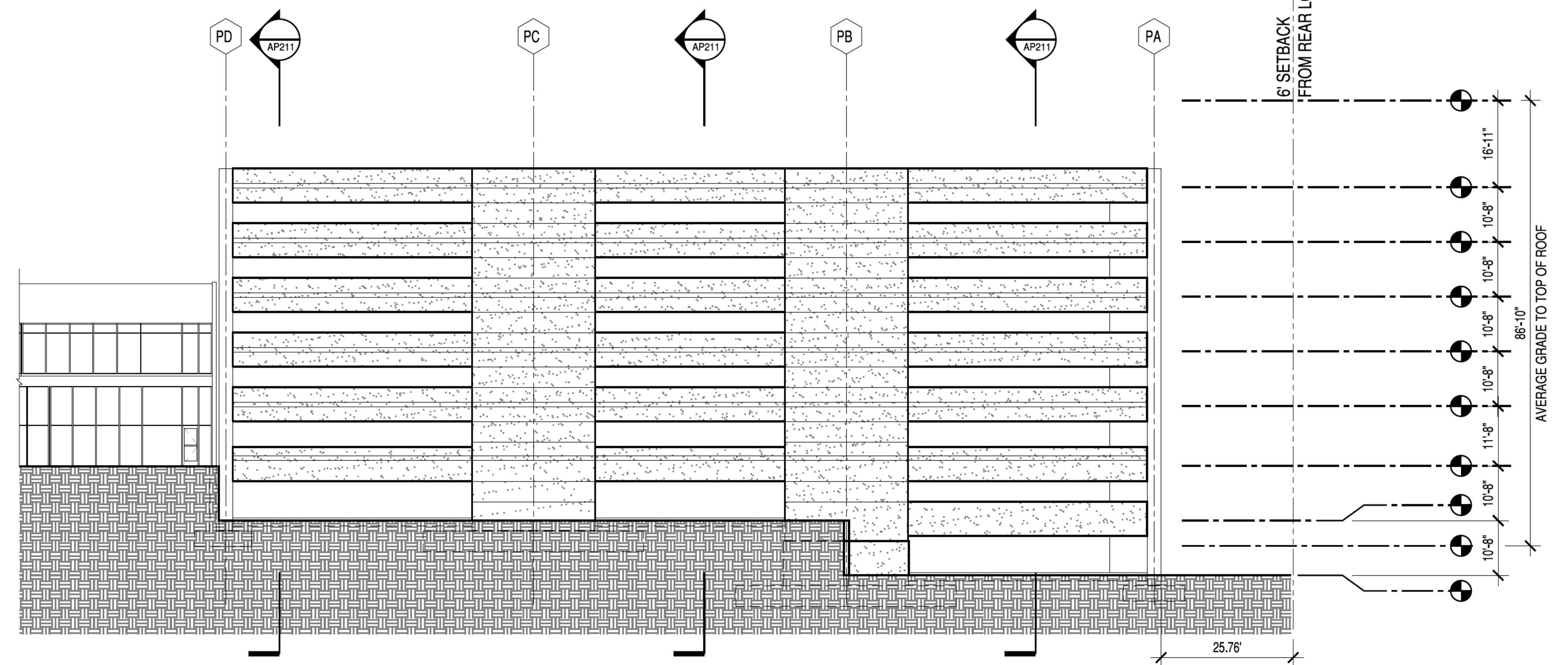
SOUTH ELEVATION



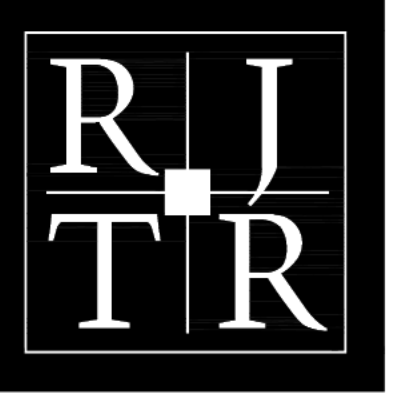
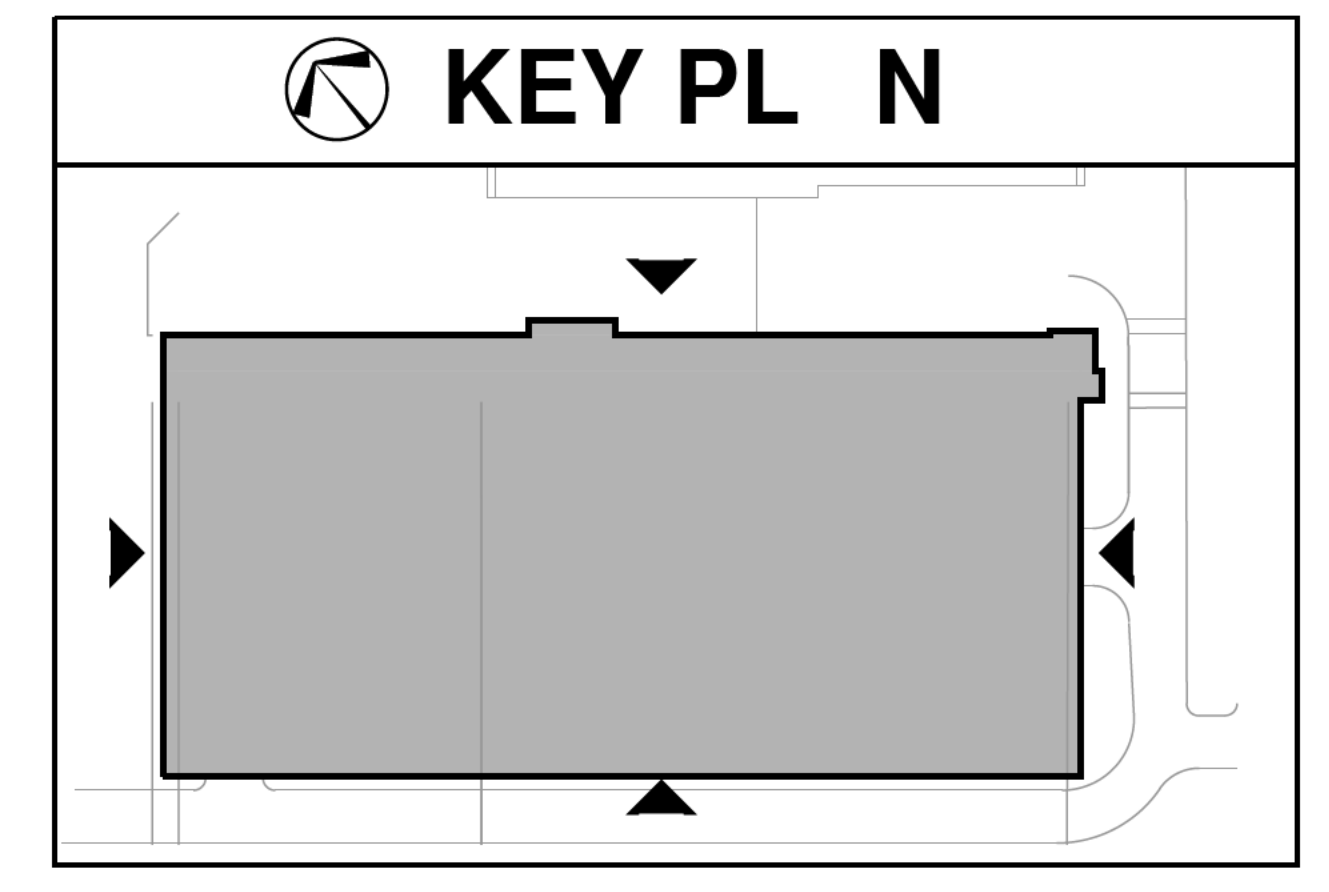
2 NORTH ELEVATION



4 EAST ELEVATION



1 WEST ELEVATION



REYTR ERB E
R P

Date	Description
06/26/20	50% SCHEMATIC DESIGN
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BUILDING ELEVATIONS

MTX ONE - PARKING GARAGE

R E R R R

R W

AP201

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