



Administrative Approval Action

Case File / Name: ASR-0066-2022
DSLCL - MERRITT ALEXANDER TOWNS

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

LOCATION: This 5.49 acre site zoned IX-3 CU (Z-03-23) and AOD is located on the east side of Alexander Town Blvd, north of the intersection of Alexander Town Blvd. and ACC Blvd. at 7771 Alexander Town Blvd.

REQUEST: This is a 38,400 square foot light industrial building with loading docks and associated infrastructure.

**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 September 26, 2023 by WithersRavenel.

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. Please contact solid waste for review comments and if acceptability by COR solid waste. Provide confirmation, (email, note, etc) that COR Solid waste is in agreement with your proposed plan along with your next submittal. Solid waste contact - E-mail: swscodecompliance@raleighnc.gov, Phone #: 919-996-3245

Stormwater

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry



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6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. 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).

☒ **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. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

2. A 5' utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
3. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.
4. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

5. 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.

Stormwater



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6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).
7. 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).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes to abandon .49 acres of tree conservation area and provide .52 acres of tree conservation area as a replacement.

☒ **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:

Engineering

1. 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.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
3. 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

4. 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).
5. 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).

Urban Forestry

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



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7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 18 street trees along Alexander Town Blvd.
8. A public infrastructure surety for 18 street trees along Alexander Town Blvd 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.

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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: November 1, 2026

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.



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I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/01/2023
Development Services Dir/Designee
Staff Coordinator: Michael Walters



SEPTEMBER 26, 2023

1. ALL CONSTRUCTION AND UTILITIES 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, PARALLEL DRIVEWAY OR SIDEWALK FOR RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ARE REQUIRED, THEY MUST BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
4. FIELD SURVEY INFORMATION PROVIDED TO THE CITY OF RALEIGH BY THE CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION SHALL BE USED TO CORRECT ANY DISCREPANCIES.
5. A SURVEY INFORMATION PROVIDED TO WETHERSBERG, BY MKM & B, CREDIT, DATED 2021, IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WARE COUNTY GIS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR 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 NOTED.
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 SHALL BE PERMITTED. OBSTRUCTIONS SHALL BE LIMITED TO TRAFFIC SIGNS, LIGHTS, AND SIGNALS NOT LIMITED TO AERIAL FOLLAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
9. ALL VEHICLES SHALL BE PROHIBITED FROM TURNING LEFT INTO OR OUT OF THE PROJECT AREA. ALL VEHICLES SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC RIGHT OF WAY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPORT ANY DISCREPANCIES TO THE CITY OF RALEIGH TO THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACT NO. C11 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
11. ALL EXISTING (AS SHOWN) AND H.C. ACCESS (AS SHOWN) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTIONS AS PER ADA STANDARDS.
12. PROVIDE SEPARATE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
13. 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.
14. ALL DRIVEWAYS SHALL BE 10 FEET WIDE MINIMUM. ALL DRIVEWAYS ON R-100 TYPE STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MKED-JOE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRACH ON THIS PROJECT AREA OR CURB CUTS SHALL BE PROHIBITED.
15. ALL ACCESS RAMP WALLS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS.
16. ALL RAMP AND HANDRAILS SHALL BE CONFORM TO ANSD STANDARDS.
17. ALL ABOVE GROUND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDIESTALS, ELECTRICAL TRANSFORMERS, AND LIGHT POLES SHALL BE PROTECTED BY AN OFF-VEHICLE BY ERECTION OF SHIELD, FENCE, OR WALL.
18. 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 COMPARABLE WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (IPWAGD). 2020 ADA STANDARDS FOR PEDESTRIAN ACCESSIBILITY REQUIREMENTS SHALL BE USED FOR ALL PEDESTRIAN ACCESSIBILITY REQUIREMENTS.
19. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND "CITY OF RALEIGH STREET DESIGN MANUAL SUPPLEMENTAL SPECIFICATIONS".
20. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT. THE CONTRACTOR SHALL FIELD SERVICES STAFF TO REVIEW THE PROJECT AND THE CITY OF RALEIGH OPERATION OF THE FACILITY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPORT ANY DISCREPANCIES TO THE CITY OF RALEIGH TO THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTRACT NO. C11 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (2003 CURRENT EDITION).
23. ANY TEMPORARY STREET WORK MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK, SEE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT, TRAFFIC CONTROL AND THE RIGHT-OF-WAY DEPARTMENT FOR RIGHT-OF-WAY SERVICES@RALEIGH.GOV.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC AND TRAFFIC CONTROL SHALL BE IN PLACE.

1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET (NFPA 13).
2. FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFE 507.5.1).
3. ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
4. FIDE FLOW ANALYSIS MUST BE DROWN AT TIME OF BUILDING PERMITS PER THE 2018 NFCC SECTION 507.3.

1. PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@raleighnc.gov
2. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD AND NCOTD ROAD WITH RALEIGH'S JURISDICTION.
A PERMIT REQUEST WITH A TYPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH [RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV](mailto:rightofway@raleighnc.gov). THE PERMIT AND DEVELOPMENT PLAN SHALL BE IN THE FORM OF WORK. THE CITY SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
3. ALL TYPED PLANS SHALL BE SUBMITTED WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: AMERICAN DISABILITY ACT (ADA) REQUIREMENTS; RALEIGH STREET DESIGN MANUAL (RSDM); AMERICAN PUBLIC SAFETY ACT (ADA) REQUIREMENTS; RALEIGH STREET DESIGN MANUAL (RSDM).
ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE USUALLY ARMED AND/OR PEOPLE WITH MOBILITY IMPAIRMENTS. ANY NEW SIDEWALKS OR SIDEWALK REPAIRS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE STANDARDS FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION.
4. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

1. THE SITE IS EXEMPT FROM CROSS-ACCESS REQUIREMENTS IN SECTION 8.3.5.D SINCE THE ONLY STREET FRONTAGE IS CLASSIFIED AS A LOCAL STREET.

| | | |
|------|--------|--|
| | Number | Title |
| | C0.00 | COVER |
| | C1.00 | EXISTING CONDITIONS & DEMOLITION PLAN |
| | C2.00 | SITE PLAN |
| | C2.01 | GREENWAY EASEMENT PLAN |
| | C2.02 | FIRE ROUTE & INTERSECTION SIGHT DISTANCE |
| | C3.00 | UTILITY PLAN |
| | C4.00 | GRADING & DRAINAGE PLAN |
| | C5.00 | STORMWATER PLAN |
| | C5.01 | STORMWATER PLAN |
| | C5.02 | STORMWATER DETAILS |
| | C6.00 | DETAILS |
| | L1.00 | TREE CONSERVATION PLAN |
| 2022 | L2.00 | LANDSCAPE PLAN |
| 2023 | L2.01 | LANDSCAPE DETAILS |
| 2023 | SL1.00 | LIGHTING PLAN |
| 2023 | SL1.01 | LIGHTING DETAILS |
| | A1.0 | FLOOR PLAN |
| | A2.0 | EXTERIOR ELEVATIONS |

PREPARED BY:

ADMINISTRATIVE SITE REVIEW

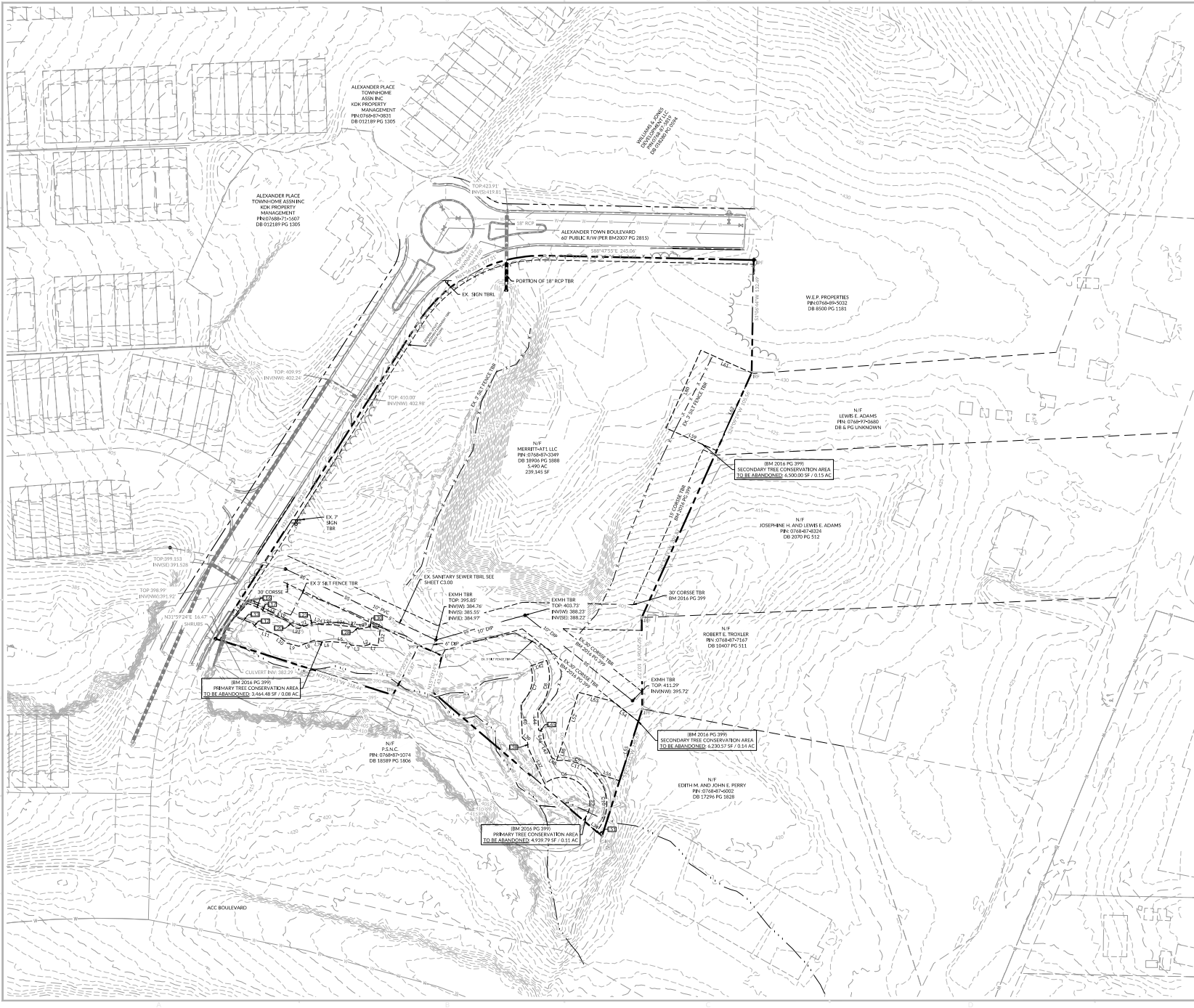


WithersRavenel
Our People, Your Success



merri
PROPERTIES

ADMINISTRATIVE SITE REVIEW
MERRITT
ALEXANDER TOWN
WR PROJECT NO.09210763
RALEIGH PROJ NO:ASR-0066-2022
0-10-0 30000

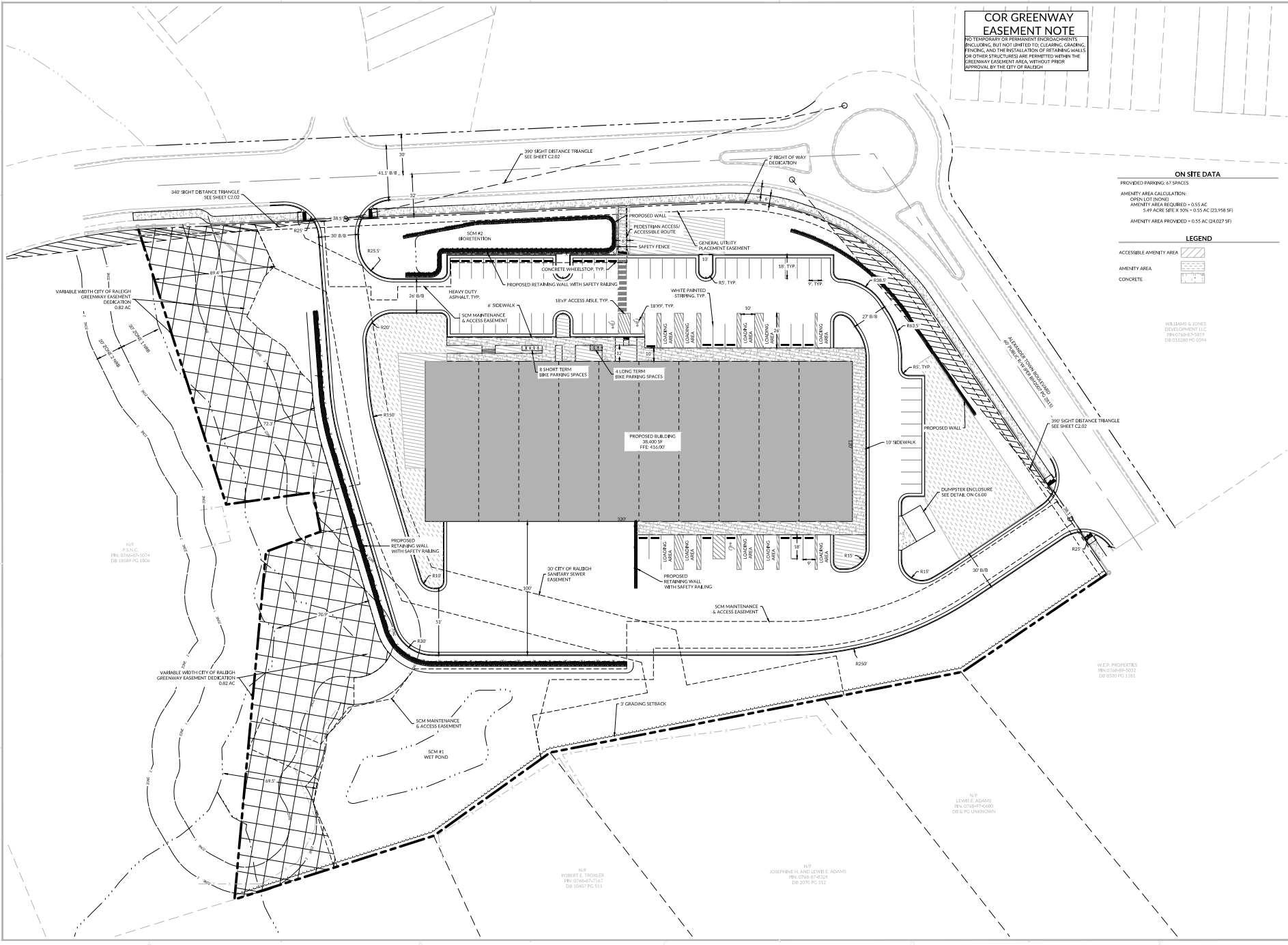


| EXISTING TO BE ABANDONED | | |
|--------------------------|---------|------------------|
| Line # | Length | Direction |
| L59 | 65.000 | N55° 56' 45.00"W |
| L60 | 100.000 | N24° 02' 15.00"E |
| L61 | 65.176 | S88° 09' 25.22"E |
| L62 | 100.070 | S24° 09' 16.57"W |
| L63 | 60.673 | N17° 31' 20.94"E |
| L64 | 40.678 | S75° 12' 19.70"E |
| L65 | 39.008 | S52° 22' 23.57"E |
| L66 | 72.978 | S17° 44' 23.56"W |
| L67 | 32.050 | N72° 45' 49.30"W |
| L68 | 23.655 | N18° 55' 13.47"E |
| L1 | 9.866 | N80° 21' 15.30"W |
| L2 | 7.816 | S72° 54' 28.12"W |
| L3 | 14.716 | N84° 49' 30.74"W |
| L4 | 3.183 | N43° 47' 59.72"W |
| L5 | 21.238 | N85° 20' 48.07"W |
| L6 | 10.557 | S86° 21' 40.00"W |
| L7 | 9.641 | N76° 48' 01.24"W |
| L8 | 19.102 | S68° 51' 04.94"W |
| L9 | 14.147 | N75° 30' 08.75"W |
| L10 | 15.314 | N50° 51' 18.27"W |

| Line Table | | |
|------------|--------|------------------|
| Line # | Length | Direction |
| L11 | 25.569 | N70° 29' 28.28"W |
| L12 | 7.117 | N42° 17' 32.39"W |
| L13 | 21.332 | N69° 47' 14.55"W |
| L14 | 21.165 | N42° 03' 02.50"E |
| L15 | 7.057 | S71° 49' 19.47"E |
| L16 | 10.074 | S65° 53' 07.80"E |
| L17 | 5.174 | S51° 01' 38.97"E |
| L18 | 13.873 | S67° 41' 51.27"E |
| L19 | 12.773 | S69° 47' 55.48"E |
| L20 | 14.614 | S50° 04' 07.49"E |
| L21 | 4.551 | S81° 32' 03.80"E |
| L22 | 13.332 | N65° 50' 33.46"E |
| L23 | 5.549 | N68° 45' 43.79"E |
| L24 | 9.411 | S71° 36' 12.18"E |
| L25 | 14.943 | S89° 15' 57.49"E |
| L26 | 15.803 | S83° 44' 26.07"E |
| L27 | 10.355 | S86° 13' 13.17"E |
| L28 | 3.941 | S46° 51' 58.81"E |
| L29 | 12.431 | N79° 02' 52.27"E |
| L30 | 2.294 | N85° 29' 19.96"E |

| Line Table | | |
|------------|--------|------------------|
| Line # | Length | Direction |
| L31 | 10.983 | S75° 37' 51.49"E |
| L32 | 19.537 | S07° 01' 15.85"W |
| L34 | 28.908 | N49° 22' 20.56"W |
| L37 | 46.979 | N24° 39' 11.04"W |
| L38 | 6.383 | N05° 34' 32.55"W |
| L39 | 7.819 | N50° 38' 56.67"W |
| L40 | 39.776 | N02° 14' 34.86"W |
| L42 | 20.000 | N71° 17' 03.38"E |
| L44 | 22.635 | S02° 16' 50.53"E |
| L45 | 5.339 | S64° 11' 38.13"E |
| L46 | 10.529 | S08° 35' 56.86"E |
| L47 | 21.624 | S24° 30' 50.79"E |
| L48 | 7.560 | S61° 52' 26.83"E |
| L51 | 8.771 | S40° 17' 35.11"E |

| Curve Table | | | |
|-------------|--------|--------|----------|
| Curve # | Length | Radius | Delta |
| C11 | 46.927 | 94.948 | 948.9322 |
| C5 | 44.945 | 28.815 | 889.3690 |
| C6 | 48.630 | 32.256 | 886.3773 |
| C7 | 48.440 | 42.262 | 955.6725 |
| C8 | 62.423 | 62.262 | 957.4445 |
| C9 | 46.076 | 53.739 | 949.1282 |
| C10 | 74.922 | 49.352 | 988.9812 |



COR GREENWAY EASEMENT NOTE
NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, CHAINING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

ON SITE DATA
PROVIDED PARKING: 67 SPACES
AMENITY AREA CALCULATION:
OPEN LOT (INCH)
AMENITY AREA REQUIRED = 0.55 AC
5.49 AC SITE X 10% = 0.55 AC (23,758 SF)
AMENITY AREA PROVIDED = 0.55 AC (24,027 SF)

LEGEND
ACCESSIBLE AMENITY AREA
AMENITY AREA
CONCRETE

WILLIAMS & JONES
DESIGN CONSULTING LLC
P.O. BOX 10000
DURHAM, NC 27703
TEL: 919.286.1000
FAX: 919.286.1001

WithersRavenel
Engineers | Planners

1375 Wilmington Street, Suite 200 | Raleigh, NC 27601 | Tel: 919.669.3300 | Fax: 919.669.3301

MERRITT PROPERTIES, LLC
1111 ALAMOGADO BLVD., SUITE 100
DURHAM, NC 27703

MERRITT ALEXANDER TOWN
7771 ALEXANDER TOWN BOULEVARD | RALEIGH, NC 27617 | WAKE COUNTY

ADMINISTRATIVE SITE REVIEW

| | |
|-------------|------------------------|
| 1-4-22-2023 | REVISIONS |
| 2-4-22-2023 | ASR COMMENTS/REWORKING |
| 2-4-22-2023 | ASR COMMENTS |
| 2-4-22-2023 | ASR COMMENTS |

SCALE: 1"=40'-0"

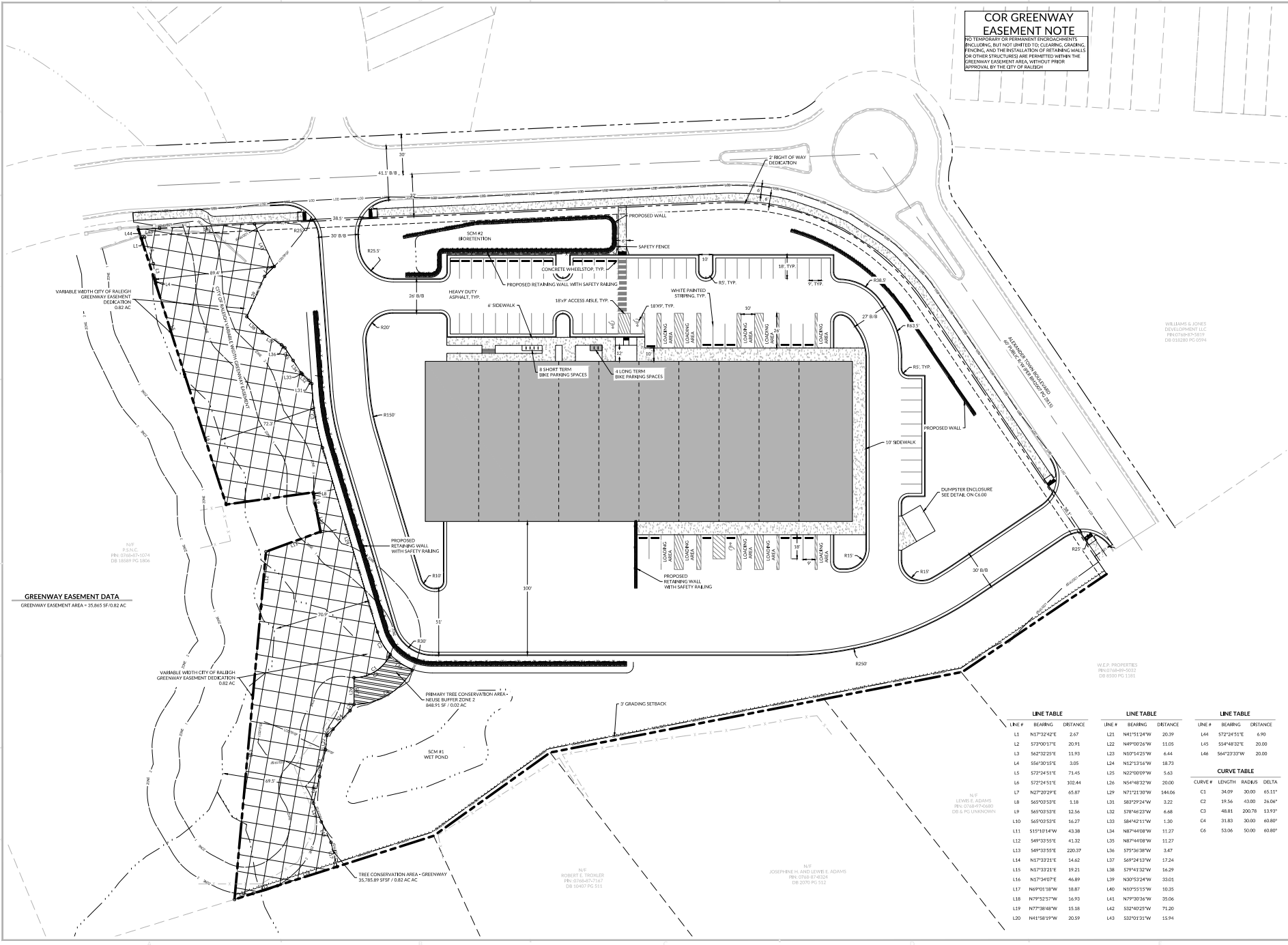
INITIAL PLAN DATE: 7/29/2022

WJR: JLN
DATE: 09/23/2023

WJR: JLN
DATE: 09/23/2023

C2.00

SITE PLAN



COR GREENWAY EASEMENT NOTE
NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

GREENWAY EASEMENT DATA
GREENWAY EASEMENT AREA = 35.865 SF/0.82 AC

WILLIAMS & JONES
DESIGN CONSULTING LLC
P.O. BOX 407-5817
DURHAM, NC 27703

W.E.P. PROPERTIES
P.O. BOX 407-5817
DURHAM, NC 27703

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N17°20'42"E | 2.97 |
| L2 | S73°00'31"E | 20.93 |
| L3 | S62°32'22"E | 11.93 |
| L4 | S56°30'15"E | 3.05 |
| L5 | S72°24'51"E | 71.45 |
| L6 | S72°24'51"E | 302.44 |
| L7 | N27°20'22"E | 65.87 |
| L8 | S69°03'53"E | 3.18 |
| L9 | S69°03'53"E | 32.56 |
| L10 | S69°03'53"E | 16.27 |
| L11 | S15°10'14"W | 43.38 |
| L12 | S49°33'55"E | 41.32 |
| L13 | S49°33'55"E | 220.37 |
| L14 | N17°32'21"E | 34.62 |
| L15 | N17°32'21"E | 19.21 |
| L16 | N17°34'07"E | 46.89 |
| L17 | N69°01'18"W | 18.87 |
| L18 | N79°22'27"W | 35.93 |
| L19 | N77°38'06"W | 15.18 |
| L20 | N41°58'19"W | 20.59 |

| LINE TABLE | | |
|------------|--------------|----------|
| LINE # | BEARING | DISTANCE |
| L21 | N45°12'44"W | 20.39 |
| L22 | N49°50'24"W | 11.05 |
| L23 | N107°14'25"W | 6.44 |
| L24 | N12°13'14"W | 18.73 |
| L25 | N22°00'09"W | 5.63 |
| L26 | N54°48'32"W | 20.00 |
| L29 | N71°21'30"W | 144.06 |
| L31 | S83°29'24"W | 3.22 |
| L32 | S79°46'23"W | 6.48 |
| L33 | S64°42'11"W | 1.30 |
| L34 | N87°44'08"W | 11.27 |
| L35 | N87°44'08"W | 11.27 |
| L36 | S75°36'38"W | 3.47 |
| L37 | S69°24'13"W | 17.24 |
| L38 | S79°41'52"W | 16.29 |
| L39 | N30°53'24"W | 33.01 |
| L40 | N10°55'15"W | 10.35 |
| L41 | N79°39'36"W | 35.06 |
| L42 | S32°02'25"W | 71.20 |
| L43 | S32°01'31"W | 15.94 |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L44 | S72°24'51"E | 6.90 |
| L45 | S54°48'32"E | 20.00 |
| L46 | S64°22'33"W | 20.00 |

| CURVE TABLE | | | |
|-------------|--------|--------|--------|
| CURVE # | LENGTH | RADIUS | DELTA |
| C1 | 34.09 | 30.00 | 65.11° |
| C2 | 19.56 | 43.00 | 26.06° |
| C3 | 48.61 | 200.78 | 13.93° |
| C4 | 31.83 | 30.00 | 60.80° |
| C6 | 53.96 | 50.00 | 60.80° |

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MERRITT PROPERTIES, LLC
111 ALABAMA STREET, SUITE 101
DURHAM, NC 27703

MERRITT ALEXANDER TOWN
7771 ALEXANDER TOWN BOULEVARD | RALEIGH, NC 27617
WAKE COUNTY

ADMINISTRATIVE SITE REVIEW

SCALE: 1"=40'-0"

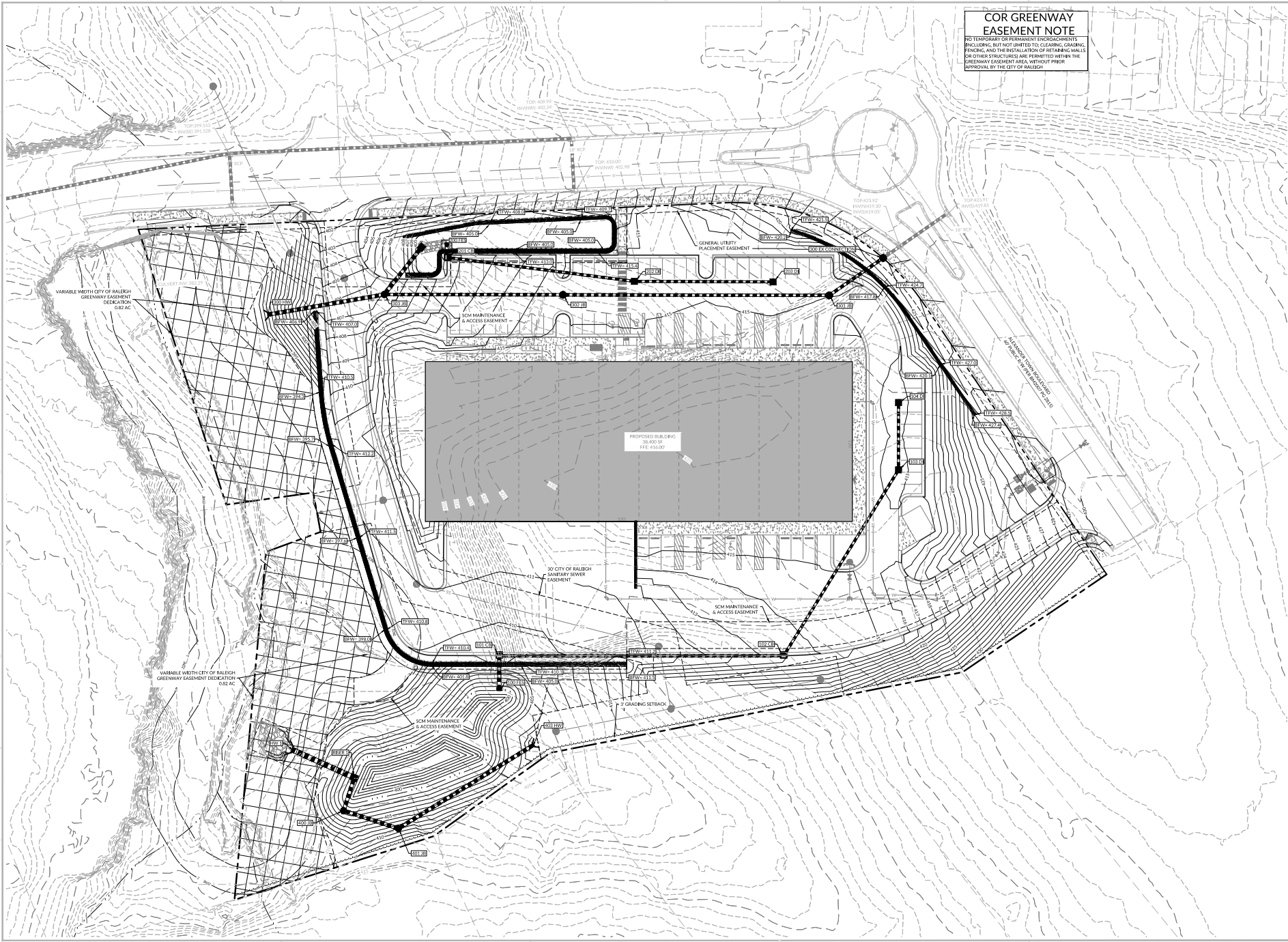
INITIAL PLAN DATE: 7/29/2022
REVISIONS:
1-4/22/2023
ASR COMMENTS: REZONING
2-8/30/2023
ASR COMMENTS
3-9/26/2023
ASR COMMENTS

WR 300 No. 09210703 DATE 7/26/2023
DGN: WVR DWN: WVR LXD: WVR

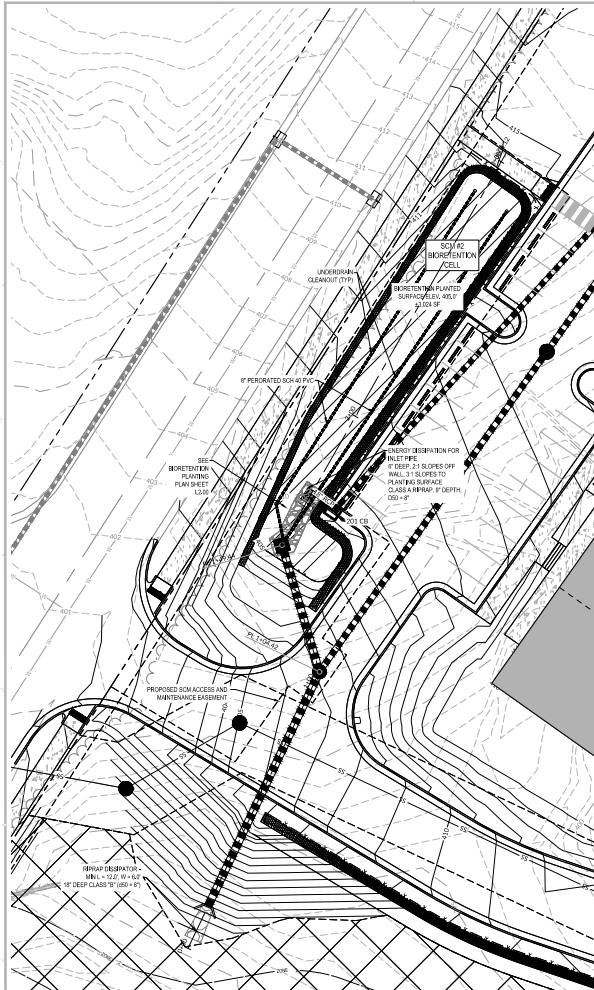
GREENWAY EASEMENT PLAN

C2.01

01/23/2024 09:23:04 AM C:\Users\j\OneDrive\Documents\Projects\RALEIGH\ALEXANDER TOWN\Drawings\Site\2023\09210703-C2.01.dwg



**COR GREENWAY
EASEMENT NOTE**
NO TEMPORARY OR PERMANENT ENCROACHMENTS
INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING,
FENCING, AND THE INSTALLATION OF RETAINING WALLS
OR OTHER STRUCTURES ARE PERMITTED WITHIN THE
GREENWAY EASEMENT AREA, WITHOUT PRIOR
APPROVAL BY THE CITY OF RALEIGH.



STORMWATER CONTROL MEASURE (SCM) NOTES:

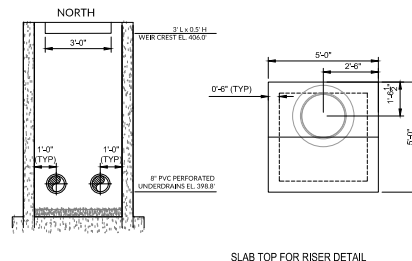
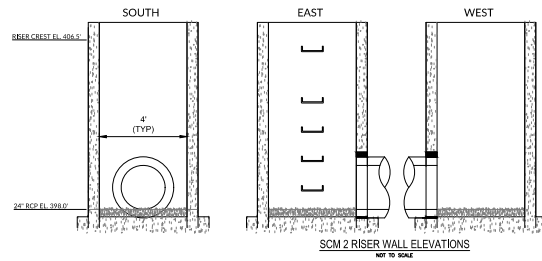
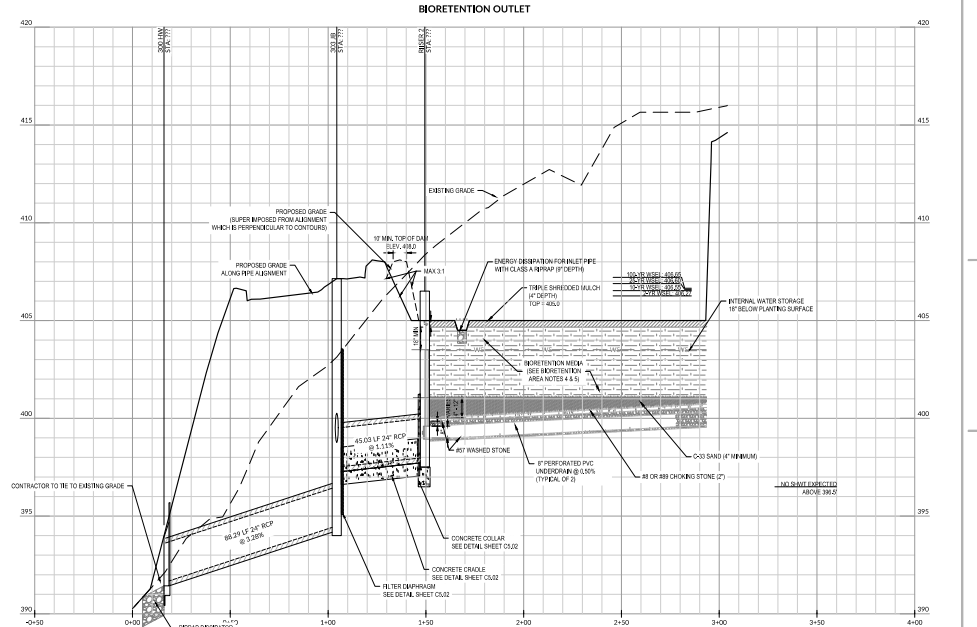
- PRIOR TO BEGINNING CONSTRUCTION, ANY DECREASES IN THE PLANS SHALL BE BROUGHT TO THE ADEQUATE ATTENTION OF THE DESIGN ENGINEER FOR RECORD.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL, DESIGN, CONSTRUCTION, AND LOCAL STANDARDS AND SPECIFICATIONS, HEREBY INCORPORATED BY REFERENCE.
- STORMWATER CONTROL MEASURES ON THE PROJECT MUST BE LOCATED ON COMMON OPEN SPACE HAVE AN ACCESS AND MAINTENANCE EASEMENT LOCATED AROUND THEM AND INCLUDE AN OPERATIONAL AND MAINTENANCE MANUAL AND MAINTENANCE AGREEMENT.
- GEOTECHNICAL ENGINEER SHALL EVALUATE SOILS FOR SUITABILITY OF DAM CONSTRUCTION AND SOILS STABILITY. PROFESSIONAL CERTIFICATION OF EMBANKMENT CONSTRUCTION IS REQUIRED FOR AS-BUILT CERTIFICATION.
- DAM TO BE CONSTRUCTED PER THE FOLLOWING SPECIFICATIONS UNLESS SUPERSEDED BY GEOTECHNICAL ENGINEER'S RECOMMENDATIONS:
 - EMBANKMENT MATERIALS FOR USE AS EMBANKMENT FILL SHALL BE FREE OF ORGANIC, ROOTS AND OTHER ROCKY VEGETATION OR ORGANIC DEBRIS. MATERIALS SHALL CONSIST OF SOILS (VERY CLAYEY, AN, SC, OR CL, CLAY, AND M, IN ACCORDANCE WITH THE UNITED CLASSIFICATION SYSTEM OR AS APPROVED BY THE GEOTECHNICAL ENGINEER WITH A MAXIMUM PARTICLE SIZE SHALL OF 2" COLLECTED IN MAXIMUM DIAMETER.
 - FILL SHALL BE PLACED IN 12" (MINIMUM) LODGE LIFTS UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. FILL SHALL BE BROUGHT UP BY BRUSHING INTO THE EXISTING SLOPE. THE MAXIMUM HEIGHT OF FT SHALL BE USED FOR EACH BRUSH-LIFT TAKING CARE TO REMOVE ROOT STRUCTURES AS THE FILL PROCEEDS. SURFACE OF EACH LIFT SHALL BE SCARIFIED PRIOR TO PLACEMENT OF THE NEXT LIFT IN ORDER TO EFFECTIVELY TIE THE FILL LIFTS TOGETHER.
 - ALL COMPACTION SHALL BE TESTED BY THE SAND CONE METHOD (ASTM D-1586) OR NUCLEAR METHOD (ASTM D-2922) AT A RATE OF AT LEAST ONE TEST PER 500 SF PER ONE FOOT OF COMPACTED FILL THICKNESS GENERAL AREA FILLS AND ONE TEST PER 50 LINEAL FEET PER LIFT ALONG THE BARRED. THE MINIMUM COMPACTION SHOULD BE 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-998) AT MOISTURE CONTENTS VARYING FROM 2 PERCENT BELOW TO 2 PERCENT ABOVE OPTIMUM MOISTURE CONTENT TO WITHIN 1 FT OF THE FINAL GRADE.
- EMBANKMENT AND SIDE SLOPES OF THE DAM SHALL BE STABILIZED PER READING SCHEDULE ON EROSION CONTROL DETAILS SHEET OR SCHEDULE.
- ALL PERMANENT STRUCTURES (E.G. WALLS, ETC.) ARE TO BE INSTALLED WITH THE INFILL DAM CONSTRUCTION.
- CONTRACTOR TO PROVIDE STRUCTURAL DRAWINGS TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- ONCE THE INFILL HAS BEEN STABILIZED, CONTRACTOR SHALL OBTAIN APPROVAL OF EROSION CONTROL INSPECTOR IN ORDER TO REMOVE EROSION CONTROL DEVICES.
- ONCE ALL EROSION AND EROSION CONTROL DEVICES HAVE BEEN REMOVED, THE SCM SHALL BE CONVERTED TO A PERMANENT SOIL.
 - ALL REMOVED SHALL BE REMOVED AND COMPOSED OF PROPERLY.
 - INTERIOR GRADING AND VEGETATED AREAS SHALL BE CONSTRUCTED FOR THE PLAN.
 - VEGETATED SHALL BE PLANTED PER PLANT SCHEDULE ON LANDSCAPE PLAN SHEET.
 - FINAL CERTIFICATION OF THE SCM BY A PROFESSIONAL ENGINEER IS REQUIRED.

PRECAST CONCRETE MATERIALS NOTES:

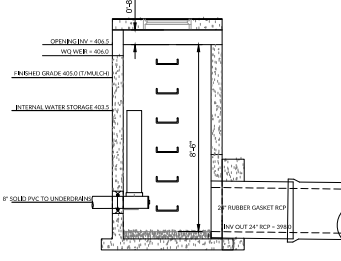
- ALL PRECAST CONCRETE STRUCTURES SHALL CONFORM TO ASTM C939 (RECTANGULAR) OR C941 (ROUND).
- ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM C955 (UNLESS OTHERWISE NOTED).
 - 2.1 JOINT JOINTS SHALL CONFORM TO ASTM C955.
 - 2.2 NON JOINT JOINTS SHALL CONFORM TO ASTM C955.

BIORETENTION AREA NOTES:

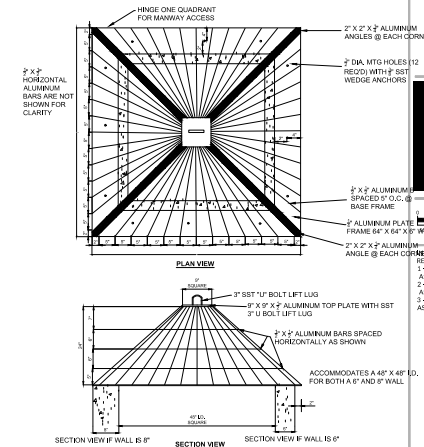
- NO MECHANICAL COMPACTION OR HEAVY EQUIPMENT SHALL BE USED DURING MEDIA OR LANDSCAPING INSTALLATION. ALL CONSTRUCTION TO BE DONE WITH MANUAL COMPACTION.
- BOTTOM OF BIORETENTION AREA SHALL BE 2 FEET OR MORE FROM SEASONAL HIGH WATER TABLE. IF DURING CONSTRUCTION SEASONAL HIGH WATER TABLE IS FOUND TO BE WITHIN 2 FEET OF BOTTOM OF BIORETENTION AREA, THEN ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR DESIGN MODIFICATION.
- THE SOIL SHALL BE CONVERTED TO A BIORETENTION AREA ONLY AFTER THE SITE HAS BEEN STABILIZED.
- BIORETENTION AREA MEDIA SECTION TO COVER ENGINE PLANTING SURFACE. BIORETENTION AREA MEDIA TO BE COMPOSED OF THE FOLLOWING:
 - 70% - 80% MEDIUM TO COARSE WASHED SAND (BSS) PREFERRED.
 - 10% - 15% FINE SAND (S&F) (BSS) PREFERRED.
 - 10% - 15% ORGANIC MATTER (BSS) PREFERRED.
 - THICKNESS OF MEDIA (SHOULD) SHALL BE NO GREATER THAN 30".
 - THE MEDIA INFILTRATION RATE SHALL BE MINIMUM 3 IN/H.
 - THE CHOKING STONE LAYER MAY BE MODIFIED TO USE #8 STONE IN LIEU OF #16 OR #18 STONE. THE CHOKING STONE LAYER SHALL THEN BE COMPOSED OF 2" OF #16 STONE AND THE WASHED SAND LAYER SHALL THEN HAVE A MINIMUM THICKNESS OF 3".
- CONTRACTOR TO PROVIDE SOIL TEST DATA AND SAMPLES, FROM AN APPROVED TESTING LABORATORY, TO THE ENGINEER PRIOR TO CONSTRUCTION.
- NO FERTILIZER IS TO BE ADDED.
- BIORETENTION SHALL BE PLANTED PER LANDSCAPE PLAN ON SHEET 1/2.



SLAB TOP FOR RISER DETAIL
NOT TO SCALE



SCM 2 RISER DRAWDOWN DEVICE DETAIL
NOT TO SCALE



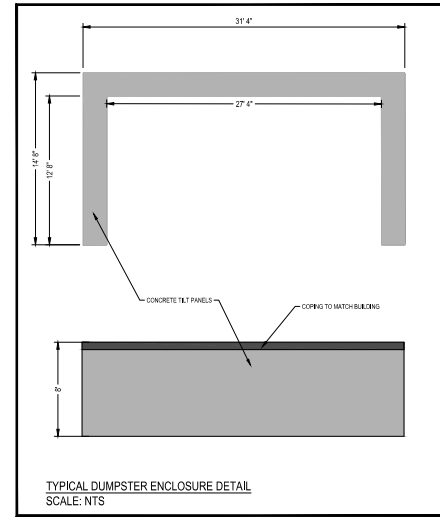
NOTES

- TRASH RACK DETAIL BASED ON POMONA PIPE PRODUCTS 'STANDARD ALUMINUM BAR & ANGLE FRAMED ROOF' TRASH RACK WITH ONE QUADRANT HINGED FOR MANWAY ACCESS TO FIT 48\"/>
- TRASH RACK TO BE POWDER-COATED BLACK.

TRASHRACK - 4'X4' RISER
NOT TO SCALE

COR GREENWAY EASEMENT NOTE

NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING, BUT NOT LIMITED TO, CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA, WITHOUT PRIOR APPROVAL BY THE CITY OF ALEXANDER.



| | |
|------------|-----------------|
| WR Job No. | DATE |
| 09210763 | 9/26/2023 |
| DRN: WR | DGN: WR CKD: WR |

DETAILS

INITIAL PLAN DATE: 7/29/2022
REVISIONS:
1 - 6/22/2023
ASR COMMENTS/REZONING
2 - 8/10/2023
ASR COMMENTS
3 - 9/26/2023
ASR COMMENTS

ADMINISTRATIVE SITE REVIEW

**MERRITT
ALEXANDER TOWN**

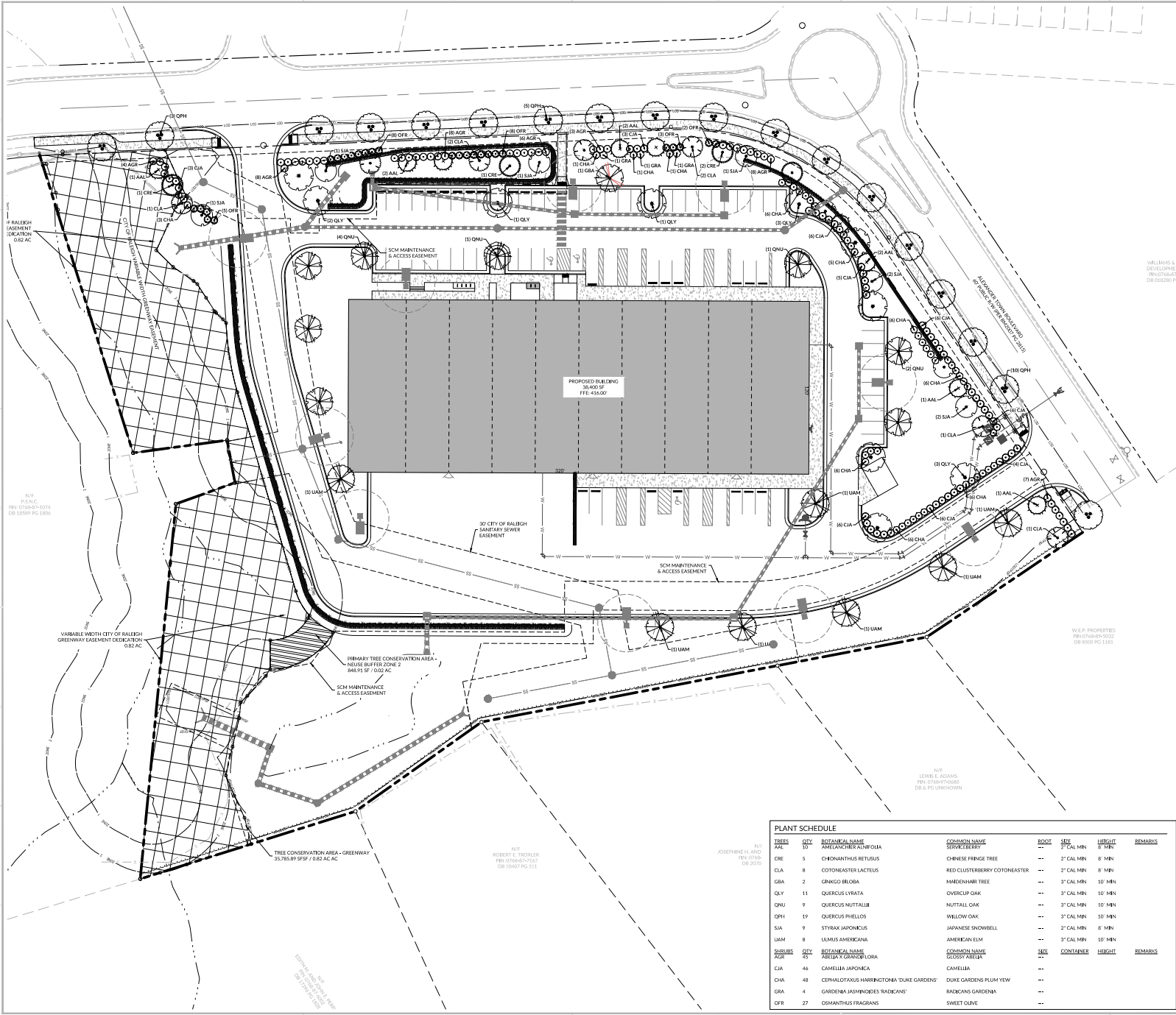
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WAKE COUNTY

MERRITT PROPERTIES, LLC
1 TW ALEXANDER DRIVE, STE 115
DURHAM, NC 27703



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www.westheadventures.com



| LANDSCAPE LEGEND: | | SYMBOL |
|-------------------|---------------------------------------|--------|
| 15 | UPPER STORY TREES | |
| QLY | QUERCUS LYRATA | |
| QNU | QUERCUS NUTTALLI | |
| QPH | QUERCUS PHAEOLUS | |
| UAM | ULMUS AMERICANA | |
| GBA | GRINGO BILOBA | |
| SJA | STYRAX JAPONICUS | |
| CLA | COTONEASTER LACTEUS | |
| CRE | CHONANTHUS RETICULATUS | |
| AAL | AMELANCHIER ALNIFOLIA | |
| 25 | SHRUBS | |
| AGR | ABUTILON GRANDIFLORA | |
| CHA | CERAPALDIUM HARRINGTONIA DUKE GARDENS | |
| CJA | CAMELLIA JAPONICA | |
| URA | GARDENIA JASMINEOIDES RADICANS | |
| OPH | OSMANTHUS FRAGRANS | |

| PLANT SCHEDULE | | | | | | | | | |
|----------------|-----|---------------------------------------|------------------------------|------|-------------|----------|---------|--|--|
| TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | HEIGHT | REMARKS | | |
| AAL | 15 | AMELANCHIER ALNIFOLIA | SHRUBBERRY | --- | 2" CAL MIN. | 8' MIN. | | | |
| CRE | 5 | CHONANTHUS RETICULATUS | CHINESE FRINGE TREE | --- | 2" CAL MIN. | 8' MIN. | | | |
| CLA | 8 | COTONEASTER LACTEUS | RED CLUSTERBERRY COTONEASTER | --- | 2" CAL MIN. | 8' MIN. | | | |
| GBA | 2 | GRINGO BILOBA | MADRID HILL TREE | --- | 3" CAL MIN. | 10' MIN. | | | |
| QLY | 11 | QUERCUS LYRATA | OVERCUP OAK | --- | 3" CAL MIN. | 10' MIN. | | | |
| QNU | 9 | QUERCUS NUTTALLI | NUTTALL OAK | --- | 3" CAL MIN. | 10' MIN. | | | |
| QPH | 19 | QUERCUS PHAEOLUS | WILLOW OAK | --- | 3" CAL MIN. | 10' MIN. | | | |
| SJA | 9 | STYRAX JAPONICUS | JAPANESE SNOWBELL | --- | 2" CAL MIN. | 8' MIN. | | | |
| UAM | 8 | ULMUS AMERICANA | AMERICAN ELM | --- | 3" CAL MIN. | 10' MIN. | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | REMARKS | | |
| AGR | 45 | ABUTILON GRANDIFLORA | GLOSSY ABUTIA | --- | | | | | |
| CJA | 46 | CAMELLIA JAPONICA | CAMELLIA | --- | | | | | |
| CHA | 48 | CERAPALDIUM HARRINGTONIA DUKE GARDENS | DUKE GARDENS PLUM YEW | --- | | | | | |
| URA | 4 | GARDENIA JASMINEOIDES RADICANS | RADICANS GARDENIA | --- | | | | | |
| OPH | 27 | OSMANTHUS FRAGRANS | SWEET OLIVE | --- | | | | | |

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Engineers | Planners

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Merritt Properties, LLC
1111 ALABAMA STREET, SUITE 100
DURHAM, NC 27703

ADMINISTRATIVE SITE REVIEW
Merritt
ALEXANDER TOWN
7771 ALEXANDER TOWN BOULEVARD | RALEIGH, NC 27617 |
WAKE COUNTY

SCALE: 1" = 20' - 0"

INITIAL PLAN DATE: 7/29/2022
REVISIONS:
1 - 8/2/2023
ASR COMMENTS: REWORKING
2 - 8/10/2023
ASR COMMENTS
3 - 8/26/2023
ASR COMMENTS

WR 100 No. 09210703 DATE 8/26/2023

CDN: WSR DCK: WSR

LANDSCAPE PLAN

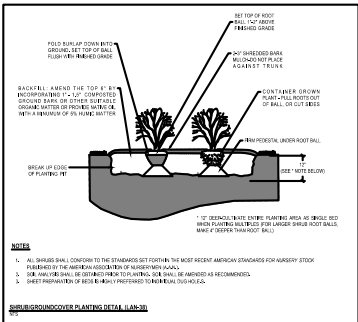
L2.00

our people

your success

LANDSCAPE NOTES

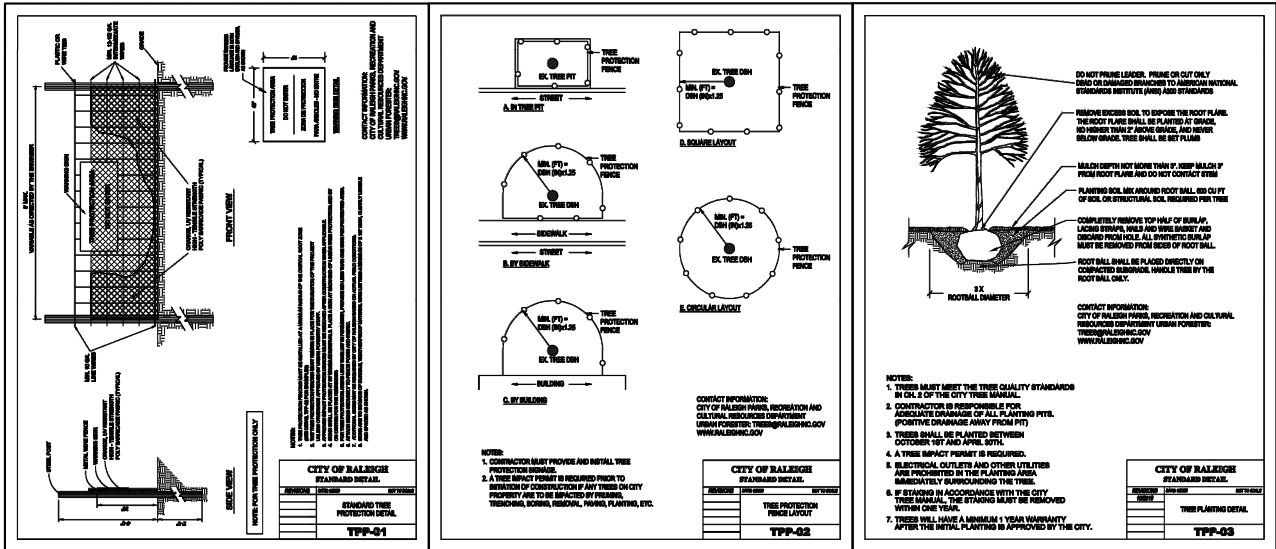
1. THE PLANNING AND DEVELOPMENT OFFICER CANNOT ISSUE A CERTIFICATE OF COMPLIANCE UNTIL ALL LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
2. A TEMPORARY CERTIFICATE OF COMPLIANCE MAY BE ISSUED WHEN THE PLANNING AND DEVELOPMENT OFFICER DETERMINES THAT DUE TO THE UNAVAILABILITY OF PLANT MATERIAL OR WEATHER CONCERNS, PLANTING LANDSCAPING WOULD COMPROMISE THE HEALTH OF PLANT MATERIALS FOR A PERIOD OF UP TO 1 YEAR FOLLOWING THE DATE OF APPLICATION FOR A CERTIFICATE OF COMPLIANCE. THE APPLICANT SHALL MAKE THE FOLLOWING ARRANGEMENTS TO SECURE A TEMPORARY CERTIFICATE OF COMPLIANCE.
 - a. PROVIDE A CONTRACT SHOWING FOR THE DATE APPROVED BY THE CITY FOR THE COMPLETION OF THE LANDSCAPE WORK. SUCH CONTRACT SHALL SPECIFY THAT THE WORK SHALL BE COMPLETED BEFORE OR DURING THE CITY'S PARTY BENEFITARY DAY TO THE CONTRACT.
 - b. THE APPLICANT SHALL ALSO AGREE BY WRITING THAT THEY, THEIR SUCCESSORS OR ASSIGNEE, SHALL PROVIDE THE REQUIRED PLANTING WITHIN THE 1 YEAR PERIOD. AS A CONDITION FOR OBTAINING A CERTIFICATE OF COMPLIANCE FOR THE PRINCIPAL USE SO LONG AS THE PRINCIPAL USE ISAL, CONTINUE, THE APPLICANT SHALL ALSO AGREE THAT THE PRINCIPAL USE SHALL BE DECONSTRUCTED IF THE REQUIRED PLANTING IS NOT PROVIDED. VIOLATIONS OF THESE PROVISIONS SHALL CONSTITUTE AN UNLAWFUL AND ILLEGAL OCCUPANCY OF THE PRINCIPAL USE.
3. LANDSCAPING SHALL NOT OBSTRUCT THE VIEWS OF MOTORISTS USING ANY STREET, DRIVEWAY, PARKING AREAS OR THE APPROACH TO ANY STREET INTERSECTION.
4. ALL LANDSCAPING INSTALLATIONS MUST COMPLY WITH THE RIGHT TRIANGLE REQUIREMENTS OF THE RALEIGH STREET DESIGN MANUAL.
5. PLANT MATERIALS MUST BE HARDY TO ZONE 7 IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.
6. PLANT MATERIALS MUST BE ABLE TO SURVIVE ON NATURAL RAINFALL ONCE ESTABLISHED WITH NO LOSS OF HEALTH.
7. TREE HEIGHT IS MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE MAIN STEM.
8. TREES CANNOT BE PLANTED WITHIN A TREE CONSERVATION AREA OR THE CRITICAL ROOT ZONE OF AN EXISTING TREE AND MUST BE PLANTED AT LEAST 5 FEET FROM ANY OTHER TREE AND MEASURED FROM TREE TRUNK TO TREE TRUNK.
9. ALL SHADE TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE LOCALLY ADAPTED SPECIES WITH AN EXPECTED NATURE HEIGHT OF 30' OR GREATER UNLESS SUBJECT TO AN OVERHEAD POWER LINE IN WHICH CASE THE NATURE HEIGHT MAY BE LESS.
10. ALL SHADE TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 2" AND BE AT LEAST 10' TALL AT TIME OF PLANTING.
11. UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST BE A LOCALLY ADAPTED SPECIES WITH AN EXPECTED NATURE HEIGHT OF AT LEAST 10' AND EXPECTED NATURE CROWN SPREAD OF AT LEAST 10'.
12. SINGLE-STEM UNDERSTORY TREES PLANTED TO MEET THE LANDSCAPING REQUIREMENTS MUST HAVE A MINIMUM CALIPER OF 1 1/2" AND BE AT LEAST 6' TALL AT TIME OF PLANTING.
13. IN A PROTECTIVE YARD, 50% OF REQUIRED TREES SHALL BE LOCALLY ADAPTED EVERGREEN SPECIES. TREES SHALL BE DEDICATED SO THAT THERE ARE NO HORIZONTAL GAPS BETWEEN TREES GREATER THAN 3' MEASURED ALONG THE PROPERTY LINE.
14. IN A PARKING AREA, ALL SHRUBS TO MEET THE LANDSCAPING REQUIREMENTS SHALL BE OF A SPECIES THAT UNDER TYPICAL CONDITIONS CAN BE EXPECTED TO REACH A HEIGHT AND SPREAD OF 3' WITHIN THREE YEARS OF PLANTING. ALL SHRUBS SHALL BE A MINIMUM OF 10' TALL WHEN PLANTED.
15. IN A PROTECTIVE YARD, ALL SHRUBS PLANTED TO MEET THE LANDSCAPING REQUIREMENTS SHALL BE EVERGREEN AND BE OF A SPECIES THAT UNDER TYPICAL CONDITIONS CAN BE EXPECTED TO REACH A HEIGHT AND SPREAD OF 3' WITHIN THREE YEARS OF PLANTING. ALL SHRUBS SHALL BE A MINIMUM OF 10' TALL WHEN PLANTED.
16. IN A STREET PROTECTIVE YARD, SHRUB PLANTING MUST FORM AT LEAST ONE CONTINUOUS ROW OF SHRUBS SPACED 3' ON CENTER ACROSS THE STREET PROTECTIVE YARD EXCEPT FOR CORNERS.
17. SHRUBS CANNOT BE PLANTED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. INSIDE A PROTECTIVE YARD IS ALSO A TREE CONSERVATION AREA. SHRUBS MUST BE PLANTED ADJACENT TO AND OUTSIDE THE TREE CONSERVATION AREA.
19. NO REQUIRED LANDSCAPING OR SCREENING SHALL BE PLANTED INSIDE UTILITY AND DRAINAGE EASEMENTS, EXCLUDING OVERHEAD EASEMENTS, WITHOUT THE CONSENT OF THE CITY AND THE EASEMENT HOLDER.
20. STREET TREES SHALL BE NOTICED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.



LANDSCAPE CALCULATIONS

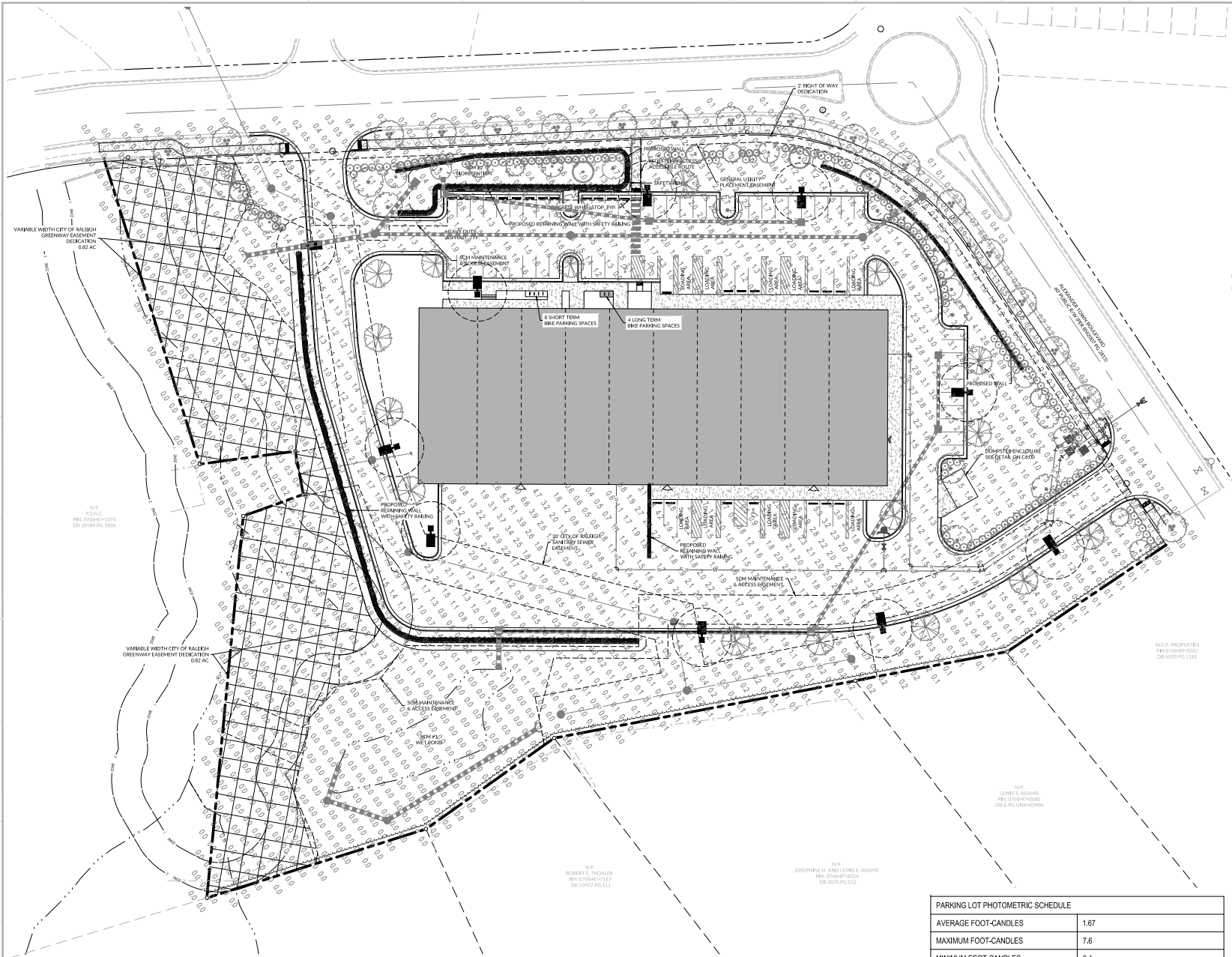
1 TREE PER 2000 SF OF VIA AREA
VIA AREA = 4225 SF
TREES REQUIRED = 2.1
TREES PROVIDED = 3.1

(VIA AREA IS CAR PARKING AREAS ONLY)



PLANT SCHEDULE

| TREES | QTY | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | HEIGHT | REMARKS |
|--------|-----|--|------------------------------|------|------------|---------|---------|
| AAL | 10 | AMELANCHIER ALNIFOLIA | SERVICEBERRY | --- | 2" CAL MIN | 8' MIN | |
| CRE | 5 | CHIONANTHUS RETUSUS | CHINESE FRINGE TREE | --- | 2" CAL MIN | 8' MIN | |
| CBA | 8 | COTONEASTER LACTEUS | RED CLUSTERBERRY COTONEASTER | --- | 2" CAL MIN | 8' MIN | |
| GBA | 2 | GINKGO BILOBA | MAIDENHAIR TREE | --- | 3" CAL MIN | 10' MIN | |
| QLY | 11 | QUERCUS LYRATA | OVERCUP OAK | --- | 3" CAL MIN | 10' MIN | |
| QNU | 9 | QUERCUS NUTTALLII | NUTTALL OAK | --- | 3" CAL MIN | 10' MIN | |
| QPH | 19 | QUERCUS PHELLOS | WILLOW OAK | --- | 3" CAL MIN | 10' MIN | |
| SJA | 9 | STYRAX JAPONICUS | JAPANESE SNOWBELL | --- | 2" CAL MIN | 8' MIN | |
| UAM | 8 | ULMUS AMERICANA | AMERICAN ELM | --- | 3" CAL MIN | 10' MIN | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | REMARKS |
| AGR | 45 | ABELIA X GRANDIFLORA | GLOSSY ABELIA | --- | | | |
| CJA | 46 | CAMELLIA JAPONICA | CAMELLIA | --- | | | |
| CHA | 48 | CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS' | DUKE GARDENS PLUM YEW | --- | | | |
| GRA | 4 | GARDENIA JASMINOIDES 'RADICANS' | RADICANS GARDENIA | --- | | | |
| OFR | 27 | OSMANTHUS FRAGRANS | SWEET OLIVE | --- | | | |



| LANDSCAPE SCHEDULE | | | | | | | | |
|--------------------|--------|---|--|------------|----------|---|------------|----------|
| CALLOUT | SYMBOL | LAMP | DESCRIPTION | BALLAST | MOUNTING | MODEL | VOLTS | QUANTITY |
| SHBX | | 184 20W | COULED AREA AND ROADWAY LUMINAIRE T8 OR 4000K 1A LIGHTSOURCES WITH 16 LEDS EACH AND TYPE B WIDE OPTICS | ELECTRONIC | 30' POLE | COOPER LIGHTING - STREETWORKS, (646) 644-6444 | 120V 1P 2W | 10 |
| WLEC | | 111 100W (11) MULTILIGHT ARRAY OF 48 LEDS (10)LED CHIEFEN AT 100W | 111 LED SOURCE 48 LED, T4 OPTICS, 4000K | ELECTRONIC | WALL | PHILIPS BAR200, 111408-4000W40-24 | 120V 1P 2W | 3 |

| PARKING LOT PHOTOMETRIC SCHEDULE | |
|----------------------------------|-------|
| AVERAGE FOOT-CANDLES | 1.67 |
| MAXIMUM FOOT-CANDLES | 7.6 |
| MINIMUM FOOT-CANDLES | 0.4 |
| MINIMUM TO MAXIMUM FC RATIO | 0.05 |
| MAXIMUM TO MINIMUM FC RATIO | 21.19 |
| AVERAGE TO MINIMUM FC RATIO | 4.64 |

WithersRavenel

Engineers | Planners

137 S Wilmington Street Suite 200 | Raleigh, NC 27601 | P: 919.669.3360 | F: 919.669.3361

MERRITT PROPERTIES, LLC

111 ALAMAR DRIVE, SUITE 101
DURHAM, NC 27703

ADMINISTRATIVE SITE REVIEW

MERRITT
ALEXANDER TOWN

7771 ALEXANDER TOWN BOULEVARD | RALEIGH, NC 27617 |
WAKE COUNTY

INITIAL PLAN DATE: 7/29/2022
REVISIONS:
1-4/22/2023 ASR COMMENTS: RECONING
2-4/22/2023 ASR COMMENTS
3-4/22/2023 ASR COMMENTS

WR 100 No: 09210763 DATE: 7/26/2023

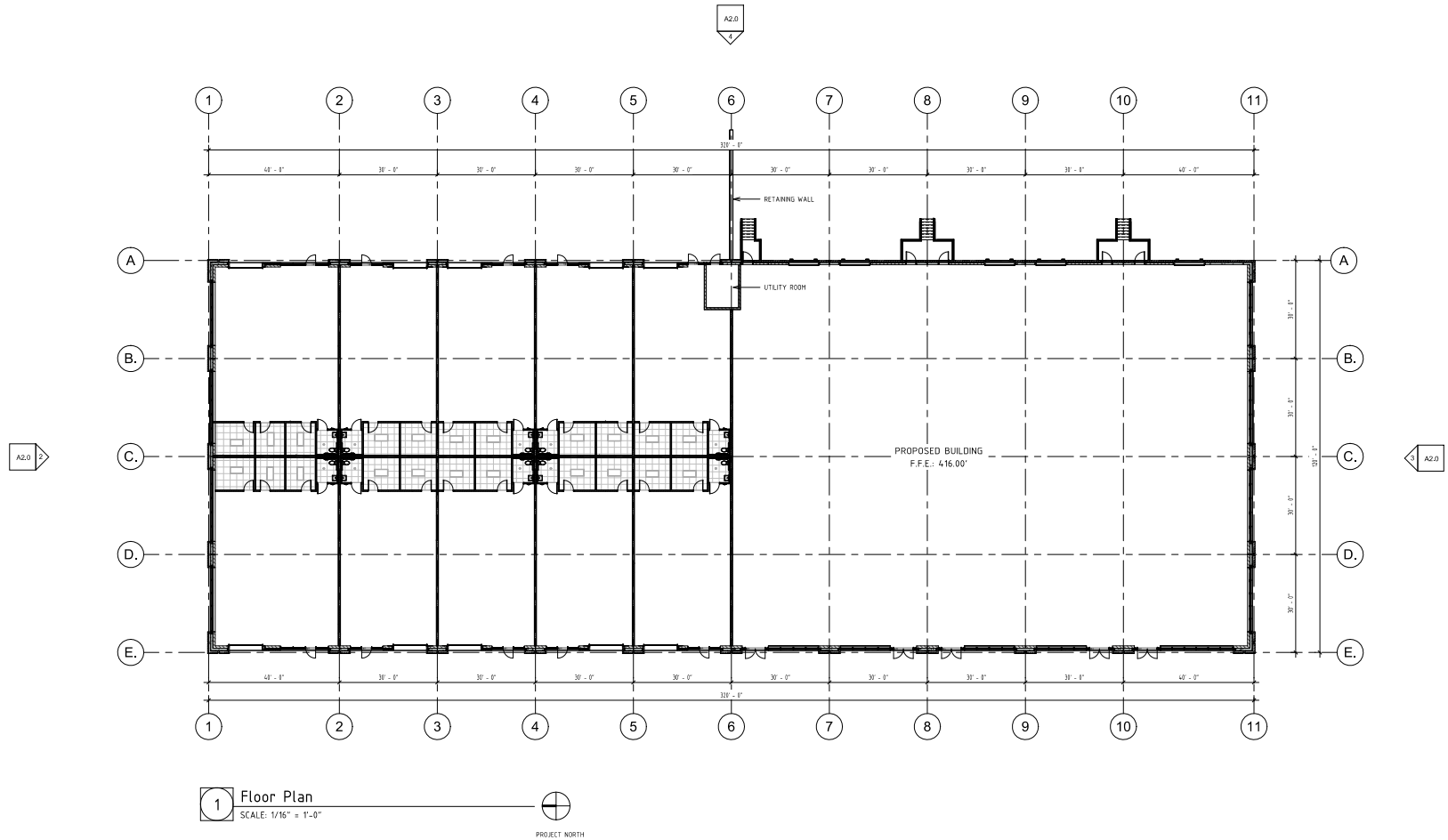
DSN: WR DSN: WR DSN: WR

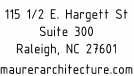
LIGHTING PLAN

SL1.00

our people

your success






| | |
|----------|---------|
| DATE | 08/8/23 |
| DR. | mm |
| H. | mm |
| PROJ. # | Merritt |
| REVISION | DATE |

Alexander Town
Exterior
Elevations

A2.0



| | | | | | | | | | |
|--------|---|--|------------------------|------------------------------------|-------------------------------------|---|--|---|---|
| Notes: | Key | POST-DEVELOPMENT GRADE | | | | FFE 416.00' | | Building Type: General Building IX-3 [UDO 3.2.5] | |
| |  | | Elevation | Post Development Grade to Low Roof | Post Development Grade to High Roof | Average Post Development Grade to High Roof | UDO 15.7 | Building Height [IX] | |
| | | 1 | Front Elevation - West | ELEV: 4'6" 23'-9" ABOVE GRADE | ELEV: 4'6" 23'-9" ABOVE GRADE | THE HIGH POINT OF ROOF IS LOCATED 23'-9" ABOVE THE AVERAGE GRADE OF 4'6" | UDO 3.2.5.D1 | Maximum [IX] | Provided [IX] |
| | | | | | | | | 3 stories - 50' | 1 story - 23'-9" at Parapet 29'-9" with Screen |
| | | | | | | | UDO 3.2.5.E1 | Floor Heights: 11' minimum for ground floor; Window head is 12' AFF and exceeds the req. 11' min | |
| | | TRANSPARENCY - UDO 3.2.5.F1 | | | | | | | |
| | | Overall Facade Area [0'-12'] = 320'-8" (total length) x 12' = 3854' sf | | | Required | Provided | As per UDO 15.9-B.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 stories may have any level of transparency and external reflectance. | UDO 3.2.5.F1 Ground Floor | Transparency [IX] 20% [0'-12']; 50% of req'd [between 3' & 8'] |
| | | Required Transparency = 20% of the total area from 0' to 12' | | | 20%: 3854 x 20% = 771 sf | 2466 sf [64%] | | UDO 3.2.5.F3 Ground Floor | Blank Wall [IX] Maximum = 50' There are no blank walls >50' |
| | | Required Transparency between 3' & 8' = 50% of the req'd area | | | 50%: 771 x 50% = 385.5 sf | 1603 sf = 4x more than required | | UDO 5.1.2.C1 | The roof material is a non-reflective white TPO across the entire surface similar to other flat roofed commercial buildings in the A.O.D. |
| | | | | | | | | UDO 7.2.5.D2 | Screening Mechanical Equipment: See Elevations. Non-Reflective Powder Coated Metal |