DEVELOPMENT SERVICES

Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

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: Transaction #: ASR-0070-2019 Planning Coordinator: PURIFOY

Building Type				Site Transaction History
☐	Detached	☐	General	Subdivision transaction #: SUB-0040-2019
☐	Attached	☐	Mixed use	Sketch transaction #: 586696
☒	Apartment	☐	Open lot	Certificate of Appropriateness #:
☐	Townhouse	☐	Civic	Board of Adjustment #:
				Zoning Case #:
				Administrative Alternate #:

GENERAL INFORMATION

Development name: 5715 Glenwood Apartments

Inside City limits? ☒ Yes ☐ No

Property address(es): 5715 Glenwood Ave. Raleigh, NC 27612

Site P.I.N.(s): 0796041462

Please describe the scope of work. Include any additions, expansions, and change of use.
Project includes construction for a multifamily residential apartment complex and associated facilities and infrastructure.

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

Company: NGI Acquisitions, LLC	Title: James R Borders
Address: 1545 Peachtree Street Atlanta, GA 30309	
Phone #: 404-281-4071	Email: eshaw@novaregroup.com

Applicant Name: Chris Bostic, P.E.	
Company: Kimley-Horn and Associates	Address: 421 Fayetteville St. Raleigh, NC 27601
Phone #: 919-677-2050	Email: chris.bostic@kimley-horn.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): OX-5-PK: 6.23 AC OX-3-CU: 1.78 AC	Existing gross floor area (not to be demolished): 0 Existing gross floor area to be demolished: 0
Gross site acreage: 8.01 AC	New gross floor area: 219,116
# of parking spaces required: Shared Parking - 389	Total sf gross (to remain and new): 219,116
# of parking spaces proposed: Shared Parking - 389	Proposed # of buildings: 3
Overlay District (if applicable): N/A	Proposed # of stories for each: 4,4,1
Existing use (UDO 6.1.4): Parking	
Proposed use (UDO 6.1.4): Multi-family Residential	

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 3.62 Square Feet: 157,900	Proposed Impervious Surface: Acres: 5.13 Square Feet: 223,640
Is this a flood hazard area? ☐ Yes ☒ No If yes, please provide: Alluvial soils: _____ Flood stu_____ FEMA Map Panel #: 3720079600J & 3720078600J	
Neuse River Buffer ☐ Yes ☒ No	Wetlands ☐ Yes ☒ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 248	Total # of hotel units:
# of bedroom units: 1br: 172 2br: 60 3br: 16	4br or more:
# of lots: 1	Is your project a cottage court? ☐ Yes ☒ 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 Kimley-Horn and Associates, Inc. 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: J R Borders	Date: 9/13/19
Printed Name: James R. Borders	

DEVELOPMENT SERVICES

Administrative Site Review Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

Raleigh

Use this checklist as a guide for Administrative Site Review submittals requirements.
This checklist must be submitted with your application.

MAILED NOTIFICATION REQUIREMENTS
Mailed notice is required for projects that: 1. Include new buildings greater that 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND; 2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10 If your project requires mailed notice, click here to download the letter template and other helpful information.
Please check one of the following: ✓ Yes, my project meets the mailed notification requirement and my letters are provided with this application. The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. **Cover sheet and/or second sheet:** include project name and location; site data table (*include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations*); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500" and no larger than 1"=1000'; and adopted zoning conditions (if any)	☑		☑	☐	
2. **Existing conditions sheet:** including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure (*adjacent streets with names and r/w width, sidewalks, water, and sewer*); built improvements (*parking, driveways, alleys*); and vegetation	☑		☑	☐	
3. **Demolition plan:** Clearly indicate items to be removed	☑		☑	☐	
4. **Proposed site plan:** including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions (*structures, streets, driveways, parking, storage areas, service areas, etc.*); setback/build-to lines; proposed property lines; streetscape; mechanical equipment (*HVAC, generators, etc.*); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations (*UDO Section 7.1.2*); amenity area (*UDO Section 1.5.3.*) open space and/or greenways; transition protective yard (*UDO Section 7.2.4*); Site Data (*Square footages for proposed and existing uses; Parking calculations; amenity area calculations*; Setback/Build-to; transitional protective yard type (*UDO Section 7.2.4.A*); street protective yard type (*UDO Section 7.2.4.B.*)	☑		☑	☐	

Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. **Proposed grading plan:** including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	☑		☑	☐	
6. **Proposed stormwater plan:** include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	☑	☐	☑	☐	☐
7. **Proposed Utility Plan:** All utilities (shown underground); above ground utilities and equipment with required screening (*UDO Section 7.2.5.D.*); include Fire	☑	☐	☑	☐	☐
8. **Lighting Plan:** Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	☐	☑	☐	☑	☐
9. **Proposed tree conservation plan:** for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	☐	☑	☐	☑	☐
10. **Proposed landscape plan:** (*UDO Section 7.2*) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping (*UDO Section 7.1.7.*) include existing and/or proposed parking lot light fixtures	☑	☐	☑	☐	☐
11. **Architectural Elevations** showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	☑	☐	☑	☐	☐

NOTE: Revisions to previously approved site plans must contain the following minimum information:

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	☐	☐	☐	☐	☐
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	☐	☐	☐	☐	☐
3. List date of previously approved site plan.	☐	☐	☐	☐	☐
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	☐	☐	☐	☐	☐
5. Provide updated site data table including building square footages, parking calculations, etc.	☐	☐	☐	☐	☐
6. Provide documented history of impervious surfaces with dates	☐	☐	☐	☐	☐

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Wake County Residential Development Notification

Developer Company *Information*	
Company *Name*	Novare Group
Company Phone *Number*	404-961-7785
Developer Representative *Name*	Evan Shaw
Developer Representative *Phone Number*	404-961-7785
Developer Representative *Email*	eshaw@landmarkproperties.com

New Residential Subdivision *Information*	
Date of Application for Subdivision	08/01/2019
City, Town or Wake County Jurisdiction	City of Raleigh
Name of Subdivision	Glenwood Ave. Apartments
Address of Subdivision (if unknown enter nearest cross streets)	5715 Glenwood Avenue Raleigh, NC 27612
REID(s)	0020246
PIN(s)	0796041462

Please complete each section and return by email or fax to all:

WCPSS
Debra Adams
dbadams@wcpss.net

Judy Stafford
jstafford1@wcpss.net

Fax: 919-431-7302

WAKE
Bill Shroyer
bill.shroyer@wakegov.com

Fax: 919-856-6389

Projected Dates *Information*	
Subdivision *Completion Date*	August 2021
Subdivision *Projected First Occupancy Date*	August 2022

Lot by Lot Development *Information*

Unit Type	Total # of Units	Senior Living	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Square Foot Range		Price Range		Anticipated Completion Units & Dates					
								Min	Max	Low	High	Year	# Units	Year	# Units	Year	# Units
Single Family																	
Townhomes																	
Condos																	
Apartments	248		36	136	60	16	0										
Other																	

Revised 03/03/2015

REAL ESTATE SALE AGREEMENT

THIS REAL ESTATE SALE AGREEMENT ("Agreement"), made by and between BellSouth Telecommunications, LLC, a Georgia limited liability company ("**Seller**") and NGI RRE Raleigh, LLC, a Georgia limited liability company ("**Purchaser**").

WITNESSETH:

WHEREAS, Seller desires to sell and Purchaser desires to purchase the real estate herein described;

NOW, THEREFORE, in consideration of the mutual promises herein contained, the sum of Ten Dollars ($10.00) in hand paid to the other and other good and valuable consideration, the parties hereto agree as follows:

1. Agreement of Purchase and Sale. The Purchaser agrees to purchase and Seller agrees to sell, upon the terms, provisions and conditions herein contained, all of Seller's right, title and interest in and to the following: the land (hereafter called the "**Land**") described in **Exhibit "A"** attached hereto and made a part hereof; all buildings, improvements and fixtures thereon (hereafter collectively called the "**Improvements**"); and all easements, appurtenances, rights, privileges, reservations, tenements and hereditaments belonging to any of the foregoing; and all of Seller's right, title and interest in, to and under all governmental and non-governmental permits, licenses, consents, approvals and authorizations if any, belonging to or inuring to the benefit of Seller and pertaining to the Land or Improvements, to the extent that such permits, licenses, consents and approvals are assignable, and architectural plans, site plans, civil plans, engineering plans, studies, geotechnical reports, construction pricing documentation, environmental reports and other plans, studies and reports (the property described in this clause, being sometimes herein referred to collectively as the "**Intangible Property**"). The Land, Improvements, Intangible Property and other foregoing items are hereafter collectively called the "**Premises**" or the "**Property**").

2. Closing Date and Place. The consummation of the transaction contemplated herein (herein called the "**Closing**") shall take place through an escrow closing at the offices of the Title Company (hereinabove defined), at a time and date mutually agreed upon by the parties, but not later than ninety (90) days after the expiration of the Inspection Period, unless extended as set forth herein (the "**Closing Date**"). Purchaser may elect to cause the Closing Date to occur on an earlier date by providing at least ten (10) days prior written notice to Seller.

Notwithstanding anything herein contained to the contrary, the Purchaser shall not be obligated to close the transaction contemplated herein (unless waived by Purchaser) unless and until Purchaser obtains site plan approval, zoning and other entitlements and permits necessary to develop and construct a multifamily community with related parking and residential amenities and between 200 and 300 residential apartment units (the "**Project**") in accordance with plans developed by Purchaser, in Purchaser's sole discretion (the "**Modified Entitlements**"). Seller shall reasonably cooperate with Purchaser in connection with any Modified Entitlements applications or approvals that require Seller's signature.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the dates written below.

SELLER: **BellSouth Telecommunications, LLC**

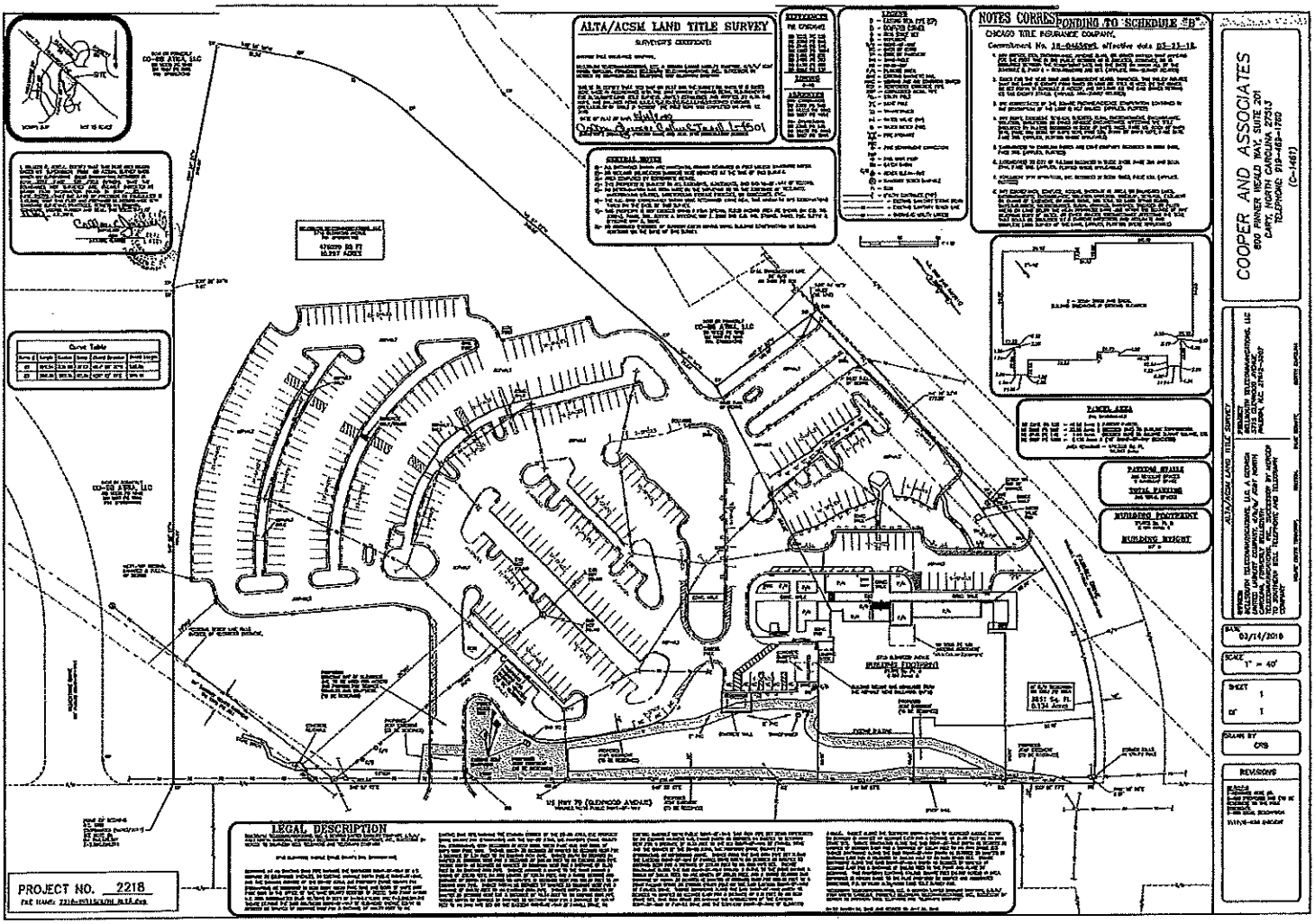
By: _____
Name: CHERISE C. MOOTT
Date of Execution: JUNE 5, 2019

PURCHASER:

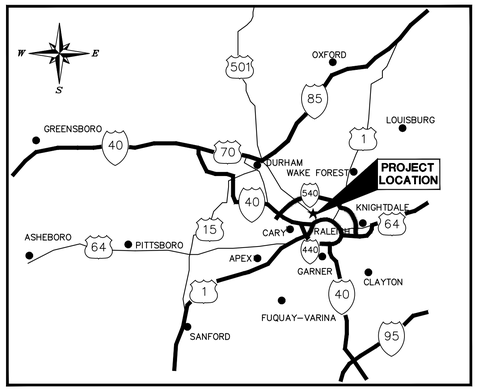
NGI RRE Raleigh, LLC, a Georgia limited liability company
By: _____
James R. Borders, President
Date of Execution: 6/4/19

EXHIBIT "A"

PREMISES


ALTA/ACSM LAND TITLE SURVEY
NOTES CORRESPONDING TO SCHEDULE "B"
CHICAGO TITLE INSURANCE COMPANY
COOPER AND ASSOCIATES
800 PARKER WEALD WAY, SUITE 201
CARY, NORTH CAROLINA 27513
TELEPHONE 919-469-1760
(C-1461)
LEGAL DESCRIPTION
PROJECT NO. 2218
DATE: 03/14/2018
SCALE: 1" = 40'
DRAWN BY: CPS
REVISIONS

Posted By:Carter, Tim Sheet Set:GLENWOOD AVE APARTMENTS Layout:C0.0 COVER SHEET November 18, 2019 08:41:56pm K:\RAL_DSE\019308029 moores glenwood\planning phase\p15-cad files\plansheets\SITE PLAN SUBMITTAL SET\C0.0 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
NTS

ADMINISTRATIVE SITE REVIEW

5715 GLENWOOD APARTMENTS

SUB-0040-2019 (SUBDIVISION)
ASR-0070-2019 (ASR)
SKETCH TRANS.#586696
Z-92-86

5715 GLENWOOD AVE.
RALEIGH, NORTH CAROLINA 27612

A DEVELOPMENT BY: NGI ACQUISITIONS, LLC
1545 PEACHTREE STREET, SUITE 260
ATLANTA, GEORGIA 30309



VICINITY MAP

SCALE: 1" = 500'

BOA-0017-2019 -10/14/19

DECISION: APPROVED AS REQUESTED.

WHEREAS BELLSOUTH TELECOMMUNICATIONS, LLC, PROPERTY OWNER, REQUESTS COMPLETE RELIEF FROM THE 55' PRIMARY STREET BUILD-TO REQUIREMENTS SET FORTH IN SECTION 3.2.4. OF THE UNIFIED DEVELOPMENT ORDINANCE; COMPLETE RELIEF FROM THE REQUIREMENT SET FORTH IN SECTION 1.5.6.C. THAT A BUILDING FACADE BE LOCATED WITHIN THE BUILD-TO FOR THE FIRST 30 FEET ALONG THE INTERSECTION OF GLENWOOD AVENUE AND A NEW PUBLIC STREET AND FAIRHILL DRIVE AND A NEW PUBLIC STREET; COMPLETE RELIEF FROM THE 10' PROTECTIVE YARD BUFFER REQUIREMENT SET FORTH IN SECTION 7.2.4.D. TO ALLOW THE CONSTRUCTION OF BUILDINGS WITHIN 70' OF GLENWOOD AVENUE; AND A 100' VARIANCE TO THE MINIMUM DRIVEWAY SPACING REQUIREMENT SET FORTH IN SECTION 8.3.5.C.3.C. TO PERMIT TWO NEW DRIVEWAYS WITH A MINIMUM SPACING OF 100' ALONG THE NORTHERN SIDE OF THE NEW PUBLIC RIGHT-OF-WAY ALL IN ORDER TO PERMIT A TWO-LOT SUBDIVISION OF A 11- ACRE PROPERTY ON A 17.45 ACRE PROPERTY ZONED OX-3-PK-CU, OX-5-PK, OX-3-CU, R-10 AND LOCATED AT 5715 GLENWOOD AVE.

A-136-19- 10/14/19

DECISION: APPROVED WITH THE CONDITION THE APPLICANT INSTALLS STREETSCAPE ALONG FAIRHILL ROAD NOT OBJECTIONABLE TO DUKE ENERGY.

WHEREAS BELLSOUTH TELECOMMUNICATIONS LLC, PROPERTY OWNER, REQUESTS DESIGN ADJUSTMENT RELIEF FROM THE FOLLOWING ROADWAY AND STREETSCAPE IMPROVEMENTS SET FORTH IN SECTION 8.4.5.A. OF THE UNIFIED DEVELOPMENT ORDINANCE AND SECTION 3.2.3.A. OF THE RALEIGH STREET DESIGN MANUAL FOR FAIRHILL DRIVE AN AVENUE 2-LANE, UNDIVIDED STREET: (I) A 5'DESIGN ADJUSTMENT TO THE UTILITY PLACEMENT EASEMENT WIDTH OF 5; (II) A 2'DESIGN ADJUSTMENT TO THE MAINTENANCE STRIP WIDTH OF 2', A 6'DESIGN ADJUSTMENT TO THE SIDEWALK WIDTH OF 6; (IV) A 6'VARIANCE TO THE PLANTING AREA WIDTH OF 6', AND (VI) A DESIGN ADJUSTMENT FROM THE STREET TREE PLANTING REQUIREMENTS. THE APPLICANT ALSO REQUESTS A 21,341'DESIGN ADJUSTMENT FROM THE 2,500'MAXIMUM BLOCK PERIMETER REQUIREMENTS SET FORTH IN SECTION 8.3.2.A. OF THE UNIFIED DEVELOPMENT ORDINANCE THAT RESULTS IN A BLOCK PERIMETER OF 23,841'AND A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM THE CROSS-ACCESS REQUIREMENTS SET FORTH IN SECTION 8.3.5.D. TO NOT PROVIDE ACCESS TO THE PROPERTY TO THE SOUTH IN ORDER TO PERMIT A TWO-LOT SUBDIVISION OF A 11-ACRE PROPERTY ZONED OX-5-PK AND OX-3-CU LOCATED AT 5715 GLENWOOD AVENUE.

GLENWOOD AVENUE IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER:
NGI ACQUISITIONS, LLC
1545 PEACHTREE STREET
ATLANTA, GA 30309
PHONE: (404) 281-4071
ATTN.: EVAN SHAW
eshaw@novaregroup.com

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
ATTN.: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2945
ATTN.: DAN GREENBERG, PLA
dan.greenberg@kimley-horn.com

SURVEYOR:
KCI ASSOCIATES OF NC, P.A.
4505 FALLS OF NEUSE RD 4TH FLOOR
RALEIGH, NC 27609
PHONE: (919) 280-7944
ATTN.: ROB BAUMGARTNER, PLS
rob.baumgartner@kci.com

DEVELOPMENT SERVICES

Administrative Site Review Application

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Raleigh

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Company: NGI Acquisitions, LLC | Title: James R Borders, President

Address: 1545 Peachtree Street Atlanta, GA 30309

Phone #: 404-281-4071 | Email: eshaw@novaregroup.com

Applicant Name: Chris Bostic, P.E.

Company: Kimley-Horn and Associates | Address: 421 Fayetteville St. Raleigh, NC 27601

Phone #: 919-677-2050 | Email: chris.bostic@kimley-horn.com

Page 1 of 2 REVISION 05.01.19 raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

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Flood stu_____
FEMA Map Panel #: 3720078600J & 3720078600J

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I hereby designate Kimley-Horn and Associates, Inc. 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: _____ Date: 9/13/19
Printed Name: James R. Borders, President

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CLUBHOUSE USES: OFFICE AND LEASING, MAIL/PACKAGE ROOM, KITCHEN AND LOUNGE AREA, AND FITNESS AND YOGA ROOM.

OX-3-CU ZONING CONDITIONS:
Z-92-86 U.S. 70 WEST, 500 FEET SOUTH, EAST OF FAIRHILL DRIVE, BEING A PORTION OF PARCEL 538, TAX MAP 405, REZONED TO OFFICE AND INSTITUTION-1 CONDITIONAL USE.

CONDITIONS:

THAT THE SUBJECT PARCEL BE USED ONLY FOR A PARKING LOT TO SERVE THE ADJOINING O&I ZONED PROPERTY; AND THAT THE PROPERTY WILL BE DEVELOPED, USING THE CITY'S NEW LANDSCAPING REGULATIONS.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27607. PHONE: 919-783-9214 AND DATED JULY 2, 2019.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

PREPARED IN THE OFFICE OF:

Kimley»Horn

NC CERTIFICATE OF AUTHORIZATION: F-0102

© 2019 Kimley-Horn and Associates, Inc.

421 FAYETTEVILLE STREET – SUITE 600 – RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

PRELIMINARY
NOT FOR CONSTRUCTION

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Copyright Kimley-Horn and Associates, Inc., 2019

SEAL:

SEPTEMBER 19, 2019

JOB NUMBER: 019308029

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C10.0	WET POND DETAIL
L0.1	LANDSCAPE NOTES
L1.0	OVERALL LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
A414-A802	BUILDING ELEVATIONS

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 019308029
DATE 09/19/2019
SCALE AS SHOWN
DESIGNED BY TRC
DRAWN BY TRC
CHECKED BY COB

COVER SHEET

5715 GLENWOOD APARTMENTS
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH NC

SHEET NUMBER C0.0

ELEMENTS SHOWN CONSTRUCTED AS PART OF SUB-0040-2019

GLENWOOD AVE. - U.S. HWY 70
(PRIMARY STREET)
VARIABLE WIDTH PUBLIC R/W, NC DOT PROJECT NO.6401007.1
6/LANE DIVIDED AVENUE

FAIRHILL DRIVE - SR 1727
(VARIABLE WIDTH PUBLIC R/W)
2/LANE UNDIVIDED AVENUE

BAYMAR DRIVE
(PRIVATE ROAD)

LOT 2
AREA
7.97 ACRES
347,379 SQ. FT.

LEGEND

M	MEASURED	SPRINKLER HEAD	SPKL
R	RECORD	IRRIGATION CONTROL VALVE	IRCV
FIP	FOUND IRON PIPE	WATER VALVE	WV
CP	CALCULATED POINT	SIGN	
FCM	FOUND CONC. MON.	BUSH	
FN	FOUND NAIL	TREE SYMBOLS + SIZE	
CONTROL POINT		WOODSLINE	
BOUNDARY MONUMENT		FENCE	
BOLLARD		STORM DRAIN PIPE	SD
STORM INLETS		SANITARY SEWER PIPE	SS
STORM MANHOLE		GAS LINE	G
CLEANOUT		POWER LINE	E
AIR CONDITIONING UNIT	A/C'D	TELEPHONE LINE	T
TRAFFIC HANDHOLE	TRHH	FIBER OPTIC LINE	FO
FIBER HANDHOLE	FOHH	UNKNOWN UTILITY	T
ELEC. HANDHOLE	EHH	TRAFFIC LINE	TR
HANDHOLE	HH	WATER LINE	W
LIGHT POLE		PROPERTY LINE	
TRAFFIC POLE		ADJOINER LINE	
SIGNAL MANHOLE	SMH	RIGHT OF WAY	
TELEPHONE MANHOLE		EASEMENT LINE	
WATER MANHOLE			
SEWER MANHOLE			
ELECTRIC MANHOLE			
MANHOLE			
FIRE DEPT CONNECT			
HYDRANT			

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27607. PHONE: 919-783-9214 AND DATED JULY 2, 2019.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT	013308029
DATE	09/19/2019
SCALE	AS SHOWN
DESIGNED BY	TRC
DRAWN BY	TRC
CHECKED BY	COB

EXISTING CONDITIONS PLAN

5715 GLENWOOD APARTMENTS

PREPARED FOR
NGI ACQUISITIONS, LLC
NC
RALEIGH

SHEET NUMBER
C1.0

Plotted By: Carter, Tim Sheet Set: GLENWOOD AVE APARTMENTS Layout: C1.0 EXISTING CONDITIONS PLAN November 18, 2019 08:42:11pm K:\RAL_LDEV\013308029_moore glenwood\planning phase\v16_cad files\plansheets\SITE PLAN SUBMITTAL SET\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg
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SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	OX-5-PK, OX-3-CU
EXISTING USE:	PARKING
TOTAL SITE AREA:	7.97 (347,379 SF)
BUILDING SETBACKS:	PRIMARY STREET = 5' SIDE STREET = 5' SIDE LOT LINE = 0' OR 6' REAR LOT LINE = 0' OR 6'
PARKING SETBACKS:	PRIMARY STREET = 10' SIDE STREET = 10' SIDE LOT LINE = 0' OR 3' REAR LOT LINE = 0' OR 3'
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
PIN#	0796041462
PROPOSED # OF BUILDINGS	3
BUILDING LOT COVERAGE:	20.24% (70,304 / 347,379 SF)
PARKING:	REQUIRED PER UDO: 1 SPACE PER 1 BR UNIT, 2 SPACES PER 2 BR UNIT, 3 SPACES PER 3 BR UNIT, AND 1 SPACE PER 10 UNITS FOR VISITORS 1X172 + 2X60 + 3X16 + 1X248/10 = 365 SPACES REQUIRED A SHARED PARKING STUDY HAS BEEN SUBMITTED VERIFYING THE PARKING NEEDS. THE MULTI-FAMILY DEVELOPMENT AND OFFICE BUILDING WILL REQUIRE 389 SPACES. PARKING PROVIDED BY APARTMENT LOT = 366 SPACES BY OFFICE LOT = 24 SPACES TOTAL = 390 SPACES
HANDICAP PARKING	REQUIRED: 13 SPACES PROVIDED: 13 SPACES TOTAL (5 VAN ACCESSIBLE)
SHORT TERM BIKE PARKING:	REQUIRED: 248/20 = 13 SPACES TOTAL PROVIDED: 16 SPACES
AMENITY AREA:	SEE LANDSCAPE PLANS FOR DETAILS REQUIRED: 347,379 SF X 10% = 34,738 SF PROVIDED: 35,033 SF
PROPOSED BUILDING HEIGHT:	73.5' MAX - SEE ELEVATIONS SHEETS
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): =157,900 SF(32.95%) PROPOSED (POST-DEV.): =223,640 SF(46.67%)

GLENWOOD AVE. - U.S. HWY 70
(PRIMARY STREET)
(VARIABLE WIDTH PUBLIC R/W; NC DOT PROJECT NO.6401007B)
6-LANE DIVIDED AVENUE

FAIRHILL DRIVE - S.R.1727
(VARIABLE WIDTH PUBLIC R/W)
2-LANE UNDIVIDED AVENUE

BAYMAR DRIVE
(PRIVATE ROAD)

LOT 1 | LOT 2 | BUILDING 1 | BUILDING 2 | PRIMARY | SECONDARY

65.2' BOC TO C/L | 90.0' R/W TO C/L

PROPOSED TREE CONSERVATION AREA, SUB-0040-2019

5.0' UTILITY PLACEMENT EASEMENT

20' PRIVATE DRAINAGE EASEMENT

50' SHOD YARD | 64.0' TR/W

SIDE BUILD-TO: 302'/538'=56.13%

10' PARKING SETBACK

55' MAX BUILD-TO SETBACK

PROPOSED WET DETENTION POND

PROPOSED 6' SIDEWALK

PROPERTY LINE (TYP.)

PROPOSED RETAINING WALL W/ 4' BLACK VINYL COATED CHAIN LINK FENCE

AMENITY AREA, TYP. (SEE L1.0)

PROPOSED RETAINING WALL

ACCESS POINT ADDED TO MEET CITY'S TWO POINTS OF ACCESS REQUIREMENT

YIELD SIGN (TYP.)

5' TRANSITIONAL CURB

CORPUD EASEMENT

GATE WITH KNOX BOX (TYP.)

STOP SIGN

DO NOT ENTER SIGN

MAIL ROOM LOCATED WITHIN CLUB HOUSE

PROPOSED 24" CURB & GUTTER (TYP.)

PROPOSED 6' SIDEWALK

PROPOSED BIKE RACKS (TYP.)

5.0' SIDEWALK

GATE WITH KNOX BOX (TYP.)

AMENITY AREA, TYP. (SEE L1.0)

PROPOSED DUMPSTER AND COMPACTOR W/ ENCLOSURE

PROPERTY LINE (TYP.)

PROPOSED RETAINING WALL W/ 4' BLACK VINYL COATED CHAIN LINK FENCE

70.0' CP&L TRANSMISSION LINE EASEMENT BM 1976 PG 861 BM 1976 PG 871 BM 1924 PG 577

ZONING: OX-5-PK
ZONING: OX-3-CU
ZONING LINE

PROPOSED TREE CONSERVATION AREA, SUB-0040-2019

N/F OWNER: GLEN FOREST SWIM CLUB INC PIN: 0786937990 DB 1748 PG 558

N/F OWNER: WRPV XIII ATRIA RALEIGH LP PIN: 0796044104 DB 17352 PG 2453

N/F OWNER: WRPV XIII ATRIA RALEIGH LP PIN: 0796034346 DB 17352 PG 2453

N/F OWNER: WRPV XIII ATRIA RALEIGH LP PIN: 0796034346 DB 17352 PG 2453

NON-EXCLUSIVE ACCESS EASEMENT OVER ROAD BK 3145 PG 43

LEGEND

- PAINTED TRAFFIC ARROW
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE (8" @ 4000PSI)
- (#) PROPOSED PARKING COUNT
- REGULAR DUTY ASPHALT
- DETECTABLE WARNING SURFACE
- ACCESSIBLE ROUTE

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

GLENWOOD AVENUE IS THE PRIMARY STREET DESIGNATION PER TC-5A-18 AND CITY OF RALEIGH DEVELOPMENT SERVICES.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27607. PHONE: 919-783-9214 AND DATED JULY 2, 2019.

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CLUBHOUSE USES: OFFICE AND LEASING, MAIL/PACKAGE ROOM, KITCHEN AND LOUNGE AREA, AND FITNESS AND YOGA ROOM.

BUILDING 1
1 BR UNITS = 76 TOTAL
2 BR UNITS = 28 TOTAL
3 BR UNITS = 8 TOTAL
TOTAL BR'S = 156 TOTAL

BUILDING 2
1 BR UNITS = 96 TOTAL
2 BR UNITS = 32 TOTAL
3 BR UNITS = 8 TOTAL
TOTAL BR'S = 184 TOTAL

NOVARE 2018412

UNIT TABULATION -4/ 4 STORY SPLIT APARTMENT 8/1/19

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	578	36	36	15%	20,808	14.5%
A2	1br/1ba	700	96	96	39%	67,200	54.8%
A3	1br/1ba	780	16	16	6%	12,480	
A4	1br/1ba	828	24	24	10%	19,872	
B1	2br/2ba	1,079	36	72	15%	38,844	24.2%
B2	2br/2ba	1,265	24	48	10%	30,360	
C1	3br/3ba	1,472	16	48	6%	23,552	6.5%
TOTALS			**248**	**340**	**100%**	**213,116**	100%

UNIT AVERAGE NET SF : 859

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

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KHA PROJECT 019308029	DATE 09/19/2019	SCALE AS SHOWN	DESIGNED BY TRC	DRAWN BY TRC	CHECKED BY COB

PRELIMINARY SITE PLAN

5715 GLENWOOD APARTMENTS

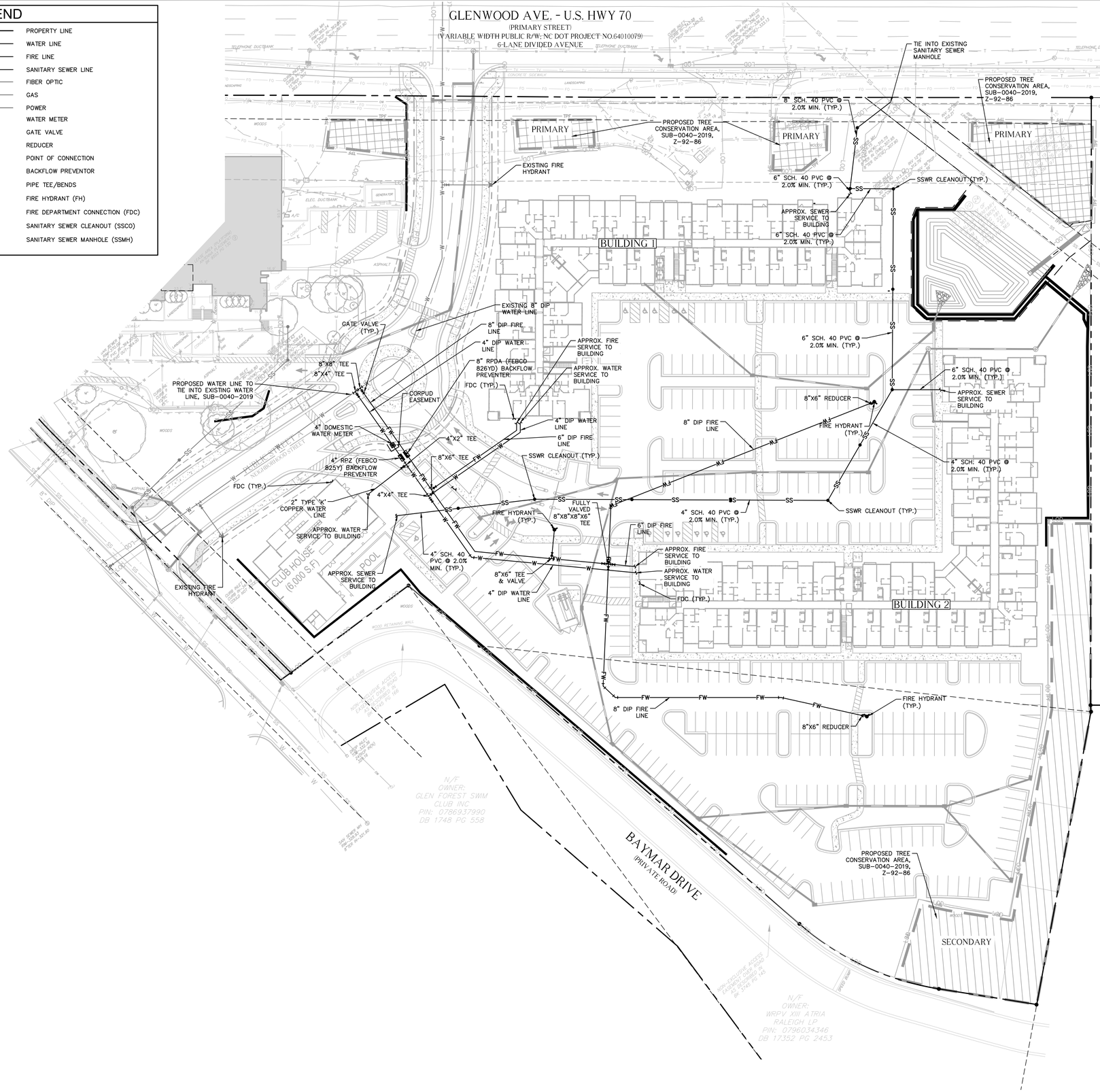
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH NC

SHEET NUMBER
C2.0

Plotted By:Curtis Tim Sheet Set:GLENWOOD AVE APARTMENTS Layout:C2.0 PRELIMINARY SITE PLAN November 19, 2019 10:26:38am K:\RAL_LDEV\019308029 avonre glenwood\planning prjxs\p15.cad files\plansheets\SITE PLAN SUBMITTAL SET\C2.0 PRELIMINARY SITE PLAN.dwg
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UTILITY LEGEND

- PROPERTY LINE
- WATER LINE
- FIRE LINE
- SANITARY SEWER LINE
- FIBER OPTIC
- GAS
- POWER
- WATER METER
- GATE VALVE
- REDUCER
- POINT OF CONNECTION
- BACKFLOW PREVENTOR
- PIPE TEE/BENDS
- FIRE HYDRANT (FH)
- FIRE DEPARTMENT CONNECTION (FDC)
- SANITARY SEWER CLEANOUT (SSCO)
- SANITARY SEWER MANHOLE (SSMH)



STANDARD UTILITY NOTES (AS APPLICABLE):

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   A) A DISTANCE OF 100'SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25'FROM A PRIVATE WELL OR 50'FROM A PUBLIC WELL.
   B) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18"ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   C) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10'ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   D) 5.0'MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   E) MAINTAIN 18"MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24"MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6"MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   F) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18"MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0'MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0'MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL 2"PE AND 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2'WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" AND 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0'ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA.THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

SURVEY NOTE:

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PRELIMINARY
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KHA PROJECT	019308029
DATE	09/19/2019
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CHECKED BY	COB

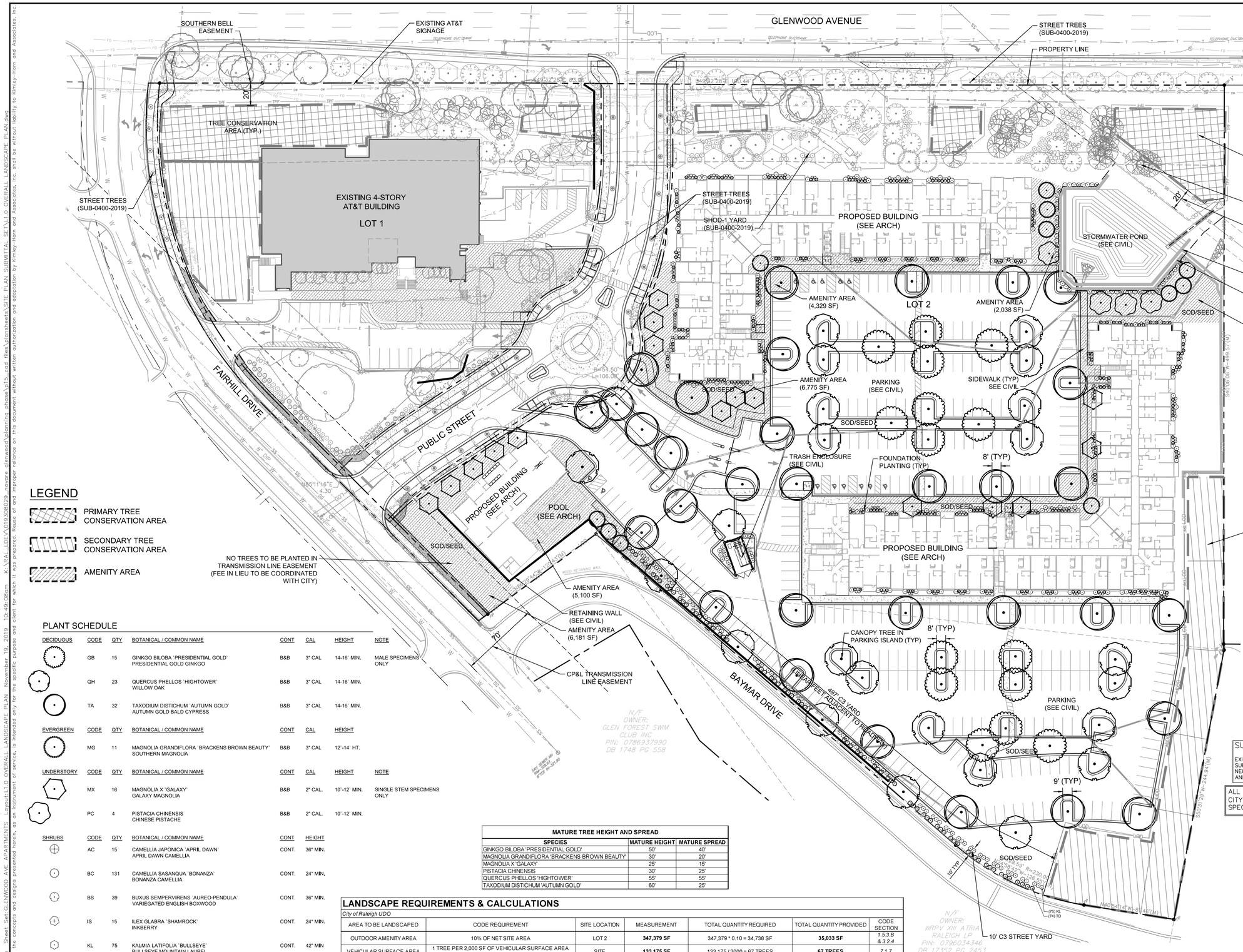
PRELIMINARY UTILITY PLAN

5715 GLENWOOD APARTMENTS

PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH NC

SHEET NUMBER
C4.0

Plotted By: Carter, Tim Sheet Set: GLENWOOD AVE APARTMENTS Layout: C4.0 PRELIMINARY UTILITY PLAN November 18, 2019 06:43:40pm K:\RAL_DEV\019308029 movere glenwood\planning phase\plt5_acad files\plansheets\SITE PLAN SUBMITTAL SET\C4.0 PRELIMINARY UTILITY PLAN.dwg
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NOTES:
1. FOR LANDSCAPE REQUIREMENTS AND CALCULATIONS, SEE TABLE ON THIS SHEET.

2. FOR LANDSCAPE DETAILS, SEE SHEET L2.0.

3. TREE CONSERVATION AREA REVIEWED WITH SUB-0400-2019.

LEGEND

- PRIMARY TREE CONSERVATION AREA
- SECONDARY TREE CONSERVATION AREA
- AMENITY AREA

PLANT SCHEDULE

DECIDUOUS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	NOTE
	GB	15	GINKGO BILOBA 'PRESIDENTIAL GOLD' PRESIDENTIAL GOLD GINKGO	B&B	3" CAL	14-16' MIN.	MALE SPECIMENS ONLY
	QH	23	QUERCUS PHELLOS 'HIGHTOWER' WILLOW OAK	B&B	3" CAL	14-16' MIN.	
	TA	32	TAXODIUM DISTICHUM 'AUTUMN GOLD' AUTUMN GOLD BALD CYPRESS	B&B	3" CAL	14-16' MIN.	
EVERGREEN	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	
	MG	11	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' SOUTHERN MAGNOLIA	B&B	3" CAL	12'-14' HT.	
UNDERSTORY	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**HEIGHT**	**NOTE**
	MX	16	MAGNOLIA X 'GALAXY' GALAXY MAGNOLIA	B&B	2" CAL.	10'-12' MIN.	SINGLE STEM SPECIMENS ONLY
	PC	4	PISTACIA CHINENSIS CHINESE PISTACHE	B&B	2" CAL.	10'-12' MIN.	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**HEIGHT**		
	AC	15	CAMELLIA JAPONICA 'APRIL DAWN' APRIL DAWN CAMELLIA	CONT.	36" MIN.		
	BC	131	CAMELLIA SASANQUA 'BONANZA' BONANZA CAMELLIA	CONT.	24" MIN.		
	BS	39	BUXUS SEMPERVIRENS 'AUREO-PENDULA' VARIEGATED ENGLISH BOXWOOD	CONT.	36" MIN.		
	IS	15	ILEX GLABRA 'SHAMROCK' INKBERRY	CONT.	24" MIN.		
	KL	75	KALMIA LATIFOLIA 'BULLSEYE' BULLSEYE MOUNTAIN LAUREL	CONT.	42" MIN		
	PA	195	PICEA ABIES 'PUMILA' DWARF GLOBE SPRUCE	CONT.	24" MIN.		
	TD	74	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW	CONT.	42" MIN		
	WF	287	WEIGELA FLORIDA 'MIDNIGHT WINE' TM WEIGELA	CONT.	24" MIN.		

MATURE TREE HEIGHT AND SPREAD

SPECIES	MATURE HEIGHT	MATURE SPREAD
GINKGO BILOBA 'PRESIDENTIAL GOLD'	50'	40'
MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	30'	20'
MAGNOLIA X 'GALAXY'	25'	15'
PISTACIA CHINENSIS	30'	25'
QUERCUS PHELLOS 'HIGHTOWER'	55'	55'
TAXODIUM DISTICHUM 'AUTUMN GOLD'	60'	25'

LANDSCAPE REQUIREMENTS & CALCULATIONS

City of Raleigh UDO

AREA TO BE LANDSCAPED	CODE REQUIREMENT	SITE LOCATION	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	LOT 2	**347,379 SF**	347,379 * 0.10 = 34,738 SF	**35,033 SF**	*1.5.3.B & 3.2.4*
VEHICULAR SURFACE AREA	1 TREE PER 2,000 SF OF VEHICULAR SURFACE AREA LANDSCAPED INTERIOR ISLAND EVERY 10 SPACES	SITE	**133,175 SF**	133,175 / 2000 = 67 TREES	**67 TREES**	*7.1.7*
SURFACE PARKING AREA FRONTING STREET RIGHT-OF-WAY	C3 STREET PROTECTIVE YARD: 10' WIDTH 30 SHRUBS PER 100 LF	BAYMAR DRIVE	**497 LF (LENGTH OF PROPERTY ADJACENT TO BAYMAR DRIVE)**	4.95 * 30 = 149 SHRUBS	**149 SHRUBS**	*7.2.4.B*
SHOD-1 PROTECTIVE YARD (APPROVED PER SUB-0400-2019)	50' WIDTH & PLANTED PER 100 LF WITH: 7 DECIDUOUS CANOPY TREES 3 EVERGREEN CANOPY TREES 6 UNDERSTORY TREES 32 SHRUBS	GLENWOOD AVE - U.S.HWY 70	**393 LF**	(393 / 100) * 7 = 28 CANOPY TREES (393 / 100) * 3 = 12 EVERGREEN TREES (393 / 100) * 6 = 24 UNDERSTORY TREES (393 / 100) * 32 = 126 SHRUBS	**28 EXISTING CANOPY TREES** **12 EVERGREEN TREES** **24 UNDERSTORY TREES** **126 SHRUBS**	*5.3.1.5 (1)*

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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

No.	REVISIONS	DATE	BY

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DATE 09/19/2019
SCALE AS SHOWN
DESIGNED BY AWF
DRAWN BY AWF
CHECKED BY DSG

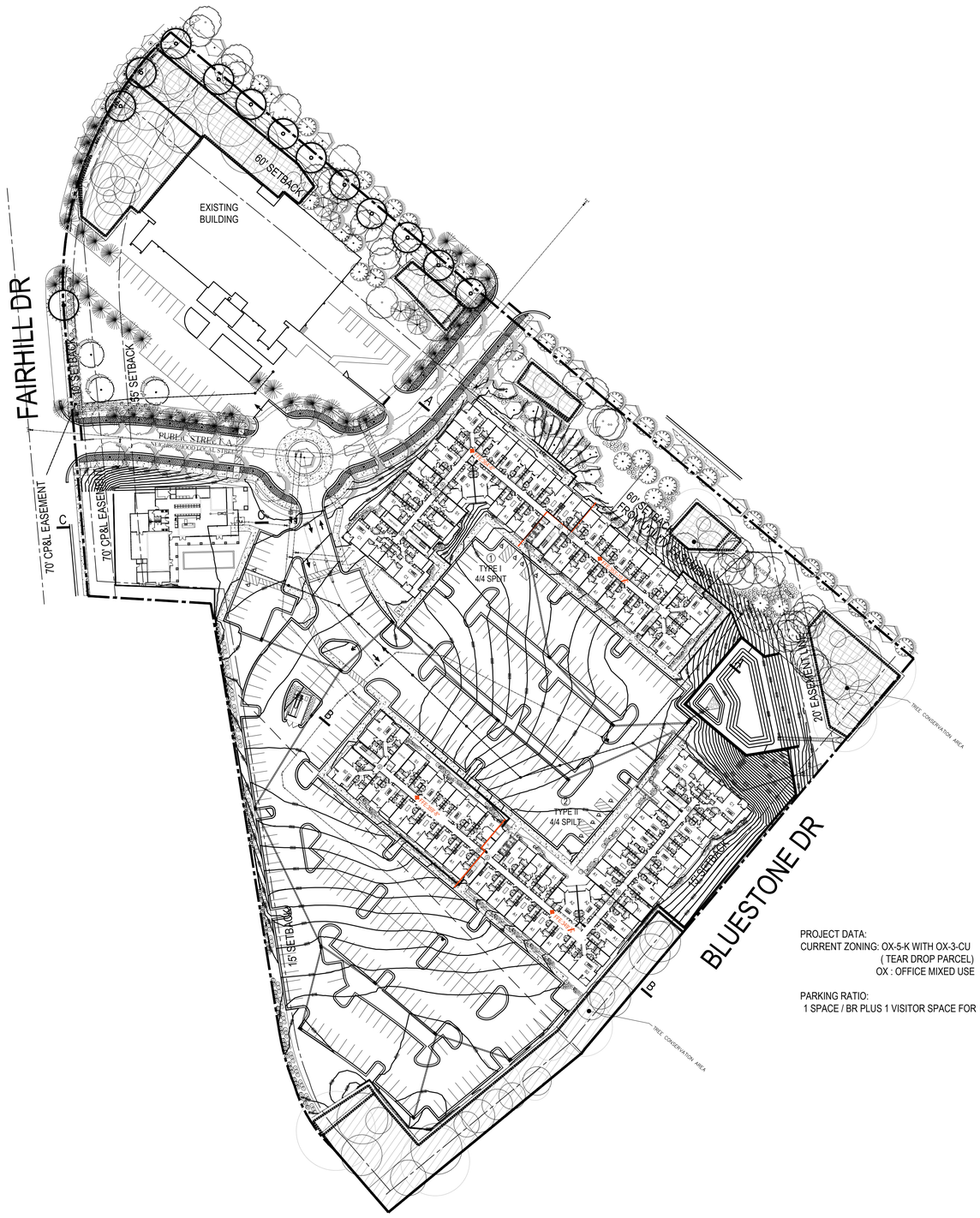
OVERALL LANDSCAPE PLAN

5715 GLENWOOD APARTMENTS

PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH NC

SHEET NUMBER
L1.0

Plotted By:Fullerton, Adam Sheet Set:GLENWOOD AVE APARTMENTS Layout:L1.0 OVERALL LANDSCAPE PLAN November 19, 2019 10:49:08am K:\RAL_LDEV\019308029-rovere glenwood\planning phase\p15 cad files\plotsheets\SITE PLAN SUBMITTAL SET\L1.0 OVERALL LANDSCAPE PLAN.dwg
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PROJECT DATA:
CURRENT ZONING: OX-5-K WITH OX-3-CU
(TEAR DROP PARCEL)
OX : OFFICE MIXED USE

PARKING RATIO:
1 SPACE / BR PLUS 1 VISITOR SPACE FOR EVERY 10 UNITS

SCALE: 1" = 60' - 0" (24"x36" SHEET)

0' 60' 120' 240'

N

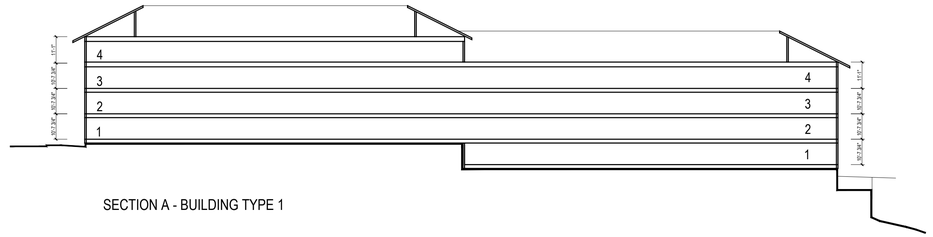
5715 GLENWOOD AVE							2018412
UNIT TABULATION -4/ 4 STORY SPLIT APARTMENT							10/21/19
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNIT PERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	582	36	36	15%	20,952	14.5%
A1	1br/1ba	703	96	96	39%	67,488	54.8%
A2	1br/1ba	763	16	16	6%	12,208	
A3	1br/1ba	810	24	24	10%	19,440	
B1	2br/2ba	1,060	36	72	15%	38,160	24.2%
B2	2br/2ba	1,237	24	48	10%	29,688	
C1	3br/2ba	1,380	16	48	6%	22,080	6.5%
TOTALS			**248**	**340**	**100%**	**210,016**	100%

UNIT AVERAGE NET SF : 847

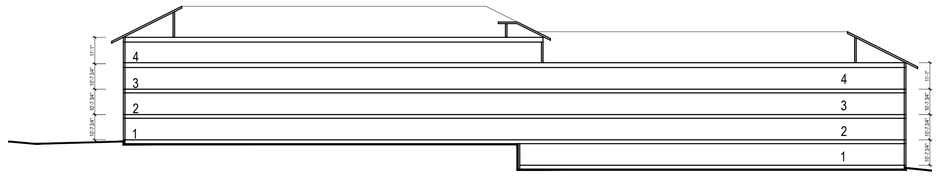
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

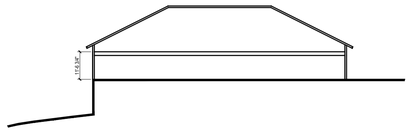
UNIT AVERAGE NET SF :	**847**	**S.F.**
ACREAGE:	**11.00**	**GROSS ACRES**
DENSITY:	**23**	**UNITS/ACRE**
PARKING:		
REQUIRED	**365**	**SPACES**
PROVIDED	**364**	**SPACES**
SURFACE PARKING	**364**	**SPACES**
	1.47	**SPACES/UNIT**



SECTION A - BUILDING TYPE 1



SECTION B - BUILDING TYPE 2



SECTION C - CLUBHOUSE

SCALE: 1" = 30' - 0" (24"x36" SHEET)

0' 30' 60' 120'

A201

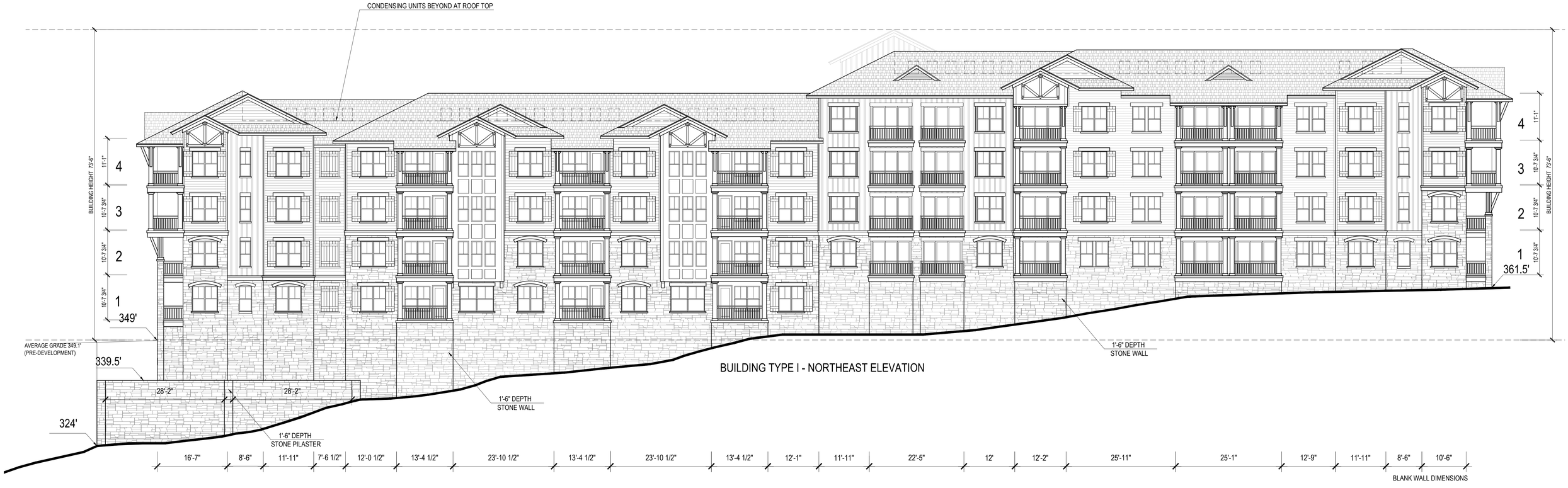
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NOVARE GROUP

ARCHITECTURAL SITEPLAN
SCHEME 05
November 5, 2019

5715 GLENWOOD AVE
RALEIGH,NC
HPA# 18412

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BUILDING TYPE I - NORTHEAST ELEVATION



BUILDING TYPE I - NORTHWEST ELEVATION

AVERAGE GRADE CALCULATION
Building 1

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
Northeast	361.5	324	342.75	361.5	323.5	342.5
Northwest	361.5	361	361.25	362	361.5	361.75
Southeast (long part)	359	356	357.5	356	356	356
Southeast (short part)	349	324	336.5	335	323.5	329.25
Southwest (long part)	356	349.2	352.6	356	335	345.5
Southwest (short part)	361	359	360	362	357	359.5
AVERAGE GRADE BLDG 1			351.8			349.1

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

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BLDG TYPE 1 - ELEVATIONS

November 11, 2019

A415

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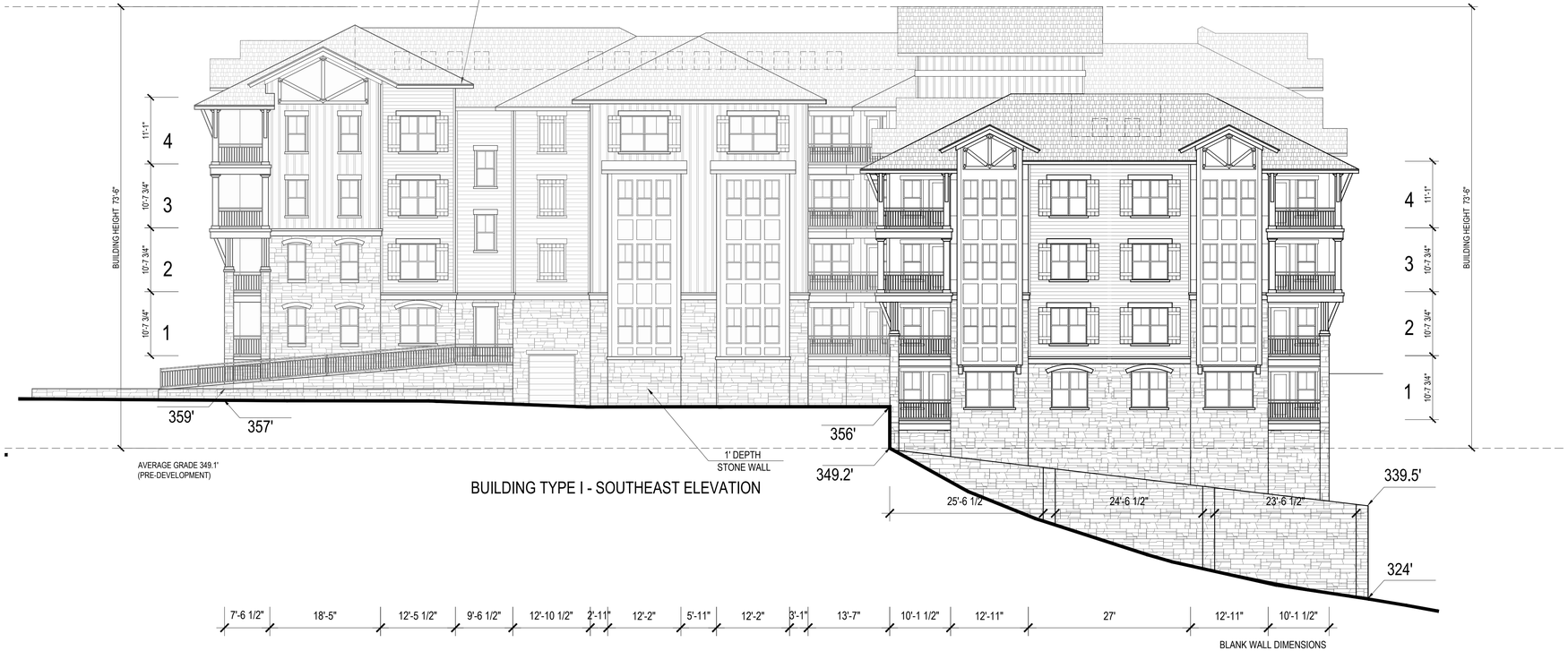
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BUILDING TYPE I - SOUTHWEST ELEVATION

10'-2" | 11'-3 1/2" | 10'-3 1/2" | 21'-5" | 10'-3 1/2" | 11'-3 1/2" | 10'-2" | 6'-3 1/2" | 11'-11" | 22'-4 1/2" | 11'-11" | 25'-1" | 11'-9" | 10'-8" | 12'-6" | 10'-4" | 12'-8" | 10'-4" | 12'-8" | 10'-4" | 13' | 9'-8" | 1'-4" | 9'-6" | 11'-11" | 8'-6" | 16'-7"

BLANK WALL DIMENSIONS



BUILDING TYPE I - SOUTHEAST ELEVATION

7'-6 1/2" | 18'-5" | 12'-5 1/2" | 9'-6 1/2" | 12'-10 1/2" | 2'-11" | 12'-2" | 5'-11" | 12'-2" | 3'-1" | 13'-7" | 10'-1 1/2" | 12'-11" | 27' | 12'-11" | 10'-1 1/2"

BLANK WALL DIMENSIONS

AVERAGE GRADE CALCULATION
Building 1

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
Northeast	361.5	324	342.75	361.5	323.5	342.5
Northwest	361.5	361	361.25	362	361.5	361.75
Southeast (long part)	359	356	357.5	356	356	356
Southeast (short part)	349	324	336.5	335	323.5	329.25
Southwest (long part)	356	349.2	352.6	356	335	345.5
Southwest (short part)	361	359	360	362	357	359.5
AVERAGE GRADE BLDG 1			351.8			349.1

SCALE: 3/32" = 1'-0" (24"x36" SHEET)

0' 16' 32' 64'

A416

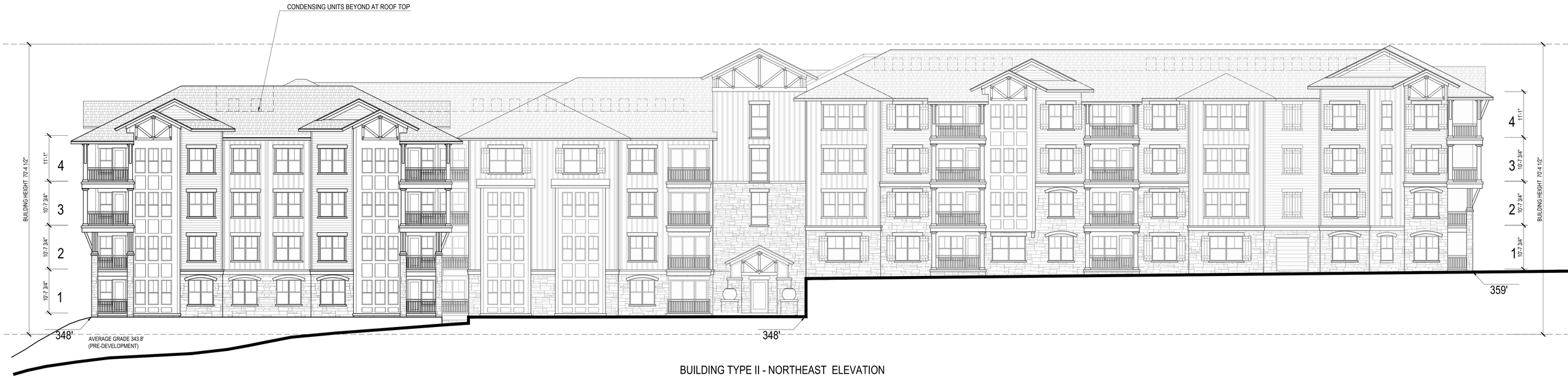
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BLDG TYPE 1 - ELEVATIONS

November 11, 2019

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BUILDING TYPE II - NORTHEAST ELEVATION

10'-2"	11'-3 1/2"	10'-3 1/2"	21'-5"	10'-3 1/2"	11'-3 1/2"	10'-2"	6'-5 1/2"	2'-11"	12'-2"	5'-11"	12'-2"	3'-1"	22'-11"	18'-11"	3'-8"	18'-1"	12'-5"	12'-8 1/2"	24'-6 1/2"	12'-8 1/2"	12'-3 1/2"	18'-2"	13'-8"	11'-11"	8'-6"	10'-6"	6'-1"

BLANK WALL DIMENSIONS



BUILDING TYPE II - NORTHWEST ELEVATION

7'-6 1/2"	18'-5"	12'-5 1/2"	9'-7"	11'-4"	13'-2"	24'-9"	13'-2"	12'	9'-8"	2'-5"	9'-8"	12'-3"	5'-8"	10'-1"	12'-11"	13'-5 1/2"	9'-10"	13'-5 1/2"	12'-11"	10'-1 1/2"

BLANK WALL DIMENSIONS

AVERAGE GRADE CALCULATION
Building 2

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
Northeast (long part)	359	348	353.5	354.5	346	350.25
Northeast (short part)	348	348	348	334	326	330
Northwest (long part)	348	348	348	346	334	340
Northwest (short part)	359	359	359	354.5	354.5	354.5
Southeast	348	348	348	348	326	337
Southwest	359	348	353.5	354.5	348	351.25
AVERAGE GRADE BLDG 2			351.7			343.8

A425

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BLDG TYPE 2 - ELEVATIONS

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BUILDING TYPE II - SOUTHWEST ELEVATION

6'-1" | 10'-6" | 8'-6" | 11'-11" | 11'-10" | 13'-4 1/2" | 12'-8 1/2" | 10'-4" | 12'-8" | 10'-4" | 12'-8" | 10'-4" | 12'-8" | 10'-4" | 11'-11" | 9'-10 1/2" | 10'-10 1/2" | 12'-3" | 10'-9" | 13'-4" | 9'-8" | 13'-4" | 9'-8" | 13'-4" | 9'-8" | 25'-9" | 23'-0 1/2"

BLANK WALL DIMENSIONS



BUILDING TYPE II - SOUTHEAST ELEVATION

16'-7" | 8'-6" | 11'-11" | 12' | 9'-8" | 2'-5" | 9'-8" | 12'-3" | 18'-9" | 11'-10" | 13'-2" | 12'-2" | 12'-8 1/2" | 24'-6 1/2" | 12'-8 1/2" | 12'-2" | 12'-5 1/2" | 18'-5" | 7'-6 1/2"

BLANK WALL DIMENSIONS

AVERAGE GRADE CALCULATION
Building 2

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
Northeast (long part)	359	348	353.5	354.5	346	350.25
Northeast (short part)	348	348	348	334	326	330
Northwest (long part)	348	348	348	346	334	340
Northwest (short part)	359	359	359	354.5	354.5	354.5
Southeast	348	348	348	348	326	337
Southwest	359	348	353.5	354.5	348	351.25
AVERAGE GRADE BLDG 2			351.7			343.8

A426

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BLDG TYPE 2 - ELEVATIONS

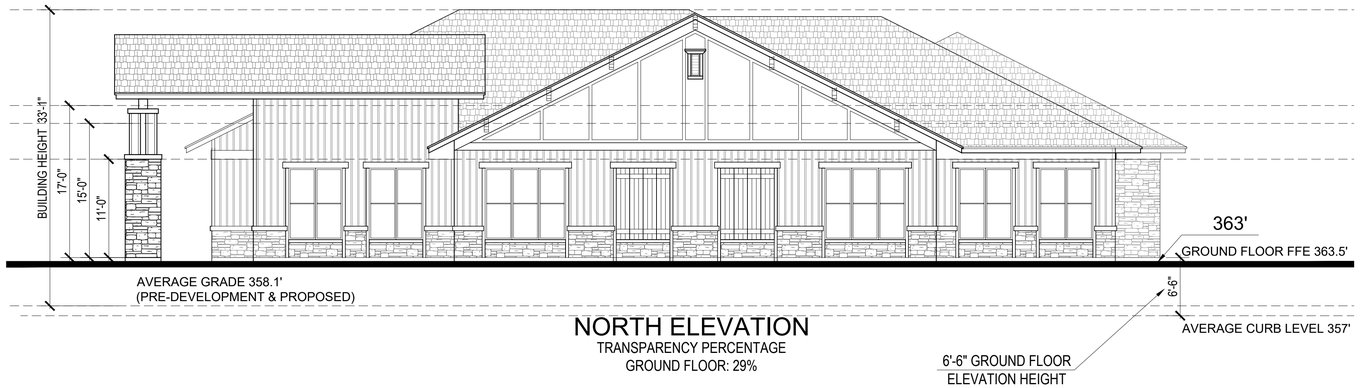
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EAST ELEVATION

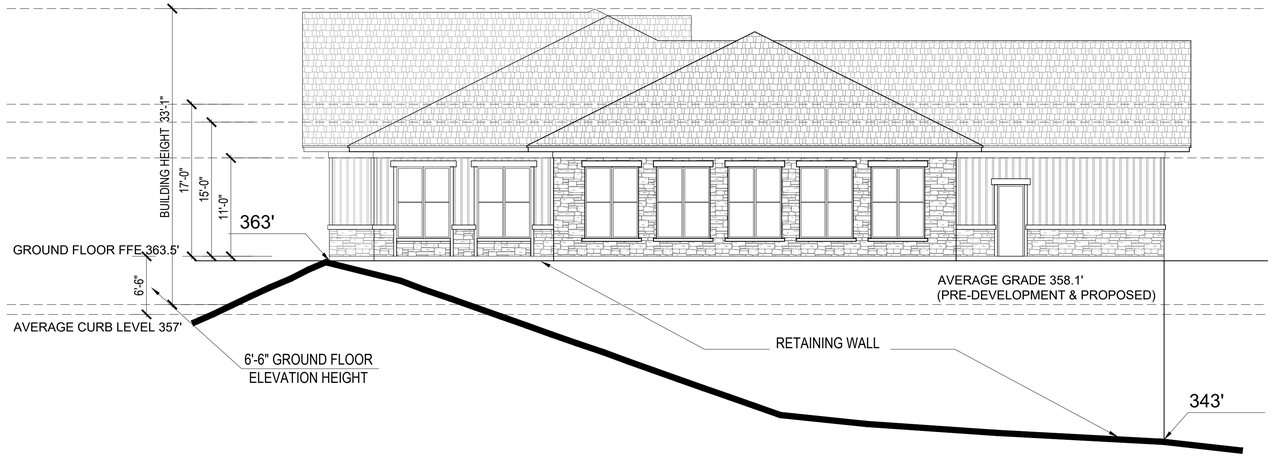


NORTH ELEVATION

TRANSPARENCY PERCENTAGE
GROUND FLOOR: 29%



SOUTH ELEVATION



WEST ELEVATION

TRANSPARENCY PERCENTAGE
GROUND FLOOR: 31%

AVERAGE GRADE CALCULATION
Clubhouse

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
North	363	363	363	363	363	363
West	363	343	353	363	343	353
East (entry)	363	363	363	363	363	363
East (pool)	363	363	363	363	363	363
South (pool)	363	363	363	363	363	363
South (short part)	344	343	343.5	344	343	343.5
AVERAGE GRADE CLUBHOUSE			358.1			358.1

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

A803

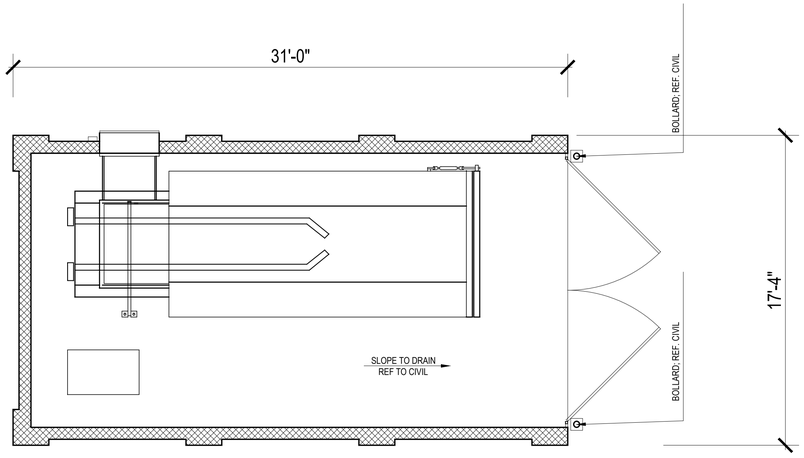
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CLUB HOUSE ELEVATION

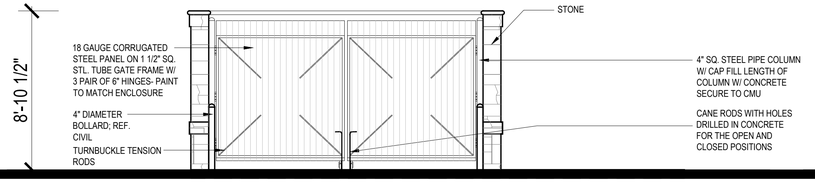
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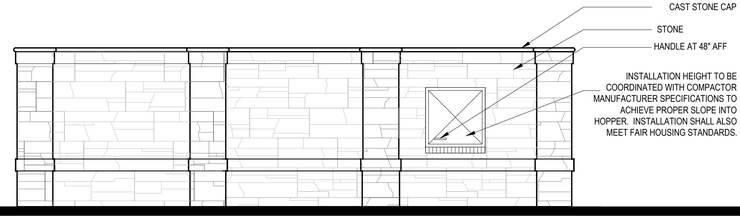
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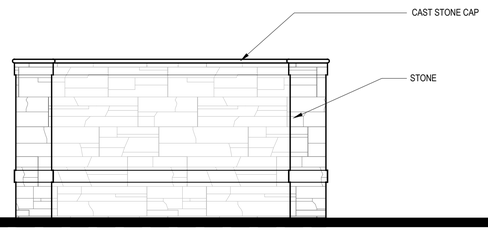
COMPACTOR



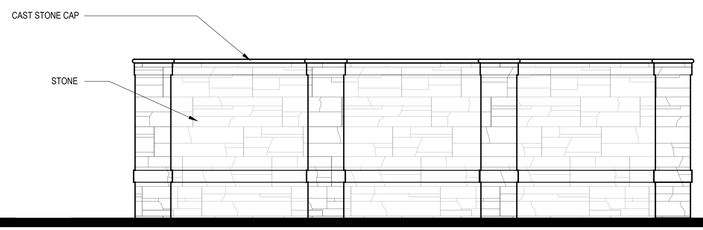
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

A901

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COMPACTOR ENCLOSURE

November 11, 2019

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