



Administrative Approval Action

Case File / Name: ASR-0070-2019
5715 Glenwood Apartments

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

LOCATION: This site is located on the south side of Glenwood Avenue, east of Fairhill Drive at 5715 Glenwood Avenue.

REQUEST: Development of a 8.40 acre tract zoned OX-5-PK & OX-3-CU into a proposed 267,073 square foot / 248 unit multi-family residential apartment development. Building #1 being 119,116 sf of gross floor area. Building #2 being 140,957 sf of gross floor area. A clubhouse being 6,450 sf of gross floor as well as a mailbox kiosk of 550 sf area. A Shared Parking Study analysis was approved for this site (which also includes the AT&T building site located on lot 1) requiring a minimum of 389 parking spaces for the site. The applicant is proposing 418 total overall for the entire site (Lots 1, 2). The lot proposed for this development is part of a recently approved subdivision plan (SUB-0040-2019) which was not recorded at the time of this plan approval.

Primary Street Determination: per TC-5A-18 - Glenwood Avenue

BOA-0017-2019: Variance - Build-to & Driveway Spacing

Administrative Alternate: A-136-19 - Roadway & Streetscape Improvements; Block Perimeter.

**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 February 18, 2020 by KIMLEY HORN.

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. Photocopies of the approved Shared Parking Study analysis agreement are included with the submittal of the Site Permit Review plans set.

Engineering



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2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

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

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A note is placed on all plat recording stating: "Per TC-5A-18 Glenwood Avenue has been designated as the Primary Street Designation."

Stormwater

2. 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).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The subdivision plat, SUB-0040-2019 and associated plats related to ASR-0070-2019 are recorded with the Wake County Register of Deeds prior to permits issuance.
2. Comply with all conditions of A-136-19 & BOA-0017-2019.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
6. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
8. ITE Trip Generation prompts UDO 8.11.2 and 8.11.3. Applicant will either 1) Complete full build-out of transit shelter per COR TT-01 thru TT-10 within proximity of existing transit stop or will pay fee-in-lieu for transit shelter. No transit easements required as there is 15' between back of sidewalk and proposed ROW line. City will contact Mr. Tim Carter with an estimate for transit shelter FIL by 2/14/2020 so applicant can make decision and document decision by SPR submitta

Stormwater

9. 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).
10. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 understory street trees in in 6 ft. planting area in right-of-way along Fairhill Dr.; along Glenwood Ave. Lot to north: 13 single-stem understory trees and 7 existing trees in 8 - 20 ft. wide planting area in right-of-way and Lot to south: 22 single-stem understory trees 7 - 12 ft. wide planting area in the right-of-way.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. All street lights and street signs required as part of the development approval are installed.



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Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

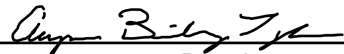
3-Year Expiration Date: April 1, 2023

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

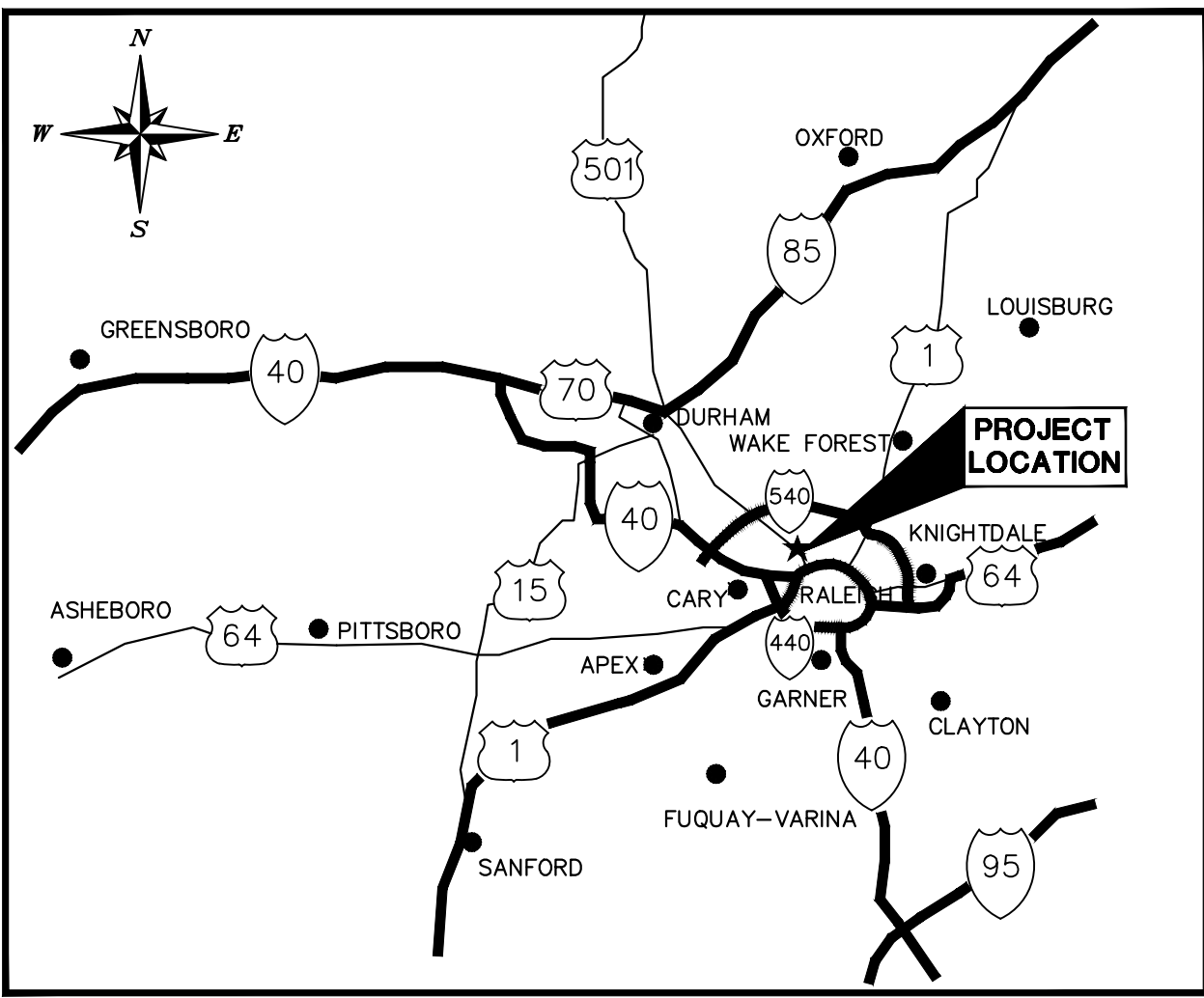
4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 04/01/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

Plotted By: Carter, Tim Sheet: 5715 GLENWOOD AVE APARTMENTS Layout: C0.0 COVER SHEET February 26, 2020 02:58:14pm K:\REAL\LDVA\019308029-novare_glenwood_planning_phase\5715-cd_files\plansheets\SITE PLAN SUBMITTAL SET\C0.0 COVER SHEET.dwg
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PROJECT LOCATION NTS

NOTE:
THE INCLUSION OF ANY GATE TO ANY PARKING AREAS SHOWN ON THIS PLAN SHALL NOT ALTER OR LIMIT THE SHARED PARKING CONTEMPLATED BY THAT CERTAIN LETTER DATED SEPTEMBER 19, 2019 FROM THE CITY OF RALEIGH, AND ANY RESTRICTION ON SUCH SHARED PARKING IMPOSED BY THE PRESENCE OF A GATE WILL NULLIFY SUCH APPROVAL OF THE SHARED PARKING.

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 (V) 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

ADMINISTRATIVE SITE REVIEW 5715 GLENWOOD APARTMENTS

ASR-0070-2019 (ASR)
SUB-0040-2019 (SUBDIVISION)
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

DEVELOPMENT SERVICES

Administrative Site Review Application

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



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 #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision transaction #: SUB-0040-2019	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: 586696	
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #:	
<input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> Civic	Board of Adjustment #: BOA-0017-2019 and A-136-19	
		Zoning Case #:	
		Administrative Alternate #:	
GENERAL INFORMATION			
Development name: 5715 Glenwood Apartments			
Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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, clubhouse (civic building), 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, 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 #: 919-653-2927		Email: chris.bostic@kimley-horn.com	

Page 1 of 2

REVISION 05.01.19

raleighnc.gov

Page 2 of 2

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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-I CONDITIONAL USE.

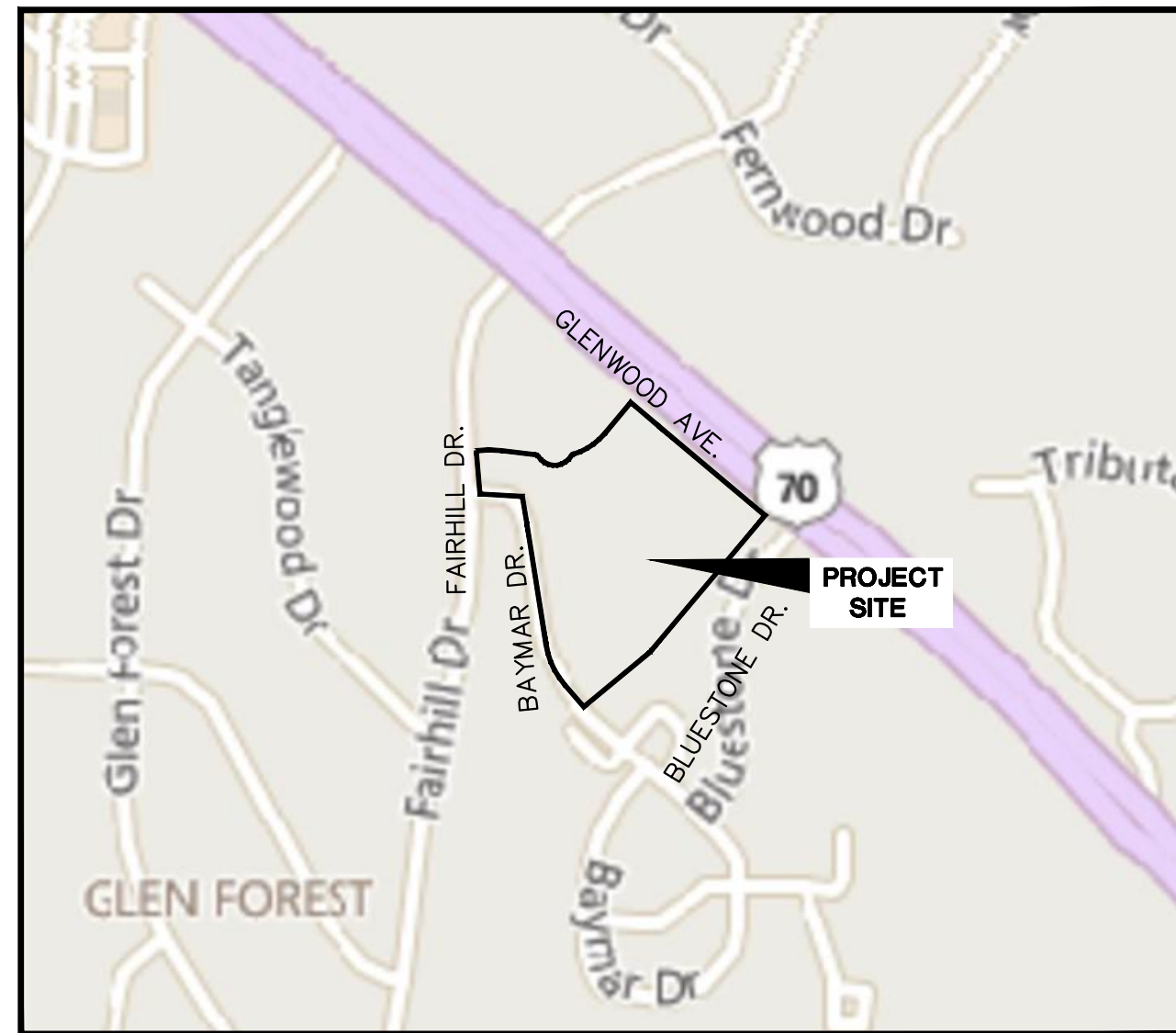
CONDITIONS:

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.

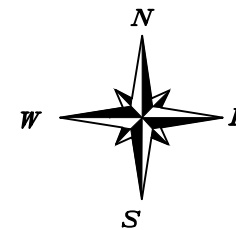
SURVEY NOTE:

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.



VICINITY MAP



SCALE: 1" = 500'

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	UNDERGROUND DETENTION & SAND FILTER DETAILS
L0.1	LANDSCAPE NOTES
L1.0	OVERALL LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
A414-A901	BUILDING ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

5715 GLENWOOD
APARTMENTS
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH

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SEAL:

JOB NUMBER:

SEPTEMBER 20, 2019 019308029

SHEET NUMBER
C0.0

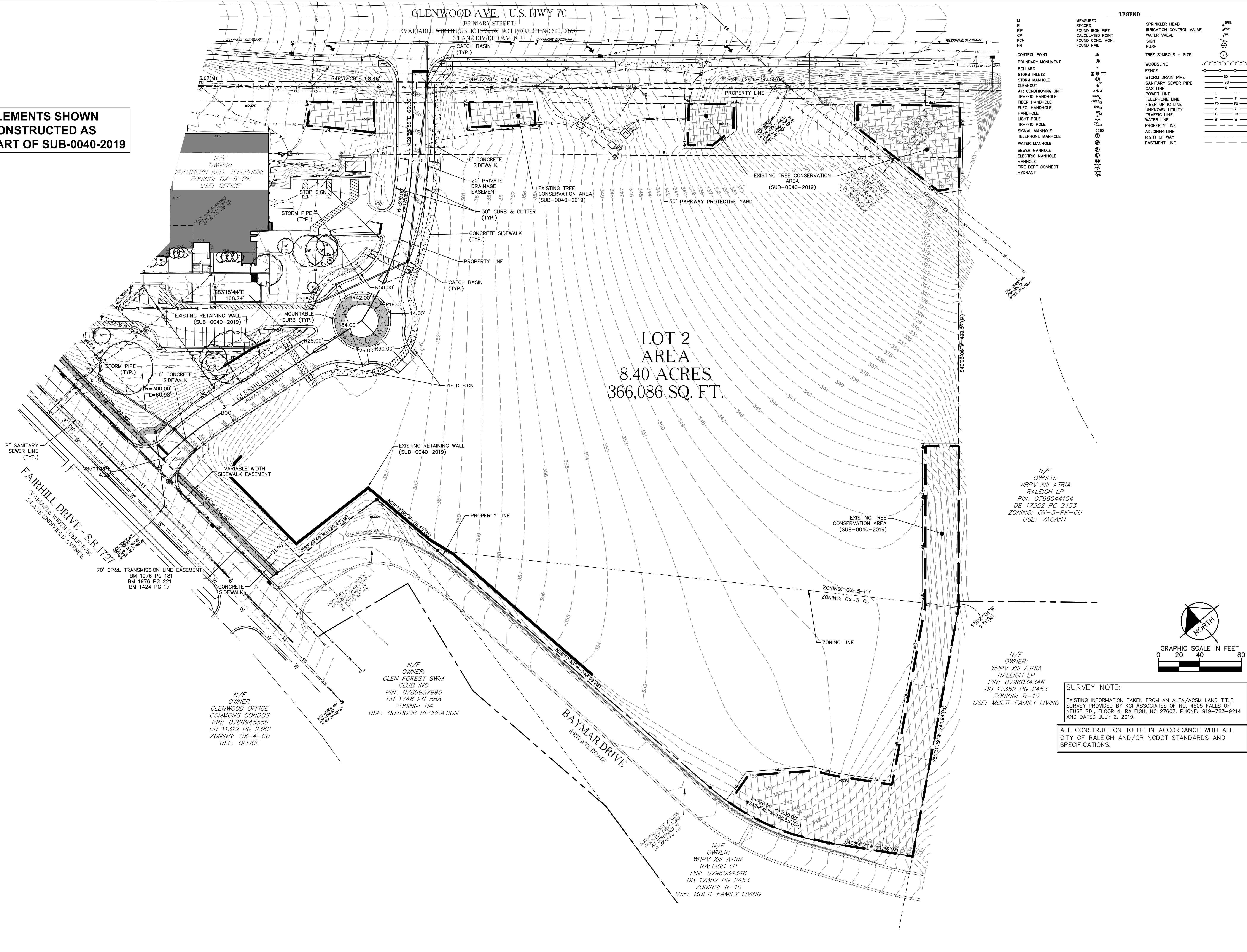
Kimley»Horn

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

KHA PROJECT
019308029
DATE
02/18/2020
SCALE AS SHOWN
DESIGNED BY TRC
DRAWN BY TRC
CHECKED BY COB

Plotted By: Carter, Tim Sheet Set: GLENWOOD AVE. APARTMENTS Layout: C1.0 EXISTING CONDITIONS PLAN February 26, 2020 03:19:43pm K:\REAL-LEADS\019308029-arcovers_glenwood\Planning\phase\p15-cod_files\plansheets\SITE PLAN SUBMITTAL SET\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg
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ELEMENTS SHOWN
CONSTRUCTED AS
PART OF SUB-0040-2019



5715 GLENWOOD APARTMENTS
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH

SHEET NUMBER
C1.0

EXISTING
CONDITIONS PLAN

NC

KHA PROJECT
019308029

DATE
02/18/2020

SCALE AS SHOWN
DESIGNED BY TRC

DRAWN BY TRC

CHECKED BY COB

PRELIMINARY
NOT FOR CONSTRUCTION

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PHONE: 919-677-2000 FAX: 919-677-2050
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#F-0102

Kimley»Horn

CITY COMMENTS
02/26/20 TRC
CITY COMMENTS
02/11/20 TRC
CITY COMMENTS
12/27/19 TRC
CITY COMMENTS
11/18/19 TRC

REVISIONS
No.

DATE
BY

NOTE: THE CLUBHOUSE IS A CIVIC BUILDING TYPE.

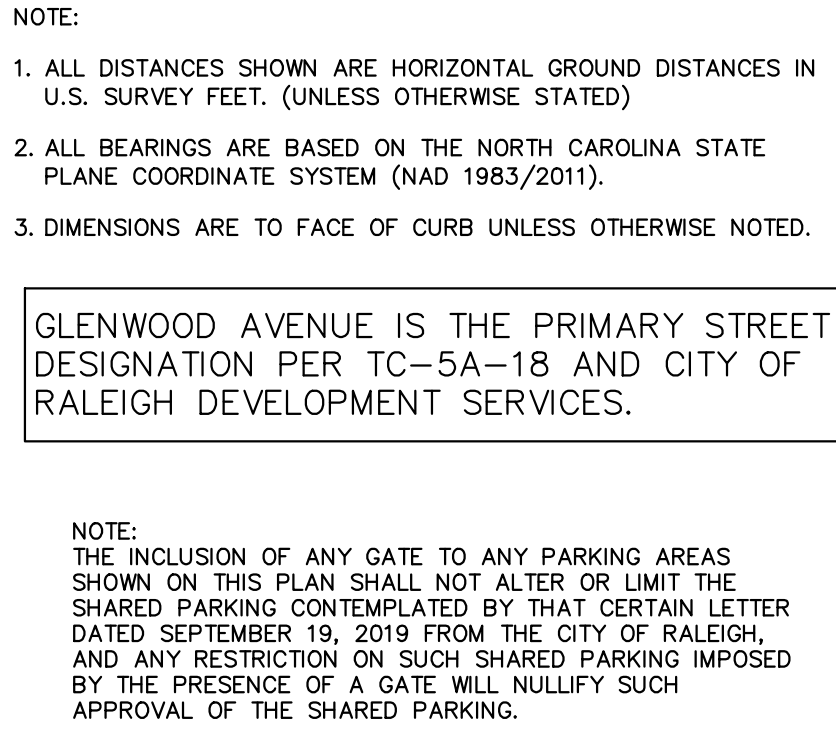
CLUBHOUSE USES: OFFICE AND LEASING, MAIL/PACKAGE ROOM, KITCHEN AND LOUNGE AREA, AND FITNESS AND YOGA ROOM.

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	

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.

GLENWOOD DR: REQUIRED: 10'-55' = 70% PROVIDED: N/A - BOA-0017-2019	
FLOOR HEIGHT:	
REQUIRED: 2' ABOVE CURB PROVIDED: 2'	



KEY NOTE:

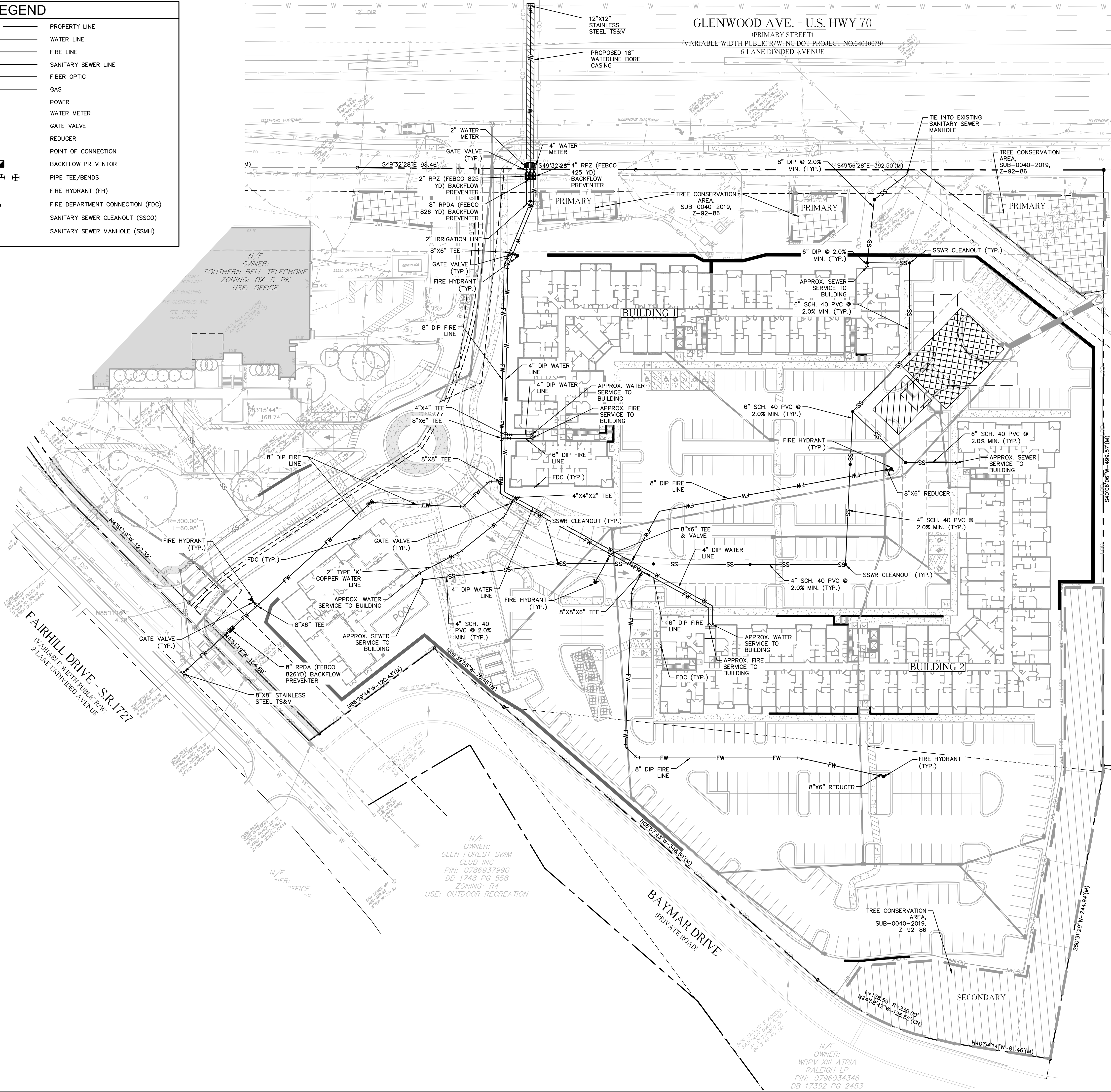
ING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE
PROVIDED BY KCI ASSOCIATES OF NC, 4505 FALLS OF
RD., FLOOR 4, RALEIGH, NC 27607. PHONE: 919-783-92
DATED JULY 2, 2019.

INSTRUCTION TO BE IN ACCORDANCE WITH ALL
OF RALEIGH AND/OR NCDOT STANDARDS AND
REGULATIONS.

Kimley»»Horn
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 PHONE: 919-677-2000 FAX: 919-677-2050
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 #--0102

Plotted By: Carter, Tim Sheet Set: GLENWOOD AVE. APARTMENTS Layout: C4.0 PRELIMINARY UTILITY PLAN February 26, 2020 02:59:23pm K:\RAL-IDEV\019308029-novare_glenwood\Planning\phase\p15-cod files\plansheets\SITE PLAN SUBMITTAL SET\C4.0 PRELIMINARY UTILITY PLAN.dwg This document, together with the concepts and designs presented herein, 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.

UTILITY LEGEND	
---	PROPERTY LINE
W	WATER LINE
FW	FIRE LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC
G	GAS
P	POWER
M	WATER METER
X	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):**
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
 - 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 ABOVEGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
 - 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.
 - CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
 - 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
 - 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.
 - INSTALL 2" PE AND 4" DIP WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2X2' 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.
 - 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.
 - 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.
 - 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.
 - NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
 - 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.
 - 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.

N/F OWNER:
WRPV XIII ATRIA
RALEIGH LP
PIN: 0796044104
DB 17352 PG 2453
ZONING: OX-3-PK-CU
USE: VACANT

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.

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

N/F OWNER:
WRPV XIII ATR
RALEIGH LF
PIN: 0796034
DB 17352 PG
ZONING: OX-3-PK-CU
USE: MULTI-FAM.

KHA PROJECT 019308029	DATE 02/18/2020	SCALE AS SHOWN	DESIGNED BY TRC	DRAWN BY TRC	CHECKED BY COB	CITY COMMENTS 02/26/20 TRC	CITY COMMENTS 02/11/20 TRC	CITY COMMENTS 12/27/19 TRC	CITY COMMENTS 11/18/19 TRC	REVISIONS No.	BY	DATE

Kimley»Horn

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

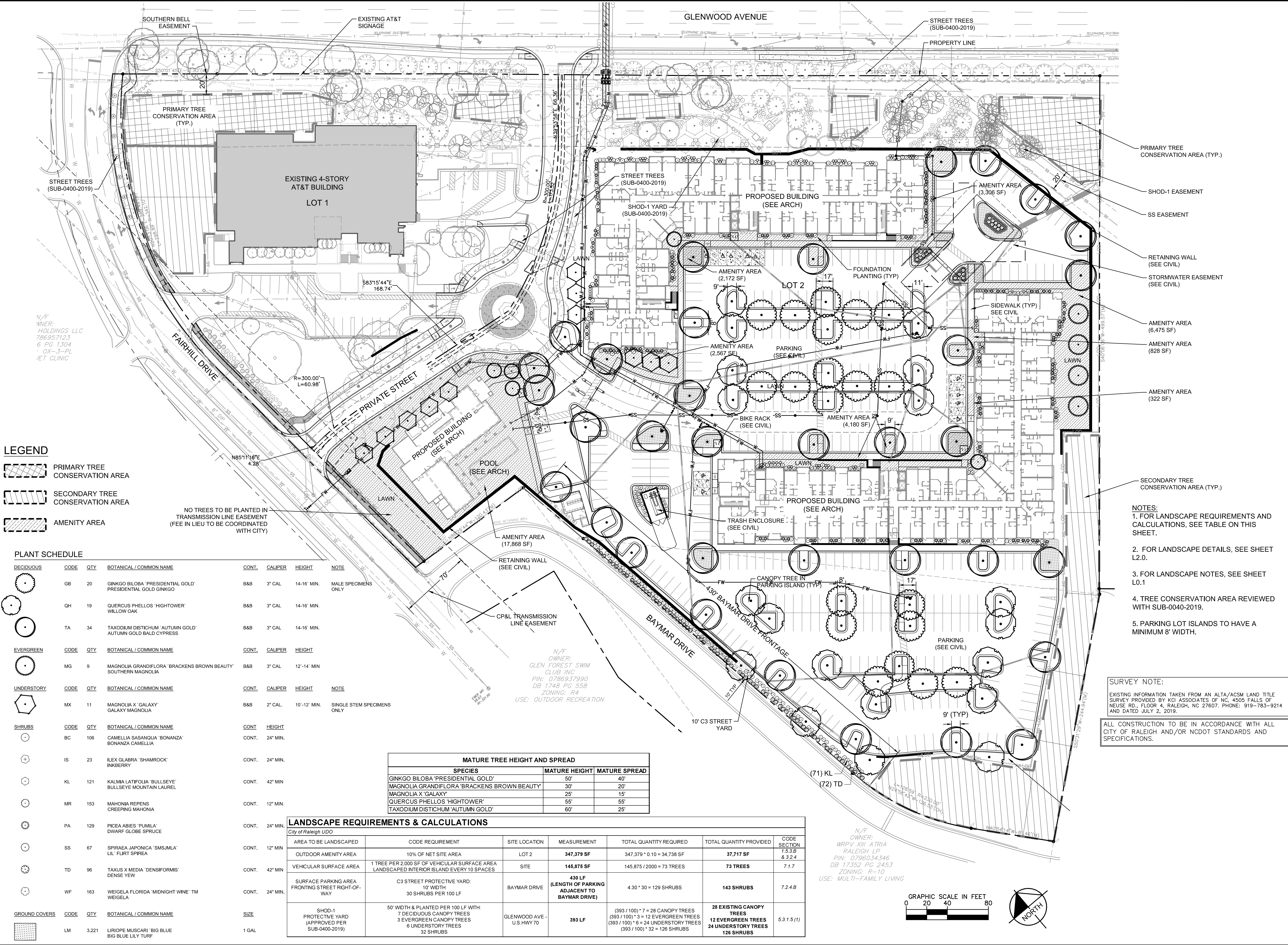
PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY UTILITY PLAN

5715 GLENWOOD APARTMENTS
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH NC

SHEET NUMBER
C4.0

Plotted By: Carter, Tm. Sheet: 5715 GLENWOOD AVE. APARTMENTS. Layout: L1.0 OVERALL LANDSCAPE PLAN. February 26, 2020. 02:59:44pm. K:\BAL-IDEV\019308029_novore_glenwood\planning_photos\15-cd_files\plansheets\SITE PLAN SUBMITTAL SET\L1.0 OVERALL LANDSCAPE PLAN.dwg. This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.



5715 GLENWOOD APARTMENTS

PREPARED FOR

NGI ACQUISITIONS, LLC

RALEIGH

OVERALL LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

KIMLEY-HORN

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WWW.KIMLEY-HORN.COM
#F-0102

CITY COMMENTS

02/26/2020 TRC

CITY COMMENTS

02/11/2020 TRC

CITY COMMENTS

12/27/19 TRC

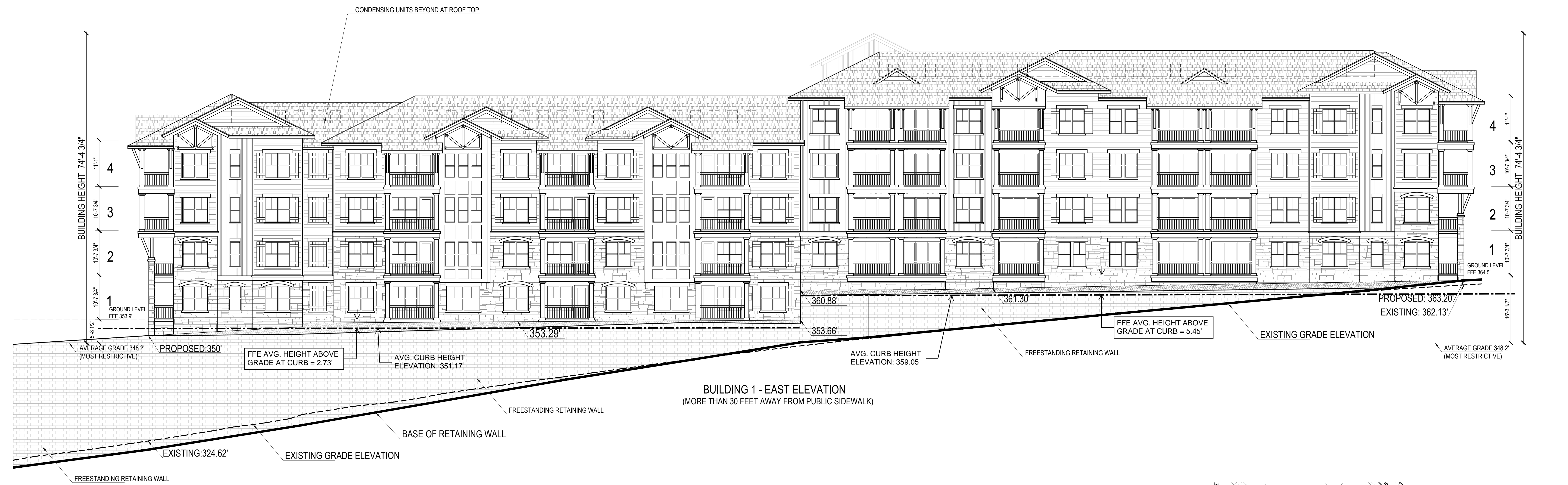
CITY COMMENTS

11/18/19 TRC

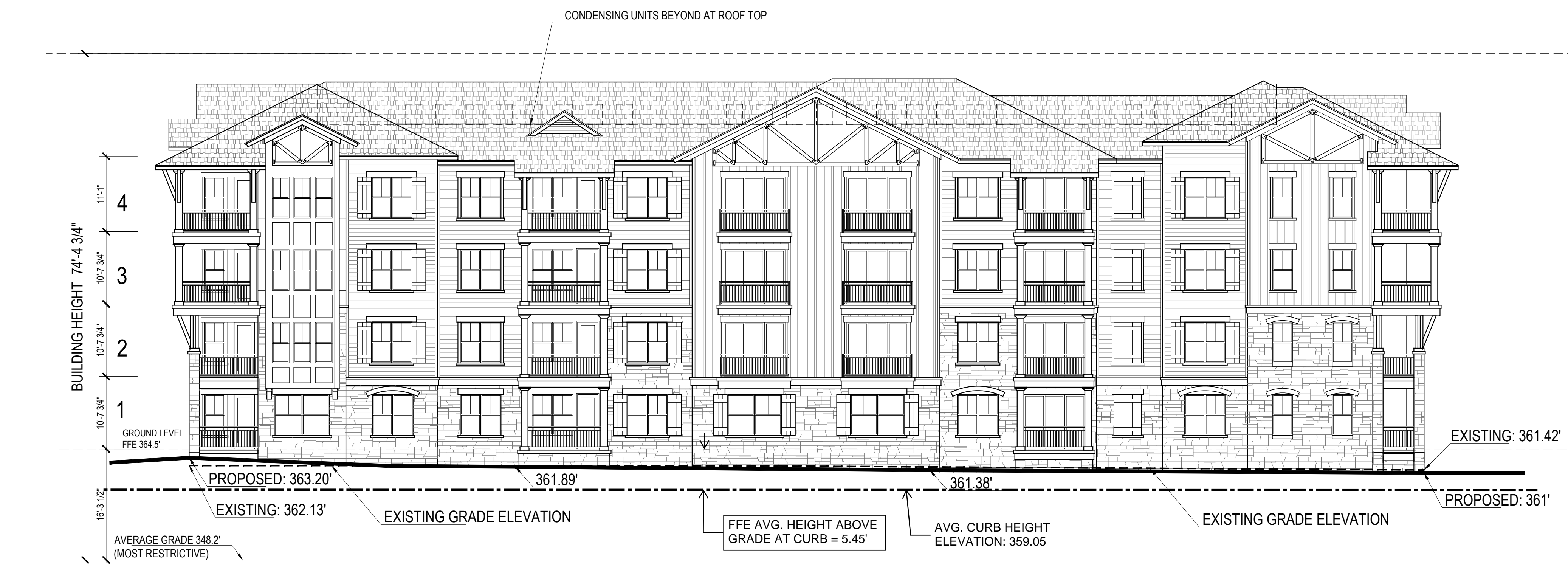
REVISIONS

NO.

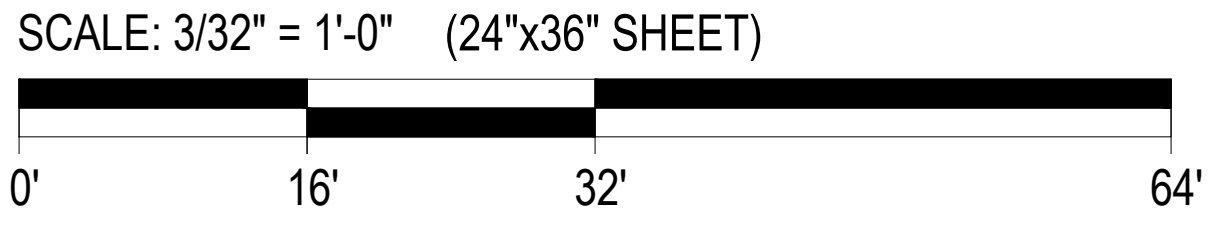
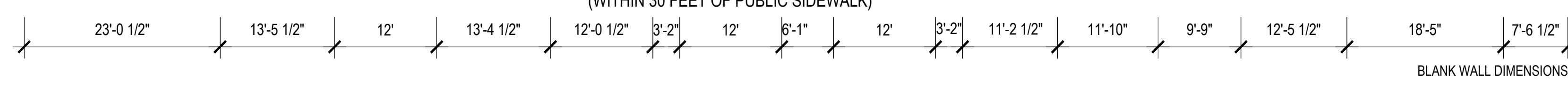
DATE



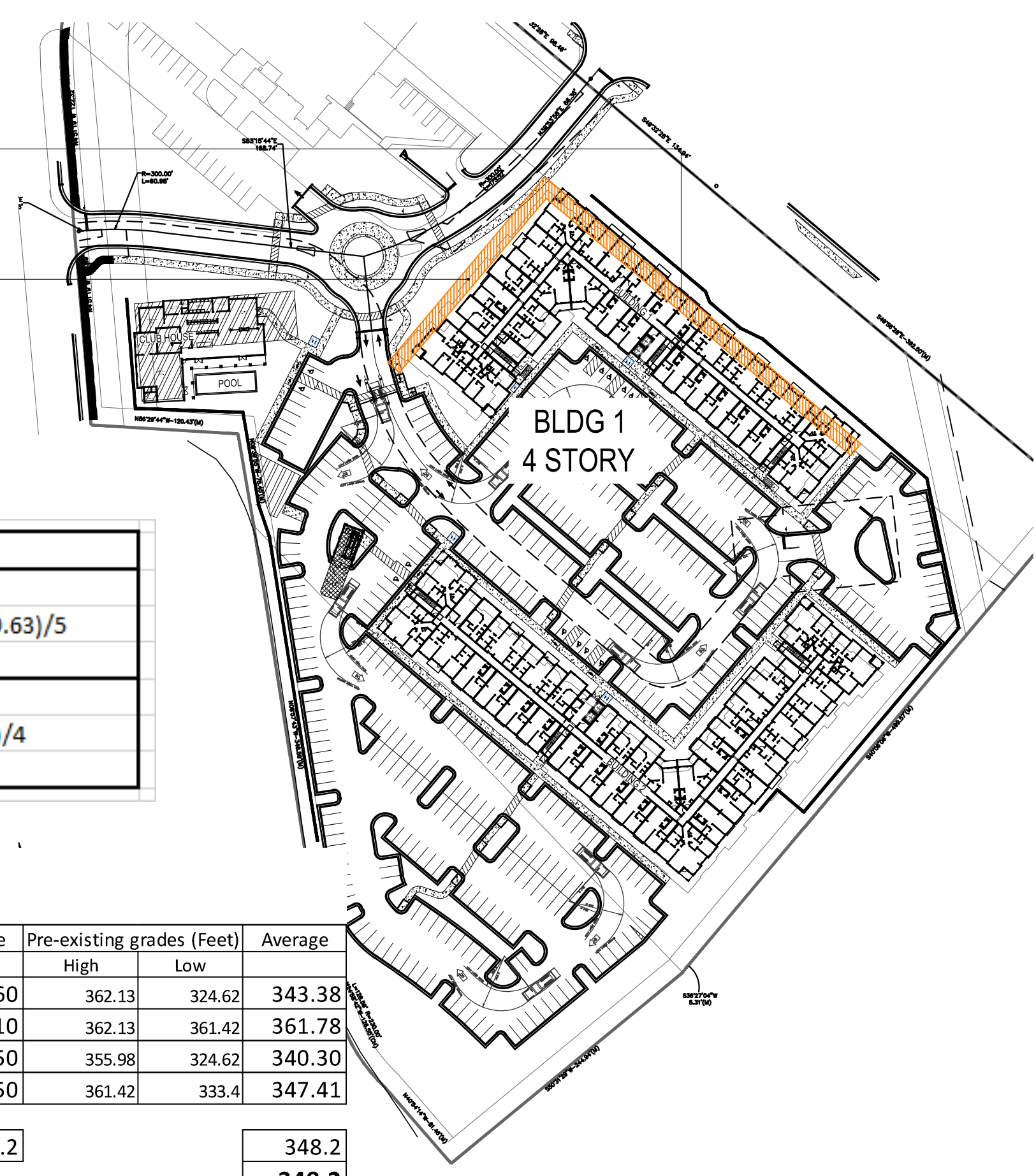
BUILDING 1 - EAST ELEVATION
(MORE THAN 30 FEET AWAY FROM PUBLIC SIDEWALK)



BUILDING 1 - NORTH ELEVATION
(WITHIN 30 FEET OF PUBLIC SIDEWALK)



EAST ELEVATION
NORTH ELEVATION

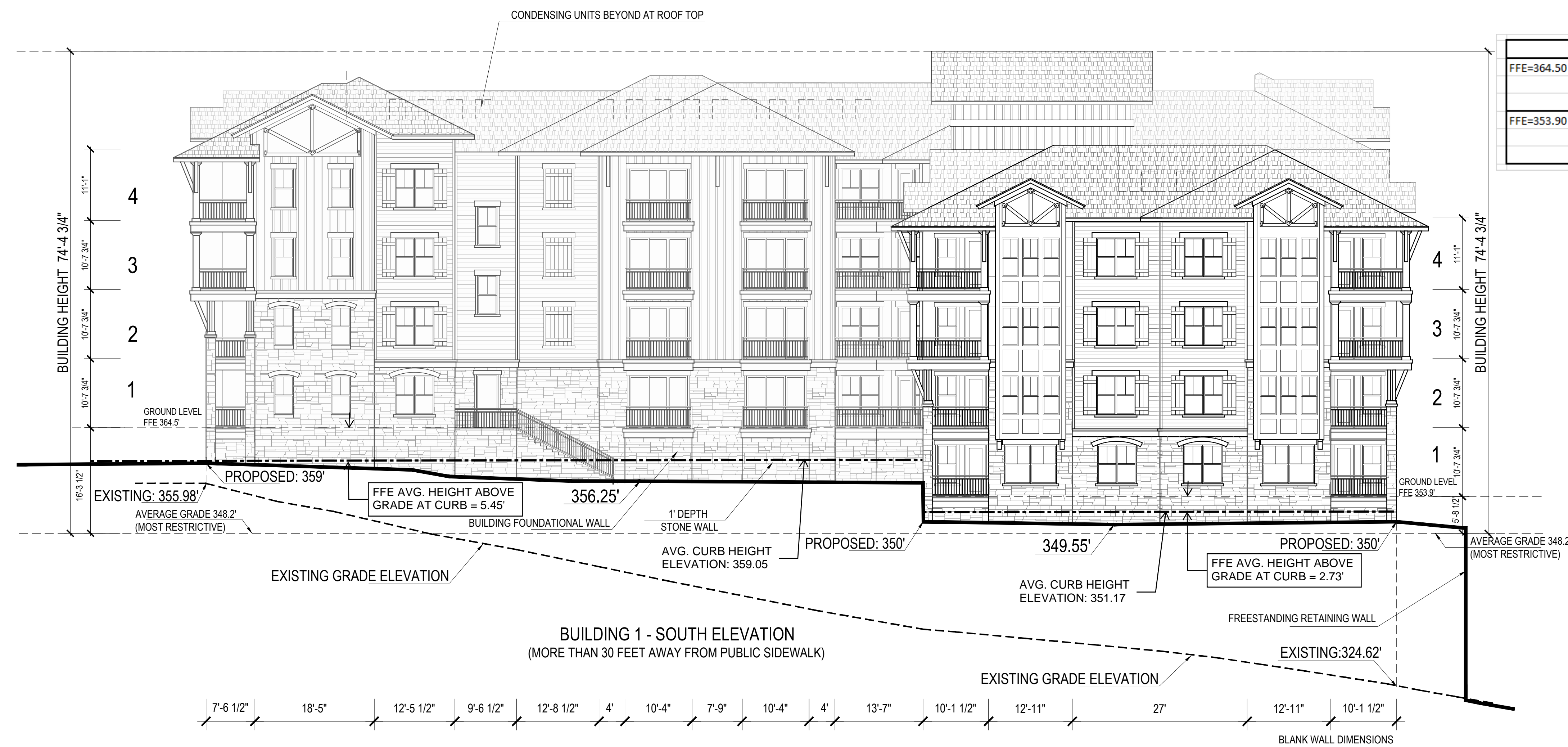


Building 1 - Average Curb Line Elevation				
FFE=364.50	$(354.30+358.40+361.91+361.04+359.63)/5$			
	=359.05			
FFE=353.90	$(354.30+352.77+349.01+348.61)/4$			
	=351.17			

AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT
Building 1

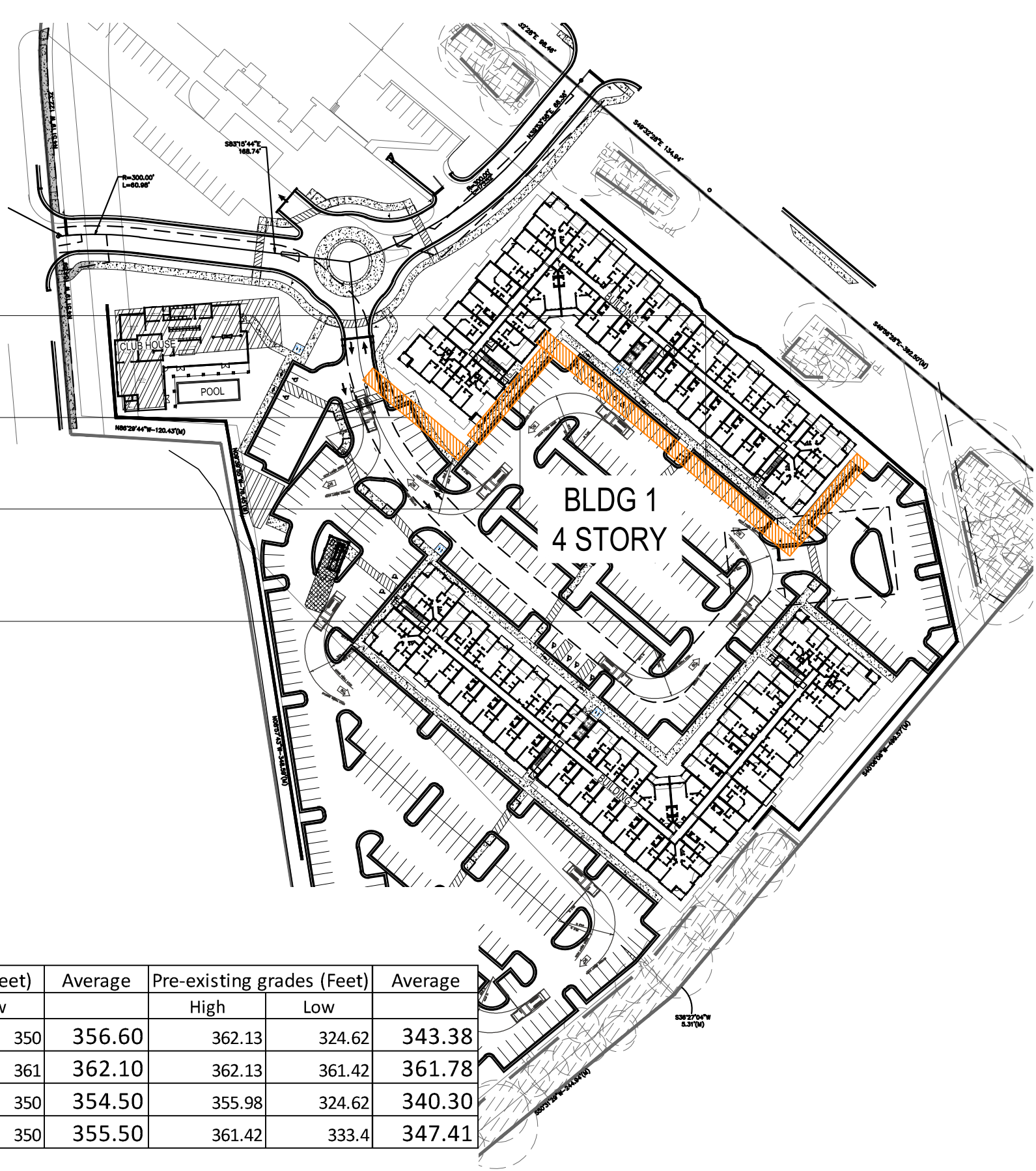
Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
East	363.2	350	356.60	362.13	324.62	343.38
North	363.2	361	362.10	362.13	361.42	361.78
South	359	350	354.50	355.98	324.62	340.30
West	361	350	355.50	361.42	333.4	347.41

AVERAGE GRADE BLDG 1	357.2	348.2
MOST RESTRICTIVE AVERAGE GRADE		348.2

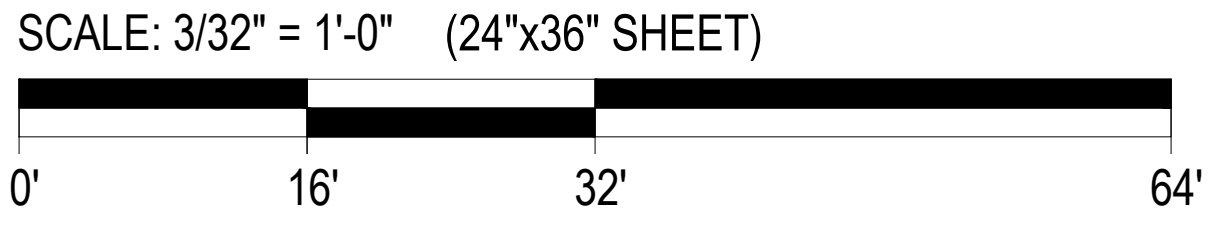


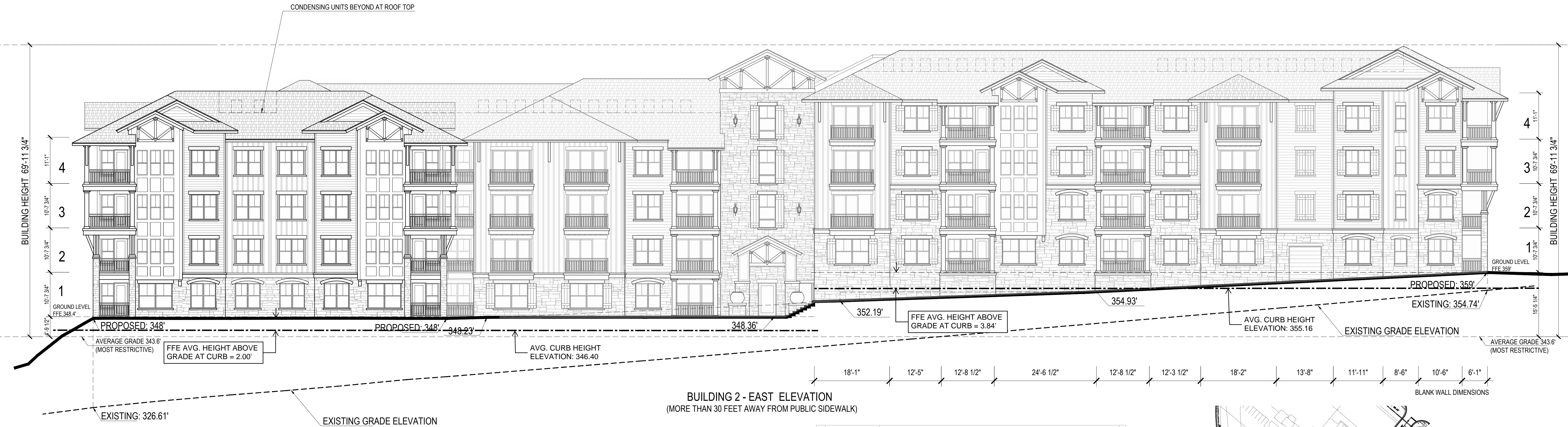
Building 1 - Average Curb Line Elevation	
FFE=364.50	
$(354.30+358.40+361.91+361.04+359.63)/5$	
=359.05	
FFE=353.90	
$(354.30+352.77+349.01+348.61)/4$	
=351.17	

- WEST ELEVATION
- WEST ELEVATION
- SOUTH ELEVATION
- SOUTH ELEVATION

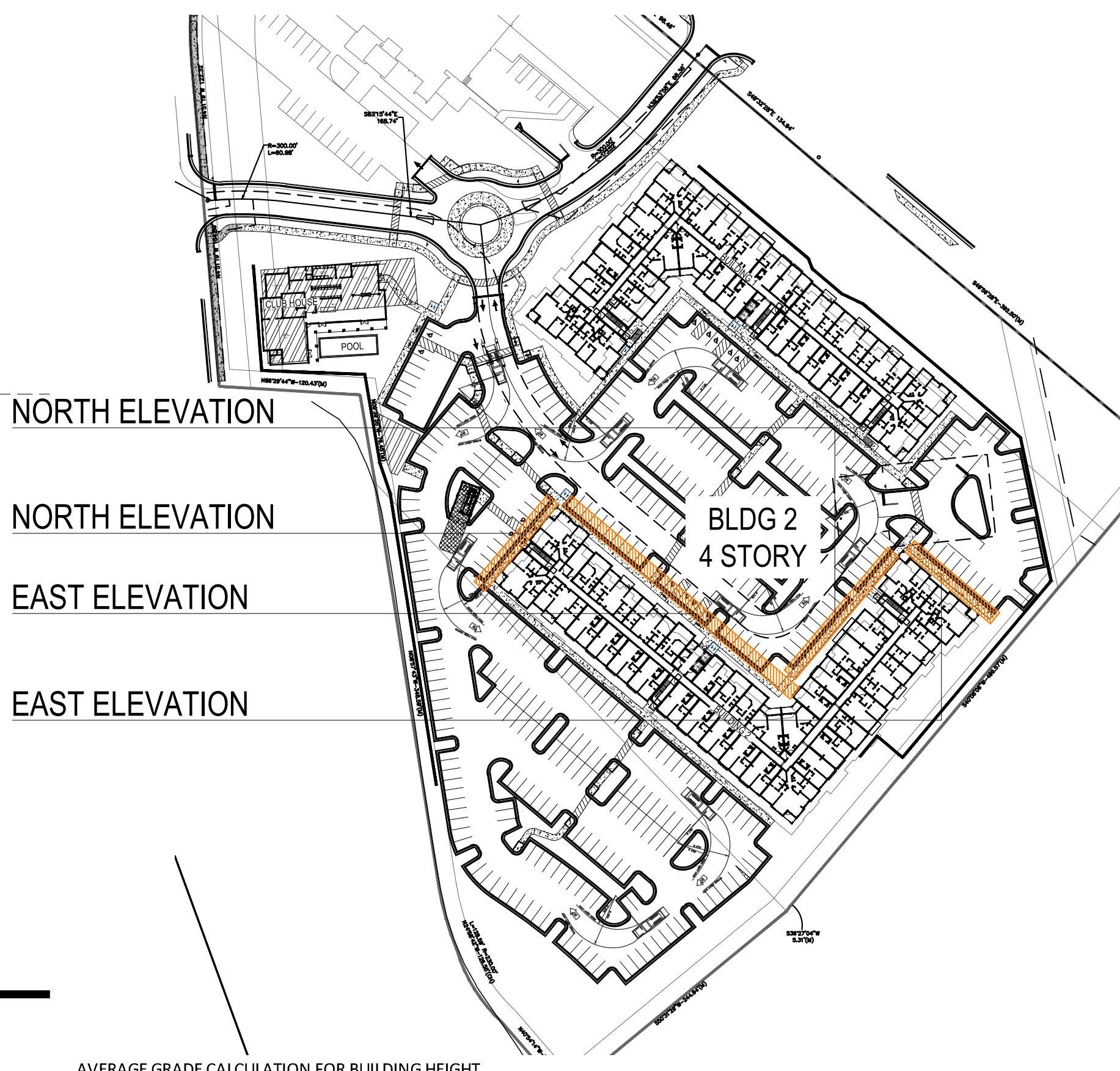
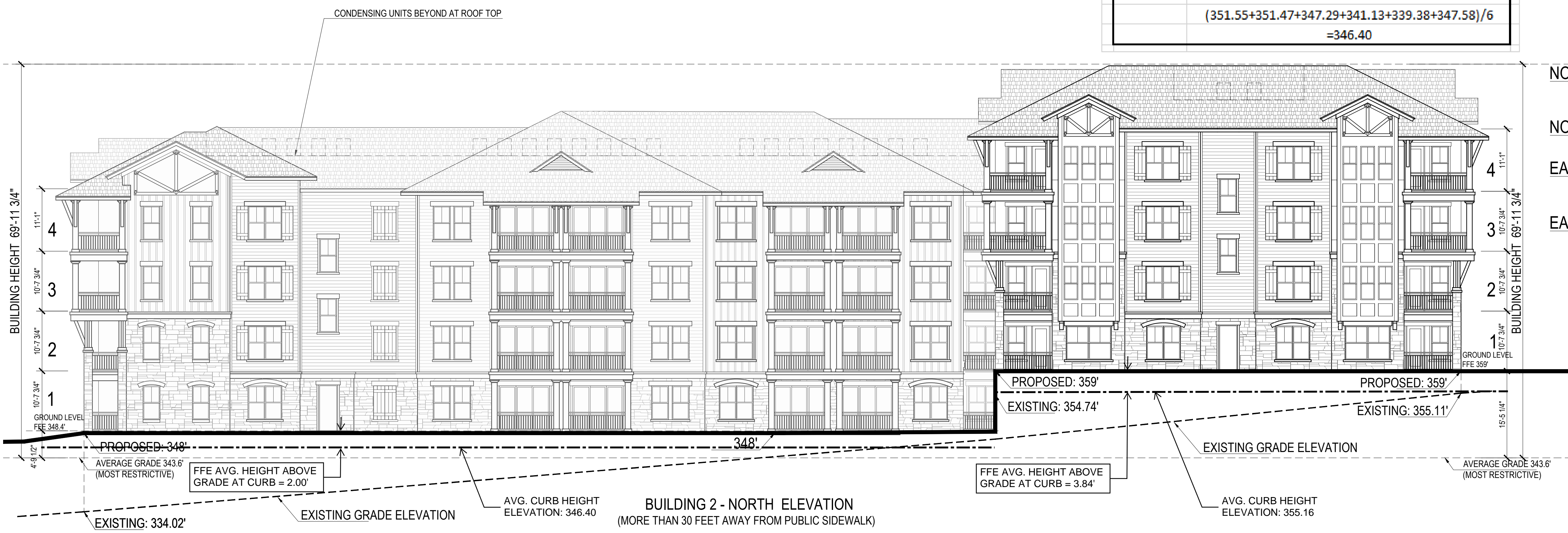


AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT						
Building 1						
Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
East	363.2	350	356.60	362.13	324.62	343.38
North	363.2	361	362.10	362.13	361.42	361.78
South	359	350	354.50	355.98	324.62	340.30
West	361	350	355.50	361.42	333.4	347.41
AVERAGE GRADE BLDG 1			357.2	348.2		
MOST RESTRICTIVE AVERAGE GRADE				348.2		





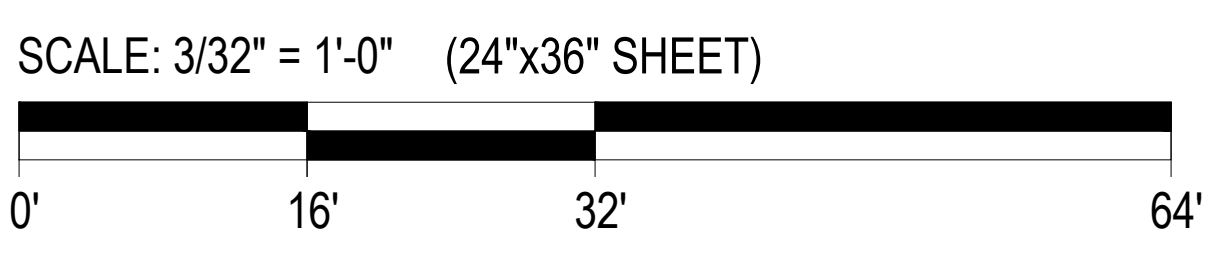
Building 2 - Average Curb Line Elevation	
FFE=359.00	$(358.86+358.77+351.55+351.47)/4$ =355.16
FFE=348.40	$(351.55+351.47+347.29+341.13+339.38+347.58)/6$ =346.40



AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT
Building 2

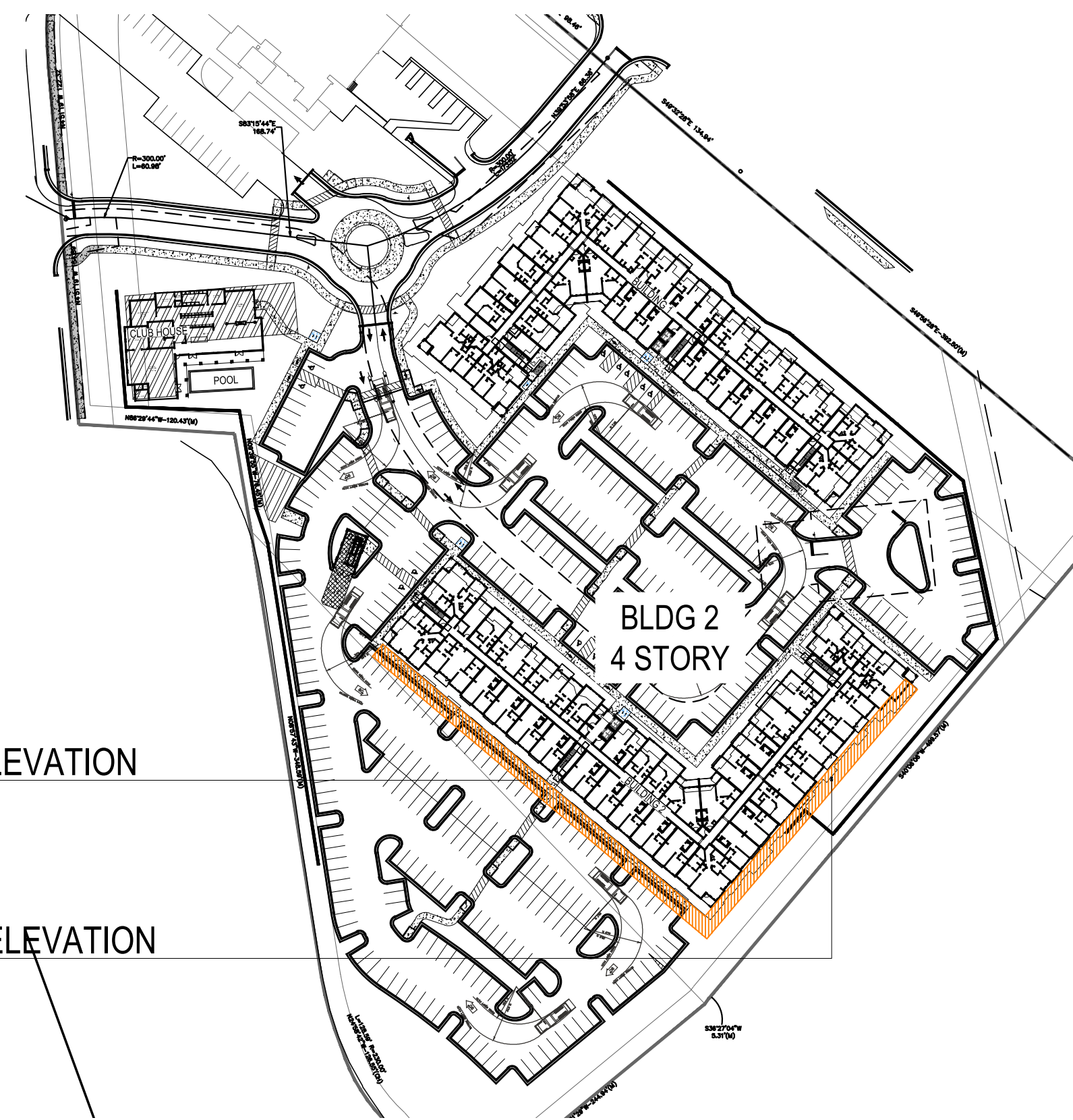
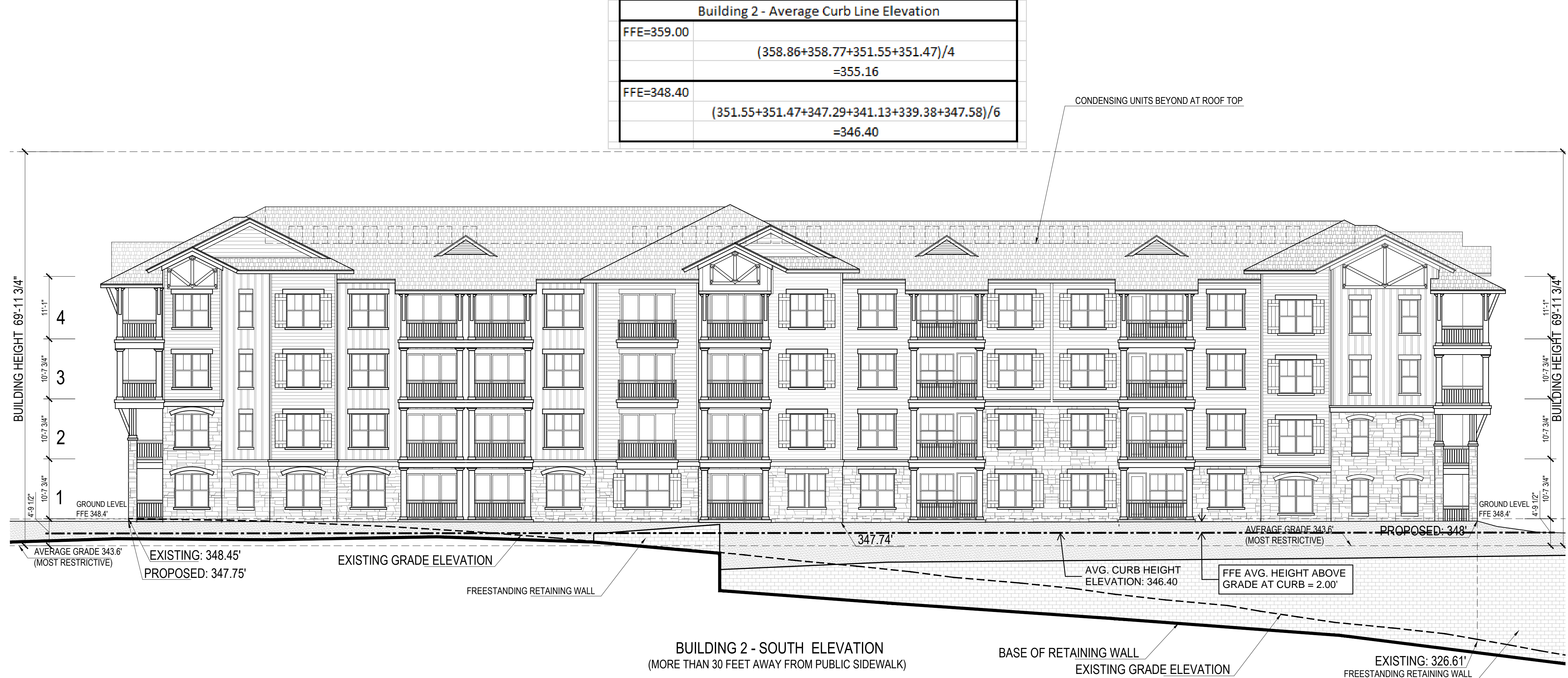
Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
East	359	348	353.50	354.74	326.61	340.68
North	359	348	353.50	355.11	334.02	344.57
South	348	347.75	347.88	348.45	326.61	337.53
West	359	347.75	353.38	355.11	348.45	351.78

AVERAGE GRADE BLDG 2	352.1	343.6
MOST RESTRICTIVE AVERAGE GRADE		343.6





Building 2 - Average Curb Line Elevation	
FFE=359.00	
$(358.86+358.77+351.55+351.47)/4$	
=355.16	
FFE=348.40	
$(351.55+351.47+347.29+341.13+339.38+347.58)/6$	
=346.40	

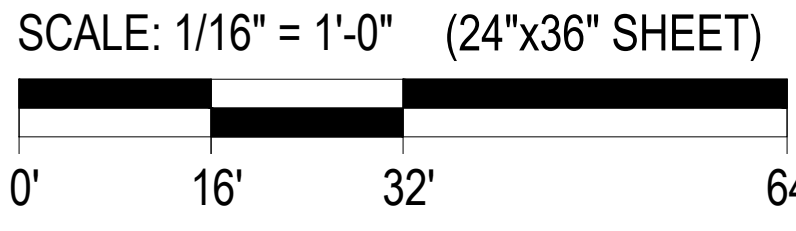


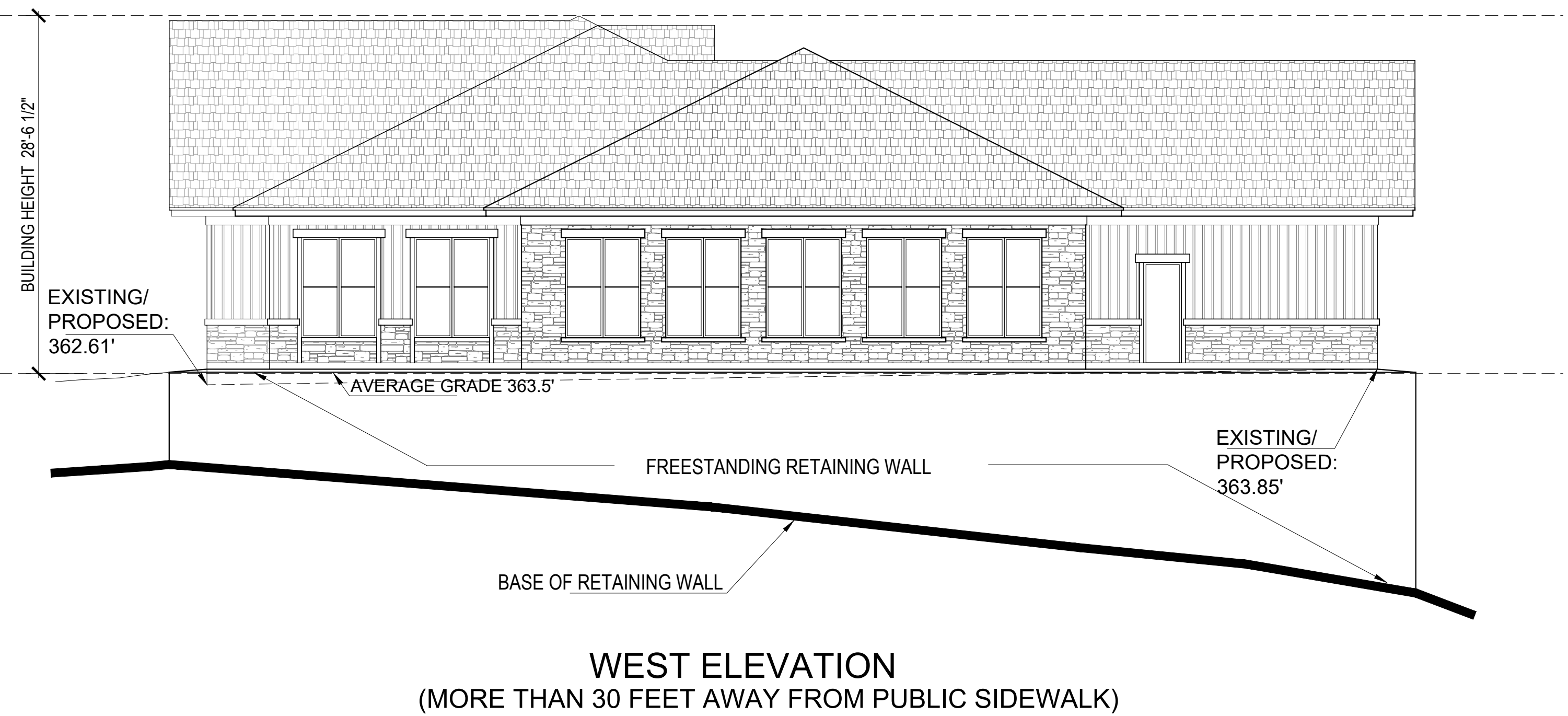
WEST ELEVATION

SOUTH ELEVATION

AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT
Building 2

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
East	359	348	353.50	354.74	326.61	340.68
North	359	348	353.50	355.11	334.02	344.57
South	348	347.75	347.88	348.45	326.61	337.53
West	359	347.75	353.38	355.11	348.45	351.78
AVERAGE GRADE BLDG 2			352.1			343.6
MOST RESTRICTIVE AVERAGE GRADE						343.6





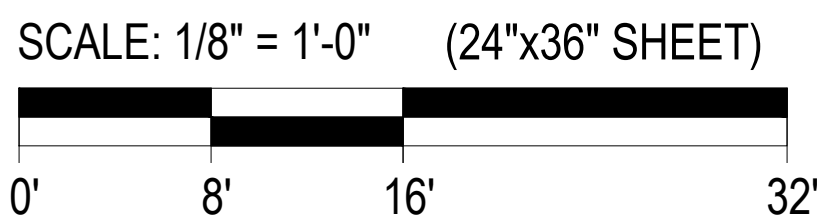
AVERAGE GRADE CALCULATION FOR BUILDING HEIGHT
Clubhouse

Elevation	Proposed grades (Feet)		Average	Pre-existing grades (Feet)		Average
	High	Low		High	Low	
North	363.85	362.61	363.23	363.85	362.61	363.23
West	363.85	362.61	363.23	363.85	362.61	363.23
East	363.85	363.85	363.85	363.85	363.7	363.775
South	363.85	363.85	363.85	363.85	363.7	363.775

AVERAGE GRADE FOR BUILDING HEIGHT
MOST RESTRICTIVE AVERAGE GRADE

363.54

363.50
363.50



NORTH ELEVATION

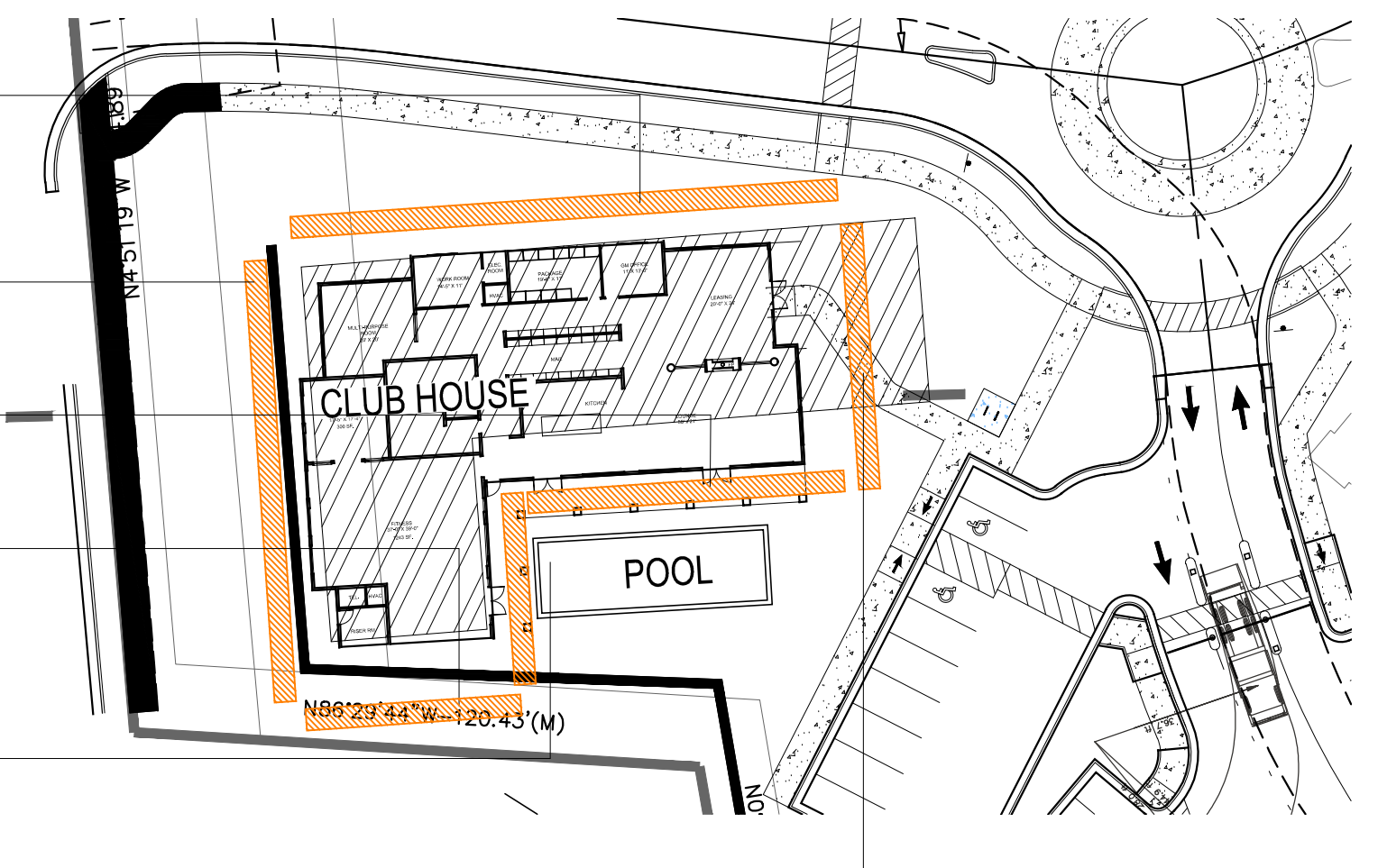
WEST ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

EAST ELEVATION



A803