

Administrative Approval Action

Case File / Name: ASR-0094-2022 DSLC - VELA LONGVIEW APARTMENTS City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located southwest of the intersection of E. Morgan Street and

N. Person Street and is addressed 220 E. Morgan Street.

REQUEST: Development of a 30-story mixed-use building of 524,568 square feet to include

multi-family residential, ground story retail, a parking deck and associated

infrastructure on .77 acres zoned DX-40-UG-CU.

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 April 26, 2023 by

Kimley-Horn and Associates.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. A table and demonstrative to detail the allocation of the required linear feet of seating for each amenity area by seating type, seat length, and location (UD0 1.5.3.C.3).

Engineering

- Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
- 3. An encroachment submittal for egress doors protruding into ROW on Person & Morgan Street within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Public Utilities

4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.



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5. incorporate all remaining ASR utility recommendations into SPR design

Stormwater

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

Urban Forestry

9. A tree impact permit must be obtained for the installation and inspection of tree protection fence to protect 7 existing street trees to remain and for the removal of 14 existing street trees prior to issuance of a demolition permit or grading permit, whichever comes first.

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

7	Other Requirements	[V	Sidewalk Deed of Easement Required
	' '			•

☑ <u>RECORDED MAP(S)</u> - 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 "Bus Drop Off Easement" for use by Marbles will be located on site within proposed drive aisle & parking spaces.

Engineering

2. A sidewalk 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



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3. 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.

☑ <u>BUILDING PERMITS</u> - 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

- 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.
- 2. A fee-in-lieu for full build transit shelter shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

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).
- 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).
- 6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
- 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

8. A public infrastructure surety for 17 street trees in tree grates 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.



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Case File / Name: ASR-0094-2022 **DSLC - VELA LONGVIEW APARTMENTS**

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

9. A tree impact permit must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 8 street trees in tree grates along E. Morgan Street and 9 street trees in tree grates along S. Person Street for a total of 17 street trees in tree grates.

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.
- Final inspection of all rights-of-way street trees by Urban Forestry Staff.

Stormwater

- 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:

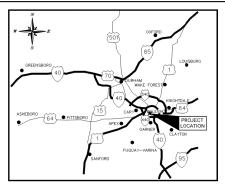
3-Year Expiration Date: May 10, 2026

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.

I hereby certify this	administrative decision.		
Signed:	Daniel L Stegall	Date:	05/10/2023
	Development Services Dir/Designee		
Staff Coordinator:	Rachel Smith		



PROJECT LOCATION

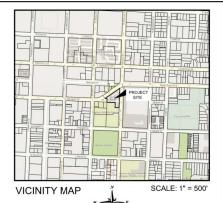
ASR SUBMITTAL FOR

VELA LONGVIEW APARTMENTS

ASR-0094-2022

SCOPE-0096-2022 **ZONING #Z-23-20**

222 EAST MORGAN STREET RALEIGH, NORTH CAROLINA 27601 A DEVELOPMENT BY: VELA DEVELOPMENT PARTNERS, LLC C/O POST ROAD GROUP LP 2 LANDMARK SQUARE, SUITE 207 STAMFORD, CT 06901



. THIS SITE WILL BE EXEMPT FROM BLOCK PERIMETER REQUIREMENT PER UDO 8.3.2.A.2.b (TC-6-19). SITE LIGHTING WILL BE PROVICED AT SPR

THE STATE OF THE STANDARD OF T

Sheet List Table

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

SOLID WASTE SERVICES NOTE: DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENT SET FORTH IN THE SOUD WASTE DESIGN MANUAL

- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. BASED ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 3720170300K DATED 7/19/2022.

TRAFFIC CONTROL AND PEDESTRIAN PLAN (TOPED) NOTES:

PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LAME, OR SIDEWARK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES, PLEASE DIRECT ANY OLSTIONED TO MINISTRATION OF ANY SERVICES, PLEASE UNEXT ANY OLSTIONED TO MINISTRATION OF ANY OLSTIONED TO MINISTRATION OF ANY OLSTIONED TO MINISTRATION.

A PREMIT REQUEST WITH A TOPED PLAN SHALL BE SUBMITTED TO DEVELOPMENT PORTAL.

PRIOR TO THE STRAT OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PROBLEMENT OF THE APPROVED COORDINATOR TO REVEW THE SPECIFIC COMPONENTS OF THE APPROVED ALL TOPED PLANS SHALL LOCAL, STREE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO.

MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD);

• MANUAL ON UNE'DRU TRAFFIC CONTROL (MUTCD):

• PUBLIC RIGHTS——WAY ACCESSBULTY GUIDELINES (PROWAG):

• AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;

• ARLEICH STREET DESIGN MANUAL (RSDM).

ALL PUBLIC SIDEWALKS WUST BE ACCESSBUE TO PEDESTRIANS WHO ARE

KUNALLY MARIEC AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING

AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE

REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY

ACCESSBUELT GUIDELINES (PROWAG). THE ADA STANDARDS FOR

ACCESSBUELT DESIGN AND THE MANUAL ON UNFORTH TRAFFIC CONTROL

DEVICES (MUTCD).
ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

PROJECT OWNER AND CONSULTANT

VELA DEVELOPMENT PARTNERS, LLC
CIO POST ROAD GROUP LP
2 LANDMARK SCULARE, SUITE 207
STAME-ORD, CT 06801
ATTN.: TOM EVAN, REVIN DAVIS, TAYLOR GRAY
tgray@vialedv.com

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 677-2197 ATTN.: TIM CARTER tim.carter@kimley-horn.com

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE ST., SUITE 600 RALEIGH, NORTH CAROLINA 27601 PHONE: (919) 678-4170 ATTN.: MATT GROSS, PLA matt.gross@kimley-horn.cor

DRAPER ADEN ASSOCIATES 114 EDINBURGH SOUTH DRIVE, SUITE 200 CARY, NC 27511 PHONE: (919) 827-0864 ATTN.: ULJAS A. MURPHY, PLS

Administrative Site Re	view A	pplication	
tanning and Dovelopment Customer Service Center • C	lee Exchange Plaz	a, Suite 400 Raleigh, NC 27601 919-966-2500	Raleigh
This form is required when submitting site pla 0.2.8. Please check the appropriate building	ns as referenc types and incl	ed in Unified Development Ordinance (UDO ude the plan checklist document when subn) Section nitting.
Office Use Only: Case #:		Planner (print):	<u> </u>
Please review UDO Section 10.2.8. as ameno essistance determining a Site Plan Tier is nee emit and <u>Development Portal</u> . (Note: There	ded a Site Pla	n Tier Verification request can be submitted	an tier. f online via the
Site Plan Tier: Tier Two Site Plan	Tier Three S	ite Plan 🗸	
Building Type	X 52 10	Site Transaction History	10.00
Detached	General	Subdivision case #:	_
Attached	Mixed use	Scoping/sketch plan case #: 500pe-0096-2022	
님 '''''''	=	Certificate of Appropriateness #:	
Apartment	= '	Board of Adjustment #: Zoning Case #:	
Townhouse	Civic	Administrative Alternate #:	
	GENERAL IN	FORMATION	V 1021 13 W
Development name: VeLa Longview Apartm		CHIRCION CONTRACTOR CO	F W. L
Inside City limits? Yes V No	enta		
Property address(es): 222E Morga	in Street		
Site P.I.N.(s): 1703881970			
Please describe the scope of work. Include a	any additions	evogneions and change of use	
Project includes the demolition of an ex- includes the construction of a proposed story retail, and associated infrastructu	isting parkin I multi-family	g lot and associated infrastructure. The	e project also k, ground
Current Property Owner/Developer Contact NOTE: please attach purchase agreemen)
Company: 220 E Morgan Street Owner LL	.c	Title: Authorized Signatory	
Address: 2 Landmark Square, Suite 207, Stan			
Phone #: 203-518-8470	Email: tgray(@veladev.com, kdavis@postroadgroup.e	com
Applicant Name: Tim Carter, PE			
Company: Kimley-Horn and Associates, LLC	Address: 421	Fayetteville St, Suite 600, Raleigh, NC 2760	1
	Phone #:919-677-2197 Email: tim.carter@kimley-hom.com		

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res, please provide: uvial soils: ood study: MA Map Panel #:	
use River Buffer Yes No W	etlands Yes No V
	tal # of hotel units: 0
of hedroom units: 1br 232 2br 121 3br 5	4br or more
of lots:1 Is	your project a cottage court? Yes No ✓
SIGNATURE BL filing this plan as the property owner(s), I/we do hereby agre	
ecutors, administrators, successors, and assigns jointly and dedications as shown on this proposed development plan as	severally to construct all improvements and make approved by the City of Raleigh.
ereby designate ^{(Neiley Hon and Associate, Inc.} s application, to receive and response to administrative com- present me in any public meeting regarding this application.	
re have read, acknowledge, and affirm that this project is con thithe proposed development use. I acknowledge that this ap bmittal policy, which affires applications will expire after 180	plication is subject to the filing calendar and days of inactivity.
gnature:	Date: 9/30/2022
inted Name: Kevin Davis	

4br or more				
s your project a cottage court? Yes No 🗹	Sheet Number	Sheet Title		
LOCK	C0.0	COVER SHEET		
ree and firmly bind ourselves, my/our heirs.	CO.1	SWS LETTER		
d severally to construct all improvements and make as approved by the City of Raleigh.	C0.2	NCDOT LETTER		
	/4\ C0.3	APPEARANCE COMMISION & BOA LETTERS		
to serve as my agent regarding mments, to resubmit plans on my behalf, and to	C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN		
	C2.0	PRELIMINARY SITE PLAN		
onforming to all application requirements applicable	C2.1	BUILD-TO EXHIBIT		
application is subject to the filing calendar and days of inactivity.	C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN		
Date: 9/30/2022	C4.0	PRELIMINARY UTILITY PLAN		
	C5.0	SAND FILTER DETAILS		
	L1.0	PRELIMINARY LANDSCAPE PLAN		
REVISION 11.18.20	L2.0	TREE PROTECTION PLAN		
raleighnc.gov	ARCH	FLOOR PLANS		
	ARCH	ARCHITECTURAL ELEVATIONS		
epts and designs				

Kim	lev	>>>	H	or	n
© 2023 Kimley-Horn and Associa	ites, Inc.				
421 FAYETTEVILLE STR PHONE: (919) 677-20	REET - SUITE 000	600 - RA	ALEIGH, NO	ORTH CAROLI	NA 276

raleighnc.gov

This document, together with the concepts and design:
presented herein, as an instrument of services, is intended
presented herein, as an instrument of services, is intende- only for the specific purpose and client for which it wa
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OCTOBER 7th, 2022 | 014878000

JOB NUMBER



Horn

NC. NC.

SHEET COVER

DEVELOPMENT PARTNERS,
LLC VELA LONGVIEW APARTMENTS

VELA [C0.0

Date: 01/26/2023

To: 230 Kam Morgan Damer II.C. Address 220 E Morgan St, Releigh, MC 27901.

Dear Taylor Stray.

In magneties to your majuscut, this letter will serve an confirmation that W M of Planth Carolina, will be obta to provide service for the address of 200 E Hargam 54, Pellalyth, MC 27603. Providing extenses that must uppe

WII Serve Letter

If you have any assertions, please reach back to me.

Thank you, Joshua Catron Inside Sries Regressent Carter, Tim

States, Marion «Marion-States/Bratisighno.govo Thursday, Februsny 3, 2023 10:35 AM Abdullarian, Ahmade 1945 Code Comprilance DL Carrer, Time Smith Ruchal RE Velus Longview ASB (10:94-2022) - SMS Appended 2,3,2023

Categories Edernel

Helio Again.

This property is approved to move for said in the planning process.

Marion

Merica O. Shalay
Code Compliance Supervisor
Code Compliance Supervisor
Code Compliance Division
City of Ealaigh. - Solid Waste Services
Sile-90e-80e-0 - Office
Sile-3-18-447 - Cell
Sile-3-18-447 - Cell
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Thank you, we are colog well and I hope you are tool We are conduct with Bachel Smith. There copied her on this email. Left update the cover page to include the Will Serve Letter.

Hest Begards, Alimed Abdellianim, E. | Civil Analysi

Maillay Hom | 421 Psycticalic Street Suite 600, Mategin, NC 27901 Direct 919-562-1809 | Main: 919-677-8000

You don't often get email from marion staley@rateignnogov.Leam why this is important

These you and you team one very well. Can you fell me which City Planter you are working with. I will include them on our correspondence to weak deate, Also sitesee transpose a copy of the (WI) Serve Letter on the Cover of the Exvelopment plane. This elices other melowers to see it.

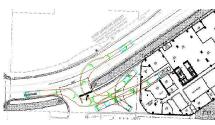
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#1.0-2 II-- WINE — PEN Code Compliance Miriston — Car Micsian is Rimple — "Caro the our People resources to increase Service exadiance to our Coulomore with an eye toward sur Pubres"

From Abdullarim, Ahrned Abhust Abdullarim Bhinley-born.com/ Bent I Worknestley, February 3, 2025 5:09 404 To: SWS Code Compliance Dit «SWS Cost Commitment/balled incomp Co: Carter, The Office Carter Parts Cornel Bullyost: Vella Computers ASS (2006-2002)

CAUTION: This email originated from outside of the organization. Da not plot links or open starbments unless you welfy that the starbment and content are safe. If you believe this email is suppid out, please clot the Phish Wert! link in the borner to report this

Pleass see attached also plan & eleptical turning movement temp at a for your review of the colid waste service. The anticipated soft of inwell of the track is from limit Mongan Street, into the local sy area, to the fram compassion, and then each out to the same path as the continuous. Also, please see etached letter from private is a lar confirming they are service our site and over limits.



Please let me know if the attached layout is acceptable

Bost Bogords.

Alumed Abdullarine, E. | Civil Analysi Kimlog-Born | 421 Fayakkadia Streat Butis 500, Releigh, NO 27631 Direct 218-886-988 | Main: 919-977-8009

VELA LONGVIEW APARTMENTS

SHEET NUMBER C0.1

Kimley » Horn © 2023 KIMLEY-HORN AND ASSOCATES, 421 FAYETTEWLLE STREET, SUITE 600, RALEIGH, PHONE: 919-677-2000 FAX: 919-677-2 WWKIMLEY-HORN.COM #-0102

N C 05



LETTER SWS

DEVELOPMENT PARTNERS,
LLC VELA [



STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ROY COOPER GOVERNOR

L ERIC BOYETTE SEGREGY

December 14, 2022

Mark Harrist Kimley-Harn 421 Fayetteville Street, Suite 600 Releigh, North Carolina 27601

Subject: Planting Permit for the Vela Longview Apartments

Please be advised final the planting plans have been conditionally approved for the Veta Longview Aparlments located on the corner of S. Person Street and E. Morgan Street in Wake-County, North Carolina.

This letter is assuing the Planting Permit per North Carolica Department of Transportation policy.

The following standard provisions are made pers of this agreement:

- 1. The permittee shall maintain a clear sight distance for vehicles utilizing driveway
- The Division of Highways will not be responsible for any damage to the plants, which may be done by fitted parties.
- Maintenance of the plantings will be the responsibility of the permitter. Should the plants not
 be maintened in a sufficient manner the plants could be subject to removal.
- 4. Plants to be first class quality of their species.
- 5. A copy of this permit must be on the worksite at all times while the work is being performed.
- All trees and plants shall be pruned and maintained in such a manner as to not encreach upon the travel way.

Mains Advis-NE DEPARTMENT OF TRANSPORTATION AGES NORTH STREET DURBAM, NE 27704

2012 NORTH DUKE ST DURHAM, NO 27/14

7. The travelling public shall be warned of crosstruction with complete and proper signing and traffic control devices in necordance with the corrent Manuel or Uniform Traffic Devices (MLTCD). No work shall be referrented in the Right of Way sugless with requirement is satisfied. MCDOT reserves the right to require a written traffic control plan for enconchment.

- NCDUT do is not guarantee the Right of Way on this road, nor will it be responsible for any claim for damages brought by any property owner by reason of the installation.
- 9. Two-way traffic shall be maintained at all times.
- 10. No large of traffic shall be closed or restricted between the fours of 5:00 AM 9:00 AM and 4:00 PM 7:00 PM Monday Friday. Any violation of these boars will result in termination of the corrosehment agreement.
- NCDOF reserves the right to further limit, restrict, or suspend operations within the Right of Way if, in the epinion of NCDOT, safety or traffic conditions wereant such action.
- 12. The Traffic Services Supervisor shall be notified at 91(9) 477-27(4 in Durham prior to beginning useds on the Right of Way if these are existing RODOT signs, traffic signals, or signal equipment in ear near the proposed work zone. Costs to relocate, replace, or repair NODOT signs, signals, or associated equipment shall be the responsibility of the incorroclar.
- The applicant will be required to notify the Boadside Environmental Technician: Mark Conner at (919) 816-9290 prior to beginning and after completion of work.
- 14. It shall be the responsibility of the Enerotcher to determine the location of other utilities within the convocationent area. The Enerotcher shall be responsible for morifying other utility cartiers and cooleding protection and safeguards to provent damage or interruption to existing facilities and to maintain accessibility to existing utilities.
- 15. At the end of each working day, equipment shall be parked a minimum of 30 feet from the edge of any cravel lene and be barricaded in order not to have any equipment obstruction within the clear recovery zone.
- 16. The applicant is responsible for retentifying project imposts to where of the United States (contraint, attention) are trained accurate and periods) located which the NCDOT contraint, and the national states are all periods (a located with the NCDOT contraints) and the NCDOT contraints are districted from the United States are recognited in the Contraint Division of Water Quality (NCDON). The applicant is certificate from the Next Canalisa Division of Water Quality (NCDON). The applicant is required to device period period period period period period period of the Next Canalisa Division of Water Quality (NCDOT). The applicant is contained to the Next Canalisa Division of Water Quality (NCDOT). The applicant is contained to the Next Canalisa State within the NCDOT right-of-way: Additional confidence on the Productive Systems (NCDOT).

If you should need further assistance, please contact Corey Suddenth by phone at 919-317-4700 or by email at cauddenth@meeting.



18. The appricant is exposable for availing impacts to federally proceed species during project extractions that the table table. We almost mount conclines a dark twodge-massed, intervends or decided the conclined and the con

19. In the event that plants require relevation or removal for highway construction, reconstruction, matricumance or safety, such removal or relocation will be date inmodifiedly by the permittee (municipality/evire) group/individually upon notification by the Division of Highways, entirely at the express of the permittee.



LETTER NCDOT

DA 10/07 SCALE A DESIGNED E DRAWN BY

Kimley»Horn

S 5 8

© 2023 KIMLEY-HORN AND ASSOCATES, 421 FAYETTEWLLE STREET, SUITE 600, RALEIGH, PHONE: 919-677-2000 FAX: 919-677-2 WWKIMLEY-HORN.COM #F-0102

DEVELOPMENT PARTNERS,
LLC VELA LONGVIEW APARTMENTS

VELA [SHEET NUMBER C0.2

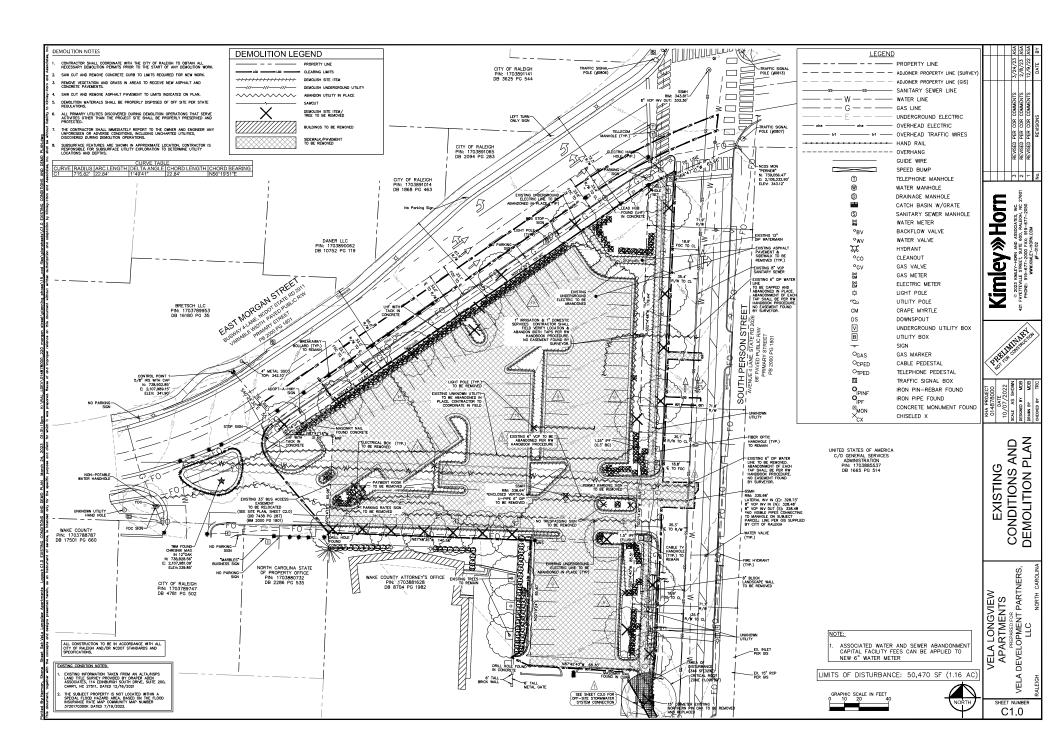
BHI/cls Ce: Corey Sudcerth, Roadside Environmental Engineer The applicant is responsible for cettabeing with the Neuse and Tat-Parallico Riparian Buffer Rules regaled by the NCDWQ. The Rule regulates activity within a 50-foot buffer their precential attention, internitient sevenus and period. Additional information can be obtained by contacting the NCDWQ.

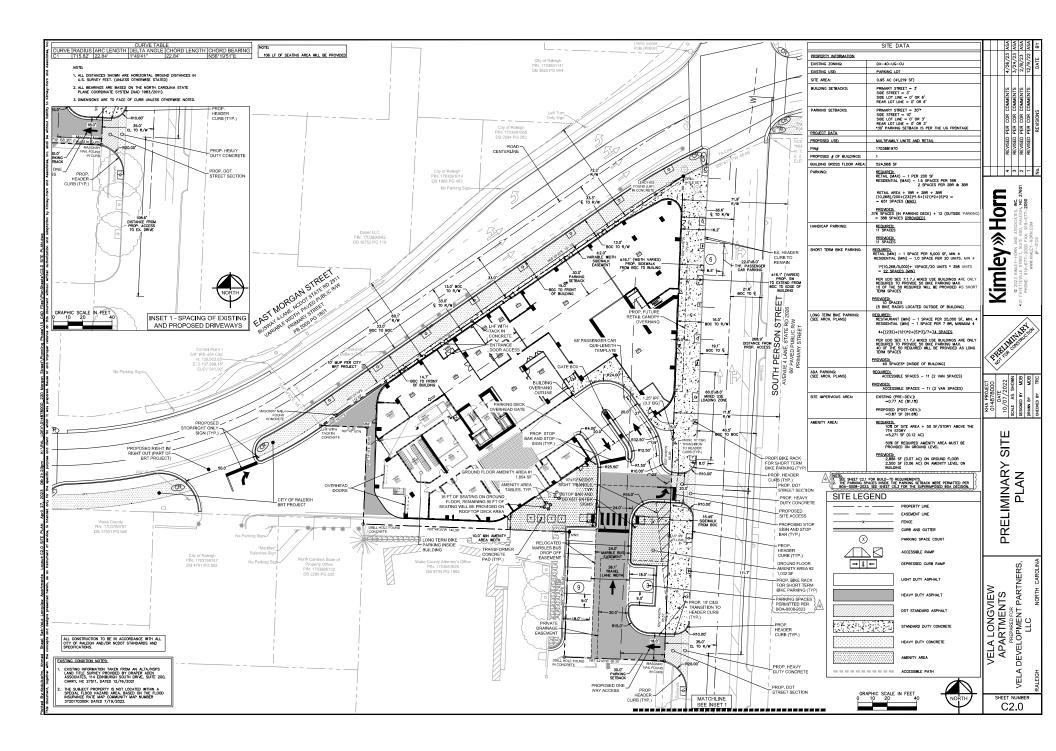
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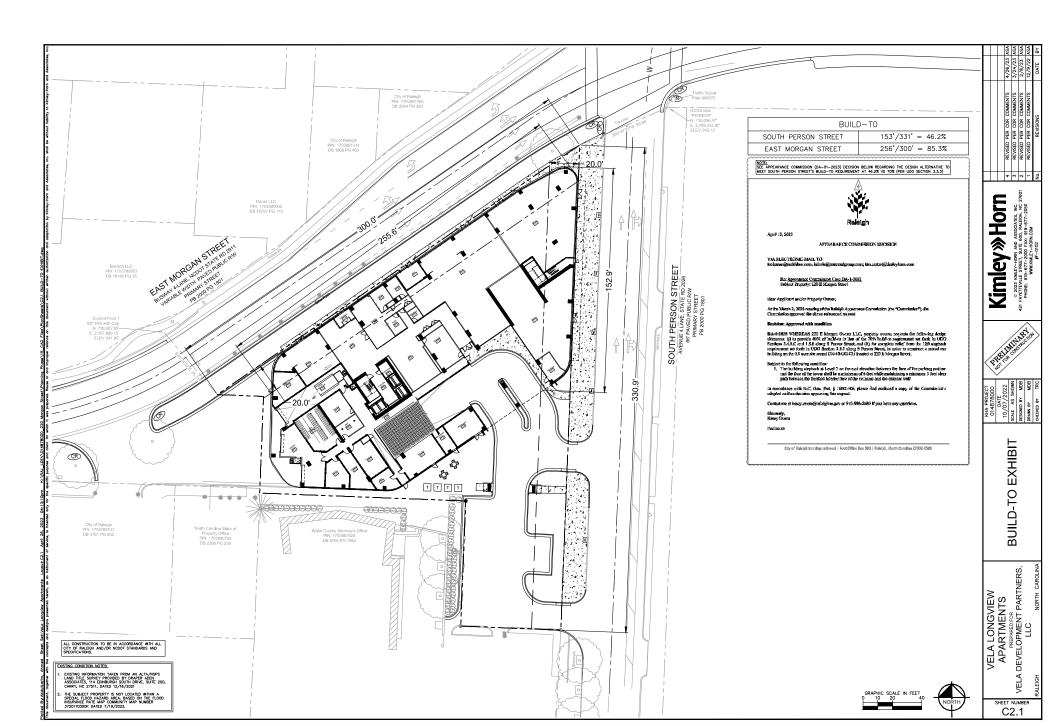
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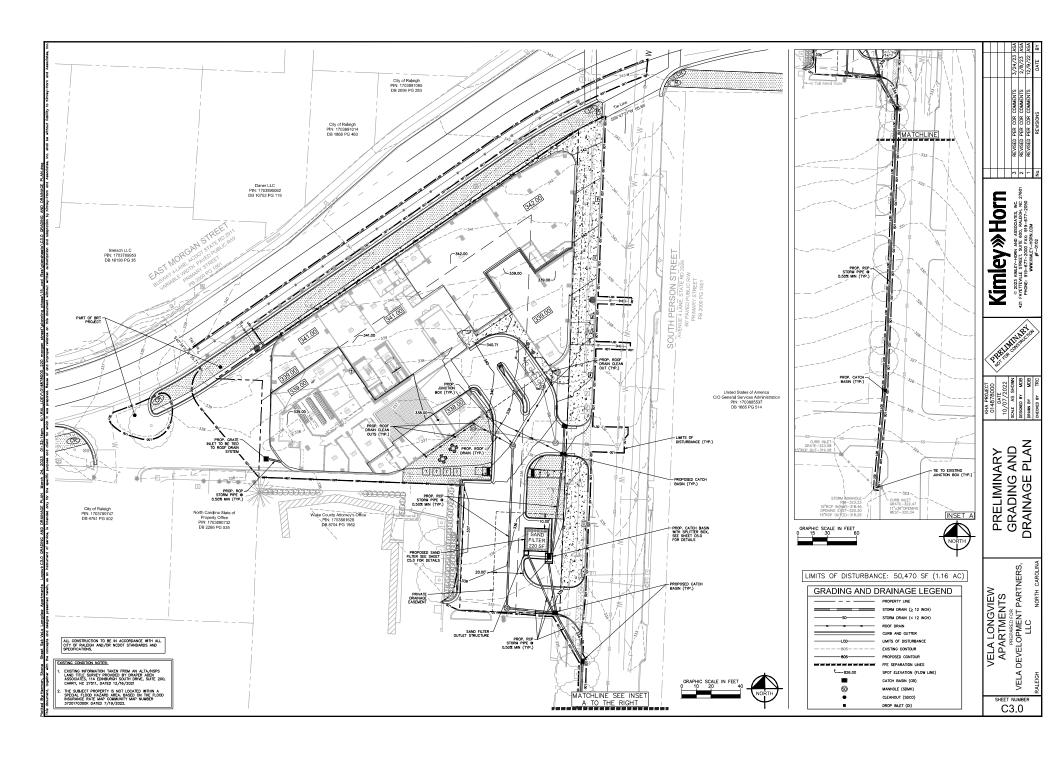
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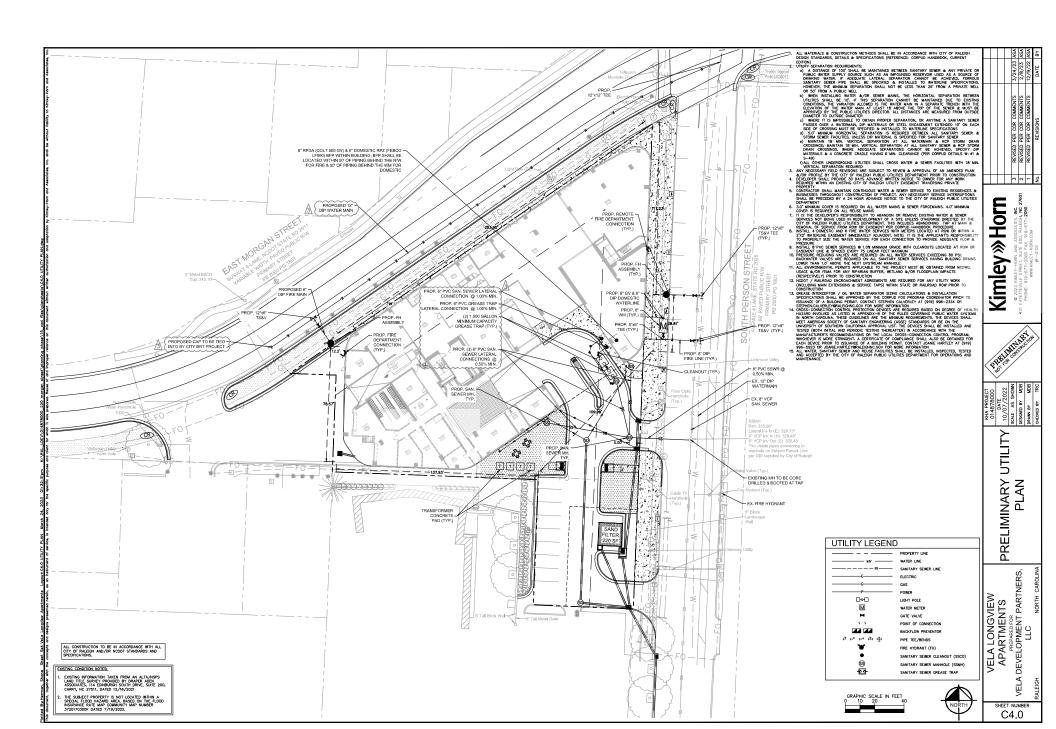
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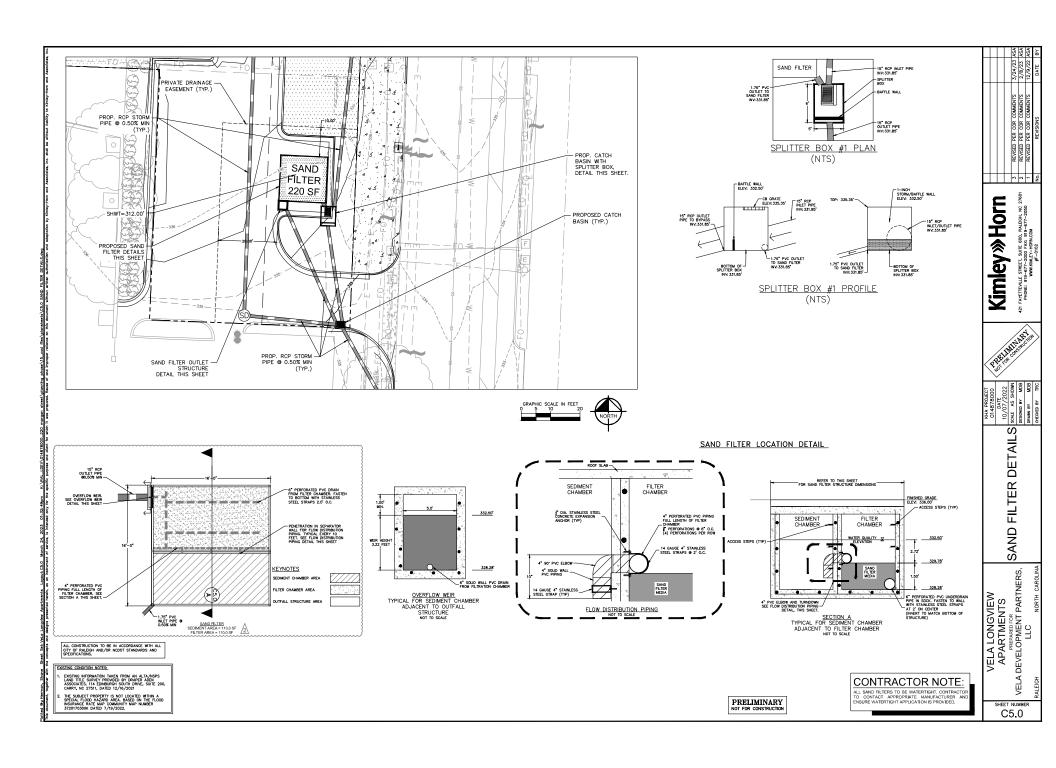


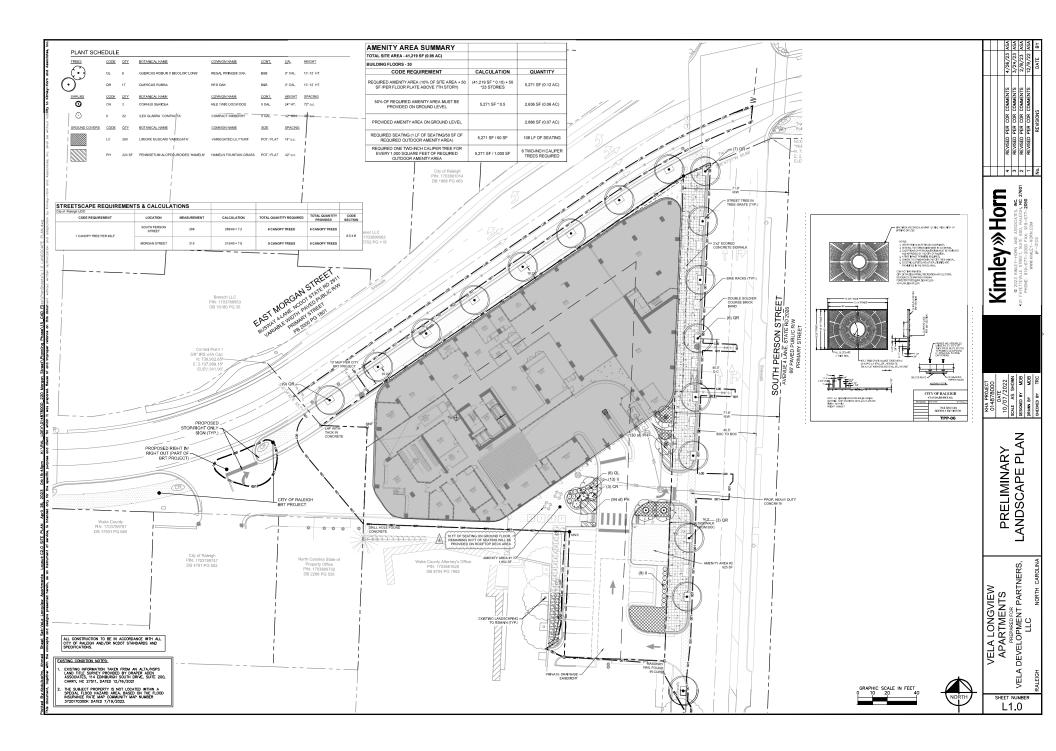


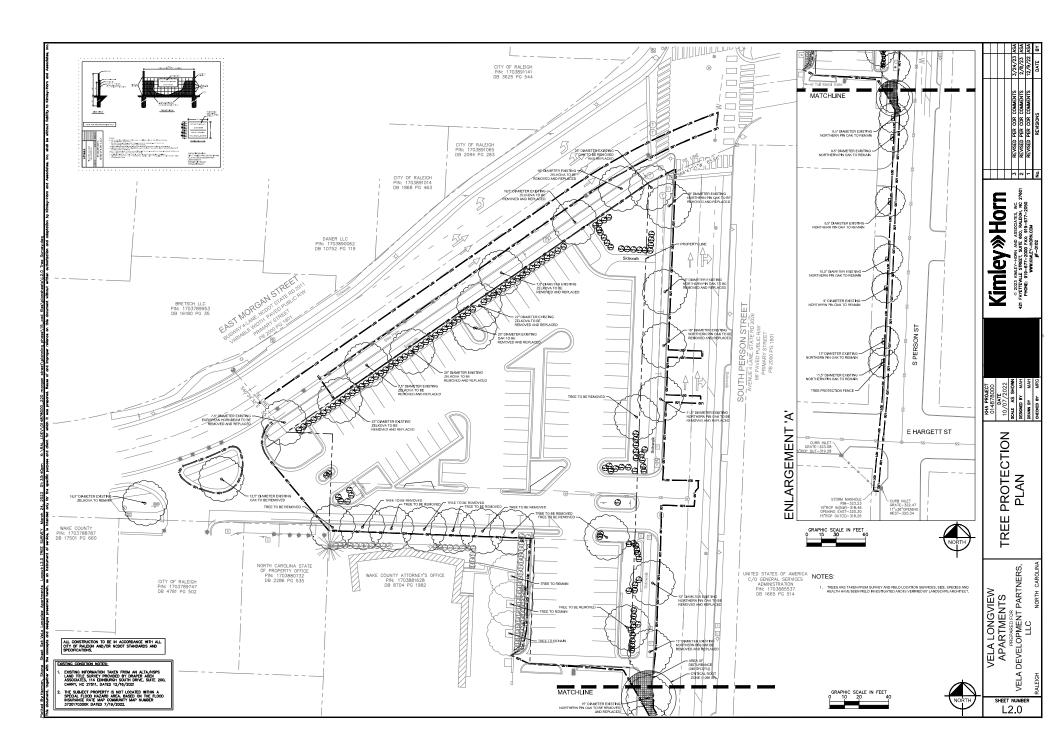




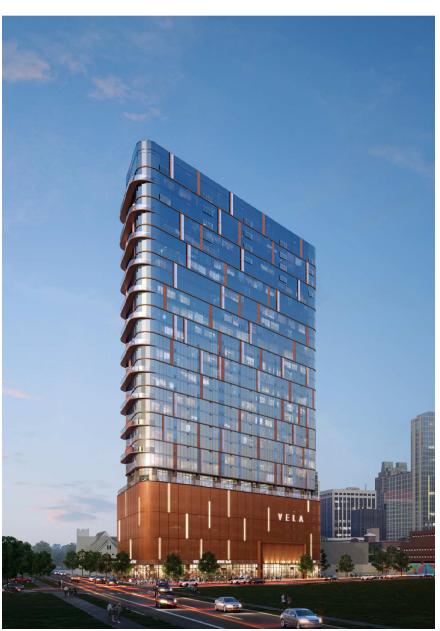








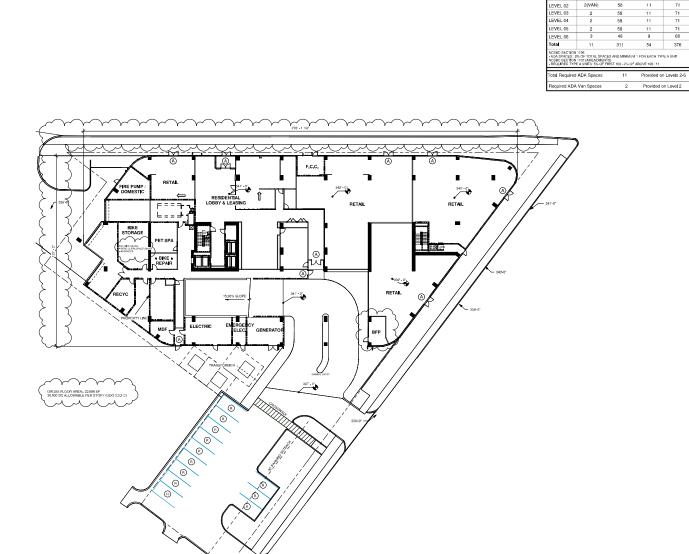


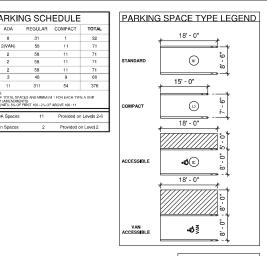


BUILDING RENDERING
12" = 1'-0"

S RENDERING
VELA LONGVIEW
220 EAST MORGAN STREET
RALEIGH, NC

222048.00 A0-00-ASR





PARKING SCHEDULE

2(VAN)

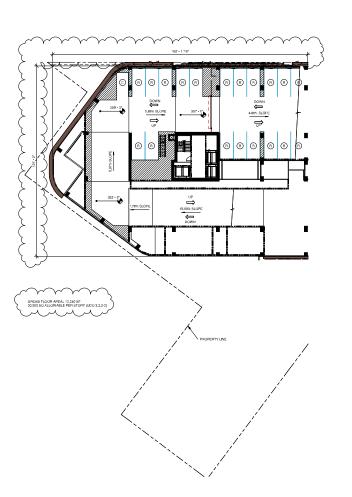
FLOOR

ACCESSIBLE BUILDING ENTRANC		
TAG	ACCESSIBLE	
A	YES	
9 OF 9 BUILDING E		

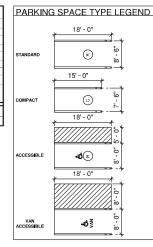
VELA LONGVIEW
220 EAST MORGAN STREET
RALEIGH, NC FLOOR 1

222048.00

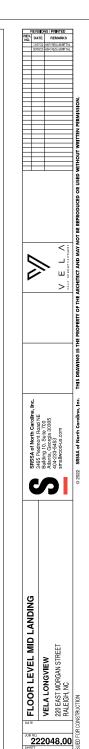
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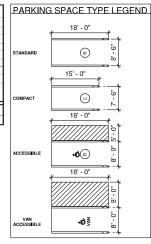


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9 OF 9 BUILDING ENTRANCES ARE ACCESSIBLE (100%)			

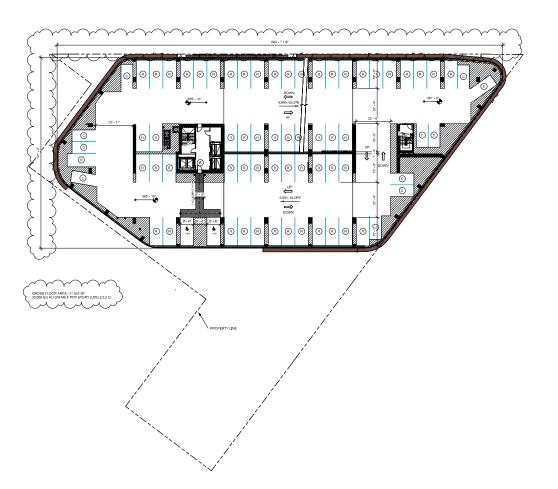


A1-1.5-ASR





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TAG	ACCESSIBLE
A	YES
9 OF 9 BUILDING ARE ACCESSIBLE	

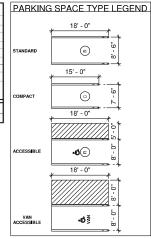


VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC

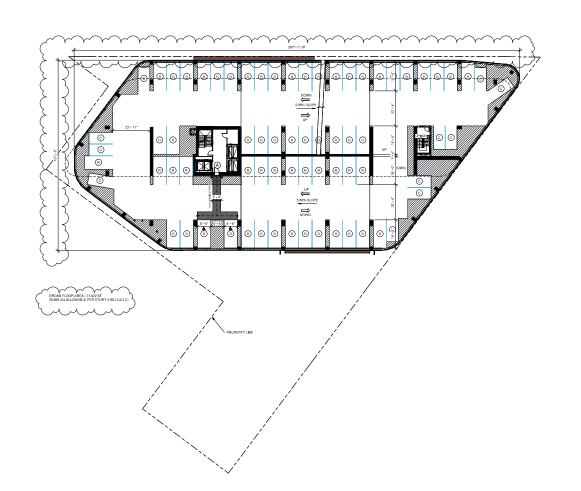
1 FLOOR LEVEL 02 1/16" = 1'-0"

222048.00 A1-02-ASR

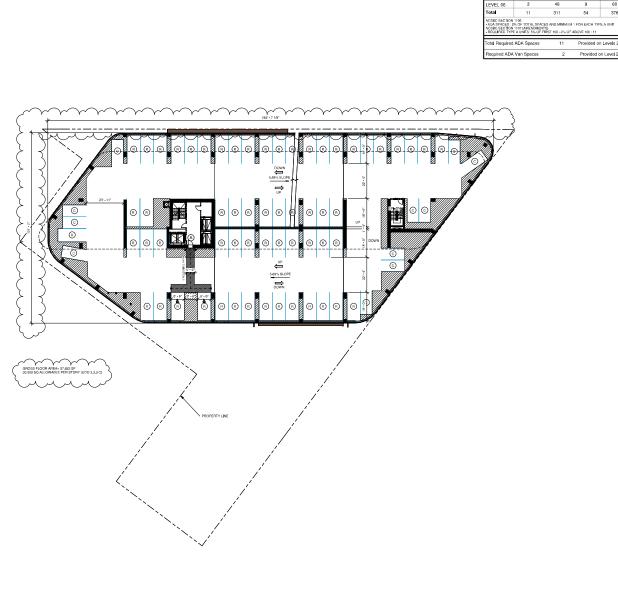




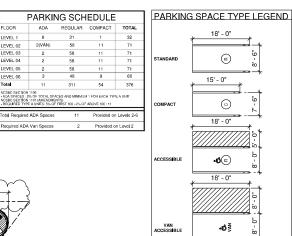
ACCESSIBLE BUIL	CCESSIBLE BUILDING ENTRANC	
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A	YES	
9 OF 9 BUILDING E ARE ACCESSIBLE		







1 FLOOR LEVEL 04



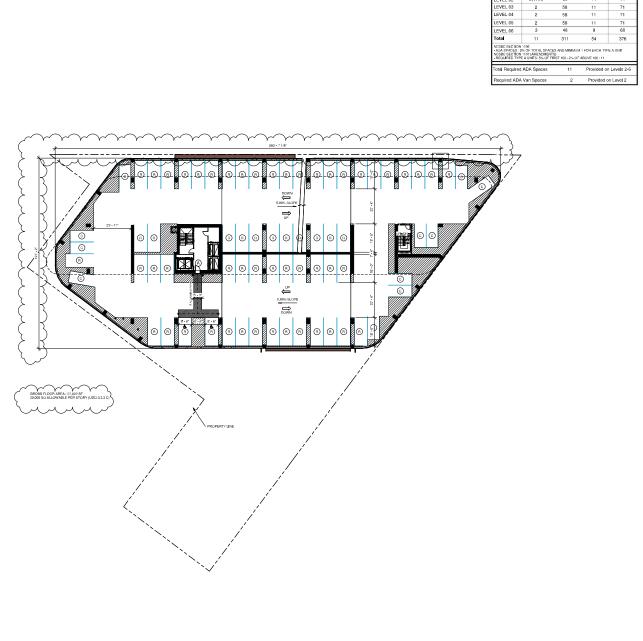
FLOOR

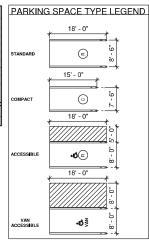
ACCESSIBLE BUILDING ENTRANC				
TAG ACCESSIBL				
A	YES			
9 OF 9 BUILDING ENTRANCES ARE ACCESSIBLE (100%)				

FLOOR 4

VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC

222048.00 A1-04-ASR 5





PARKING SCHEDULE ADA REGULAR COMPACT TOTAL

71

2(VAN)

FLOOR

LEVEL 03

ACCESSIBLE BUILDING ENTRANCES	
TAG	ACCESSIBLE
A	YES
9 OF 9 BUILDING ENTRANCES ARE ACCESSIBLE (100%)	

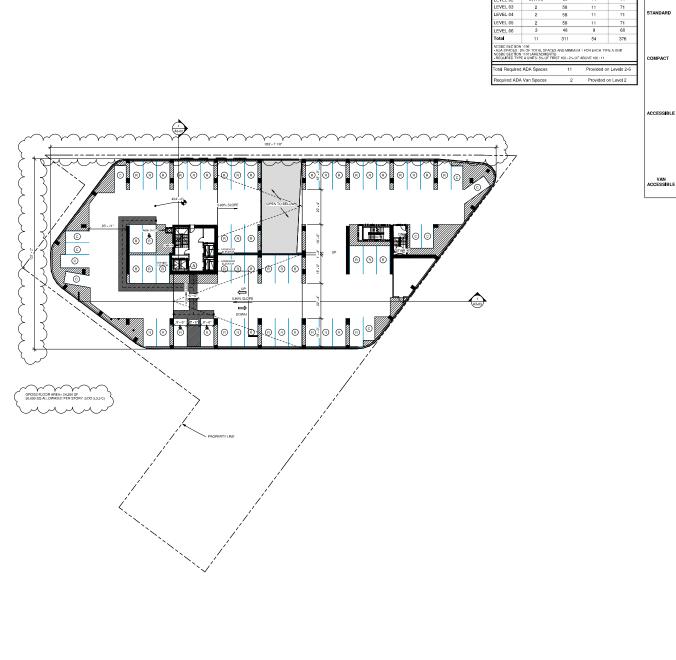
VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC

222048.00

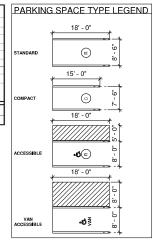
A1-05-ASR 5

FLOOR 5

FLOOR LEVEL 05 1/16" = 1'-0"



FLOOR LEVEL 06



PARKING SCHEDULE ADA REGULAR COMPACT TOTAL

71

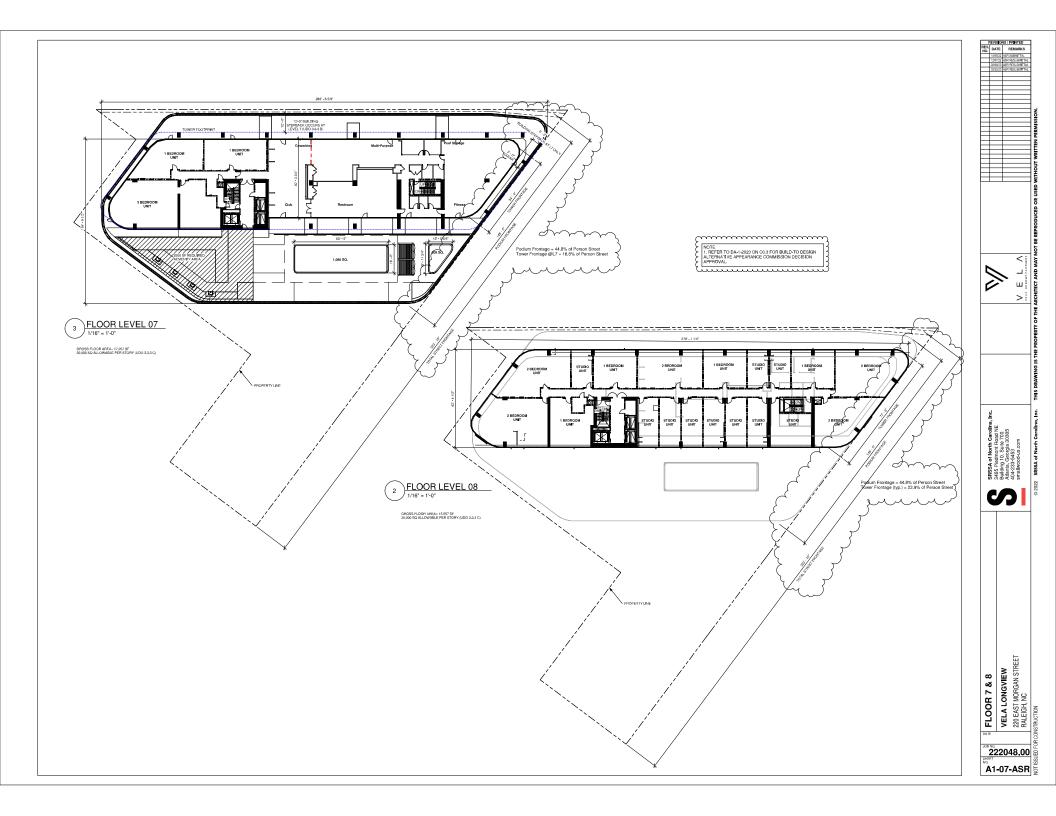
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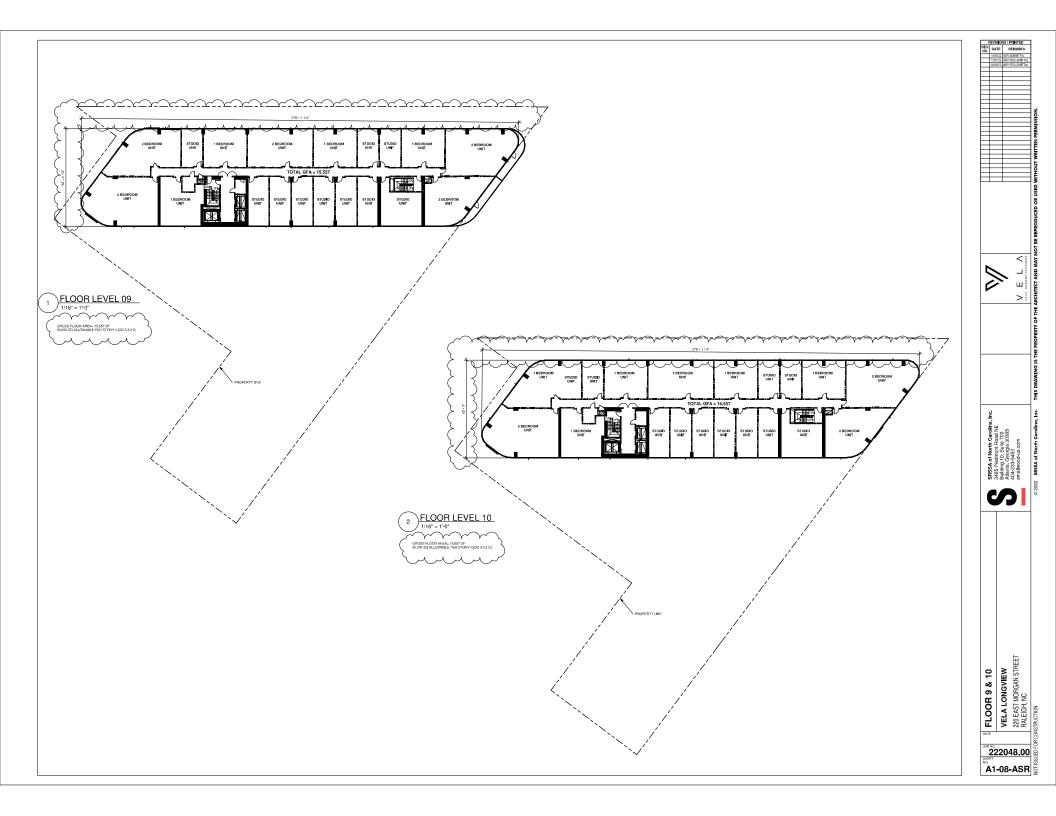
FLOOR

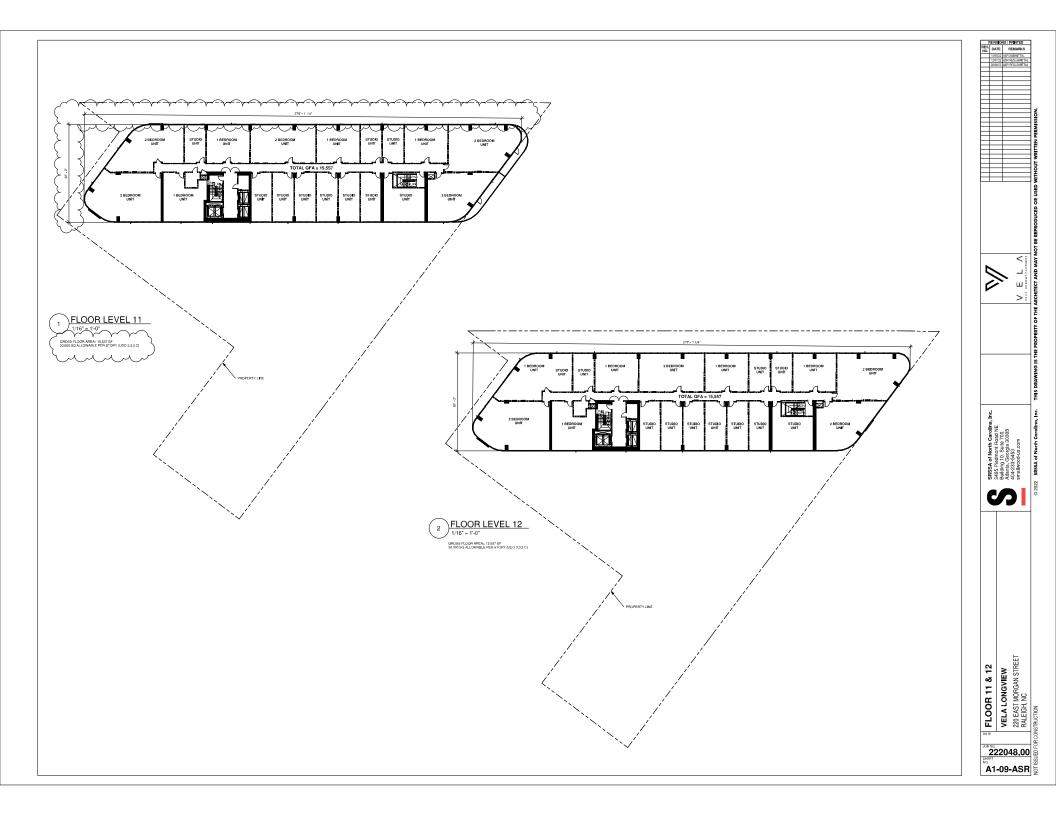
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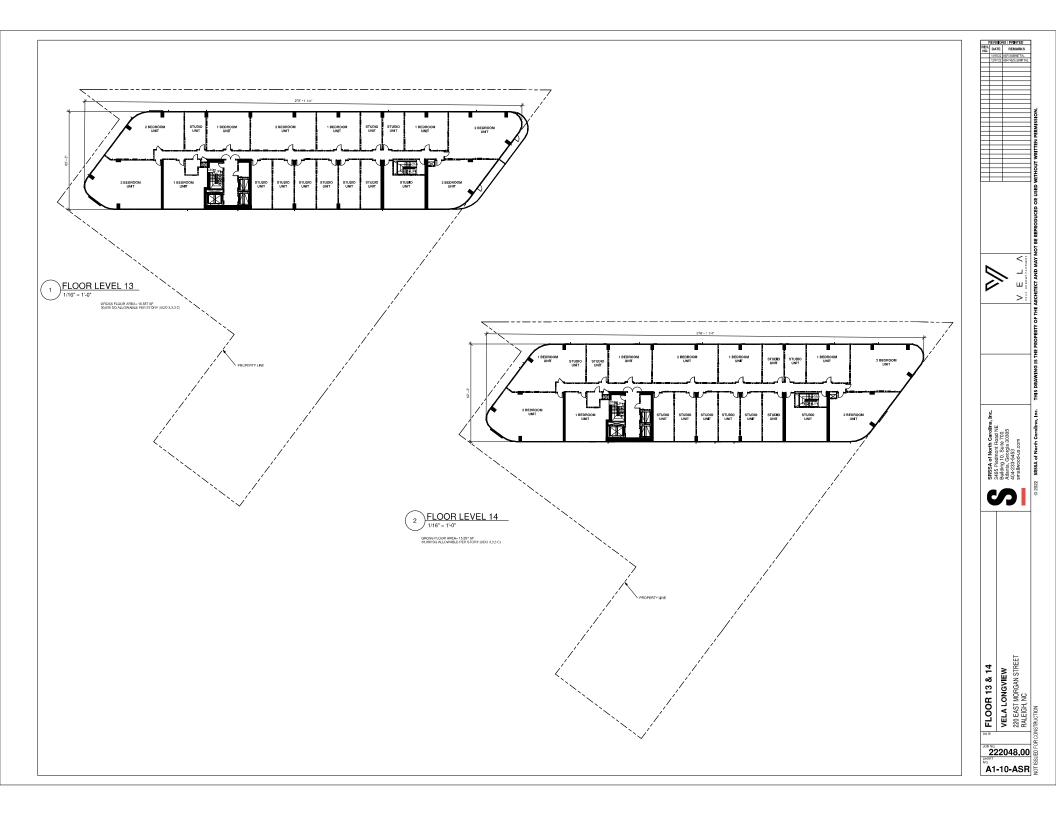
VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC FLOOR 6

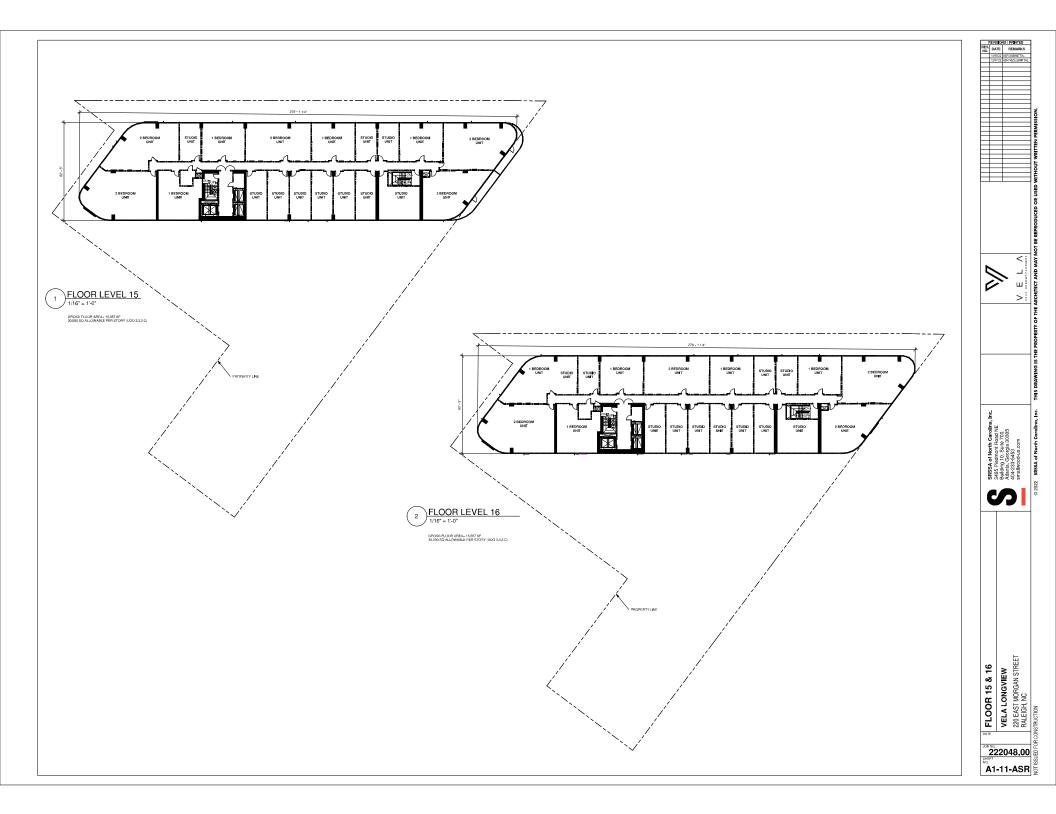
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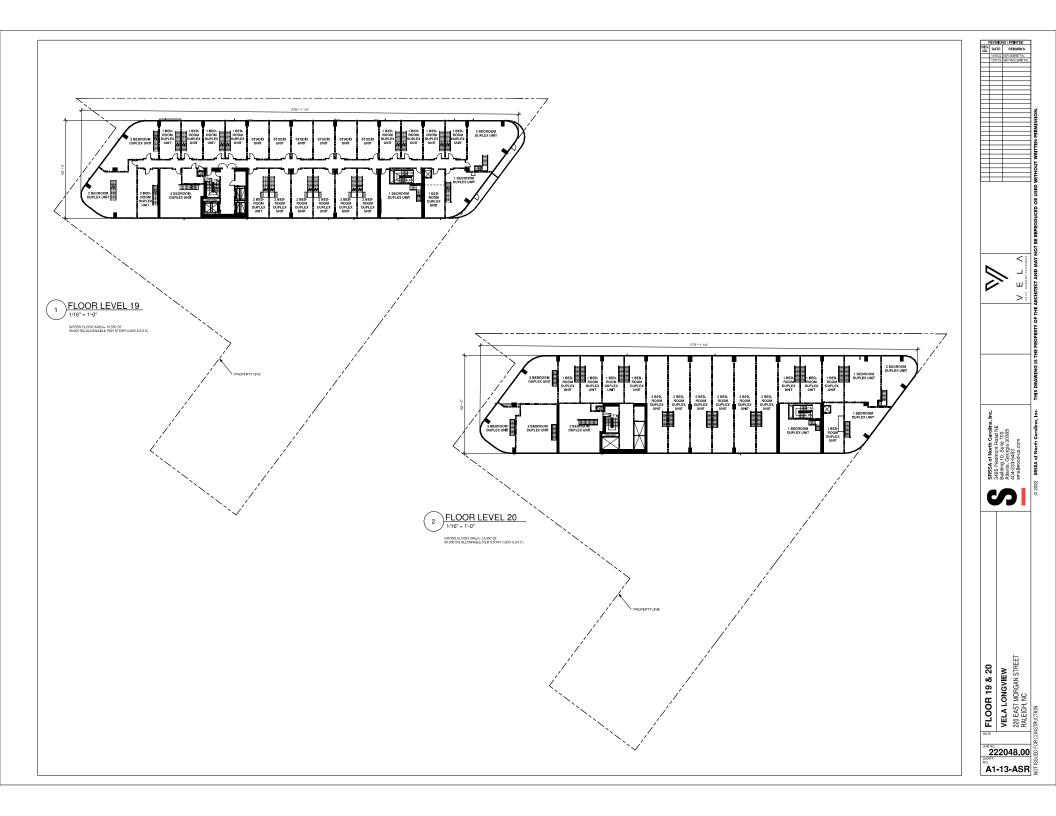


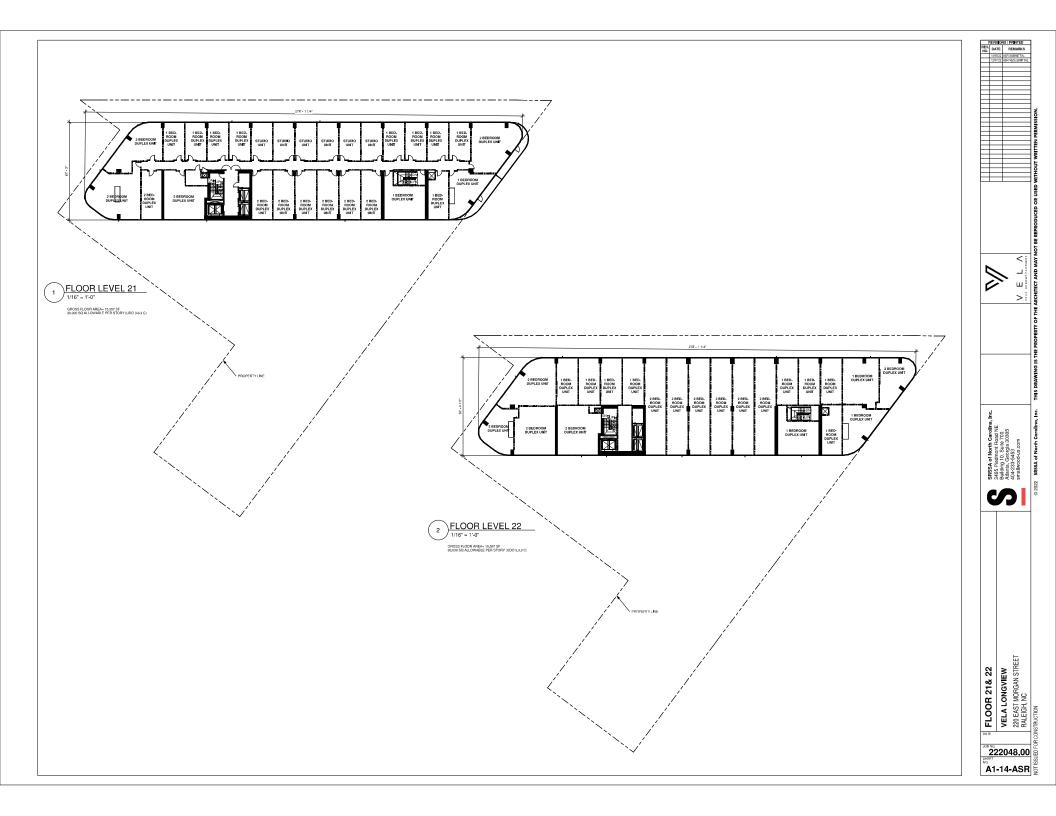




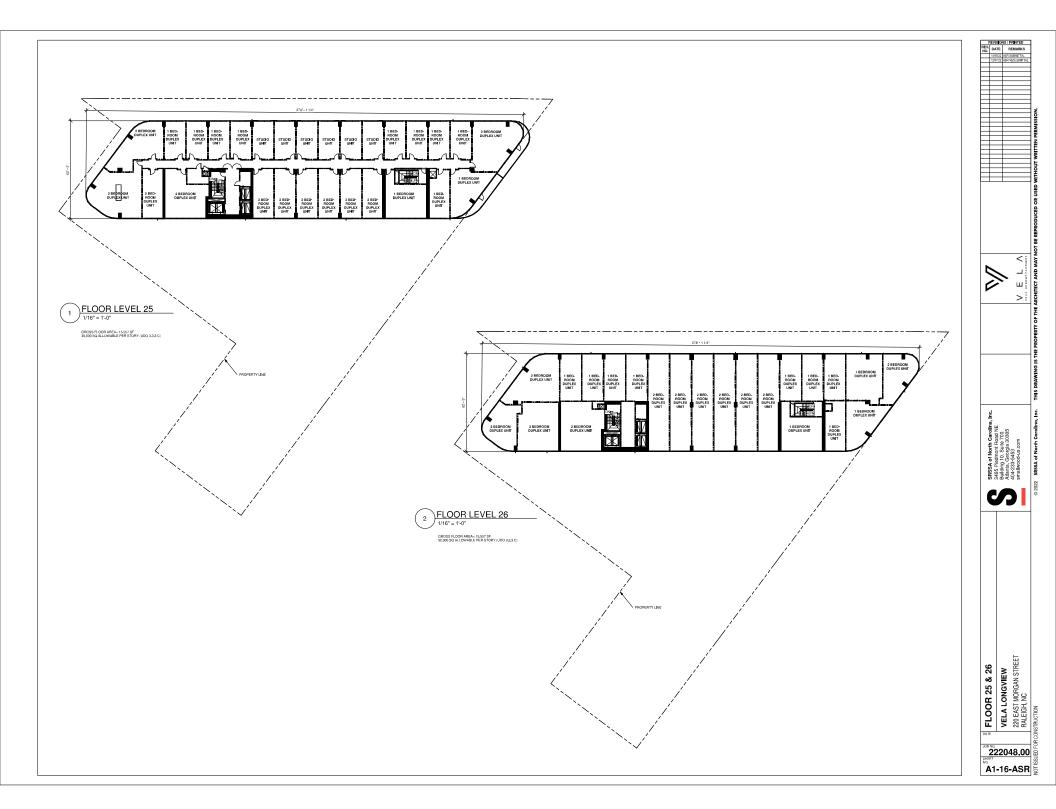


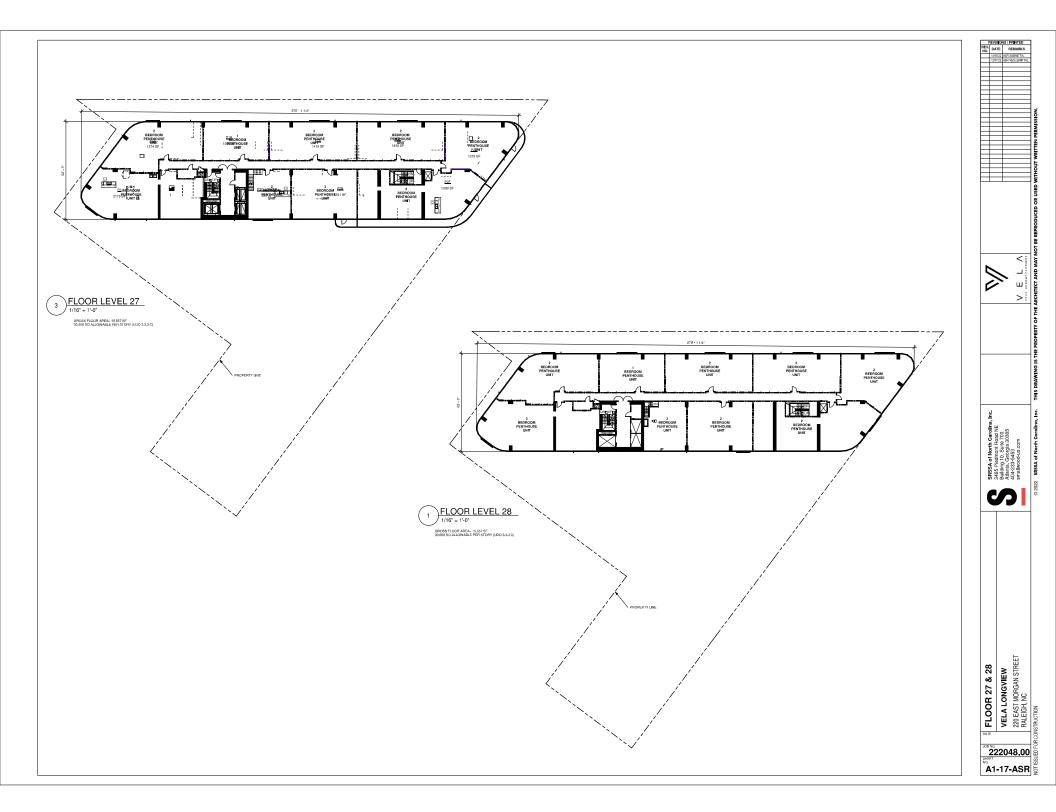










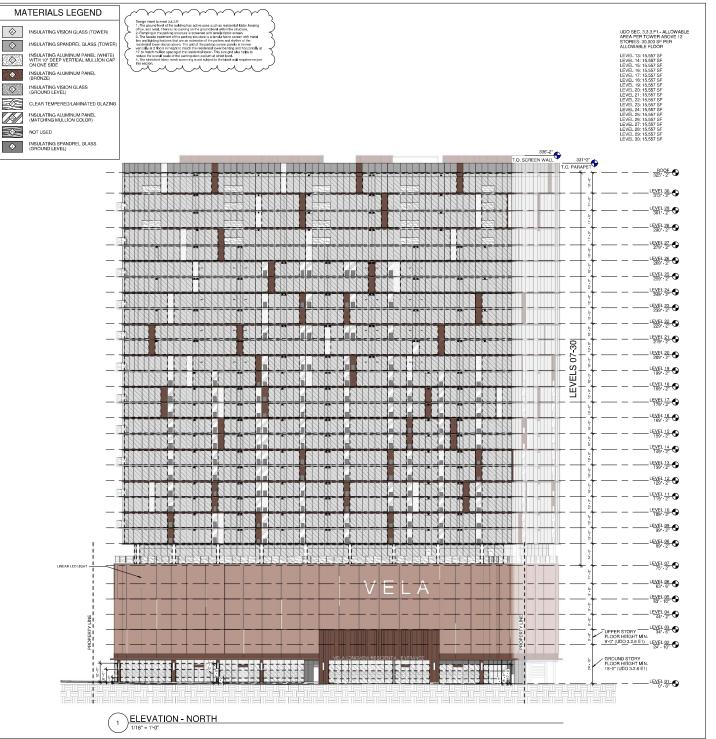




TRANSPARENCY CALCULATIONS LEVEL 1 TOTAL WALL AREA =<u>2.994SF</u> (193°-10" WIDE X 12"-0" HIGH + 55"-8" WIDE X 12" HIGH) 12" HIGH) LEVEL 1 TRANSPARENT AREA = 2,715 SF (170"-7" WIDE X 12"-0" HIGH + 55"-8" WIDE \$\frac{1}{2} \sumsymbol{\text{L}} X 12' HIGH) LEVEL 1 TRANSPARENCY % = 90% TRANSPARENCY % REQUIRED = 66% PER UDO 3.2.6.F.1 (1,792 SF) LEVEL 1 TRANSPARENT AREA BETWEEN 3:47 - 8:47 FROM SUBFACE OF FINISHED GROUND FLOOR = 1.810 SF (170 -7* WIDE WIDE X 8*-9* HIGH - 95:-8* WIDE X 8*-9* HIGH - 95:-8* WIDE X 8*-9* HIGH - 95:-8* WIDE X 8*-9* WIDE X 8*-9 LEVEL 07 TOTAL WALL AREA = 3.378.5 SF (241:4" WIDE X 14:0" HIGH) 7227. LEVEL 07 TRANSPARENT AREA <u>= 3,218 SF</u> (241'-4" WIDE X 13'-4" HIGH) LEVEL 07 TRANSPARENCY % = 95% (20% REQUIRED) 72273 LEVEL 08 TOTAL WALL AREA = 2.252 SF (241"-4" WIDE X 10"-0" HIGH) LEVEL 08 TRANSPARENT AREA = 1.824.5 SF (195"-6" WIDE X 9"-4" HIGH) LEVEL 08 TRANSPARENCY % = 81% (20% REQUIRED) 2223 LEVEL 09 TOTAL WALL AREA = $\underline{2.252}$ SF (241'-4" WIDE X 10'-0" HIGH) LEVEL 09 TRANSPARENT AREA = $\underline{1.824.5}$ SF (195'-6" WIDE X 9'-4" HIGH) LEVEL 09 TRANSPARENCY % = 81% (20% REQUIRED) 7777. LEVEL 10 TOTAL WALL AREA = 2.252 SF (241'-4" WIDE X 10'-0" HIGH) LEVEL 10 TRANSPARENT AREA = 1,747 SF (199-8" WIDE X 9"-4" HIGH) LEVEL 10 TRANSPARENCY % = 77.5% (20% REQUIRED) 22723 LEVEL 11 TOTAL WALL AREA = <u>2.413.5 SF</u> (241'.4" WIDE X 10'-0" HIGH LEVEL 11 TRANSPARENT AREA = <u>1.747 SF</u> (199'-3" WIDE X 9'-4" HIGH) LEVEL 11 TRANSPARENCY % = 77.5% (20% REQUIRED) 7227 LEVEL 12 TOTAL WALL AREA = <u>2.413.5 SF</u> (241*.4* WIDE X 10*.0* HIGH) LEVEL 12 TRANSPARENT AREA = <u>1.863.5 SF</u> (199-8* WIDE X 9*-4* HIGH) LEVEL 12 TRANSPARENCY % =83% (20% REQUIRED) 22723 LEVEL 13 TOTAL WALL AREA = 2.413.5 SF (241-4" WIDE X 10'-0" HIGH) LEVEL 13 TRANSPARENT AREA = 1.863.5 SF (199'-8" WIDE X 9'-4" HIGH) LEVEL 13 TRANSPARENCY % = 85% (20% REQUIRED) 7223 LEVEL 14 TOTAL WALL AREA = <u>2.413.5 SF</u> (241.4" WIDE X 10°-0" HIGH) LEVEL 14 TRANSPARENT AREA = <u>1.786 SF</u> (191'-4" WIDE X 9°-4" HIGH) LEVEL 14 TRANSPARENCY % = 74% (20% REQUIRED) 22723 LEVEL 15 TOTAL WALL AREA = 2.413.5 SF (241-4" WIDE X 10-0" HIGH) LEVEL 15 TRANSPARENT AREA = 1.736 SF (191-4" WIDE X 9-4" HIGH) LEVEL 15 TRANSPARENCY % = 74% (20% REQUIRED) 2223 LEVEL 16 TOTAL WALL AREA = <u>2.413.5 SF</u> (241-4* WIDE X 10*-0* HIGH) LEVEL 16 TRANSPARENT AREA = <u>1.708 SF</u> (183*-0* WIDE X 9*-4* HIGH) LEVEL 16 TRANSPARENCY % = 70.5 (20% REQUIRED) 72723 LEVEL 17 TOTAL WALL AREA = **2.413.5 SF** (241'4" WIDE X 10'-0" HIGH) LEVEL 17 TRANSPARENT AREA = **1.708 SF** (183'0" WIDE X 9'-4" HIGH) LEVEL 17 TRANSPARENCY % = 70.5% (20% REQUIRED) 2223 LEVEL 18 TOTAL WALL AREA = <u>2.413.5 SF</u> (241'-4" WIDE X 10'-0" HIGH) LEVEL 18 TRANSPARENT AREA = <u>1.786 SF</u> (191'-4" WIDE X 9'-4" HIGH) LEVEL 18 TRANSPARENCY % = 74% (20% REQUIRED) 2223 LEVEL 19 TOTAL WALL AREA = <u>2.413.5 SF</u> (241-4" WIDE X 10⁻⁰" HIGH) LEVEL 19 TRANSPARENT AREA = <u>1.824.5 SF</u> (195-6" WIDE X 9"-4" HIGH) LEVEL 19 TRANSPARENCY % = 75.5% (20% REQUIRED) 2223 LEVEL 20 TOTAL WALL AREA – <u>2.413.5 SF</u> (241-4" WIDE X 10°-0" HIGH) LEVEL 20 TRANSPARENT AREA <u>~2.058 SF</u> (220°-6" WIDE X 9°-4" HIGH) LEVEL 20 TRANSPARENCY % ~ 65% (20% REQUIRED) 2222 LEVEL 21 TOTAL WALL AREA = <u>2,413.5 SF</u> (241-4" WIDE X 10'-0" HIGH) LEVEL 21 TRANSPARENT AREA = <u>1863.5 SF</u> (199"9" WIDE X 9'-4" HIGH) LEVEL 21 TRANSPARENCY % = 77% (20% REQUIRED) 77273 LEVEL 22 TOTAL WALL AREA = 2.413.5 SF (241-4" WIDE X 10'-0" HIGH) LEVEL 22 TRANSPARENT AREA = 2.058 SF (220'-6" WIDE X 9'-4" HIGH) LEVEL 22 TRANSPARENCY % = 85% (20% REQUIRED) LEVEL 23 TOTAL WALL AREA = <u>2.413.5 SF</u> (241:4" WIDE X 10'-0" HIGH) LEVEL 23 TRANSPARENT AREA = <u>1.941 SF</u> (208:0" WIDE X 9'-4" HIGH) LEVEL 23 TRANSPARENCY % = 80% (20% REQUIRED) 2222 LEVEL 24 TOTAL WALL AREA = <u>2.413.5 SF</u> (241-4* WIDE X 10*-0* HIGH) LEVEL 24 TRANSPARENT AREA = <u>2.100 SF</u> (226-3* WIDE X 9*-4* HIGH) LEVEL 24 TRANSPARENCY % = 87% (20% REQUIRED) 72723 LEVEL 25 TOTAL WALL AREA = <u>2.413.5 SF</u> (241.4" WIDE X 10'-0" HIGH) LEVEL 25 TRANSPARENT AREA = <u>1.883.5 SF</u> (199'-8" WIDE X 9'-4" HIGH) LEVEL 25 TRANSPARENCY % = 77% (20% REQUIRED) 2223 LEVEL 26 TOTAL WALL AREA = 2.413.5 SF (241-4" WIDE X 10'-0" HIGH) LEVEL 26 TRANSPARENT AREA = 2.097 SF (224'-8" WIDE X 9'-4" HIGH) LEVEL 26 TRANSPARENCY % = 87% (20% REQUIRED) 727. LEVEL 27 TOTAL WALL AREA = 3.137.5 SF (241-4" WIDE X 111-0" HIGH) LEVEL 27 TRANSPARENT AREA = 2321.5 SF (224-8" WIDE X 10"-4" HIGH) LEVEL 27 TRANSPARENCY % = 74% (20% REQUIRED) 2223 LEVEL 28 TOTAL WALL AREA = <u>3.137.5 SF</u> (241⁻⁴* WIDE X 11⁻⁰* HIGH) LEVEL 28 TRANSPARENT AREA = <u>2221.5 SF</u> (224⁻⁴* WIDE X 10⁻⁴* HIGH) LEVEL 28 TRANSPARENCY % =74% (20% REQUIRED) 2223 LEVEL 29 TOTAL WALL AREA = <u>3.137.5 SF</u> (241-4" WIDE X 11-0" HIGH) LEVEL 29 TRANSPARENT AREA <u>2221.5 SF</u> (224-2" WIDE X 10-4" HIGH) LEVEL 29 TRANSPARENCY % = 74% (20% REQUIRED) 7777. LEVEL 30 TOTAL WALL AREA = 3.137.5 SF (241'-4" WIDE X 13'-0" HIGH) LEVEL 30 TRANSPARENT AREA = 2.719.5 SF (220'-8" WIDE X 12'-4" HIGH) LEVEL 30 TRANSPARENCY % = 86.5% (20% REQUIRED) (UDO 1.5.9 & 3.2.6) GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE. UDO 1.5.9.B.4) NOTES:

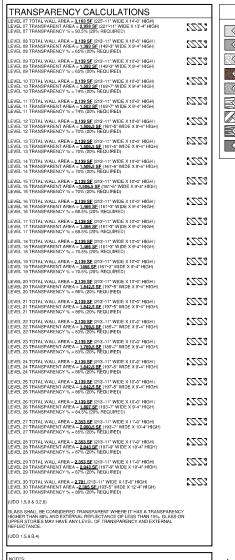
PARKING STRUCTURE IS SCREENED WITH TENSILE FABRIC (UDO 3.42.8.4 THE MAXIMUM BLANK WALL AREA (SEE SECTION 1.5.10.) OF ANY PARKING STRUCTURE FACADE SHALL BE 22. THIS REQUIREMENT DOES NOT APPLY TO SCREENING ELEMENTS AFFIXED TO THE FAÇADE AND USED TO MEET THE REQUIREMENT OF SEC. 7.2.5.7.

SIGNAGE TO BE PERMITTED SEPARATELY



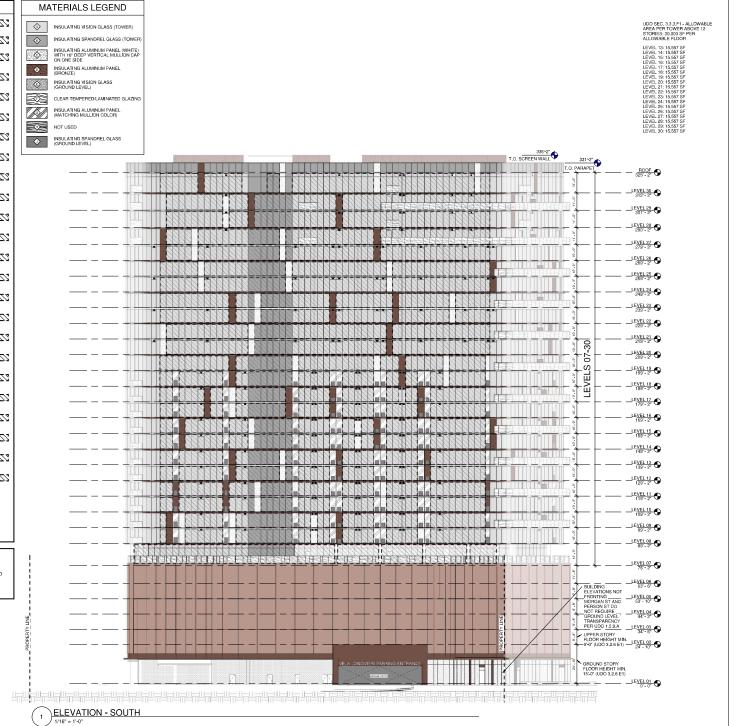
R SUBMITTAL < Ш > NORTH ELEVATION TRANSPARENCY VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC 222048.00 A2-01-ASR

REVISIONS / PRINTED



PARKING STRUCTURE IS SCREENED WITH TENSILE FABRIC (UDO 3.42.B.4. THE MAXIMUM BLANK WALL AREA (SEE SECTION 1.5.10.) OF ANY PARKING STRUCTURE FAGAGE SHALL BE 20. THIS RECOURSEMENT DOES NOT APPLY TO SCREENING ELEMENTS AFFIXED TO THE FAGADE AND USED TO MEET THE RECOURSEMENT OF SEC. 72.5.5.7.

SIGNAGE TO BE DEDMITTED SEPADATELY



REVISIONS / PRINTED < Ш > **ELEVATION TRANSPARENCY** VELA LONGVIEW 220 EAST MORGAN STREET RALEIGH, NC SOUTH

222048.00

A2-02-ASR

TRANSPARENCY CALCULATIONS LEVEL 1 TOTAL WALL AREA = <u>1,248 SF</u> (104-0" WIDE X 12-0" HIGH) LEVEL 1 TRANSPARENT AREA = <u>1,056 SF</u> (88-0" WIDE X 12-0" HIGH) LEVEL 1 TRANSPARENCY % = 84% TRANSPARENCY % REQUIRED = 66% PER UDO 3.2.6.F.1(697 SF) 2222 LEVEL 1 TRANSPARENT AREA BETWEEN 3*0"-8*0" FROM SURFACE OF FINISHED GROUND FLOOR = 440 SF (88*0" WIDE X 5-0" HIGH) 50% OF REQUIRED TRANSPARENCY = 348.5 SF (50% x 697 SF) (UOD 1.5.9.8.1) LEVEL 07 TOTAL WALL AREA = <u>816.5 SF</u> (58°-4" WIDE X 14'-0" HIGH) LEVEL 07 TRANSPARENT AREA <u>-724.5 SF</u> (58'-4" WIDE X 13'-4" HIGH) LEVEL 07 TRANSPARENCY % = 89% (20% REQUIRED) 7227. LEVEL 08 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°-0" HIGH LEVEL 08 TRANSPARENT AREA <u>1995 SF</u> (83°.9" WIDE X 9°.4" HIGH) LEVEL 08 TRANSPARENCY % = 83% (20% REQUIRED) 72273 LEVEL 09 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°-0" HIGH LEVEL 09 TRANSPARENT AREA =595 SF (63°-9" WIDE X 9°-4" HIGH) LEVEL 09 TRANSPARENCY % = 83% (20% REQUIRED) 2223 LEVEL 10 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°-0" HIGH) LEVEL 10 TRANSPARENT AREA =557.5 SF (59°-0" WIDE X 9°-4" HIGH] LEVEL 10 TRANSPARENCY % = 77.5% (20% REQUIRED) 7777. LEVEL 11 TOTAL WALL AREA = 717.5 SF (71°-9° WIDE X 10°-0° HIGH) LEVEL 11 TRANSPARENT AREA =557.5 SF (59°-9° WIDE X 9°-4° HIGH) LEVEL 11 TRANSPARENCY % = 77.5% (20% REQUIRED) 22723 LEVEL 12 TOTAL WALL AREA = <u>717.5 SF</u> (71'-9" WIDE X 10'-0" HIGH) LEVEL 12 TRANSPARENT AREA <u>-557.5 SF</u> (59'-9" WIDE X 9'-4" HIGH) LEVEL 12 TRANSPARENCY % = 77.5% (20% REQUIRED) :727: 22723 LEVEL 13 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°.0" HIGH) LEVEL 13 TRANSPARENT AREA =557.5 SF (59°.9" WIDE X 9°.4" HIGH) LEVEL 13 TRANSPARENCY % = 77.5% (20% REQUIRED) LEVEL 14 TOTAL WALL AREA = <u>717.5 SF</u> (71°-9° WIDE X 10°-0° HIGH LEVEL 14 TRANSPARENT AREA =<u>595 SF</u> (63°-9° WIDE X 9°-4° HIGH) LEVEL 14 TRANSPARENCY % = 83% (20% REQUIRED) 7223 22723 LEVEL 15 TOTAL WALL AREA = <u>717.5 SF</u> (71*.9" WIDE X 10*-0" HIGH LEVEL 15 TRANSPARENT AREA <u>=\$95 SF</u> (63*.9" WIDE X 9*-4" HIGH) LEVEL 15 TRANSPARENCY % = 83% (20% REQUIRED) LEVEL 16 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°.0" HIGH) LEVEL 16 TRANSPARENT AREA = 557.5 SF (59°.9" WIDE X 9°.4" HIGH, LEVEL 16 TRANSPARENCY % = 77.5% (20% REQUIRED) 2223 LEVEL 17 TOTAL WALL AREA = 717.5 SF (71°.9° WIDE X 10°.0° HIGH) LEVEL 17 TRANSPARENT AREA = 557.5 SF (58°.9° WIDE X 9°.4° HIGH) LEVEL 17 TRANSPARENCY % = 77.5% (20% REQUIRED) 72723 LEVEL 18 TOTAL WALL AREA = 717.5 SF (71°9" WIDE X 10°0" HIGH LEVEL 18 TRANSPARENT AREA = 595 SF (63°9" WIDE X 9°4" HIGH) LEVEL 18 TRANSPARENCY % = 83% (20% REQUIRED) 2223 LEVEL 19 TOTAL WALL AREA = 717.5 SF (71"-9" WIDE X 10"-0" HIGH LEVEL 19 TRANSPARENT AREA = 595 SF (63"-9" WIDE X 9"-4" HIGH) LEVEL 19 TRANSPARENCY % = 83% (20% REQUIRED) 2223 LEVEL 20 TOTAL WALL AREA = **717.5 SF** (71'-9' WIDE X 10'-0' HIGH) LEVEL 20 TRANSPARENT AREA = **595 SF** (63'-9' WIDE X 9'-4" HIGH) LEVEL 20 TRANSPARENCY % = 83% (20% REQUIRED) 2223 LEVEL 21 TOTAL WALL AREA = <u>717.5 SF</u> (71'-9" WIDE X 10'-0" HIGH LEVEL 21 TRANSPARENT AREA <u>595 SF</u> (63'-9" WIDE X 9'-4" HIGH) LEVEL 21 TRANSPARENCY % = 63% (20% REQUIRED) 2222 LEVEL 22 TOTAL WALL AREA = **717.5 SF** (71°-9° WIDE X 10°-0° HIGH LEVEL 22 TRANSPARENT AREA = **595 SF** (82°-9° WIDE X 9°-4° HIGH) LEVEL 22 TRANSPARENCY % = 83% (20% REQUIRED) 77773 LEVEL 23 TOTAL WALL AREA = **717.5 SF** (71'-9' WIDE X 10'-0" HIGH) LEVEL 23 TRANSPARENT AREA = **595 SF** (63'-9" WIDE X 9'-4" HIGH) LEVEL 23 TRANSPARENCY % = 83% (20% REQUIRED) LEVEL 24 TOTAL WALL AREA = 717.5 SF (71°.9" WIDE X 10°-0" HIGH LEVEL 24 TRANSPARENT AREA =595 SF (63°.9" WIDE X 9°.4" HIGH) LEVEL 24 TRANSPARENCY % = 83% (20% REQUIRED) 2223 LEVEL 25 TOTAL WALL AREA **– 717.5 SF** (71°-9° WIDE X 10°-0° HIGH LEVEL 25 TRANSPARENT AREA **–595 SF** (83°-9° WIDE X 9°-4° HIGH) LEVEL 25 TRANSPARENCY % **–** 83% (20% REQUIRED) 72723 LEVEL 26 TOTAL WALL AREA = **717.5 SF** (71*.9* WIDE X 10*-0* HIGH) LEVEL 26 TRANSPARENT AREA = **557.5 SF** (59*.9* WIDE X 9*-4* HIGH) LEVEL 26 TRANSPARENCY % – **77.5**% (20% REQUIRED) 2223 LEVEL 27 TOTAL WALL AREA = <u>789 SF</u> (71'-9" WIDE X 11'-0" HIGH) LEVEL 27 TRANSPARENT AREA <u>=617.5 SF</u> (59'-9" WIDE X 10'-4" HIGH) LEVEL 27 TRANSPARENCY % = 78% (20% REQUIRED) 727. LEVEL 28 TOTAL WALL AREA = <u>789 SF</u> (71-9" WIDE X 111-0" HIGH) LEVEL 28 TRANSPARENT AREA <u>=659 SF</u> (63-9" WIDE X 10'-4" HIGH) LEVEL 28 TRANSPARENCY % = 83.5% (20% REQUIRED) 2223 LEVEL 29 TOTAL WALL AREA = <u>789 SF</u> (71'-9" WIDE X 11'-0" HIGH) LEVEL 29 TRANSPARENT AREA = <u>659 SF</u> (63'-9" WIDE X 10'-4" HIGH) LEVEL 29 TRANSPARENCY % = 83.5% (20% REQUIRED) 2223 LEVEL 30 TOTAL WALL AREA = 933 SF (71-9" WIDE X 13-0" HIGH) LEVEL 30 TRANSPARENT AREA =786 SF (63-9" WIDE X 12-4" HIGH) LEVEL 30 TRANSPARENCY % = 84% (20% REQUIRED) 7777. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT HAS A TRANSPARENCY HIGHER THAN 80% AND EXTERNAL REFLECTANCE OF LESS THAN 15%. GLASS ON UPPER STORIES MAY HAVE ANY LEVEL OF TRANSPARENCY AND EXTERNAL REFLECTANCE. (UDO 1.5.9.B.4)

PARKING STRUCTURE IS SCREENED WITH TENSILE FABRIC (UDO 3.42.8.4 THE MAXIMUM BLANK WALL AREA (SEE SECTION 1.5.10.) OF ANY PARKING STRUCTURE FACADE SHALL BE 22. THIS REQUIREMENT DOES NOT APPLY TO SCREENING ELEMENTS AFFIXED TO THE FAÇADE AND USED TO MEET THE REQUIREMENT OF SEC. 7.2.8.7.

SIGNAGE TO BE PERMITTED SEPARATELY

NOTES:

MATERIALS LEGEND \Diamond INSULATING VISION GLASS (TOWER) INSULATING SPANDREL GLASS (TOWER) INSULATING ALUMINUM PANEL (WHITE) WITH 10" DEEP VERTICAL MULLION CAP **\Q** ON ONE SIDE INSULATING ALUMINUM PANEL (BRONZE) **♦** INSULATING VISION GLASS (GROUND LEVEL) CLEAR TEMPERED/LAMINATED GLAZING INSULATING ALUMINUM PANEL (MATCHING MULLION COLOR) (V) NOT USED INSULATING SPANDREL GLASS (GROUND LEVEL)

336'-2" T.D. SCREEN WALL 331'-2" T.O. PARAPET ROOF 325' 2" LEVEL 30 LEVEL 29 1 LEVEL 28 LEVEL 27 LEVEL 26 LEVEL 25 259' 2" LEVEL 24 0 9222 4223422422415 LEVEL 23 0 LEVEL 22 229' · 2" LEVEL 21 1 -30 LEVEL 20 1 0 က LEVEL 19 199' - 2" LEVEL LEVEL 18 LEVEL 17 LEVEL 16 169' - 2" 4222212222222 LEVEL 15 159' 2" LEVEL 14 149' 2" 22 22 22 22 22 23 23 LEVEL 13 LEVEL 12 LEVEL 11 119' - 2" LEVEL 10 109' 2" LEVEL 09 _ LEVEL_08 LEVEL_07 LEVEL 06 LEVEL 05 53' 10" LEVEL 04 44' 2" - UPPER STORY UPPER STORY 34 0 - FLOOR HEIGHT MIN. 9-0" (UDO 3.2.6 E1) LEVEL 02 - 24' 10" GROUND STORY FLOOR HEIGHT MIN. 15'-0" (UDO 3.2.6 E1) LEVEL 01

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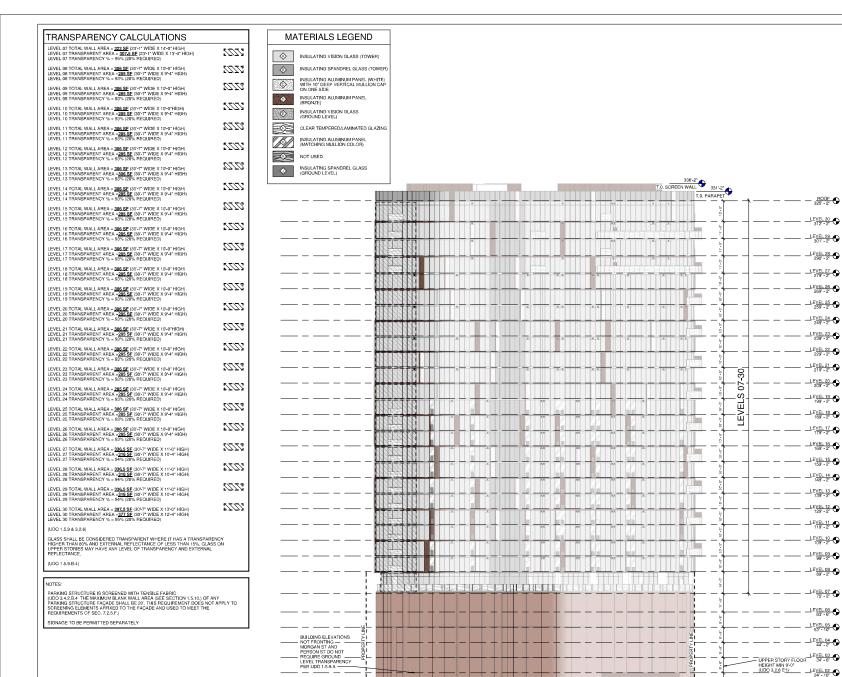
A2-03-ASR

UDO SEC. 3.3.3.F1 - ALLOWABLE AREA PER TOWER ABOVE 12 STORIES: 30,000 SF PER ALLOWABLE FLOOR

LEVEL 13: 15.557 SF LEVEL 14: 15.557 SF LEVEL 15: 15.557 SF LEVEL 16: 15.557 SF LEVEL 17: 15.557 SF LEVEL 19: 15.557 SF LEVEL 19: 15.557 SF LEVEL 20: 15.557 SF LEVEL 20: 15.557 SF

LEVEL 25: 15,557 SF LEVEL 27: 15,557 SF LEVEL 27: 15,557 SF LEVEL 28: 15,557 SF LEVEL 29: 15,557 SF LEVEL 30: 15,557 SF

ELEVATION - SOUTH - EAST 2 1/16" = 1'-0"



ROLL DOWN DOORS

ELEVATION - SOUTH - WEST

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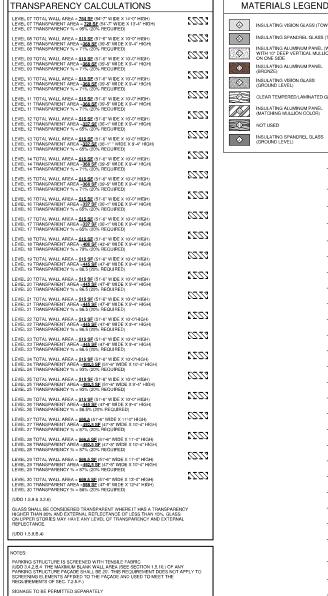
UDO SEC. 3,3,3,F1 - ALLOWABLE AREA PER TOWER ABOVE 12 STORIES: 30,000 SF PER ALLOWABLE FLOOR

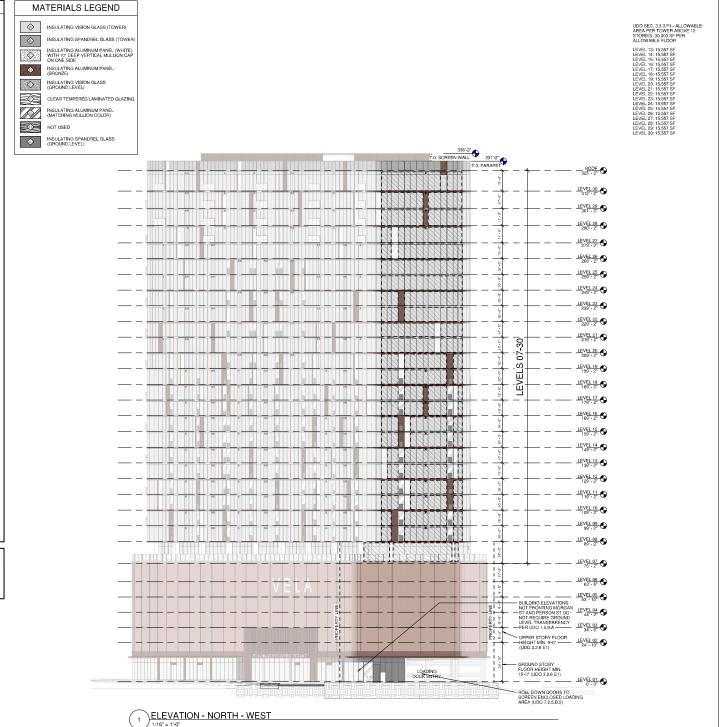
LEVEL 13: 15.557 SF LEVEL 14: 15.557 SF LEVEL 16: 15.557 SF LEVEL 16: 15.557 SF LEVEL 16: 15.557 SF LEVEL 17: 15.557 SF LEVEL 19: 15.557 SF LEVEL 29: 15.557 SF LEVEL 21: 15.557 SF LEVEL 23: 15.557 SF LEVEL 23: 15.557 SF LEVEL 23: 15.557 SF LEVEL 25: 15.557 SF LEVEL 25: 15.557 SF LEVEL 25: 15.557 SF

LEVEL 25: 15,557 SF LEVEL 27: 15,557 SF LEVEL 27: 15,557 SF LEVEL 28: 15,557 SF LEVEL 29: 15,557 SF LEVEL 30: 15,557 SF

- GROUND STORY FLOOR HEIGHT MIN 15'-0" (UDO 3.2.6 E1)

A2-04-ASR





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