

Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8. as amended by text change case [TC-14-19](#) to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input checked="" type="checkbox"/> Attached	<input checked="" type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: SUB-SS-66-2017 & SPR-0156-2019	
Scoping/sketch plan case #: _____	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: Z-13-16	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: MTX Multi One	
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Property address(es): 900 St Albans Drive	
Site P.I.N.(s): 1715-18-3142	
Please describe the scope of work. Include any additions, expansions, and change of use. Proposed Development will consist of a mixed use building which will include retail, apartments a parking structure and all associated infrastructure.	
Current Property Owner/Developer Contact Name: Steven Beattie	
NOTE: please attach purchase agreement when submitting this form.	
Company: St. Albans Holdings, LLC	Title: Owner's Representative
Address: 3301 Benson Drive, Suite 103, Raleigh, NC 27609	
Phone #: 919-863-1000	Email: steven.beattie@dewittcarolinas.com
Applicant Name: Jake Buzzell	
Company: Advanced Civil Design	Address: 51 Kilmayne Drive, Suite 105, Cary, NC 27511
Phone #: 919-460-2024	Email: jbuzzell@advancedcivildesign.com

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-7-CU, CX-12-CU & CX-20-CU	Existing gross floor area (not to be demolished): N/A
	Existing gross floor area to be demolished: N/A
Gross site acreage: 2.48	New gross floor area: 409,464 SF
# of parking spaces required: 461	Total sf gross (to remain and new): 409,464 SF
# of parking spaces proposed: 566	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 12
Existing use (UDO 6.1.4): Vacant Lot	
Proposed use (UDO 6.1.4): Mixed Use	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.2 Square Feet: 96,738
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 281	Total # of hotel units: 0
# of bedroom units: 1br 143 2br 138 3br	4br or more
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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 Advanced Civil Design 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: 12/23/2020

Printed Name: Thomas A. Saieed, Jr.

ZONING CONDITIONS (Z-13-16):

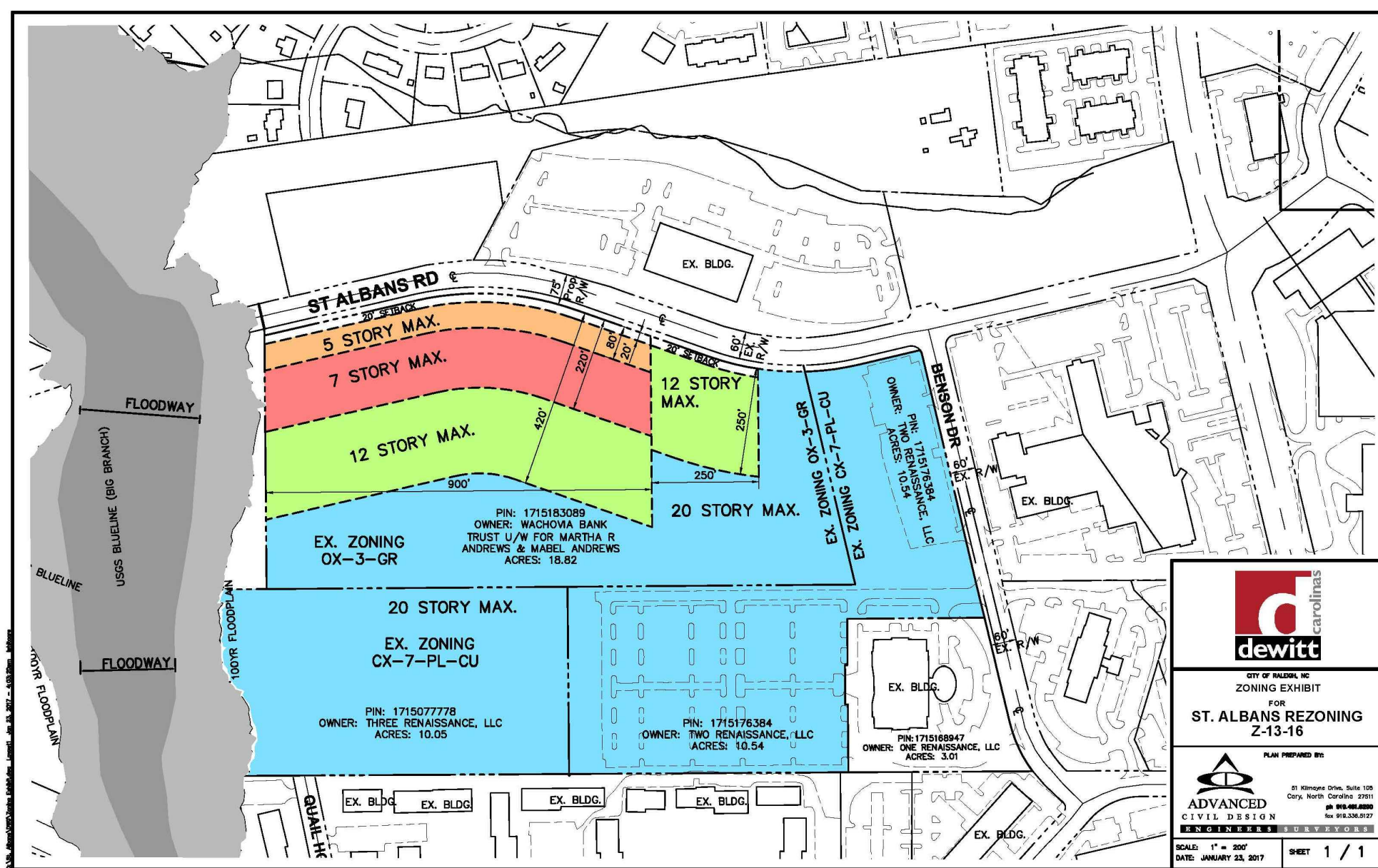
1. THE FOLLOWING PRINCIPAL USES LISTED IN THE ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: CEMETERY; MAJOR UTILITIES – ALL TYPES; ADULT ESTABLISHMENT; VEHICLE FUEL SALES; DETENTION CENTER, JAIL, PRISON; LIGHT INDUSTRIAL – ALL TYPES; LIGHTMANUFACTURING – ALL TYPES; CAR WASH; VEHICLE REPAIR – ALL TYPES; HELIPORT NOT SERVING HOSPITAL(S). ALSO, ANY BAR, NIGHTCLUB, TAVERN, LOUNGE LOCATED AT LEAST 300 FEET FROM THE RIGHT-OF-WAY FROM ST. ALBANS DRIVE AND LOCATED IN A MULTI-TENANT BUILDING. ANY EATING ESTABLISHMENT WITH A DRIVE-THRU WINDOW SHALL BE LOCATED AT LEAST 300 FEET FROM THE RIGHT-OF-WAY FROM ST. ALBANS DRIVE.
COMPLIANCE STATEMENT: USES COMPLY WITH SAID CONDITION. SEE PROPOSED USES UNDER THE DEVELOPMENT INFORMATION.
2. PRIOR TO RECOGNITION OF A SUBDIVISION PLAT OR ISSUANCE OF A BUILDING PERMIT FOR NEW DEVELOPMENT, WHICHEVER EVENT FIRST OCCURS, A TRANSIT EASEMENT ALONG ST. ALBANS DRIVE SHALL BE DEEDED TO THE CITY AND THE WAKE COUNTY REGISTRY. PRIOR TO RECOGNITION OF EACH TRANSIT EASEMENT, THE DIMENSIONS (NOT TO EXCEED 15 FEET IN DEPTH OR 20 FEET IN WIDTH) AND LOCATION OF THE EASEMENT SHALL BE APPROVED BY THE TRANSPORTATION DEPARTMENT AND THE EASEMENT DOCUMENT APPROVED BY THE CITY ATTORNEY'S OFFICE. IF, PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR NEW DEVELOPMENT, THE TRANSPORTATION DEPARTMENT REQUESTS ONE OR MORE OF THE FOLLOWING IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE TRANSIT EASEMENT, THEN SUCH SHALL BE CONSTRUCTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY. WITH CONSTRUCTION PLANS APPROVED BY THE TRANSPORTATION DEPARTMENT: (I) A CEMENT PAD MEASURING NO GREATER THAN 15'X20', (II) A CEMENT LANDING ZONE PARALLEL TO THE STREET BETWEEN THE SIDEWALK AND BACK-OF-CURB MEASURING MORE THAN 30', (III) A SLEEVE FOR INSTALLATION OF A 24"X2' POST, AND (IV) AN ADA-ACCESSIBLE SHELTER AND LITTER CONTAINER.
COMPLIANCE STATEMENT: THE REQUIRED TRANSIT EASEMENT LOCATION HAS BEEN APPROVED BY THE TRANSPORTATION DEPARTMENT IN SPR-0156-2019. THE EASEMENT WILL BE RECORDED WITHIN THE SUBDIVISION PLAT, WHICH WILL BE REQUIRED PRIOR TO SPR APPROVAL FOR THIS ASR.
3. THE FULL WIDTH OF RIGHT-OF-WAY DEDICATION AND IMPROVEMENTS FOR ST. ALBANS DRIVE REQUIRED BY THE CITY SHALL BE ACCOMMODATED ON THE PROPERTY, SUCH THAT THE CURB ON THE NORTH SIDE OF THE ROAD BE MOVED IN ORDER TO PROVIDE THE REQUIRED IMPROVEMENTS.
COMPLIANCE STATEMENT: APPROVED UNDER SPR-0156-2019.
4. ELECTRIC CAR CHARGING STATIONS SHALL BE PROVIDED WITH EACH DEVELOPMENT AT THE FOLLOWING RATES: (I) TWO PER 100,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL USE, (II) TWO PER 100 DWELLING UNITS OF MULTI-UNIT LIVING, AND (III) TWO PER 100 HOTEL ROOMS.
COMPLIANCE STATEMENT: ELECTRIC CAR CHARGING STATIONS HAVE BEEN PROVIDED. SEE PARKING CALCULATIONS ON THIS SHEET AND SHEET A2.03.
5. OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM. WITHIN THOSE AREAS OF THE PROPERTY WHERE BUILDING HEIGHT IS RESTRICTED TO LESS THAN 20 STORIES, COMMERCIAL PICKUP OR DELIVERY SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM AND 7 PM. THIS CONDITION DOES NOT APPLY TO PUBLIC ROADWAY OR PUBLIC UTILITY CONSTRUCTION ACTIVITY, OR TO ACTIVITIES RELATED TO SPECIAL USE PERMITS SUBSEQUENTLY ISSUED BY THE CITY.
COMPLIANCE STATEMENT: A NOTE HAS BEEN PROVIDED ON THESE PLANS DETAILING CONDITION.
6. NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS REZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING, OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE, IF PERMITTED BY THE CITY, SIGNS SHALL BE POSTED INDICATING THIS PROHIBITION.
COMPLIANCE STATEMENT: A NOTE HAS BEEN PROVIDED ON THESE PLANS DETAILING CONDITION.
7. SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY, EACH NEW CROSSWALK CROSSING ST. ALBANS DRIVE SHALL HAVE A MID-CROSSING BOLLARD-PROTECTED PEDESTRIAN REFUGE, PROMINENT PERMANENT PRISMATIC REFLECTIVE CROSSWALK WARNING SIGNS, AND SIGNS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY OR ACTUATED PEDESTRIAN COUNTDOWN TIMERS. SUCH CROSSWALK IMPROVEMENTS CROSSING ST. ALBANS DRIVE SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF PROPERTY AT THE INTERSECTION AT WHICH THE SPECIFIC CROSSWALK IS LOCATED. SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY, EACH NEW CROSSWALK CROSSING A PUBLIC STREET (INCLUDING BENSON DRIVE, QUAIL HOLLOW EXTENSION, AND ANY OTHER PUBLIC STREET ON THE PROPERTY INTERSECTING WITH ST. ALBANS DRIVE) AT THE INTERSECTION WITH ST. ALBANS DRIVE SHALL INCLUDE PROMINENT PRISMATIC REFLECTIVE CROSSWALK WARNING SIGNS AND SIGNS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY OR ACTUATED PEDESTRIAN COUNTDOWN TIMERS. SUCH CROSSWALK IMPROVEMENTS CROSSING EACH OF THESE STREETS SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF PROPERTY AT EACH INTERSECTION IDENTIFIED IN THIS CONDITION.
COMPLIANCE STATEMENT: A NOTE HAS BEEN PROVIDED ON THESE PLANS DETAILING CONDITION.
8. SUBJECT TO THE APPROVAL OF THE APPROPRIATE GOVERNMENTAL OR UTILITY AUTHORITY, ALL METERS, BREAKERS, TRANSFORMERS, SWITCHES, JUNCTIONS, BACKFLOWS, OR OTHER TYPE OF WET OR DRY UTILITY STRUCTURE WHICH IS RAISED ABOVE THE GROUND OR CONSTRUCTED SURFACE SHALL BE ARCHITECTURELLY SCREENED OR NOT OTHERWISE VISIBLE FROM ST. ALBANS DRIVE. THE SCREENING REQUIRED BY THIS CONDITION SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROPERTY ON WHICH THE SCREENED ITEMS ARE LOCATED.
COMPLIANCE STATEMENT: SCREENING HAS BEEN PROVIDED. SEE LANDSCAPE PLANS.
9. WALL SIGNS THAT (I) FRONT ALONG ST. ALBANS DRIVE, (II) ARE NOT OTHERWISE SCREENED FROM VIEW FROM ST. ALBANS DRIVE, AND (III) ARE LOCATED HIGHER THAN FIFTEEN (15) FEET AS MEASURED FROM THE GROUND LEVEL OF THE BUILDING, SHALL NOT BE INTERNALLY ILLUMINATED.
COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS.
10. THIS CONDITION SHALL APPLY TO BUILDINGS LOCATED WITHIN 300 FEET FROM THE ST. ALBANS DRIVE RIGHT-OF-WAY; THAT PORTION OF THE GROUND STORY OF STRUCTURED PARKING FRONTING ALONG ST. ALBANS DRIVE SHALL NOT BE OPEN EXCEPT FOR POINTS OF INGRESS AND EGRESS TO THE PARKING STRUCTURE; WHERE STRUCTURED PARKING ARE LOCATED TO THE PERIMETER OF A BUILDING, THEY MUST BE SCREENED SO THAT CARS ARE NOT VISIBLE FROM ST. ALBANS DRIVE, AND THE MAXIMUM LIGHT LEVEL OF PARKING DECK LIGHT FIXTURES SHALL NOT EXCEED 1.0 FOOT-CANDLE AT THE ST. ALBANS DRIVE RIGHT-OF-WAY.
COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS. BUILDING GREATER THAN 200' FROM ST. ALBANS DRIVE.
11. THERE SHALL BE A MINIMUM BUILDING AND PARKING SETBACK OF 20 FEET ALONG ST. ALBANS DRIVE.
COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS.
12. IN ADDITION TO THE STREETScape REQUIRED AS PART OF THE STREET CROSS-SECTION FOR ST. ALBANS DRIVE, EVERGREEN TREES MEASURING AT LEAST 8 FEET TALL AT THE TIME OF PLANTING SHALL BE PLANTED AT A RATE OF AT LEAST 8 TREES PER 100 LINEAR FEET AND EVERGREEN SHRUBS MEASURING AT LEAST 3 FEET TALL AND 2 FEET WIDE AT THE TIME OF PLANTING SHALL BE PLANTED AT A RATE OF AT LEAST 36 SHRUBS PER 100 LINEAR FEET, ALL WITHIN THAT AREA MEASURING AT LEAST 20 FEET B/W BETWEEN THE ST. ALBANS DRIVE RIGHT-OF-WAY AND THE ADJACENT BUILDING OR VEHICULAR SURFACE AREA.
COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS.
13. MAXIMUM BUILDING HEIGHT ON THE PROPERTY SHALL BE IN ACCORDANCE WITH THE ATTACHED EXHIBIT A. IN ORDER FOR A BUILDING TO EXCEED FIVE STORIES AND 75 FEET ALONG THAT PORTION OF THE PROPERTY PERMITTED FOR UP TO 7 STORIES AS SHOWN ON EXHIBIT A, A MINIMUM BUILDING SETBACK OF AT LEAST 80 FEET SHALL BE PROVIDED FRONT ST. ALBANS DRIVE RIGHT-OF-WAY FOR SUCH BUILDING.
COMPLIANCE STATEMENT: MAXIMUM BUILDING HEIGHT FOR THIS SECTION OF THE SUBDIVISION RANGE FROM 7 STORIES TO 20 STORIES. BUILDING HEIGHTS ADHERE TO CONDITION. SEE ELEVATION SHEETS.
14. THIS CONDITION SHALL APPLY TO THAT PORTION OF THE PROPERTY BEGINNING AT THE PROPERTY'S WESTERN MOST POINT WHERE IT INTERSECTS WITH THE ST. ALBANS DRIVE RIGHT-OF-WAY, AND MEASURING EAST FOR 900 FEET ALONG THE ST. ALBANS DRIVE RIGHT-OF-WAY, AND FOR A DEPTH OF 100 FEET FROM ST. ALBANS DRIVE RIGHT-OF-WAY; RETAIL SALES USES AND RESTAURANT USES SHALL BE LOCATED IN A MULTI-STORY BUILDING.
COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS.
15. AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.
COMPLIANCE STATEMENT: A NOTE HAS BEEN PROVIDED ON THESE PLANS DETAILING CONDITION AND LABELED ON THE BUILDING PLANS.
16. POLE-MOUNTED LIGHTING LOCATED BETWEEN ST. ALBANS DRIVE RIGHT-OF-WAY AND A BUILDING SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18 FEET AND SHALL BE OF FULL CUT- OFF DESIGN.
COMPLIANCE STATEMENT: APPLICABLE TO THESE PLANS. SEE DETAILS.
17. THE MAXIMUM DEVELOPMENT INTENSITIES FOR THE PROPERTY SHALL BE ONE OF THE FOLLOWING SCENARIOS, AT THE ELECTION OF THE PROPERTY OWNER:
1. 125,000 SQUARE FEET OF COMMERCIAL, (PERSONAL SERVICE, RESTAURANT/BAR, RETAIL SALES ONLY) LAND USES, 300 HOTEL ROOMS, 300 ASSISTED LIVING BEDS, 790,000 SQUARE FEET OF OFFICE AND MEDICAL LAND USES, AND 1,275 DWELLING UNITS; OR
2. 125,000 SQUARE FEET OF COMMERCIAL LAND USES (PERSONAL SERVICE, RESTAURANT/BAR, RETAIL SALES ONLY), 300 HOTEL ROOMS, 300 ASSISTED LIVING BEDS, 990,000 SQUARE FEET OF OFFICE AND MEDICAL LAND USES, AND 875 DWELLING UNITS.

REFERENCES TO LAND USES IN THIS CONDITION SHALL HAVE THE MEANING AS ASCRIBED IN THE ALLOWED PRINCIPAL USE TABLE (UDO SECTION 6.1.4). THIS CONDITION SHALL NOT ACT AS A PROHIBITION ON SPECIFIC LAND USES NOT PROHIBITED IN CONDITION 1 OF THIS REZONING ORDINANCE. ADDITIONALLY, THE FLOOR AREA FOR ANY LAND USE PERMITTED BY THIS REZONING ORDINANCE THAT IS NOT EXPRESSLY LISTED ABOVE SHALL BE COUNTED AGAINST THE AMOUNT OF FLOOR AREA ASSIGNED FOR OFFICE AND MEDICAL LAND USES.

PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR DEVELOPMENT OF THE PROPERTY OR THE RECOGNITION OF THE FIRST SUBDIVISION PLAT FOR THE PROPERTY, WHICHEVER OCCURS FIRST, THE DEVELOPER SHALL ELECT ONE OF THE MOVES SCENARIOS. HOWEVER, THIS SHALL NOT PRECLUDE THE SUBSEQUENT ELECTION OF ANOTHER SCENARIO SO LONG AS IT COMPLES WITH THIS CONDITION. THE ELECTION AND ANY AMENDMENT THERETO WILL BE IN WRITING AND RECORDED WITH THE WAKE COUNTY REGISTER OF DEEDS. ANY AMENDMENT TO THE INITIAL ELECTION REQUIRES THE CONSENT OF THE DEVELOPMENT SERVICES DIRECTOR, AS EVIDENCED BY THE SIGNATURE OF THE DEVELOPMENT SERVICES DIRECTOR ON THE RECORDED INSTRUMENT, AND WHICH CONSENT SHALL BE GIVEN IF THE SUBSEQUENT ELECTION COMPLES WITH THIS CONDITION. EACH SUBDIVISION OR SITE PLAN FOR DEVELOPMENT OF PROPERTY SUBJECT TO THIS REZONING ORDINANCE SHALL INCLUDE A NOTE INDICATING THE SPECIFIC SCENARIO SELECTED BY THE DEVELOPER.
COMPLIANCE STATEMENT: INTENSITY WILL BE SELECTED PRIOR TO RECOGNITION OF THE FINAL SUBDIVISION PLAT. INTENSITY SCENARIO #1 SELECTED. A TABLE HAS BEEN PROVIDED SHOWING PROPOSED EXISTING AND REMAINING AREAS.

18. THE FOLLOWING BUILD-TO STANDARDS SHALL APPLY TO PROPERTY ZONED CX-20-CU: (I) THERE SHALL BE A BUILD-TO AREA ALONG PUBLIC STREETS MEASURING BETWEEN 0' TO 80'; (II) THE BUILDING COVERAGE WITHIN THE BUILD-TO AREA ALONG A PRIMARY STREET IS 50%; (III) THE BUILDING COVERAGE WITHIN THE BUILD-TO AREA ALONG A SIDE STREET IS 25%; AND (IV) NO MORE THAN A SINGLE LOW-RISE BAY OF PARKING CAN BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, BETWEEN THE BUILDING AND THE ADJACENT PUBLIC RIGHT-OF-WAY. THIS CONDITION DOES NOT APPLY TO AN OPEN LOT OR CIVIC BUILDING TYPE.
COMPLIANCE STATEMENT: BUILD-TO AREA IN APPLICABLE CX-20-CU ZONING MEETS COMPLIANCE. SEE CALCULATIONS ON THIS SHEET AND C.2.0 FOR LOCATION AND DIMENSIONS.

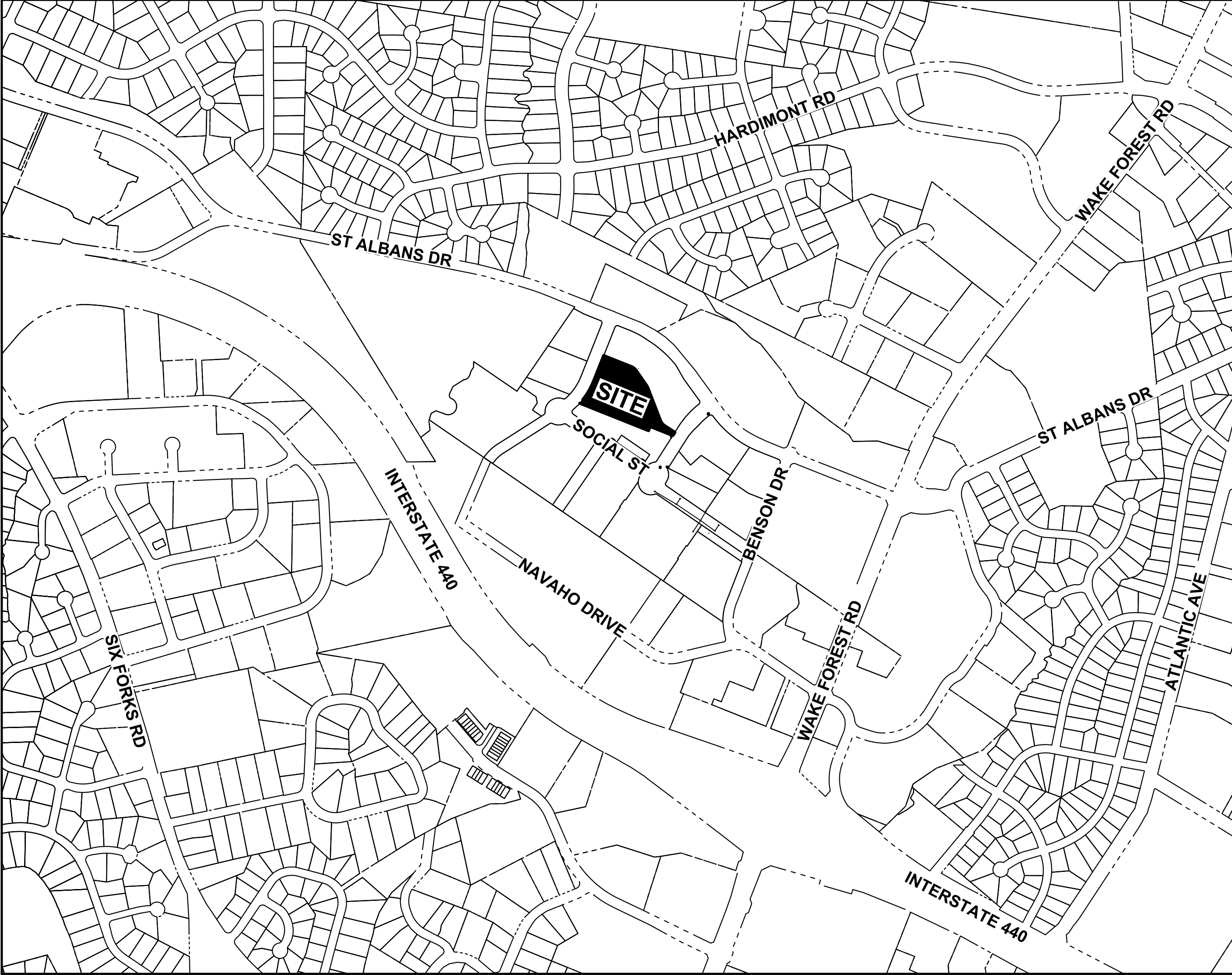
EXHIBIT A:



GENERAL NOTES

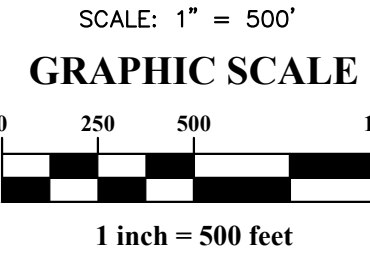
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDDT STANDARDS AND SPECIFICATIONS.
2. CONTACT NC 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES TO VERIFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES ARE TO BE REPORTED TO THE OWNER, ENGINEER, AND ARCHITECT.
4. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY PERMIT ISSUANCE BY THE CITY OF RALEIGH ENGINEERING DEPARTMENT.
5. LOCATIONS AND SIZES SHOWN FOR STORMWATER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
6. LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVICES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.
7. PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.
8. THESE PLANS AND ALL CALCULATIONS HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL CONSTRUCTION PLAN DESIGN.
9. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALEIGH ENGINEERING STANDARD DRAWING STANDARD DRAWINGS.
10. OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MAINTENANCE, OUTDOOR LANDSCAPING AND TRASH AND RECYCLING FACILITY SERVICE SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM TO 7 PM. WITHIN THOSE AREAS OF THE PROPERTY WHERE BUILDING HEIGHT IS RESTRICTED TO LESS THAN 20 STORIES, COMMERCIAL PICKUP OR DELIVERY SHALL BE ALLOWED ONLY BETWEEN THE HOURS OF 7 AM AND 7 PM. THIS CONDITION DOES NOT APPLY TO PUBLIC ROADWAY OR PUBLIC UTILITY CONSTRUCTION ACTIVITY, OR TO ACTIVITIES RELATED TO SPECIAL USE PERMITS SUBSEQUENTLY ISSUED BY THE CITY.
11. NO LATER THAN THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROPERTY SUBJECT TO THIS REZONING, THE PROPERTY OWNER SHALL REQUEST THAT THE CITY POST THAT PORTION OF ST. ALBANS DRIVE ALONG THE PROPERTY WITH SIGNS INDICATING THAT NO COMMERCIAL OR CONSTRUCTION-RELATED PARKING, OR LOADING OR UNLOADING ACTIVITY SERVING DEVELOPMENT ON THE PROPERTY SHALL BE PERMITTED ALONG THE PROPERTY'S FRONTAGE ON ST. ALBANS DRIVE, IF PERMITTED BY THE CITY, SIGNS SHALL BE POSTED INDICATING THIS PROHIBITION.
12. AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.
13. PROMINENT PERMANENT PRISMATIC REFLECTIVE CROSSWALK WARNING SIGNS, AND SIGNS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY SHALL BE INSTALLED AT ALL PUBLIC STREET CROSSINGS.
14. SPR-0156-2019 IS IN REFERENCE TO THE APPROVED STREET PLANS FOR THE SUBDIVISION.
- SOLID WASTE INSPECTION STATEMENT**
1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR. (SEE SHEET C.2.0 FOR VENDOR ENDORSEMENT)
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
3. THIS PROJECT PROPOSES TWO TRASH COMPACTORS THAT WILL BE SERVICED BY A PRIVATE SOLID WASTE SERVICE. ONE COMPACTOR WILL BE LOCATED ON LEVEL TWO INSIDE THE BUILDING WITH AN AUTOMATIC DOOR. THE LEVEL TWO COMPACTOR WILL SERVICE ROUGHLY 81 UNITS AND RETAIL SPACES (SEE SHEET A2.02). THE SECOND COMPACTOR WILL BE LOCATED ON LEVEL THREE. THE LEVEL THREE COMPACTOR WILL SERVICE ROUGHLY 231 UNITS AND RETAIL SPACES (SEE SHEET A2.03). A TRASH SHOOT WILL BE PROVIDED ON EACH FLOOR FOR TENANT CONVENIENCE. AS AGREED UPON AS PART OF THE DESIGN ALTERNATE APPROVAL, THE PRIVATE SERVICE SHALL HAVE AN AUTOMATIC OPERNER FOR THE TRASH SERVICE ENTRY LOCATED ON LEVEL ONE OFF OF QUAIL HOLLOW DRIVE. THE SERVICE SHALL BE SCHEDULED FOR A 4-HOUR WINDOW DURING OFF-PEAK TIME. AN ONSITE EMPLOYEE OR SECOND CREW MEMBER SHALL PROVIDE TRAFFIC CONTROL.

ADMINISTRATIVE SITE REVIEW
MTX MULTI ONE
3410 QUAIL HOLLOW DRIVE
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA
2020



OVERALL DEVELOPMENT INTENSITIES				
SCENARIO 1 PER D.B. 18736, PG. 2722				
	MAX	AVAILABLE	PROVIDED	REMAINDER
OFFICE & MEDICAL	790,000 SF	790,000 SF	0 SF	790,000 SF
COMMERCIAL	125,000 SF	125,000 SF	14,383 SF	110,617 SF
HOTEL ROOMS	300	300	0	300
ASSISTED LIVING BEDS	300	300	0	300
DWELLING UNITS	1,275	1,275	304	971

VICINITY MAP



Administrative Site Review Application
Planning and Development Customer Service Center • One Exchange Place, Suite 400 | Raleigh, NC 27601 | 919-956-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

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

Please review UDO Section 10.2.8, as amended by text change case TC-14-116 to determine the site plan tier. If assistance determining a Site Plan Tier is needed, a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan ☐ Tier Three Site Plan ☒

Building Type	Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Scoping/sketch plan case #:
<input type="checkbox"/> Apartment	<input type="checkbox"/> Certificate of Appropriateness #:
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Open lot
	<input type="checkbox"/> Board of Adjustment #:
	<input type="checkbox"/> Zoning Case #:
	<input type="checkbox"/> Administrative Alternate #:

GENERAL INFORMATION

Development name: MTX Multi One

Inside City limits? Yes ☒ No ☐

Property address(es): **3410 QUAIL HOLLOW DRIVE**

Site P.I.N.(s): 1715-18-3142

Please describe the scope of work. Include any additions, expansions, and change of use.

Proposed Development will consist of a mixed use building which will include retail, apartments a parking structure and all associated infrastructure.

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

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

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

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

Applicant Name: Jake Buzzell

Company: Advanced Civil Design

Address: 51 Kilmayne Drive, Suite 105, Cary, NC 27511

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

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REVISION 11.38.20
raleighnc.gov

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the address of each): CX-7-CU, CX-12-CU & CX-20-CU	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 2.73	Existing gross floor area to be demolished: N/A
# of parking spaces required: 598 Max.	New gross floor area: 338,510 SF
# of parking spaces proposed: 421	Total of gross (to remain and new): 338,510 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Vacant Lot	Proposed # of stories for each: 12
Proposed use (UDO 6.1.4): Mixed Use	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0 Square Feet: 0	Proposed Impervious Surface: Acres: 2.1 Square Feet: 18,335
Is this a flood hazard area? Flood study: Flood study: Flood study: Flood study:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 304	Total # of hotel units: 0
# of bedroom units: 1br 213 2br 81 3br 10 4br or more	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
# of lots: 1	
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 _____ to serve as my agent regarding this application, to receive and respond 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: 12/23/2020	
Printed Name: Thomas A. Seewitz, Jr.	
Page 2 of 2	REVISION 11.38.20 raleighnc.gov

CIVIL ENGINEER ADVANCED CIVIL DESIGN, INC. 51 KILMAYNE DRIVE, SUITE 102 CARY, NORTH CAROLINA 27511 PHONE: 919-461-6290 CONTACT: JAKE BUZZELL EMAIL: jBUZZELL@ADVANCEDCIVILDIGNSON.COM	ARCHITECT JDAVIS 510 SOUTH WILMINGTON STREET RALEIGH, NORTH CAROLINA 27601 PHONE: 919-835-1500 CONTACT: NOEL HERNANDEZ EMAIL: NOEL@JDAVISARCHITECTS.COM	LANDSCAPE ARCHITECT STUDIOOUTSIDE 824 EXPOSITION AVE SUITE 5 DALLAS, TEXAS 75226 PHONE: 919-863-1000 CONTACT: MARK THOMAS EMAIL: MTHOMAS@STUDIOOUTSIDE.US	DEVELOPER DEWITT CAROLINAS, INC. 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000 CONTACT: STEVEN BEATTIE EMAIL: STEVEN.BEATTIE@DEWITT-CAROLINAS.COM	OWNER ST ALBANS HOLDINGS, LLC 3301 BENSON DRIVE, SUITE 103 RALEIGH, NORTH CAROLINA 27609 PHONE: 919-863-1000
--	--	--	---	---

SITE DATA TABLE

PROPERTY INFORMATION:	
FIN:	1715176384
ADDRESS:	3410 QUAIL HOLLOW DRIVE
TOTAL SITE AREA:	2.73 ACRES
ZONING INFORMATION:	
EXISTING ZONING:	CX-7-CU CX-12-CU CX-20-CU
CUD CASE NUMBER:	Z-13-16
DEVELOPMENT INFORMATION:	
FRONTAGE TYPE:	N/A
EXISTING USE:	VACANT
PROPOSED USE:	MIXED-USE
PROPOSED USES:	RETAIL, APARTMENT, STRUCTURED PARKING
EXISTING BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	
RETAIL	14,383 SF
MULTI-UNIT LIVING	324,127 SF
TOTAL AREA:	338,510 SF
PARKING STRUCTURE	161,613 SF
BUILDING HEIGHT: (12 STORIES MAX)	
MIXED USE BUILDING	7-12 STORIES
BUILDING SETBACK:	STREET- 5' SIDE - 0' OR 6' REAR - 0' OR 6'
PARKING SETBACK:	10'
REQUIRED BUILD-TO PER Z-13-16: (IN CX-20-CU ZONING ONLY)	
PRIMARY STREET	50% 0'-80' FROM R/W
SIDE STREET	25% 0'-80' FROM R/W
PROVIDED BUILD-TO:	
PRIMARY STREET	8% N/A
SIDE STREET	
EX. IMPERVIOUS AREA:	0.0/0 ACRES/SF
PR. IMPERVIOUS AREA:	2.6/115,225 ACRES/SF
FLOOD HAZARD AREA:	NO, FEMA MAP PANEL #372171500J
UNIT DATA:	
TOTAL # OF ALL LOTS:	1 (LOT 4)
TOTAL # OF OPEN SPACE	0
REQUIRED AMENITY AREA:	0.28 AC (12,197 SF)
(10% OF SITE AREA)	
PROVIDED AMENITY AREA:	0.44 AC (19,133 SF)
PARKING CALCULATIONS:	
REQUIRED PARKING:	NO MIN PER TC-11-21
MAX PARKING (RETAIL):	100 SF = 14,383 = 71.9 = 72
MAX PARKING (MULTI 0-1 BEDROOM):	1.5 PER UNIT = 213 * 1.5 = 319.5 = 320
MAX PARKING (MULTI 2 BEDROOM):	2.25 PER UNIT = 81 * 2.25 = 182.25 = 183
MAX PARKING (MULTI 3 BEDROOM):	2.25 PER UNIT = 10 * 2.25 = 22.5 = 23
TOTAL REQUIRED PARKING	N/A
TOTAL MAXIMUM PARKING	598 SPACES
TOTAL PROPOSED PARKING	421 SPACES
ACCESSIBLE PARKING	
REQUIRED ACCESSIBLE PARKING:	2% OF PROPOSED = 9 TOTAL (2 VAN)
TOTAL # OF REQUIRED ACCESSIBLE PARKING:	
PROVIDED STANDARD ACCESSIBLE SPACES:	8 SPACES
REQUIRED VAN PARKING SPACES:	2 SPACES
PROVIDED VAN PARKING SPACES:	2 SPACES
ELECTRIC CAR CHARGING SPACES	
REQUIRED ELECTRIC CAR (COMMERCIAL)	100,000 SF = 18,335 X 2 = .4 = 1
REQUIRED ELECTRIC CAR (MULTI UNIT)	100 UNITS = 100 X 2 = 6.0 = 6
CHARGING STATION PER Z-13-16	
PROVIDED ELECTRIC CAR CHARGING STATION	10 SPACES
*BICYCLE CALCULATIONS:	
SHORT TERM BICYCLE PARKING	
REQUIRED PARKING (MULTI UNIT):	1/10 UNITS = 308 = 15.2 = 16
REQUIRED PARKING (RETAIL):	5,000 SF (MIN 4) = 18,335 = 3.8 = 4
REQUIRED PARKING (TOTAL):	
PROVIDED PARKING:	20
LONG TERM BICYCLE PARKING	
REQUIRED PARKING (MULTI UNIT):	NONE
REQUIRED PARKING (RETAIL):	NONE
REQUIRED PARKING (TOTAL):	10
PROVIDED PARKING:	50
*PER UDO 7.1.8.A A MIXED USE FACILITY SHALL NOT BE REQUIRED TO PROVIDE MORE THAN 50 BICYCLE PARKING SPACES.	

TOTAL REQUIRED PARKING	N/A
TOTAL MAXIMUM PARKING	598 SPACES
TOTAL PROPOSED PARKING	421 SPACES
ACCESSIBLE PARKING	
REQUIRED ACCESSIBLE PARKING:	2% OF PROPOSED = 9 TOTAL (2 VAN)
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ELECTRIC CAR CHARGING SPACES	
REQUIRED ELECTRIC CAR (COMMERCIAL)	100,000 SF = 18,335 X 2 = .4 = 1
REQUIRED ELECTRIC CAR (MULTI UNIT)	100 UNITS = 100 X 2 = 6.0 = 6
CHARGING STATION PER Z-13-16	
PROVIDED ELECTRIC CAR CHARGING STATION	10 SPACES

***DESIGN ALTERNATE APPROVALS:**

DRIVEWAYS FOR MIXED AND NON-RESIDENTIAL USES (UDO 8.3.5.C.3.C & RSDM 9.5.2.C) (2 DESIGN ALTERNATES).

CASE NUMBER: DA-0011-2021

APPROVAL DATE: 09/20/2021

DESCRIPTION (UDO):

DRIVEWAYS ACCESSING UP TO 80-FOOT WIDE STREET RIGHTS-OF-WAY MUST BE SPACED 200 FEET APART CENTERLINE TO CENTERLINE AND DRIVEWAYS ACCESSING MORE THAN AN 80-FOOT WIDE STREET RIGHT-OF-WAY MUST BE SPACED 300 FEET APART CENTERLINE TO CENTERLINE.

GENERAL ACCESS REQUIREMENTS (UDO 8.3.5.A.3 & RSDM 9.4.A.C)

CASE NUMBER: DA-0011-2021

APPROVAL DATE: 09/20/2021

DESCRIPTION (UDO):

ALL ON-SITE PARKING AREAS MUST BE DESIGNED TO ALLOW VEHICLES TO ENTER AND EXIT THE PARKING AREA IN A FORWARD MOTION, UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR. AN IMPROVED ALLEY MAY BE USED AS MANEUVERING SPACE FOR ACCESS TO ON-SITE PARKING AREAS.

CONDITIONS:

- THE PROJECT WILL PROVIDE A CHANGE IN MATERIAL TYPE OR COLOR FOR THE PORTION OF THE SIDEWALK THAT ABUTS THE SERVICE DRIVEWAY LOCATED OFF OF QUAIL HOLLOW DRIVE.
- THE PROJECT WILL PROVIDE A CHANGE IN MATERIAL TYPE OR COLOR FOR THE PORTION OF THE SIDEWALK THAT ABUTS THE PARKING DECK DRIVEWAY LOCATED OFF OF QUAIL HOLLOW DRIVE.
- FOR THE LOADING DOCK LOCATED OFF OF QUAIL HOLLOW DRIVE, ALL DELIVERY VEHICLES SHALL BE PRE-ARRANGED OR SCHEDULED. THE DOOR SHALL BE OPENED PRIOR TO SCHEDULED ARRIVAL OR CLOSED UPON DEPARTURE. ONE ONSITE EMPLOYEE SHALL PROVIDE TRAFFIC CONTROL.
- FOR THE TRASH SERVICE ENTRY LOCATED OFF OF QUAIL HOLLOW DRIVE, THE PRIVATE SERVERER SHALL HAVE AN AUTOMATIC OPERNER. THE SERVICE SHALL BE SCHEDULED FOR A 4-HOUR WINDOW DURING OFF-PEAK TIME. AN ONSITE EMPLOYEE OR SECOND CREW MEMBER SHALL PROVIDE TRAFFIC CONTROL.

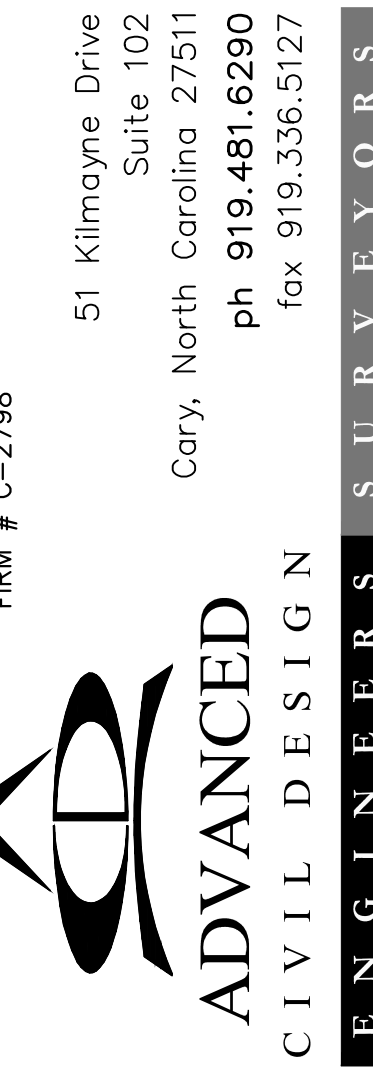
INDEX OF DRAWINGS

TITLE SHEET	C.0.0
EXISTING CONDITIONS PLAN	C.1.0
POST-INFRASTRUCTURE CONDITIONS	C.1.1
SITE PLAN	C.2.0
GRADING AND DRAINAGE PLAN	C.3.0
PRE-DEVELOPED STORMWATER PLAN	C.4.0
POST-DEVELOPED STORMWATER PLAN	C.4.1
UTILITY PLAN	C.5.0
FIRE HOSE PULL AND ACCESS EXHIBIT	C.6.0
STANDARD DETAILS	C.7.0-C.7.2
SITE LIGHTING PLAN	SL.01
SITE PHOTOMETRIC PLAN	SL.02
SITE LIGHTING DETAILS	SL.01
SITE LANDSCAPE PLANS	LS.00
BUILDING PLANS	A2.01-A2.04
EXTERIOR BUILDING ELEVATIONS	ASR.3.01-ASR.3.02

S-66-17 SPR-0156-2019 ASR-0107-2020

TITLE SHEET

SCALE: 1" = 500'

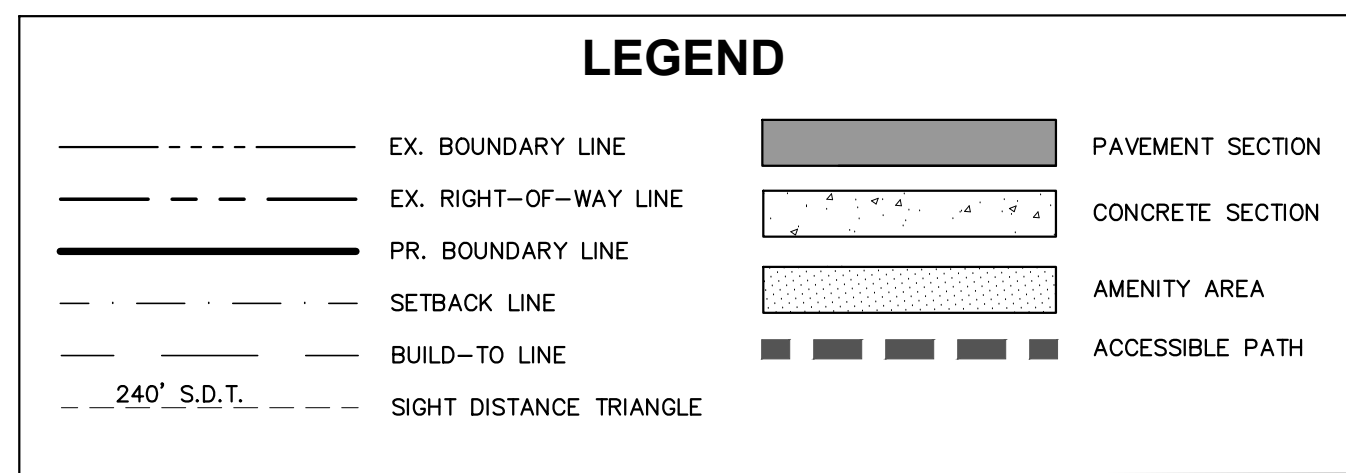


51 Kilmayne Drive
Suite 102
Cary, North Carolina 27511
ph 919.481.6290
fax 919.356.5127

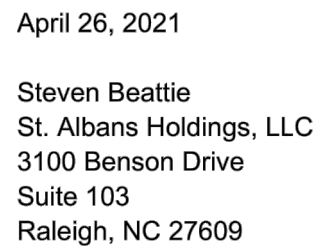
ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

Dewitt Carolinas
MTX MULTI ONE
Lot 4 Quail Hollow Drive
Raleigh, NC

		DATE
PROJECT:	20-0012-742	08/10/2022
ISSUE:		
	ASR RESPONSE TO 2nd REVIEW	05/14/2022
	ASR RESPONSE TO 3RD REVIEW	11/11/2022
	ASR RESPONSE TO 4th REVIEW	06/10/2023
	ASR RESPONSE TO 5th REVIEW	08/10/2023
	ASR RESPONSE TO 6th REVIEW	09/21/2023
REVISIONS:		



1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR. SEE BELOW ENDORSEMENT LETTER.
2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE ACT.
3. THIS PROJECT PROPOSES TWO TRASH COMPACTORS THAT WILL BE SERVICED BY A PRIVATE SOLID WASTE SERVICE. ONE COMPACTOR WILL BE LOCATED ON LEVEL TWO INSIDE THE BUILDING WITH AN ADJACENT TRASH CHUTE. THE SECOND COMPACTOR WILL BE LOCATED ON LEVEL ONE. THE TRASH CHUTE WILL BE LOCATED ON LEVEL TWO INSIDE THE BUILDING WITH AN ADJACENT TRASH CHUTE. THE SECOND COMPACTOR WILL BE LOCATED ON LEVEL THREE. THE LEVEL THREE COMPACTOR WILL SERVICE ROOMS 231 THROUGH 235. THE TRASH SERVICE SHALL HAVE AN AUTOMATIC SCHEDULER FOR EACH FLOOR FOR TENANT CONCERN. AS AGREED UPON AS PART OF THE DESIGN AND CONSTRUCTION OF THE PROJECT, THE TRASH SERVICE SHALL HAVE AN AUTOMATIC SCHEDULER FOR THE TRASH SERVICE ENTRY LOCATED ON LEVEL ONE OFF OF CROWN HOLLOW DRIVE. THE SERVICE SHALL BE SCHEDULED FOR A FOUR HOUR WINDOW OF SERVICE PER WEEK. AN ANNUAL MAINTENANCE OF THE TRASH SERVICE SHALL BE PROVIDED. OFFICIAL CONTRACT



RE: "Will Serve" Letter for Solid Waste and Recycling Services for MTX Multi-One

Dear Steven:

In response to your request, this letter will serve as confirmation that GFL Environmental is able to serve the proposed MTX Multi-One project at 900 St. Albans Drive, in Raleigh, North Carolina.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

Should you have any questions or need more information, please contact me at jpernell@gfienv.com

Sincerely,

Jenny Pernell
Jenny Pernell
Corporate Accounts Executive
GFL Environmental

3301 Benson Drive, Suite 601, Raleigh, NC 27609
Tel: 919-325-3000 | gflenv.com

NOTE:

1. THE PLANS DEPICT PROPOSED CONDITIONS BASED ON APPROVED PLANS.
2. THIS SITE IS CURRENTLY UNDER CONSTRUCTION BASED ON THOSE APPROVED PLANS.
3. THE APPLIED PRELIMINARY SUBDIVISION PLAN ASSOCIATED WITH THIS PROJECT IS S-66-17.
4. THE APPROVED CONCURRENT REVIEW PLAN ASSOCIATED WITH THE SUBDIVISION IS SPR-0156-019.
5. NO RIGHT-OF-WAY ENCROACHMENTS ARE PROPOSED AS PART OF THIS PLAN.
6. CONSTRUCTION MATERIAL THAT PASSES THROUGH THE PARKING AND SERVICE DRIVE OFF OF QUINN HOLLOW DRIVE SHALL HAVE A CHANGE IN COLOR, PER THE DESIGN ALTERNATE CONDITIONS. COLOR TO BE APPROVED BY THE CITY OF RALEIGH.

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

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

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

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

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

ALL PRIVATE PAVEMENT MARKING SHALL BE WHITE UNLESS OTHERWISE NOTED.

WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, THERE SHALL BE NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURBLINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS. THESE PLANS ARE FOR PRELIMINARY PURPOSES AND IS NOT INTENDED AS A FINAL DESIGN.

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

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

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

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

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

GRAPHIC SCALE

15 30 60

1 inch = 30 feet

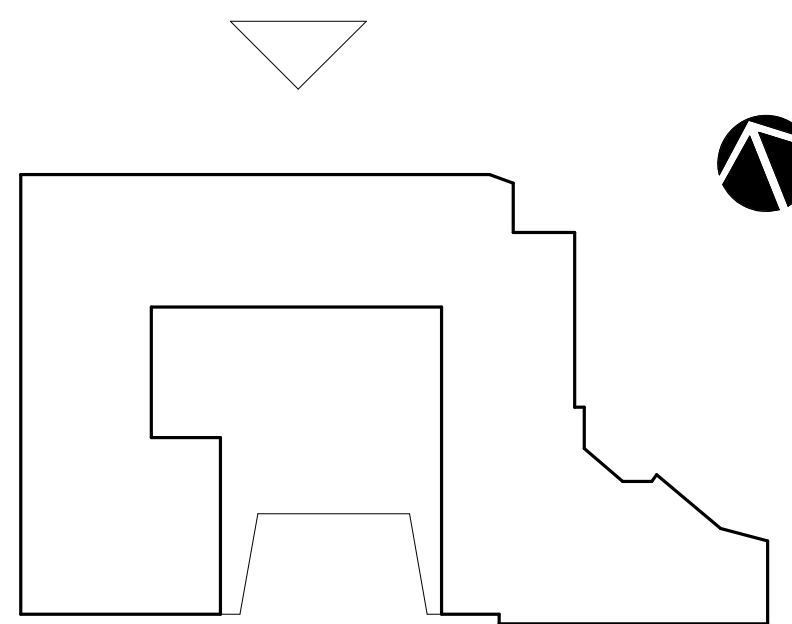
SITE PLAN

SCALE: 1" = 30'

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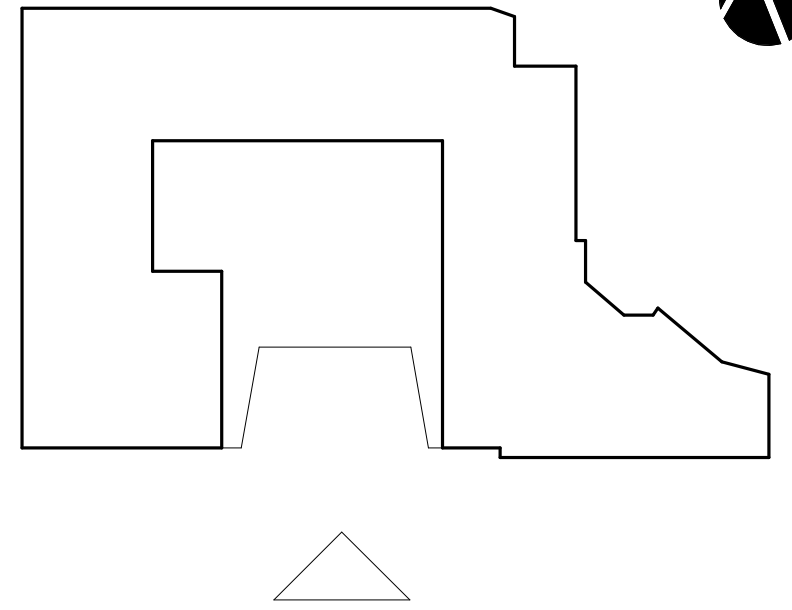
CONTENT:	SITE PLAN
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C.2.0



ASR - NORTH ELEVATION

FAÇADE	IMPROVED GRADE		
	LOW	HIGH	AVG.
NORTH	263.0	285.0	274.0
SOUTH	271.7	285.0	278.4
EAST	272.9	285.0	279.0
WEST	263.0	271.7	267.4
AVG. OF ALL FAÇADES			274.66



ASR - SOUTH ELEVATION

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Dewitt Carolinas

BIRCHWOOD HOUSE

Lot 4 Quail Hollow Drive
Raleigh, NC

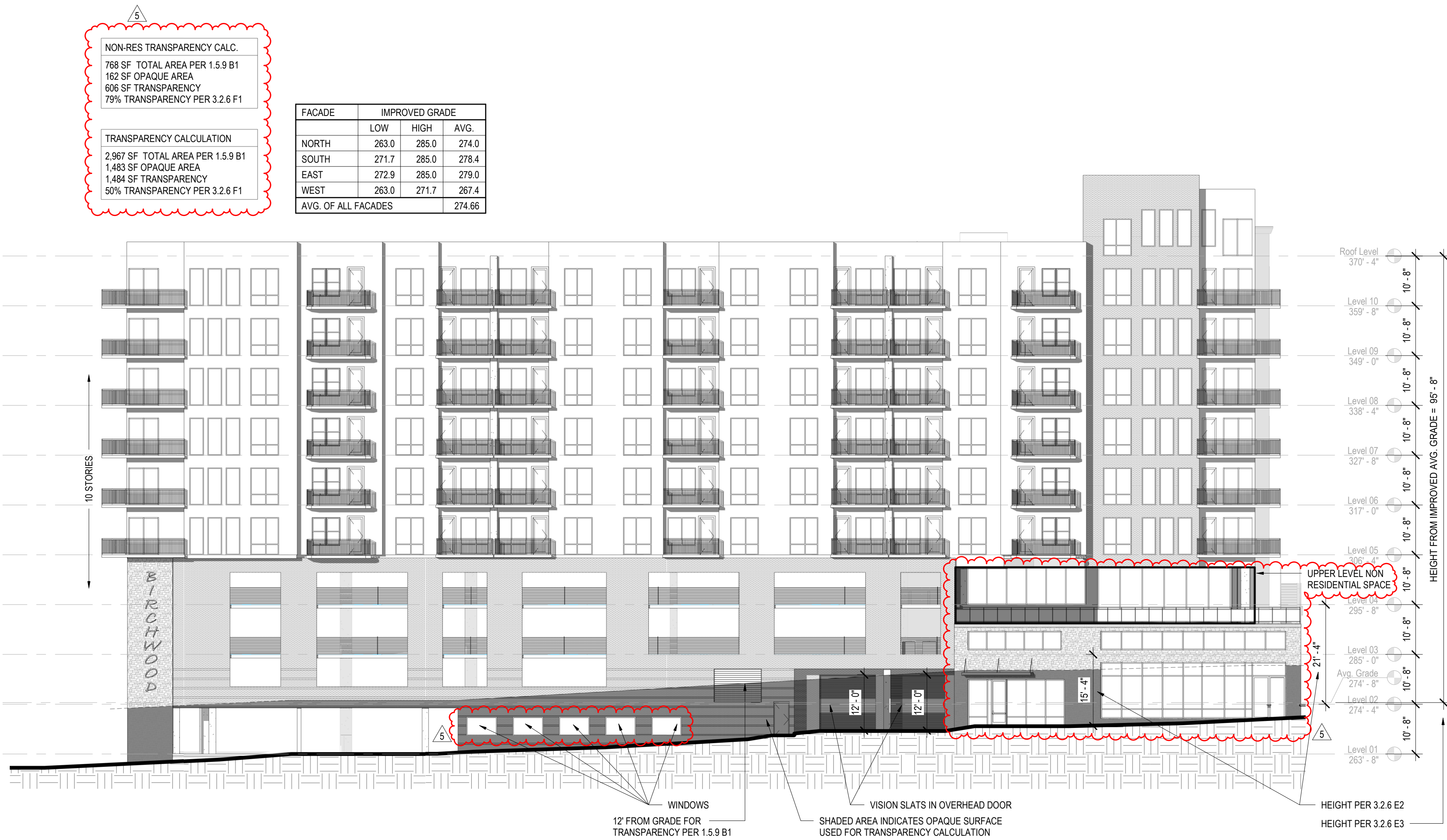
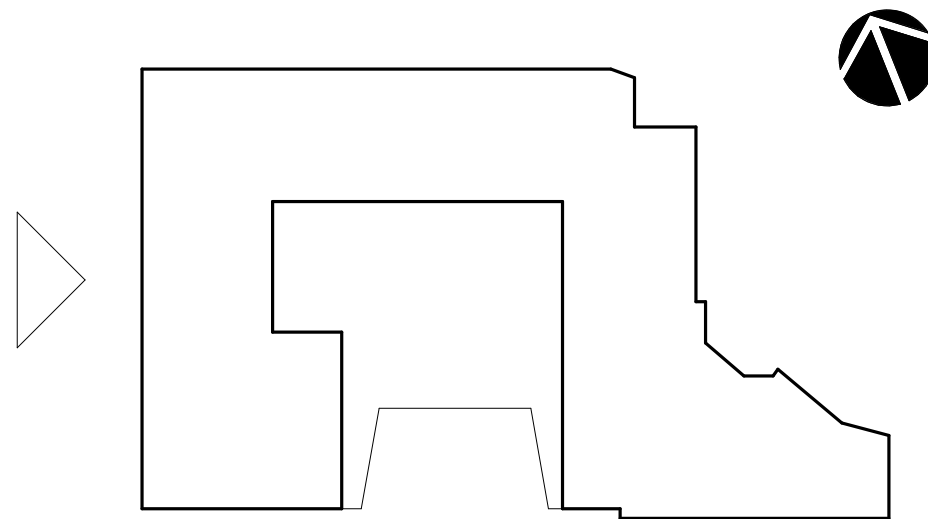
NOT FOR
CONSTRUCTION

[illegible]

CONTENT:	
	EXTERIOR BUILDING ELEVATIONS

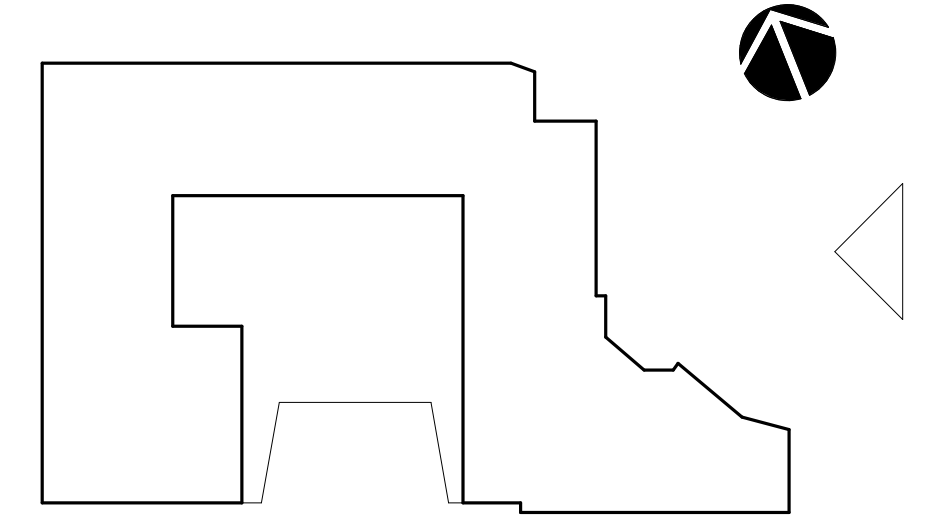
ASR3.01

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ASR - WEST ELEVATIONS

1/16" = 1'-0"



ASR - EAST ELEVATION

1/16" = 1'-0"

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PROJECT:		20028	DATE
ISSUE:		SCHEMATIC DESIGN	04-23-2021
		DESIGN DEV.	08-23-2021
		PRICING SET	
		CONSTRUCTION	
		ISSUED FOR CONST.	
REVISIONS:			
4	ASR Revisions #4		06/17/2022
5	ASR Revision #5		08/10/2022
CONTENT:			
EXTERIOR BUILDING ELEVATIONS			

Dewitt Carolinas
BIRCHWOOD HOUSE
Lot 4 Quail Hollow Drive
Raleigh, NC

NOT FOR
CONSTRUCTION