

Case File / Name: ASR-SR-17-2018 Wakefield Station

LOCATION: REQUEST:	This 5.59 acre site zoned CX-5-PK and within the Urban Watershed Protection Overlay District is located at the northwest corner of the intersection of Capital Blvd (US 1) and Popes Creek Drive. The site is also located at the northeast corner of the intersection of Common Oaks Drive and Popes Creek Drive. The address of the parent tract is 14525 Popes Creek Drive. The development of an apartment community consisting of two buildings with a total of 195,372 square feet of building space containing 146 dwelling units, associated parking and infrastructure.
DESIGN	One Design Adjustment has been approved by the Board of Adjustment for this project, noted below. A Design Adjustment has been approved granting relief from the block perimeter requirement (8.3) as well as the allowance of an alternative streetscape cross section. (A-106-19)
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 January 30, 2020 by J DAVIS ARCHITECTS.

## **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:

#### Engineering

- 1. 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.
- 2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

#### Stormwater

- 3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).



Case File / Name: ASR-SR-17-2018 Wakefield Station

- 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).
- 6. 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**

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

☑ <u>LEGAL DOCUMENTS</u> - 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.

☑ Utility Placement Easement Required

Public Access Easement Required

Slope 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:

#### Engineering

- 1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 2. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 3. Slope easements 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



Case File / Name: ASR-SR-17-2018 Wakefield Station

4. Public access 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

#### **Public Utilities**

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

#### Stormwater

- 6. 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).
- 7. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Legal documents are required. The original Wakefield Park, Lot 4 subdivision, S-26-09, had a shared stormwater solution. We are now adding more impervious surface area and a StormFilter and underground detention to treat the increased runoff. While all I require is approved legal documents, you may wish to verify through your attorneys if an amendment can be used or if a modification to the original legal documents is required.

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording. This lot is now draining to 2 different Stormwater Management Facilities and the impervious allocation needs to be defined for each.

☑ <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:

#### General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

#### Engineering

2. A fee-in-lieu for 1' in sidewalk width along the Popes Creek and Common Oaks Drive frontages shall be paid to the City of Raleigh (UDO 8.1.10.) Additionally, 6' sidewalks along the Capital Boulevard frontage are to be part of a fee in lieu.



- Case File / Name: ASR-SR-17-2018 Wakefield Station
- 3. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).

#### **Public Utilities**

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

#### Stormwater

5. 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).

#### **Urban Forestry**

- 6. A public infrastructure surety for street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Common Oaks Drive.

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

#### General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

#### Stormwater

- 2. 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: February 26, 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



Case File / Name: ASR-SR-17-2018 Wakefield Station City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

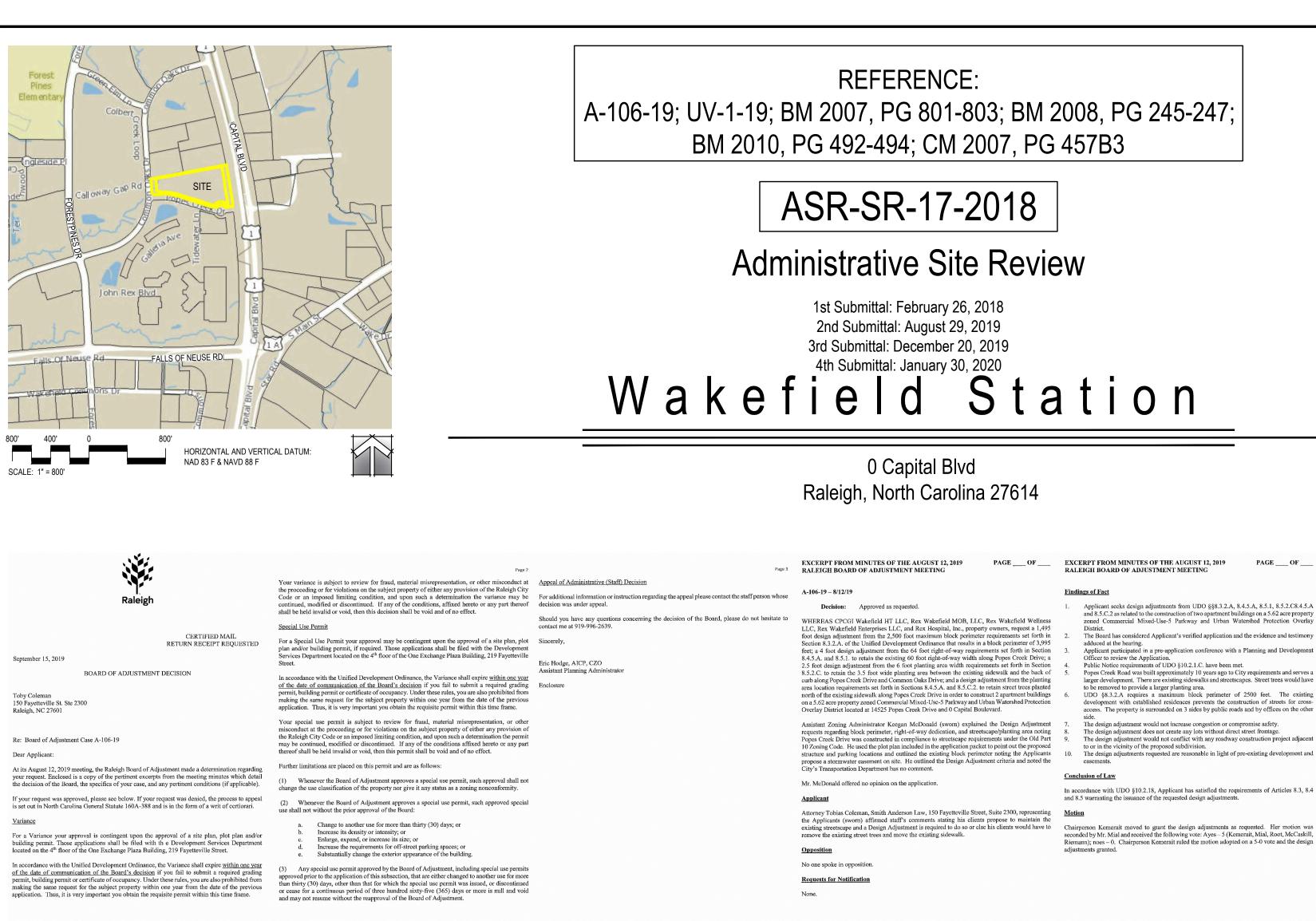
construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:

ate: 02/27/2020

Staff Coordinator: Michael Walters



# Sheet Index

Municipal Building | 222 West Hargett Street | Raleigh, North Carolina 27601 Mailing address: City of Raleigh | Post Office Box 590 | Raleigh, North Carolina 27602-0590

COVER	0.0
EXISTING CONDITIONS & DEMOLITION PLAN	C-20
CONDOMINIUM MAP (CM 2007, PG 457B3)	L1.1
RECORDED MAP (BM 2010, PG 492)	L1.2
RECORDED MAP (BM 2010, PG 493)	L1.3
RECORDED MAP (BM 2010, PG 494)	L1.4
ZONING CODE VERIFICATION (UV-1-19)	L2.1

SITE PLAN	LS1.1
STREET SECTION DETAILS	LS3.1
GRADING PLAN	C-401
DRAINAGE PLAN	C-402
SCM PLAN I	C-403
SCM PLAN II	C-404
UTILITY PLAN	C-501

Municipal Building | 222 West Hargett Street | Raleigh, North Carolina 27601. Mailing address: City of Raleigh | Post Office Box 590 | Raleigh, North Carolina 27602-0590

# Notes

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION). PRIOR TO START OF WORK, A PRE-CONSTRUCTION MEETING MUST BE SET UP WITH THE CONTRACTOR AND CITY OF RALEIGH TRANSPORTATION FIELD SERVICES

Municipal Building | 222 West Hargett Street | Raleigh, North Carolina 27601 Mailing address: City of Raleigh | Post Office Box 590 | Raleigh, North Carolina 27602-0590

- STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY OBSTRUCTION PERMIT FOR ANY WORK WHICH REQUIRES THE TEMPORARY CLOSURE OF A STREET, TRAVEL LANE, PARKING SPACE OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED 2 WEEKS PRIOR MINIMUM TO THE START OF THE WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
- ANY CONTRACTOR OR PROJECT MANAGER THAT IS WORKING ON A CITY PROJECT SHALL SUBMIT A NOTIFICATION TO THE RW OBSTRUCTION APPLICATION FOR EMERGENCY/MAINTENANCE WORK PRIOR TO THE START OF THE WORK.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 10. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
- 11. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 2. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT
- SERVICES ENGINEERING INSPECTORS AT (919) 996-2409. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING THE DEVELOPMENT SERVICES RIGHT-OF-WAY SERVICE PERMITTING COORDINATOR AT (919) 996-2483
- 4. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

# Project Team

OWNER **Rex Wakefield Enterprises LLC** 4420 Lake Boone Trl. Raleigh, NC 27607 336.379.8771 336.274.9305 (fax) chetbrown@bipinc.com

DEVELOPER Brown Investment Properties 440 West Market Street Greensboro, NC 27401 336.379.8771 336.274.9305 (fax) chetbrown@bipinc.com

#### 16. ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY WSP USA INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN JANUARY, 2018, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JANUARY, 2018.

- 17. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE
- LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE. 18. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM
- 19. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- 20. TRASH AND CARDBOARD DUMPSTER(S)/COMPACTER(S) ENCLOSURE SHALL BE SOLID WALL AT MINIMUM 6 FEET HEIGHT AND SHALL BE COMPATIBLE WITH MATERIAL 2.
- AND/OR COLOR OF THE PRINCIPAL BUILDING. 21. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 22. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- 23. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS
- 24. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE 25. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. 26. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG
- SPECIFICATIONS 27. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS AND SHALL BE COMPLY WITH 2012 NCSBC AND ICC A117.1-2009. 28. ALL SIDEWALK INTERSECTION TO BE LANDING AND SHALL NOT EXCEED 2% IN ANY DIRECTION.
- 29. ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jdavisarchitects.com

CODE COMPLIANT LANDSCAPE PLAN	LP1.1
LANDSCAPE DETAILS AND NOTE	LP3.1
BUILDING 1 ELEVATIONS	A3.01
BUILDING 1 ELEVATIONS	A3.01
BUILDING 2 ELEVATIONS	A3.02 A3.03
BUILDING 2 ELEVATIONS	A3.03 A3.04
BUILDING 2 ELEVATIONS	A3.05

## A-106-19-8/12/19 Meeting Minutes

## Findings of Fact

- Applicant seeks design adjustments from UDO §§8.3.2.A, 8.4.5.A, 8.5.1, 8.5.2.C8.4.5.A and 8.5.C.2 as related to the construction of two apartment buildings on a 5.62 acre property zoned Commercial Mixed-Use-5 Parkway and
- Urban Watershed Protection Overlay District. The Board has considered Applicant's verified application and the evidence and
- testimony adduced at the hearing. Applicant participated in a pre-application conference with a Planning and Development Officer to review the Application.
- . Public Notice requirements of UDO §10.2.1.C. have been met. Popes Creek Road was built approximately 10 years ago to City requirements
- and serves a larger development. There are existing sidewalks and streetscapes. Street trees would have to be removed to provide a larger planting area
- UDO §8.3.2.A requires a maximum block perimeter of 2500 feet. The existing development with established residences prevents the construction of streets for cross-access. The property is surrounded on 3 sides by public roads and by offices on the other side.
- The design adjustment would not increase congestion or compromise safety. The design adjustment does not create any lots without direct street frontage. . The design adjustment would not conflict with any roadway construction project
- adjacent to or in the vicinity of the proposed subdivision.

A3.06

A3.07

A3.08

10. The design adjustments requested are reasonable in light of pre-existing development and easements.

A3.03
A3.04
A3.05

MAIL KIOSK ELEVATIONS

TRASH ENCLOSURE ELEVATIONS

**RECYCLING ENCLOSURE ELEVATIONS** 

15. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.

- 30. GENERAL UTILITY PLACEMENT EASEMENT IS FOR INSTALLATION OF PRIVATE UTILITIES.
- 31. ALL/ANY FUTURE PROPOSED OUTDOOR LIGHTING WILL MEET THE STANDARDS OF SECTION 7.2.5. OF THE UNIFIED DEVELOPMENT ORDINANCE.
- 32. ALL MECHANICAL EQUIPMENT WILL MEET THE SCREENING STANDARD OF SECTION 7.2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE. 33. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 65 FEET OR WITH ANY AREA IN EXCESS OF 4,000 SQUARE FEET.
- FIRE DEPARTMENT NOTES
- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFPA 13R) OR 250 FEET (NFPA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
- FIRE HYDRANT SHALL BE LOCATED WITHIN 400' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION. 4. FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3
- SOLID WASTE INSPECTION STATEMENTS SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS A COMPACTOR FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

### TREE CONSERVATION NOTE

TREE CONSERVATION AREAS WERE RECORDED WITH THE EXEMPT SUBDIVISION EX-05-07 (BM 2007 PG 1374) BEFORE THE 52.75 ACRES WAS SUBDIVIDED. 6.496 ACRES HAVE BEEN RECORDED AS TREE CONSERVATION AREAS. TREE CONSERVATION AREAS EXIST ALONG THE STREET FRONTAGE OF CAPITAL BOULEVARD, NEW FALLS OF THE NEUSE ROAD AND FOREST PINES DRIVE. REFER TO BM 2008, PG 245-247 FOR EXISTING TREE CONSERVATION AREAS ON THIS PROJECT.

### ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500

919.835.1510 (fax) matta@jdavisarchitects.com

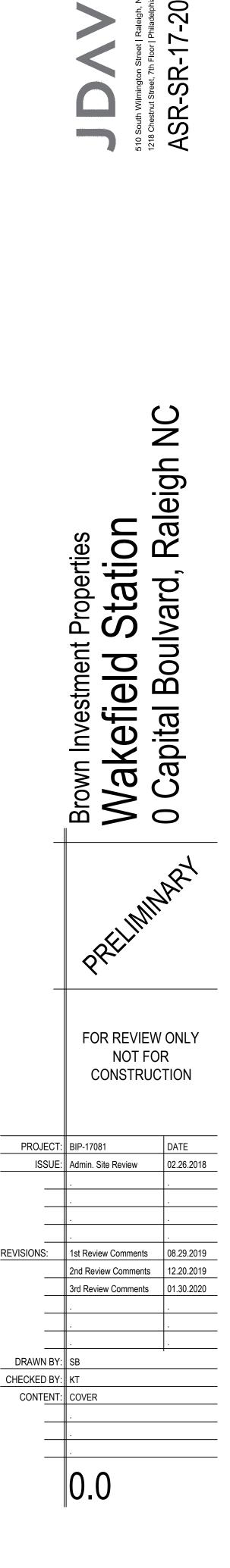
## ENGINEER BOHLER Engineering NC, PLLC

4130 Parklake Ave- Suite 130 Raleigh, NC 27612 919.578.9000 N/A (fax)

wbone@bohlereng.com

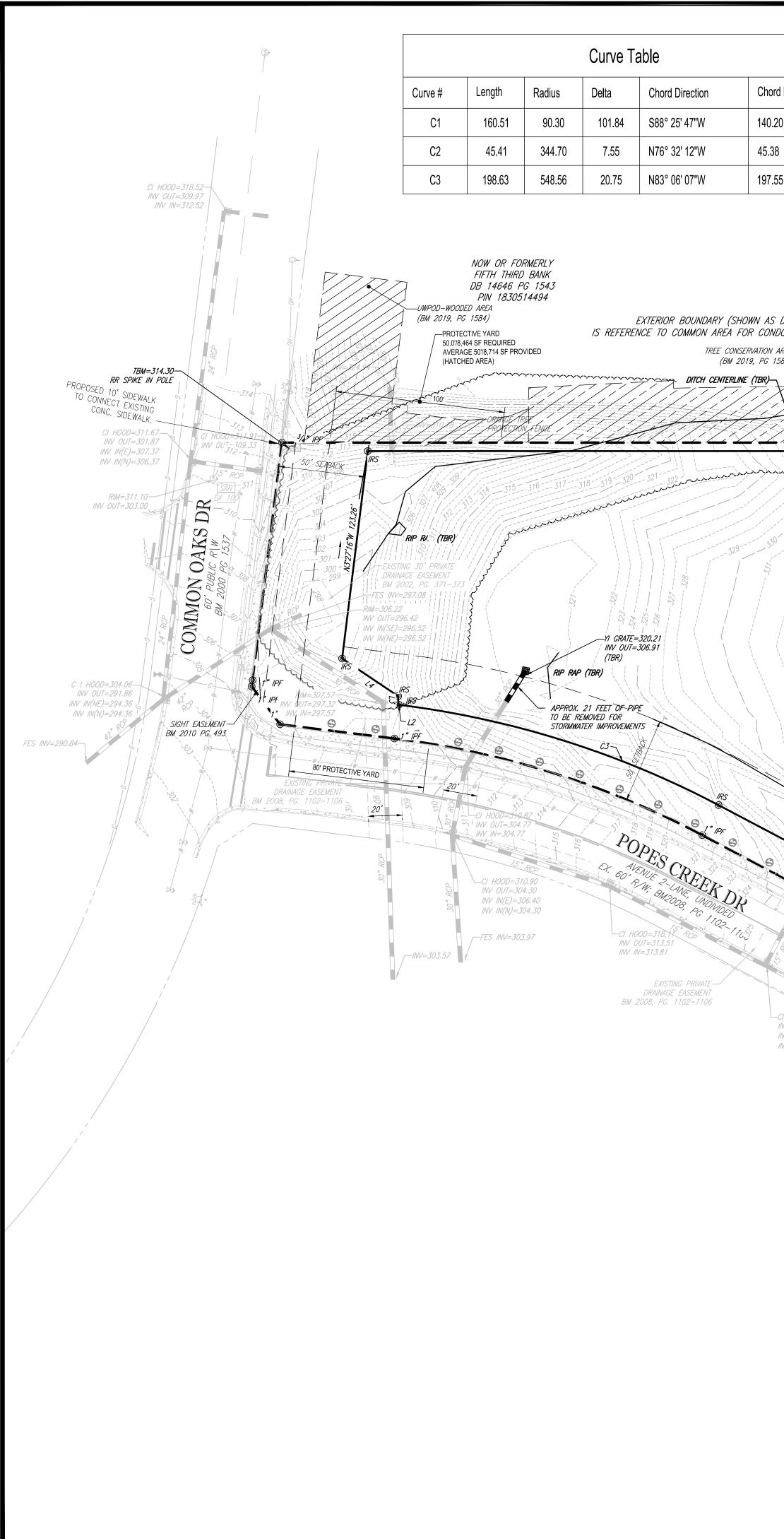
### SURVEYOR WSP USA Inc. 1425 Rock Quarry Rd - Suite 115 Raleigh, NC 27610 919.678.0035 N/A (fax) Barry.Creed@wsp.com

Applica	tion		
	trative Site Review A for UDO Districts onl		on DEVELOPMENT SERVICES DEPARTMENT
Development Se	ervices Customer Service Center    Ex Litchford Satellite Office   8320 - 1		e 400   Raleigh, NC 27601   919-996-2495   efax 919-996-1831   Raleigh, NC 27601   919-996-4200
When sub	mitting plans, please check the approp	riate building ty	pe and include the Plan Checklist document.
<ul> <li>Detached</li> <li>Attached</li> <li>Apartment</li> <li>Townhouse</li> </ul>	BUILDING TYPE	Use	FOR OFFICE USE ONLY Transaction Number Assigned Project Coordinator Assigned Team Leader
Has your project previou	sly been through the Due Diligence or Sketc	h Plan Review p AL INFORMATI	
Development Name W			
Zoning District CX-5	5-PK Overlay District (if applic.	<sup>able)</sup> UWPC	DD Inside City Limits?
Proposed Use Apartn			
	Capital Blvd & 14525 Popes Creek I		Major Street Locator: Capital Boulvard
P.I.N. 1830518211		P.I.N.	P.I.N.
What is your project type? Mixed Residential	Apartment Elderly F		Hospitals Hotels/Motels Office Shopping Center Banks Industrial Building Residential Condo Retail Cottage Court
WORK SCOPE	Per City Code Section 10.2.8.D.1, summariz occupancy (per Chapter 6 of the UDO), ind Development of a new apartm	icate impacts on	parking requirements.
DESIGN ADJUSTMENT DR ADMIN ALTERNATE	Administrative AE Design Adjustment n	equired for Bloc	either a design adjustment, or Section 10 - Alternate ok Perimeter and Existing Streets. 2019. (Approved A-106-19)
	Company Brown Investment Pro	operties	Name (s) Chester Brown III
CLIENT/DEVELOPER/ DWNER	Address PO Box 930, Greenst		
		<sup>ail</sup> chetbrow	n@bipinc.com Fax
CONSULTANT Contact Person for	Company JDavis Architects Address 510 S. Wilmington Str	reet	<sup>Name (s)</sup> Ken Thompson
Plans)			davisarchitects.com <sup>Fax</sup> 919.835.1510
	DEVELOPMENT TYPE & SITE DAT Zoning information	A TABLE (Appl	Cable to all developments) Building Information
Coning District(s) CX-5-F			Proposed building use(s) Apartments
	, provide the acreage of each:		Existing Building(s) sq. ft. gross 0 SF
Overlay District UWPOD	City Limits Yes No 5.621 AC		Proposed Building(s) sq. ft. gross 95,311 & 100,061 Total sq. ft. gross (existing & proposed) 195,372
Off street parking: Requir			Proposed height of building(s) +/- 60'
OA (Certificate of Appro		·	# of stories 5
OA (Board of Adjustmer		· · · · · · · · · · · · · · · · · · ·	Celling height of 1 <sup>st</sup> Floor 9'
UD (Conditional Use Dis		ater Information	
disting Impervious Surfa	acres/square feet		Flood Hazard Area 🛛 Yes 🔳 No
roposed Impervious Sur	face 137,824 SF/3.164 AC		If Yes, please provide:
euse River Buffer 🏼 Ye	es 🔲 No Wetlands 🗆 Yes 🗐	No	Alluvial Solls Flood Study FEMA Map Panel #
	FOR RESIDEN	TIAL DEVELOPI	VENTS
	Condominium or Residential Units 146		m Units: 1br 98 2br 48 3br 4br or more
Total # Of Congregate C Total Number of Hotel	Care Or Life Care Dwelling Units () Units ()		velopment 2.2.7 () bace (only) or Amenity () (ot
	ling Units (1-6 Above) 146		project a cottage court? Yes No
d assigns jointly and seve proved by the City. ereby designate	rerally to construct all Improvements and m	plicable to all firmly bind ourse ake all dedicatio	
е, ,	_		on requirements applicable with the proposed development $n   a_1   . G$
ned	"Inster H Braun TH Proc.	det	Date 4726 118
ited Name	Luesler H. Brown, II, Press Brown Investment Property	- 4	
ned	TARVIN LAVESTMENT TO WITH	~7	Date
ited Name			

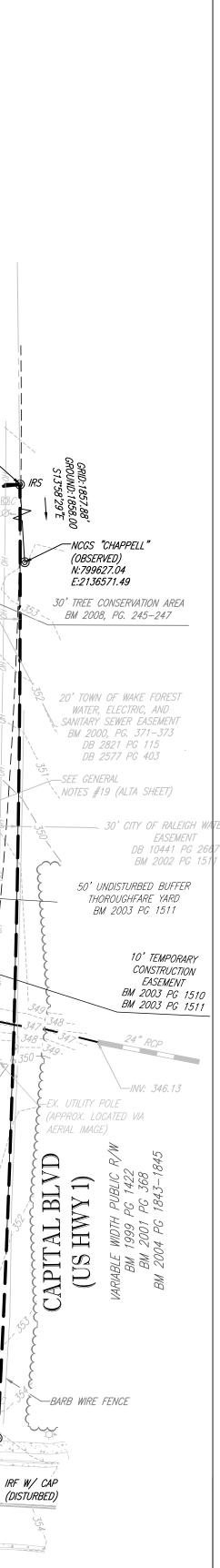


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			Line Ta	ble						
ord Length		Line #	Length	Direction	-					
.20		L1	50.23	S73° 45' 37"W	1					
38		L2	0.36	S86° 31' 28"W						
.55		L3	5.10	N12° 32' 34"W						
		L4	39.77	N66° 42' 17"W	]					
S DASHED) VDOMINIUM AREA 1584) RIP RAP (TBR) RIP RAP (TBR) RIP RAP (TBR) RIP RAP (TBR)	RIP RAF	L4 NOW OR WAKEFIELD DB 872 PIN 18	39.77 FORMERLY HOTELS LLC 3 PG 431 30518570 728'39'E 697.59'	N66° 42' 17"W	P RAP (TBR) G ZOL CITY EIGH SANTTARY EASEMENT 28, PG. 1102-1100	ORMERLY NTURES LLC TT 8 PG 2404 PG 457B3 0518211 / 4.431 AC	C RALEIGH EASEMENT G 493	PROJECT BK	POB N.BOI1415.88 E-2136074.60 RP RAP (TBR NORTE FROM T FOUND FOR NORTE FROM T #8.1486802 - HM 1 PG 65 HM 1 PG 65	International and the second secon
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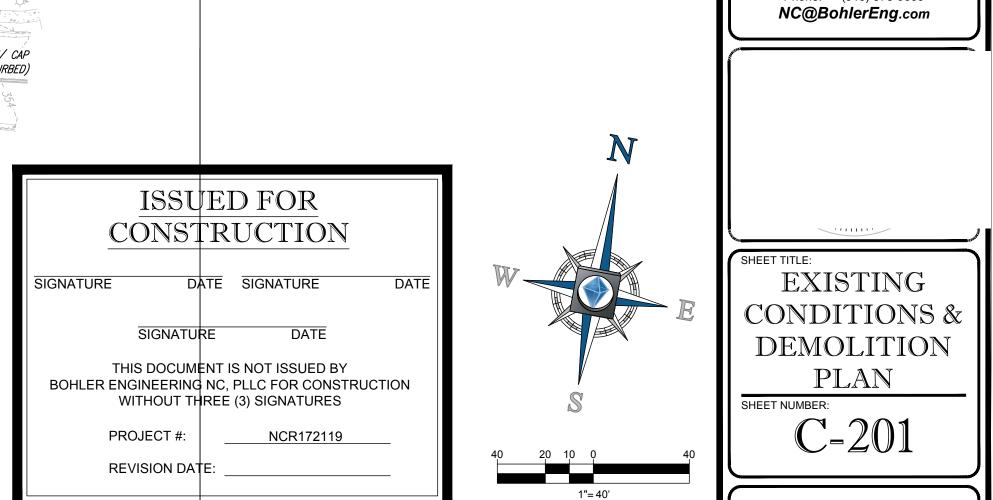
#### DEMOLITION LEGEND TYPICAL NOTE TEXT EXISTING NOTE DEMOLITION NOTE PROPERTY \_\_\_\_\_ LINE ADJACENT \_\_\_\_\_\_ LOT LINE GUTTER SAWCUT \_\_\_\_ LINE \_\_\_\_\_ SOILS BOUNDARY LIMITS OF LOD-LOD-DISTURBANCE CHAINLINK -<del>X</del>---<del>X</del>----\_\_\_\_X \_\_\_X FENCE \_\_\_\_\_W\_\_\_\_\_\_W\_\_\_\_\_ UNDERGROUND WATER LINE UNDERGROUND GAS LINE OVERHEAD WIRE \_\_\_\_ \_ \_\_\_ ELECTRIC LINE \_\_ \_\_\_\_ \_\_\_\_ UNDERGROUND TELEPHONE STORM לככככככככככככ SEWER SANITARY SEWER MAIN HYDRANT øφ φø UTILITY POLE/LIGHT SANITARY MANHOLE STORM MANHOLE STORM INLET WATER VALVE 0 TREE Θ BOLLARD 0 SIGN -0-

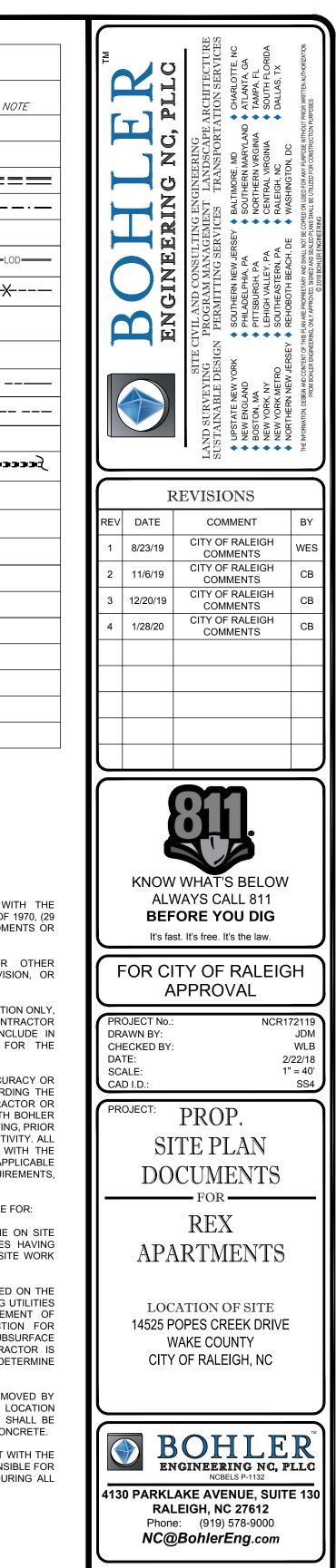
## GENERAL DEMOLITION NOTES:

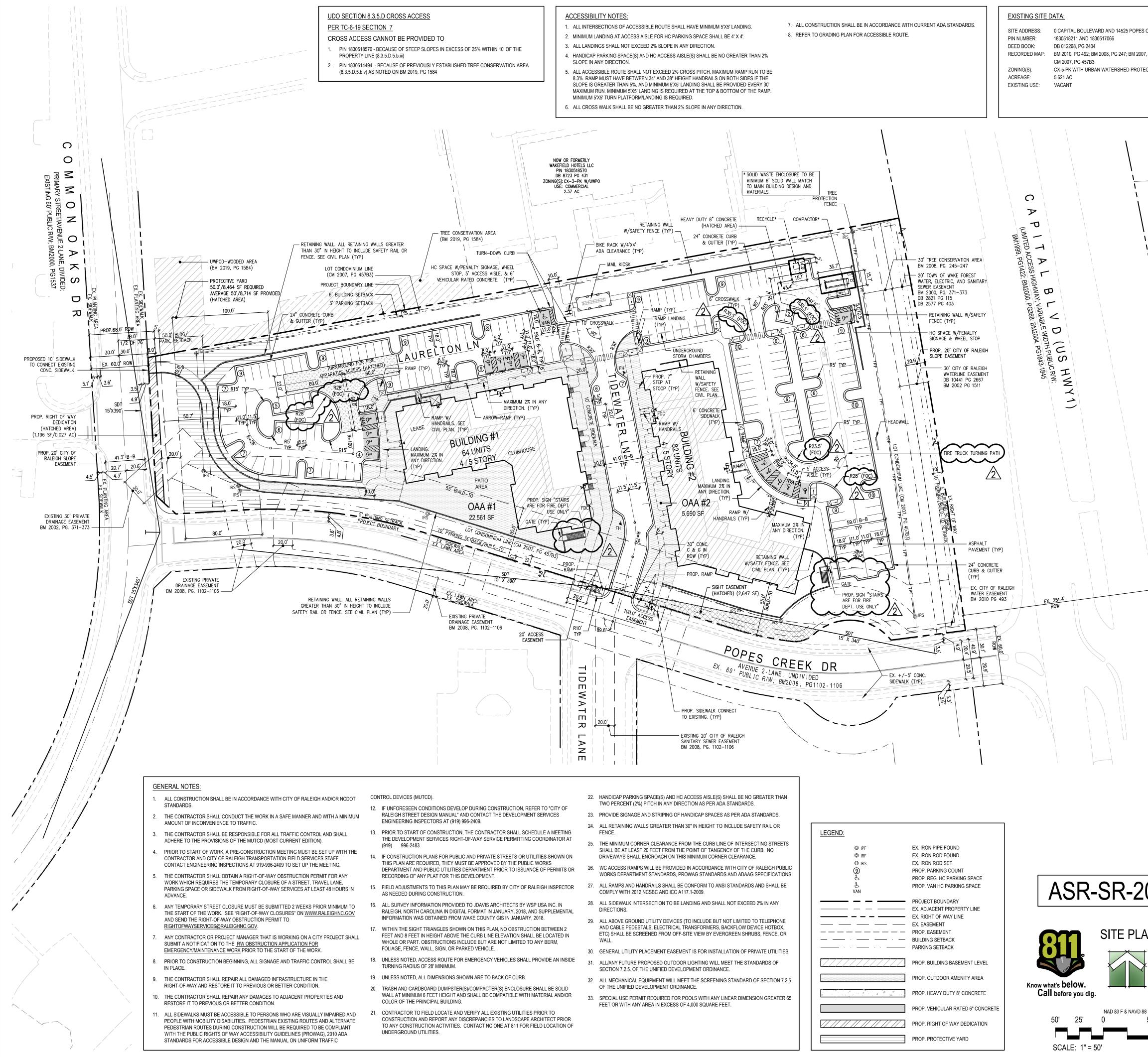
- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: "ALTA/NSPS LAND TITLE SURVEY FOR REX CDP PARK" WSP USA INC.
- 1425 ROCK QUARRY ROAD, SUITE 115 RALEIGH, NC 27610

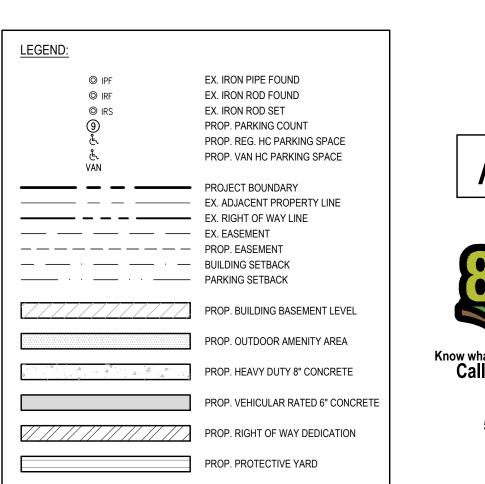
DATED: 1/15/18

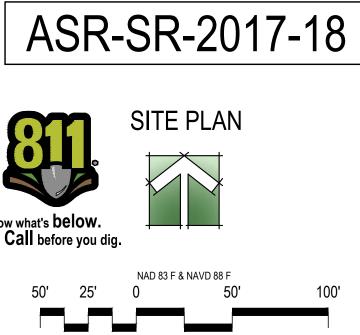
- 2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et seq.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
- 3. BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
- 4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
- 5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- 6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:
- A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
- 7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL "NC ONE CALL" PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.
- 8. ALL SIDEWALKS AND CURB AND GUTTER SECTIONS SHALL BE REMOVED BY SAWCUTTING THE NEAREST CONTROL JOINT AWAY FROM THE LOCATION DESIGNATED FOR REMOVAL ON THE PLANS. EXISTING PAVEMENT SHALL BE SAWCUT IN ALL LOCATIONS WHERE ABUTTING NEW PAVEMENT OR CONCRETE.
- 9. COORDINATE ALL UTILITY REMOVAL, RELOCATION, & ABANDONMENT WITH THE APPROPRIATE UTILITY SERVICE PROVIDER. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES TO ADJACENT PROPERTIES DURING ALL PHASES OF CONSTRUCTION.



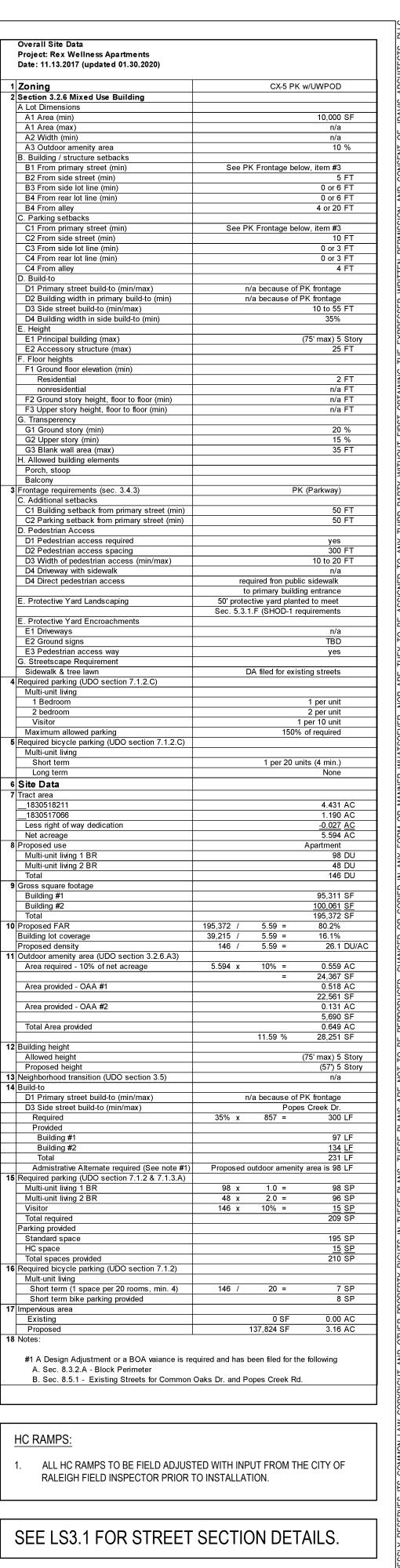




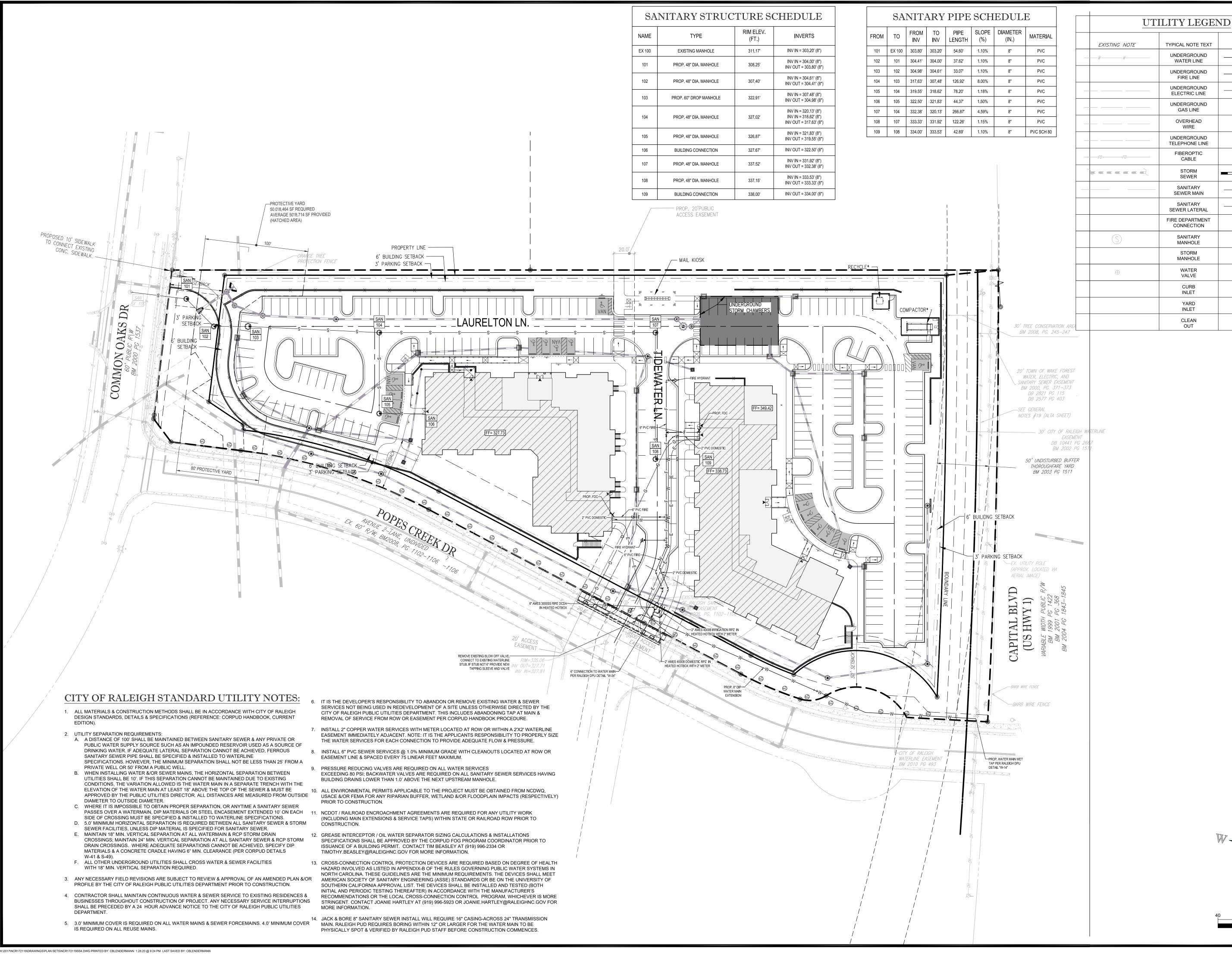


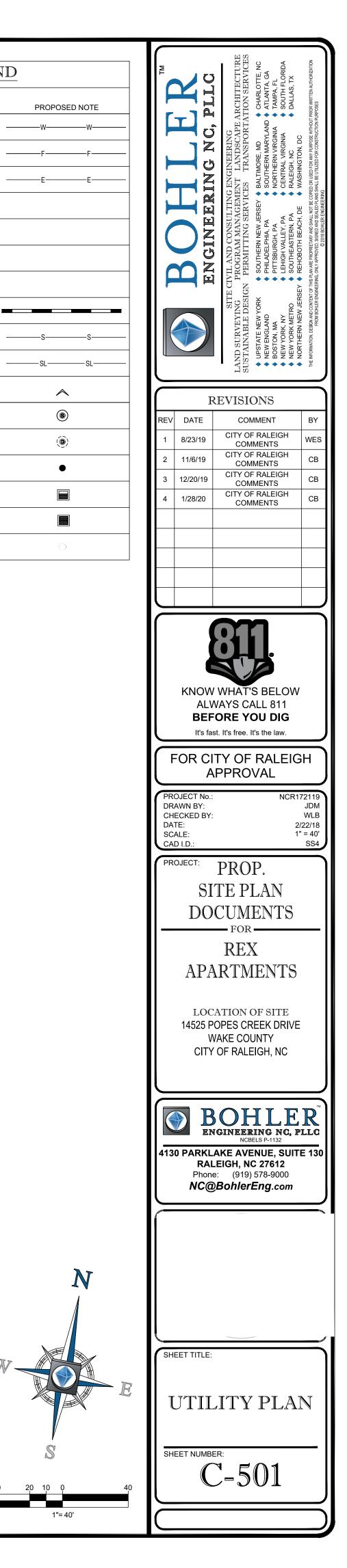


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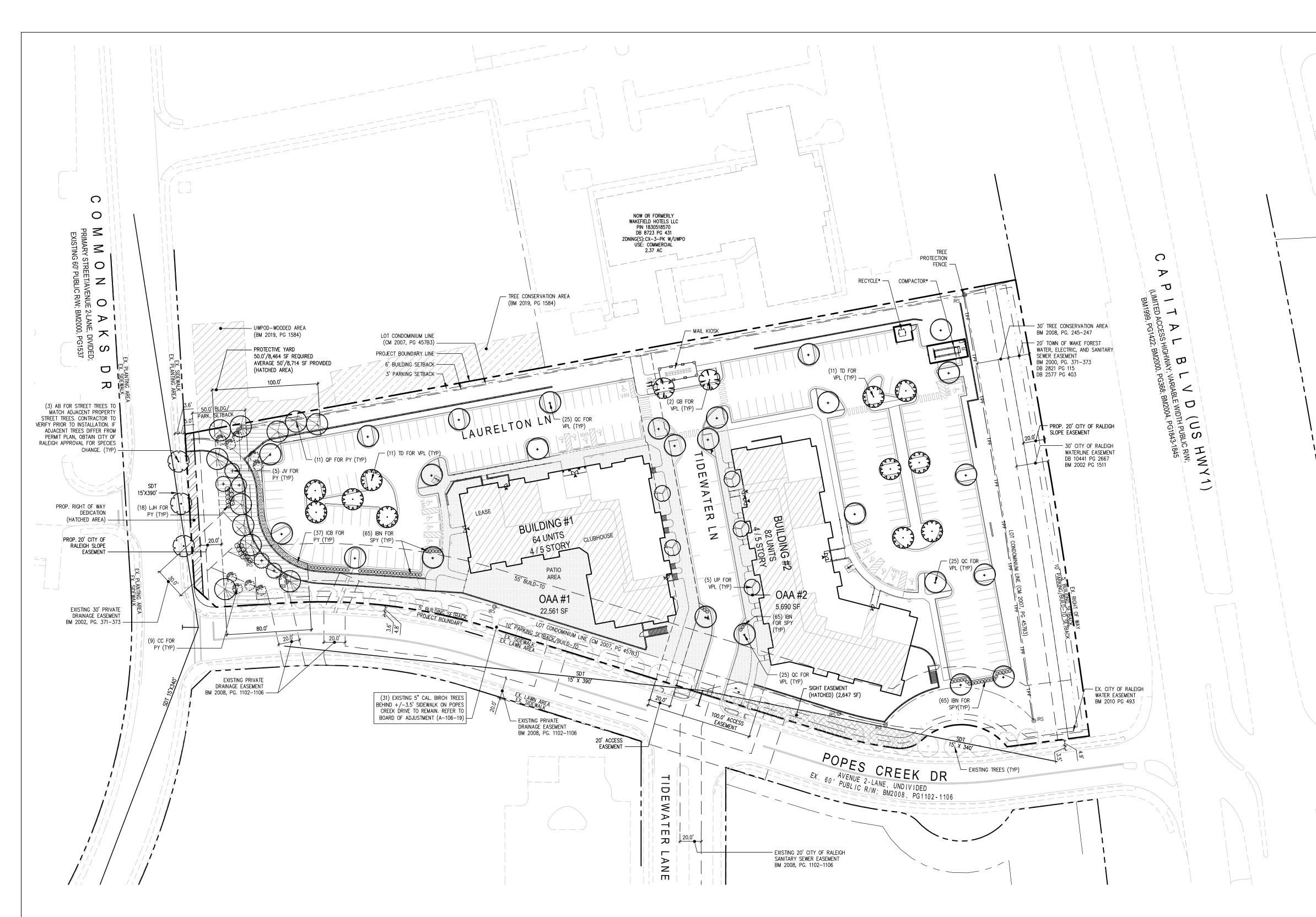




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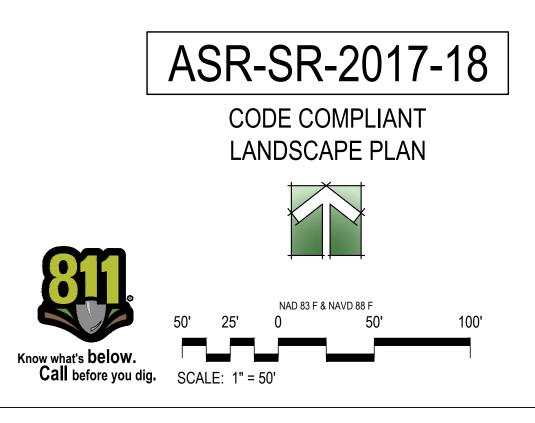
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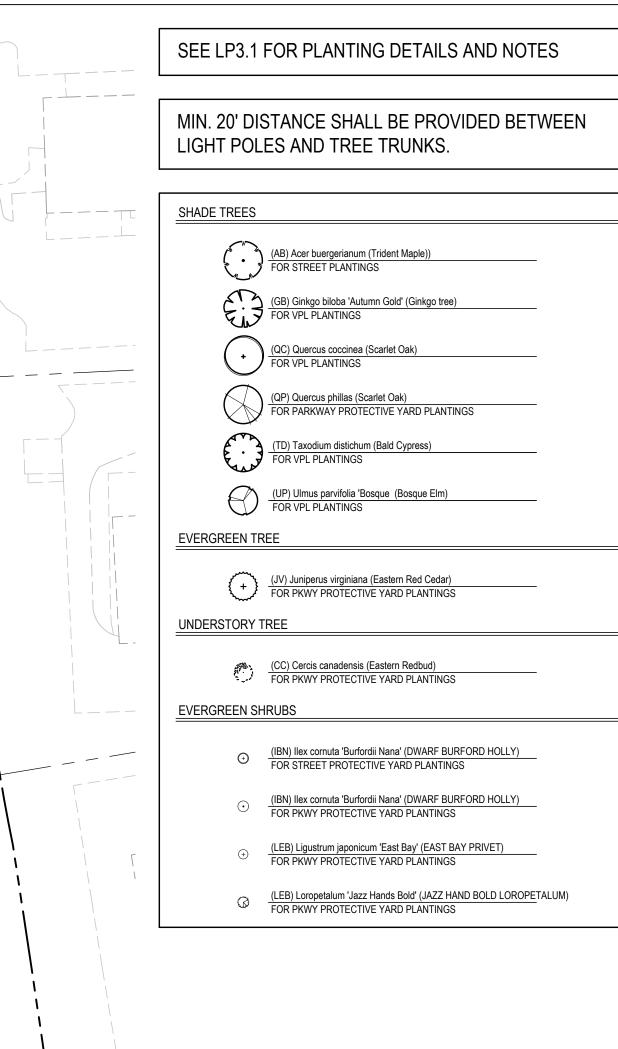


City of Raleigh UDO Lanscape Requirements						
Project: Rex Apartments						
Date: 02.08.2018 (Rev. 06.19.2019)						
Vehicular Parking Lot						
Vehicular Surface Area					75,861	5
Shade Trees Required (3" cal. 10' ht per 2,000 sf)	75861	/	2000		37.9	E
Shade Trees Provided (3" cal. 10' ht)					44	E
Street Plantings - Popes Creek Drive						
Street Typology			A	\ve	nue, 2-Lane,	Undivide
Length of Right of Way					874	l
less driveways					48	l
net length					826	l
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	826.00	/	40	=	20	E
Existing Trees					31	E
Street Plantings - Common Oaks Drive						
Street Typology				Α	venue, 2-Lai	ne, Divide
Length of Right of Way					154	l
net length					154	l
Shade Trees Required (3" cal. 10' ht. @ 40' o.c. average)	154.00	/	40	=	3	E
Shade Trees Proposed (3" cal. 10' ht. @ 40' o.c. average)					3	E
Protective Yard						
50' Parkway Protective Yard Planting Requirement						SHOD
Shade Trees Required (3.5" cal. 14' ht @ 7/100 LF)	154	х	0.07	=	11	E
Shade Trees Provided					11	E
Evergreen Trees Required (2" cal, 8' ht @ 3/100 LF)	154	х	0.03	=	5	E
Evergreen Trees Provided					5	E
Understory Trees Required (6' ht @ 6/100 LF)	154	х	0.06	=	9	E
Understory Trees Provided					9	E
Shrubs Required (24" ht, @ 32/100 LF)	154	х	0.32	=	49	E
Evergreen Shrubs Provided					55	E

	NTL					1
QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	REMARKS
TRE	ES					
3	AB	Acer buergerianum	Trident Maple	3" MIN.	12'	40' O.C. / Street Tree
9	CC	Cercis canadensis	Eastern Redbud		6' MIN.	PKWY Protective Yard
2	GB	Ginkgo biloba "Autumn Gold'	Autumn Gold Maidenhair tree	3" MIN.	12'	Male Plant Only / Vehicular Parking
5	JV	Juniperus virginiana	Eastern Red Cedar	2" MIN.	8' MIN.	PKWY Protective Yard
25	QC	Quercus coccinea	Scarlet Oak	3" MIN.	12'	Vehicular Parking Lot
11	QP	Quercus phellos	Willow Oak	3.5" MIN	14' MIN.	PKWY Protective Yard
11	TD	Taxodium distichum	Bald Cypress	3" MIN.	12'	Vehicular Parking Lot
6	UP	Ulmus parvifolia 'Bosque'	Bosque Elm	3" MIN.	12'	Vehicular Parking Lot
SHR	UBS					
102	IBN	llex cornuta 'Burfordii Nana'	Dwarf Burford Holly		24" MIN	3' O.C. / SPY and PPY
18	LJH	Loropetalum 'Jazz Hands Bold'	Jazz Hands Bold Loropetalum		24" MIN	4' O.C. / PKWY Protective Yard

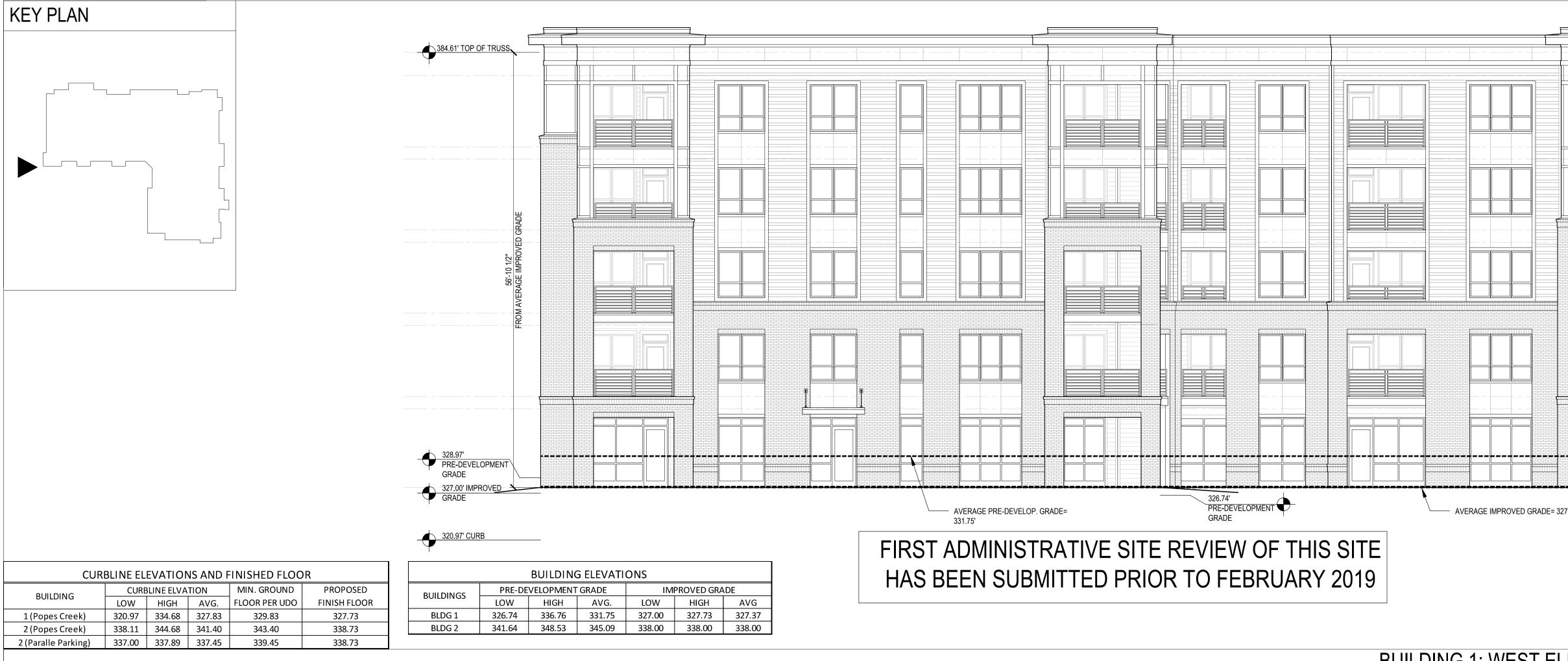
LEGEND:	
© IPF © IRF © IRS ၅ မို မို VAN	EX. IRON PIPE FOUND EX. IRON ROD FOUND EX. IRON ROD SET PROP. PARKING COUNT PROP. REG. HC PARKING SPACE PROP. VAN HC PARKING SPACE
	PROJECT BOUNDARY EX. ADJACENT PROPERTY LINE EX. RIGHT OF WAY LINE EX. EASEMENT PROP. EASEMENT BUILDING SETBACK PARKING SETBACK
	PROP. BUILDING BASEMENT LEVEL
	PROP. OUTDOOR AMENITY AREA
	PROP. HEAVY DUTY 8" CONCRETE
	PROP. VEHICULAR RATED 6" CONCRETE
	PROP. RIGHT OF WAY DEDICATION
	PROP. PROTECTIVE YARD













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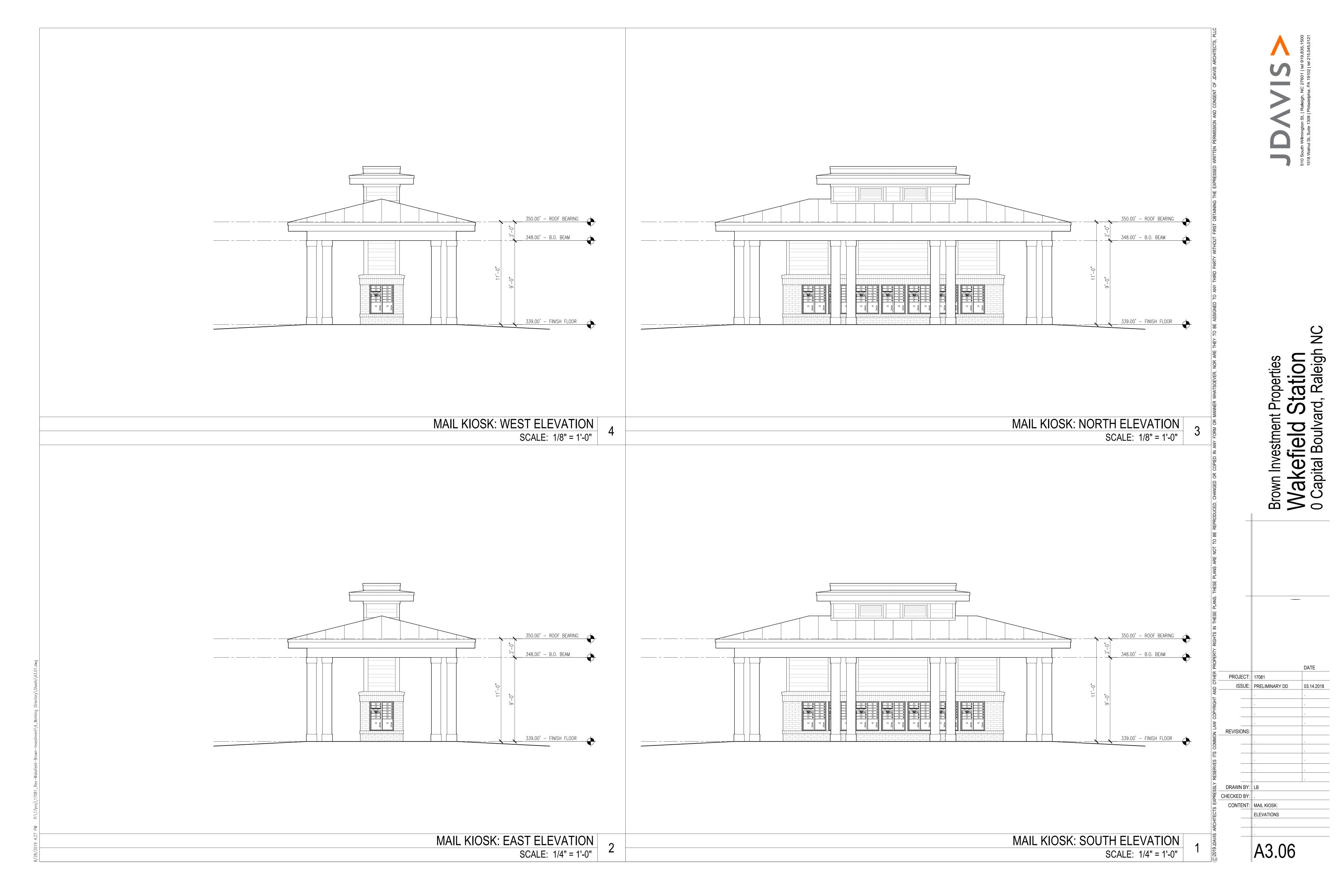


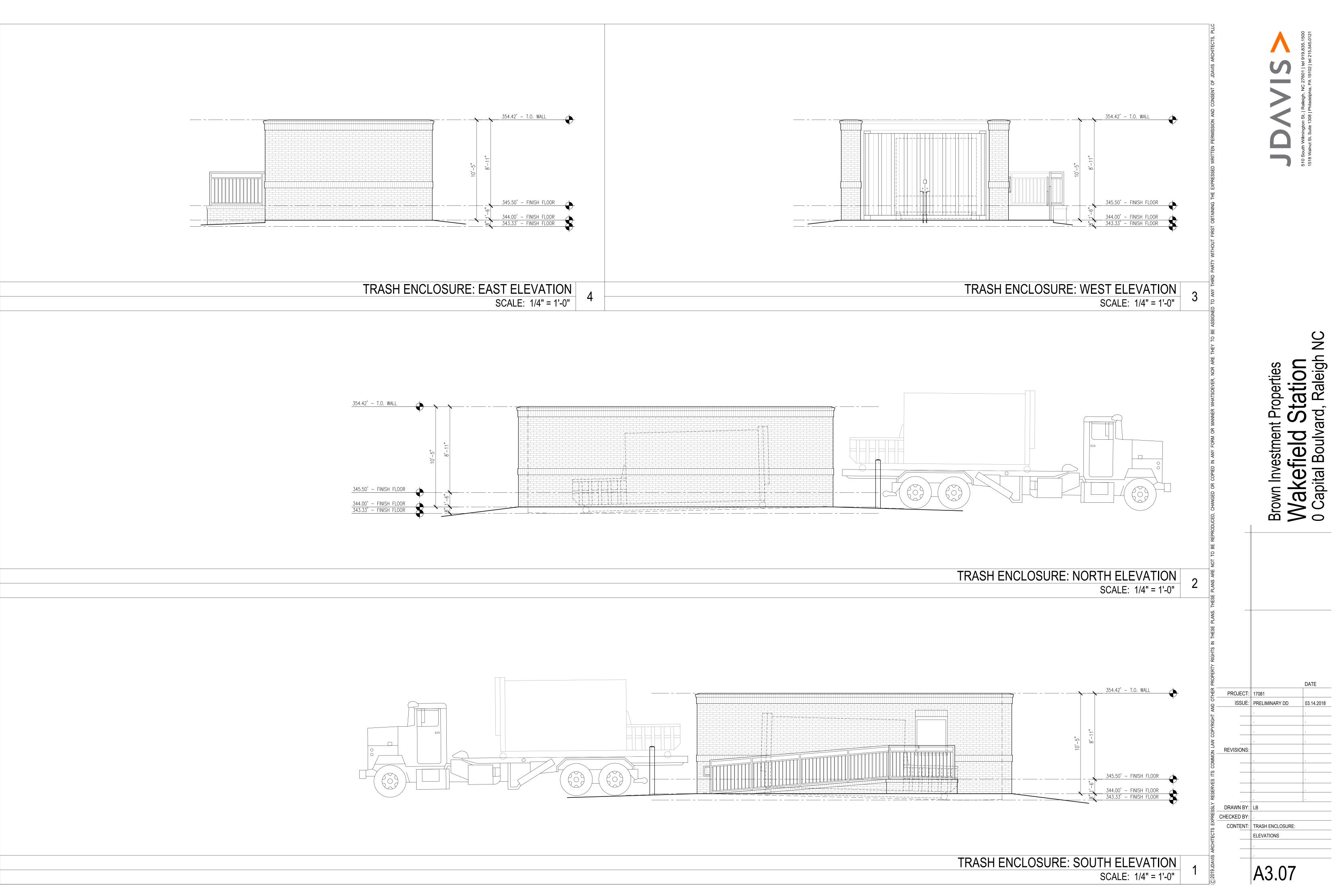




CURBLINE ELEVATIONS AND FINISHED FLOOR								BUILDING	G ELEVATI	ONS			
CURBLINE ELVATION		TION	MIN. GROUND	PROPOSED		PRE-DEVELOPMENT GRADE			IMPROVED GRAI				
BUILDING	LOW	HIGH	AVG.	FLOOR PER UDO	<b>FINISH FLOOR</b>		BUILDINGS	LOW	HIGH	AVG.	LOW	HIGH	Γ
1 (Popes Creek)	320.97	334.68	327.83	329.83	327.73		BLDG 1	326.74	336.76	331.75	327.00	327.73	
2 (Popes Creek)	338.11	344.68	341.40	343.40	338.73		BLDG 2	341.64	348.53	345.09	338.00	338.00	
2 (Paralle Parking)	337.00	337.89	337.45	339.45	338.73							•	
	BUILDING 1 (Popes Creek) 2 (Popes Creek)	BUILDINGCURE1 (Popes Creek)320.972 (Popes Creek)338.11	BUILDING         CURBLINE ELVA           1 (Popes Creek)         320.97         334.68           2 (Popes Creek)         338.11         344.68	BUILDING         CURBLINE ELVATION           LOW         HIGH         AVG.           1 (Popes Creek)         320.97         334.68         327.83           2 (Popes Creek)         338.11         344.68         341.40	BUILDING         CURBLINE ELVATION         MIN. GROUND           LOW         HIGH         AVG.         FLOOR PER UDO           1 (Popes Creek)         320.97         334.68         327.83         329.83           2 (Popes Creek)         338.11         344.68         341.40         343.40	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR         BUILDINGS           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73         BLDG 1           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73         BLDG 2	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS         PRE-DE           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR         BUILDINGS         LOW         LOW         LOW         1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73         BLDG 1         326.74           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73         BLDG 2         341.64	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS         PRE-DEVELOPMENT           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR         BUILDINGS         PRE-DEVELOPMENT           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73         BLDG 1         326.74         336.76           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73         BLDG 2         341.64         348.53	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS         PRE-DEVELOPMENT GRADE           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR         BUILDINGS         LOW         HIGH         AVG.           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73         BLDG 1         326.74         336.76         331.75           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73         BLDG 2         341.64         348.53         345.09	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS         PRE-DEVELOPMENT GRADE         IM           LOW         HIGH         AVG.         FLOOR PER UDO         FINISH FLOOR         BUILDINGS         LOW         HIGH         AVG.         LOW         IOW         IOW	BUILDING         CURBLINE ELVATION         MIN. GROUND         PROPOSED         BUILDINGS         PRE-DEVELOPMENT GRADE         IMPROVED GRADE           1 (Popes Creek)         320.97         334.68         327.83         329.83         327.73         BLDG 1         326.74         336.76         331.75         327.00         327.73           2 (Popes Creek)         338.11         344.68         341.40         343.40         338.73         BLDG 2         341.64         348.53         345.09         338.00         338.00









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