Appearance Commission
Design Alternate Application

The purpose of this request is to seek a Design Alternate from the Appearance Commission. This application and all further action shall be consistent with Section 10.2.17 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based on the applicable standard, as outlined in Sec. 10.2.17 of the UDO. **A request for a design alternate must be submitted after the first round of review for a development plan or infrastructure construction plan.**

PROJECT	**Project Information**		
	Project Name Bloc83 Tower 3	Case Number ASR-0090-2021	
	PIN Number See Attached Addendum	Zoning District DX-20-UL-CU and DX-7-UL	
	Property Address 610 W. Hargett St.; 612 W. Hargett St.; 615 W. Morgan St.; 117 S. Boylan Ave.		
	City Raleigh	State NC	ZIP 27603
	Project Applicant Information		
	Name Heritage Properties, Inc.	Email	
	Address	City	
	State	Zip Code	Phone
OWNER	**Property Owner Information**		
	Name See attached Addendum	Email	
	Address	City	
	State	Zip Code	Phone
ATTORNEY	**Attorney Information**		
	Name Tobias Coleman, Smith Anderson	Email tcoleman@smithlaw.com	
	Address 150 Fayetteville St., Suite 2300	City Raleigh	
	State NC	Zip Code 27601	Phone 919.821.6778

REQUEST	**I am seeking a Design Alternate from the requirements set forth in the following:**
	☑ UDO Section 1.5.6 - Build-to
	☑ UDO Section 1.5.8 - Pedestrian Access
	☑ UDO Section 1.5.9 - Transparency
	☑ UDO Section 1.5.10 - Blank Wall
	☐ UDO Section 1.5.12 - National Register Historic District Residential Garage Parking Options
	☐ UDO Section 3.3.3 - Building Massing
	☐ UDO Section 7.1.7 - Vehicle Parking Lot Landscaping
	☐ UDO Section 7.2.3 - Landscaping and Screening
	☑ UDO Section 8.3.2, 8.3.4, and 8.3.5 - Blocks, Lots and Access
	☐ UDO Section 8.4 - New and Existing Streets
	☐ UDO Section 8.5 - Street Cross Sections
	☐ Raleigh Street Design Manual (RSDM) - UDO Section 10.2.17.E (Findings)

REQUEST	Description of Request(s):
	Applicant Heritage Properties, Inc. is seeking a Design Alternate from (i) the tall tower stepback requirement set out in Unified Development Ordinance ("UDO") Section 3.3.3.B to permit development of a tower on the Property in conformance with architectural designs; (ii) the requirements in UDO Section 8.3.5.A.3 to allow for a service entrance to be located where vehicles be required to either back-in or back-out; (iii) the requirements in UDO Section 8.3.5.C.3.c to allow driveway space to permit two (2) driveways on Boylan Avenue that are less than 200' apart and to allow the southernmost driveway on Boylan Avenue to be less than 200' from the driveway on the adjoining property; and (iv) the cross access requirements in UDO Section 8.3.5.D so that that such requirements do not apply as between 610 W. Hargett Street and the abutting lots at 121 and 131 S. Boylan Ave.

CHECKLIST	
Signed Design Alternate Application	☑ Included
Page(s) addressing required findings	☑ Included
Plan(s) and support documentation	☑ Included
Notary page filled out by owner	☑ Included
Stamped and addressed envelopes and mailing list per UDO Sec. 10.2.1.C.1.	☐ Included
Fee - $1,716.00	☐ Included

SUBMITTAL INFORMATION

Submit all documentation, with the exception of the required addressed envelopes and notarized certification of owner to:

Justin Rametta
justin.rametta@raleighnc.gov
(p) 919-996-2665

or

Keegan McDonald
keegan.mcdonald@raleighnc.gov
(p) 919-996-4630

Deliver the addressed envelopes and notarized certification of owner to:
Keegan McDonald
Department of Planning and Development
One Exchange Plaza, Suite 300
Raleigh, NC 27601

City of Raleigh, NC
Appearance Commission
Application Instructions

PRE-APPLICATION MEETING

A pre-application meeting with City staff is required ***prior to*** the submittal of a Design Alternate Application. For Design Alternates related to UDO Section 8 or the Raleigh Street Design Manual (RSDM) please contact the Transportation Reviewer assigned to your Development Plan Application to schedule a Pre-application meeting. To schedule a pre-application meeting for all other Design Alternates or for general questions regarding the process to seek a Design Alternate, please contact justin.rametta@raleighnc.gov or keegan.mcdonald@raleighnc.gov.

FILING FEE: $1,716.00

SUBMITTAL REQUIREMENTS

Design Alternate Applications can be downloaded from City's official website Design Alternate Process. An application will not be considered complete until **ALL** the following items have been submitted:

1. Payment of filing fee - All applications must be paid via check made out to the "City of Raleigh";
2. The most current version of your Development Plan highlighting the Design Alternates requested must be included with your application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan **no later than 15 business days prior to the evidentiary hearing on your Application.**
3. A list that includes the names and mailing addresses of the following: (1) owner(s) of the subject property included in the Application and (2) the owners of all property within 100 feet on all sides of the Subject Property, all as listed in the Wake County tax records at the time of submittal. Applicants may utilize the Label Creator tool located on the City's webpage https://raleighnc.gov/board-adjustment;
4. One (1) original hard copy of the signed and notarized Certification of Owner(s) or Applicant(s); and
5. Stamped (first class) and labeled envelopes addressed to the owner(s) and tenant(s) of the Subject Property and the owners and tenants of all property within 100 feet on all sides of the Subject Property as noted on the required list. It is requested that the envelopes be self-sealing (peel and stick) and labeled with the following return address: Department of Planning and Development, City of Raleigh, P.O. Box 590, Raleigh, NC 27602-0590

**** Notarized Certification of Owner(s) or Applicant(s) and Stamped and Addressed Envelopes MUST be submitted by the filing deadline ****

FILING DEADLINES

Complete applications must be filed minimum a of 60 days prior to the date the Appearance Commission conducts the evidentiary hearing on the application. If the Development Plan is amended, you must update the Design Alternate Application to include a copy of the most recent version of the Development Plan no later than 15 business days prior to the evidentiary hearing on the application.

PUBLIC HEARING REQUIREMENT

The Raleigh Appearance Commission conducts evidentiary hearings on requests for Design Alternates. The Appearance Commission considers the application and the sworn testimony, and other relevant written and/or illustrative evidence entered into the record at the evidentiary hearing on the application.

Notification of the public hearing will take place by each of the following methods:

- ***By Mail –*** City Staff will prepare and mail a written notice to the owner(s) and tenant(s) of the property (the "Subject Property") included in the Design Alternate Application and the owners and tenants of all property within 100 feet on all sides of the Subject Property. This notice will be postmarked not more than 25 calendar days and no less than 10 calendar days prior to the date of the evidentiary hearing.
- ***By Web -*** Notice will be posted on the City's official website no less than 10 calendar days prior to the date of the evidentiary hearing.
- ***On-Site -*** Notice will also be posted by City staff on the Subject Property at least 10 days prior to the date of the evidentiary hearing.

QUASI-JUDICIAL EVIDENTIARY HEARING

You or your legal representative are ***required*** to attend and present your case before the Appearance Commission. The Appearance Commission will consider the application, any other relevant written and/or illustrative evidence entered into the record, including the Staff Report, and any sworn testimony, all at an evidentiary hearing. After the evidentiary hearing, the Appearance Commission will vote to approve, approve with conditions, or deny the application.

Appearance Commission meetings are typically held the 1st and 3rd Monday of each month in the City Council Chamber, Room 201 of the Raleigh Municipal Building located at 222 W. Hargett Street. Meetings begin at 4:30 p.m. unless otherwise specified. The Appearance Commission conducts evidentiary hearings on Design Alternate Applications at its meeting on the 1st Thursday of each month.

The Appearance Commission conducts an evidentiary hearing and makes its decision based on the written and oral evidence in the record. Members of the Appearance Commission must refrain from *ex parte* communications (communications outside of the hearing itself) regarding upcoming or ongoing cases including the applicant and other members of the Appearance Commission. All testimony before the Appearance Commission must be "sworn" testimony; therefore, all persons wishing to speak on the matter must be sworn in

All applicants are advised to have an attorney represent them as this is a legal proceeding. Applicants that are entities, including governmental entities, corporations, LLCs, LLPs and Partnerships must be represented by an attorney. Engineers, architects, real estate agents, planners and other non-attorneys may only appear as witnesses; they may not appear on behalf of an applicant or those opposed to an application in a representative capacity. In addition, only an expert can testify regarding matters that require expert testimony such as impacts of proposed activities on property values, traffic, or stormwater runoff. Individuals opposed to an application may appear and represent themselves at the hearing (entities opposing an application, however, must be represented by an attorney as explained above).

ADDITIONAL INFORMATION:

The aforementioned is provided for informational purposes only. For further information, applicants are advised to consult the appropriate sections of the North Carolina General Statutes, the City Code, and the City's Unified Development Ordinance ("UDO").

For further information on the quasi-judicial hearing process, please review "*A Citizen's Guide to Evidentiary Hearings*" available on the City's website here:
https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR14/EvidentiaryHearing.pdf

Design Alternates Relating to Building Massing
(UDO Section 3.3.3)
Design Alternate Findings

The Appearance Commission, after conducting a duly noticed quasi-judicial evidentiary hearing in accordance with Sec. 10.2.17, may approve an alternate building massing standard, if all of the following findings are satisfied.

1. The approved Design Alternate is consistent with the intent of the building massing regulations;

   This limited design alternate is to create a unique and attractive building. Specifically, this design alternate to permit the building to have a triangular extension towards the intersection of W. Morgan St. and S. Boylan Ave. Various design features on the building, including an additional stepback at the seventh floor and vertical recesses on the street-facing building facades, will mitigate wind impacts and provide visual breaks. Compliance with the stepback along the rest of the street frontage will ensure access to light and air at street level. The requested Design Alternate would apply to a stepback along the North facade facing W. Morgan Street and the West facade facing S. Boylan Ave.,12' from the rights of way with a total square footage of 4,426 SF. The proposed floor area

2. The approved alternate uses an architectural base distinguishable from the building above that enhances the pedestrian environment through a change in material, fenestration, ornamentation, rhythm; or other sculpting of the base

   The alternate design proposes a distinct building base with a parking screen from L2 to L6 and an active retail storefront on Morgan St. and S. Boylan Ave. to enhance a pedestrian environment.

3. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required stepback, the resulting open space includes pedestrian amenities such as seating areas, trees and landscaping or or outdoor dining

   The building design proposes an outdoor amenity area on the ground floor for public access with a seating area and landscape.

4. The building uses other architectural treatments to mitigate wind impacts, increase light at pedestrian level, and visually reduce the scale of the building; and

   The avoid the “canyon effect” of light and air access at street level, mitigate wind impact, and scale down visual impact, the proposed design includes an additional stepback at the 7th floor; a vertical fin on the curtain wall envelope; and a vertical recess on each street-facing façade.

5. The building does not cause undue shadow impacts on public spaces, amenity areas, and surrounding streets.

   The alternate design will not cause undue shadow impacts on public spaces, amenity areas, and surrounding streets.

Design Alternates Relating to Blocks, Lots, and Access (UDO Sections 8.3.2, 8.3.4, and 8.3.5)

Design Alternate Findings

The Appearance Commission may, in accordance with Section 10.2.17, approve a design alternate from the provisions of Sections 8.3.2, 8.3.4, and 8.3.5 relating to blocks, lots, and access, subject to all of the following findings. For design alternates related to block perimeter, please provide the exact linear footage and exhibit/ depiction of the existing or proposed block.

1. The approved Design Alternate is consistent with the intent of Sections 8.3.2, 8.3.4, and 8.3.5
   See attached Addendum

2. The approved Design Alternate does not increase congestion or compromise safety;
   See attached Addendum

3. The approved Design Alternate does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized); and
   See attached Addendum

4. The Design Alternate is deemed reasonable due to one or more of the following:
   a. Given the existing physical environment, compliance is not physically feasible;
      See attached Addendum

   b. Compliance would not meaningfully improve connectivity;
      See attached Addendum

   c. Compliance is not compatible with adjacent uses[s]; or
      See attached Addendum

   d. The burden of compliance is not reasonable given the size of the site or the intensity of the development.
      See attached Addendum

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s)	Glenwood Three, LLC
Mailing Address	501 Fairmount Avenue, SUITE 101 Towson, MD 21286
Telephone	410-769-6139
Fax	
Email	RBLAIR@HPIMD.COM
Project PIN/Address	610 and 612 W. Hargett St. (PINs 1703482697 & 1703482584)

I, Ryan Blair, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

By: Heritage Properties, Inc, it's manager
By: Ryan T. Blair, it's Vice President

Date: 12/1/2021

Signature

STATE OF NORTH CAROLINA
Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:
Ryan Blair.

Date: 12/01/2021

Official Signature of Notary

[NOTARY SEAL]

LORIE MAZZARA NOTARY PUBLIC MY COMMISSION EXPIRES 4/19/2026 JOHNSTON COUNTY, N.C.

Lorie Mazzara, Notary Public
Notary's Printed or Typed Name

My Commission expires: 4/19/2026

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s) Crocker Family Properties, LLC

Mailing Address

Telephone

Fax

Email

Project PIN/Address 615 W. Morgan St. (PIN 1703481885)

I, Stanley M Crocker III, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: 12/3/21

Signature

STATE OF NORTH CAROLINA
Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated: Stanley Crocker III.

Date: 12/3/21

[NOTARY SEAL]

Official Signature of Notary

Danielle Jenkins, Notary Public
Notary's Printed or Typed Name

DANIELLA JENKINS NOTARY PUBLIC FRANKLIN COUNTY, NC

My Commission expires: Nov 3, 2023

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s) Betty Poole Brinkley, by her attorneys-in-fact Kathryn Allyson Brinkley, Elecia B. Butts, and Laurie B. Baldwin

Mailing Address

Telephone

Fax

Email

Project PIN/Address 117 S. Boylan Ave. (PIN 1703481774)

I, Laurie B Baldwin **the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.**

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: 1/12/22

Laurie B Baldwin
Signature

STATE OF NORTH CAROLINA
New Hanover COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:
Laurie B. Baldwin

Date: 1/12/2022

Melinda S. Allen
Official Signature of Notary

[NO

MELINDA S ALLEN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
NOVEMBER 22, 2025
PENDER COUNTY, NC

Melinda S Allen, Notary Public
Notary's Printed or Typed Name

My Commission expires: 11/22/2025

Scanned with CamScanner

NOTARIZED CERTIFICATION OF OWNER(S)

Owner Information

Name(s)	Betty Poole Brinkley, by her attorneys-in-fact Kathryn Allyson Brinkley, Elecia B. Butts, and Laurie B. Baldwin
Mailing Address	3614 Swann Street Raleigh, NC 27612
Telephone	919-614-0644
Fax	
Email	ebrinkleyb@gmail.com
Project PIN/Address	117 S. Boylan Ave. (PIN 1703481774)

I, Elecia B Butts, the undersigned, being first duly sworn, depose and say that I voluntarily submitted this Design Alternate Application to the City of Raleigh; that I am the owner(s) of the property described and which is the subject matter of this Application; that all answers to the questions in this application, and all plot plan(s), sketches, data and other supplementary information attached to this application are honest and true to the best of my knowledge and belief. Submission of an incomplete or incorrect application may result in a delay in processing or the rejection of my application.

[NOTE: If the owner is a corporation, this must be signed by an authorized corporate officer; If the owner is a partnership, this must be signed by a general partner; If the owner is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC.] For multiple owners, attach additional Notarized Certification of Owner(s) pages.

Date: 1-18-2022

Elecia B Butts
Signature

STATE OF NORTH CAROLINA
Wake COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing application for the purpose stated therein and in the capacity indicated:
Elecia Butts.

Date: 1/18/2022

Jennifer H. Rogowski
Official Signature of Notary

Jennifer H Rogowski, Notary Public
Notary's Printed or Typed Name

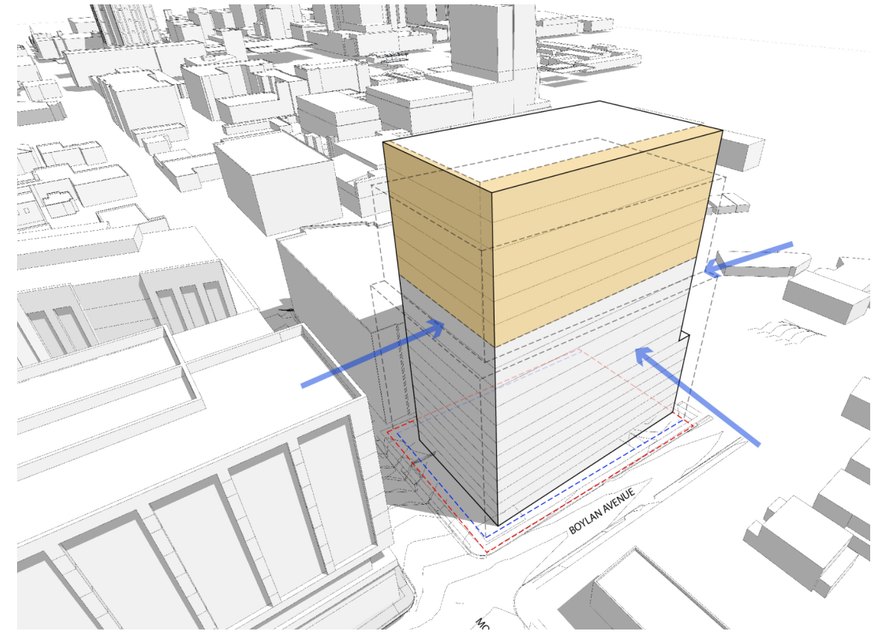
[NOTARY SEAL]

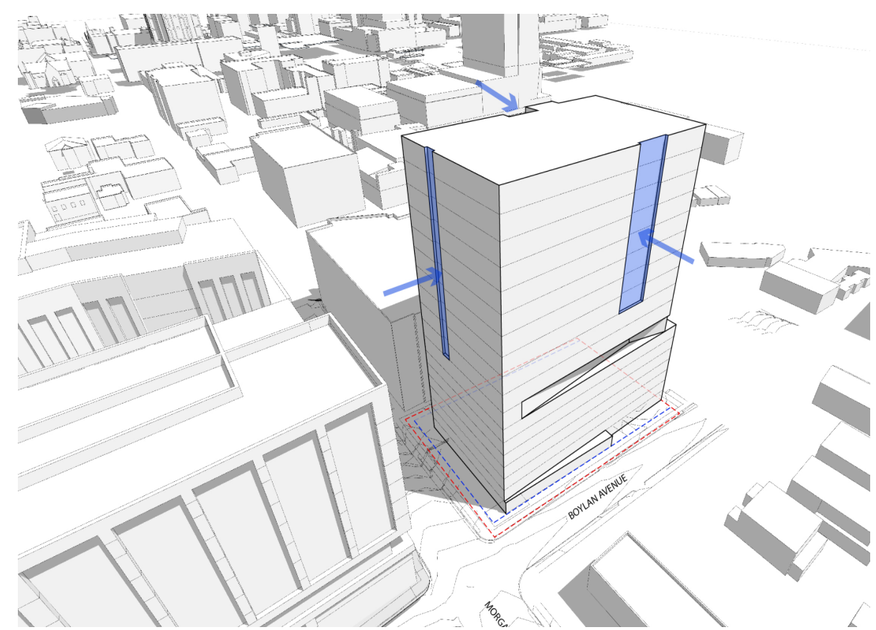
JENNIFER H. ROGOWSKI
NOTARY
My Comm. Expires
October 24, 2022
PUBLIC
JOHNSTON COUNTY, NC

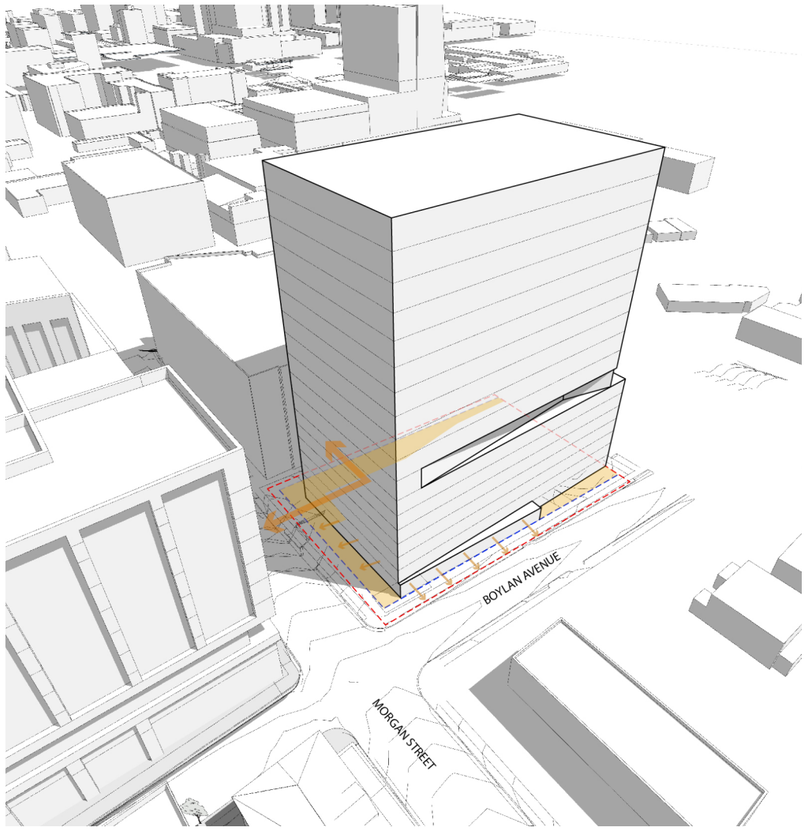
My Commission expires: 10/24/2022

ORIGIN

MORGAN STREET
(DESIGNATED PRIMARY STREET)
PROPERTY LINE
PROPOSED RIGHT OF WAY
SETBACK AT PRIMARY STREET (UDO 3.2.6, B1, DX- DISTRICT)
12'-0"
STEPBACK LINE ABOVE 12 STORY (12'-0") UDO 3.3.3.E1
PROPERTY LINE
PROPOSED RIGHT OF WAY
STEPBACK LINE ABOVE 12 STORY (12'-0") UDO 3.3.3.E1
12'-0"


BOYLAN AVENUE


BOYLAN AVENUE


BOYLAN AVENUE
MORGAN STREET

BLOC 83

615

615

ADDENDUM TO DESIGN ALTERNATE APPLICATION
Bloc83 Tower 3 Project (ASR-0090-2021)
610 W. Hargett St., 612 W. Hargett St., 615 W. Morgan St., and 117 S. Boylan Ave.
(collectively, the "Property")

I. Property Owner Information

610 and 612 W. Hargett Street (PIN 1703482697 & 1703482584)

- Owner Name: Glenwood Three, LLC
- Owner Address: 501 Fairmount Avenue, Suite 1010
  Towson, MC 21286

615 W. Morgan Street (PIN 1703481885)

- Owner Name: Crocker Family Properties, LLC
- Owner Address: 3204 Keighley Forest Dr.
  Wake Forest, NC 27587

117 S. Boylan Street (PIN 1703481774)

- Owner Name: Betty Poole Brinkley
- Owner Address: 3614 Swann Street
  Raleigh, NC 27612

II. Design Alternate Findings Relating to Blocks, Lots and Access

A. Responses Related to request for Alternate allowing service entrance to be back-in or back-out (UDO 8.3.5.A.3)

1. *The approved Design Alternate is consistent with the intent of Sections 8.3.5*

   UDO Section 8.3.5.A.3 requires that all on-site parking areas must be designed to allow vehicles to enter and exit the parking area in a forward motion (i.e. a complete turnaround must be possible). The applicant's alternate design seeks a limited exception to that regulation to permit a service entrance on Boylan Avenue that would require trucks using the service entrance to either back in or back out of the space. The benefits of having a designated service entrance rather that disrupting general parking areas, and the realities if incorporating a service entrance on limited site space, are consistent with the intent of Section 8.3.5.A.3 – general parking, undisturbed by service access, will exist with full turnaround capability.

2. *The approved Design Alternate does not increase congestion or compromise safety.*

   The proposed service entrance will create a designated service drop-off area, eliminating the need for commercial vehicles serving the building to interact with general vehicular or pedestrian traffic in a way that may increase congestion in those parking areas.

3. *The approved Design Alternate does not conflict with the approved or built roadway construction project adjacent to the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized).*

   There is no observed conflict with approved or built roadway constructions projects adjacent to the site.

4. *The Design Alternate is deemed reasonable due to one or more of the following: (a) Given the existing physical environment, compliance is not physically feasible; (b) Compliance would not meaningfully improve connectivity; (c) Compliance is not compatible with adjacent use(s); or (d) The burden of compliance is not reasonable given the size of the site or the intensity of the development.*

   Requiring that a service entrance provide a means for commercial vehicles to turn around would not further connectivity. The limited size of the site and the proximity of adjacent uses have resulted in the alternate design of the service entrance area and the design is intended to provide a parking area for pick-up and drop-off at the building. Even replacing the designed area with a parking area sufficient to allow a turnaround would not improve connectivity in an area designed for stopped vehicles.

B. <u>Responses Related to Driveway Spacing (UDO 8.3.5.C.3)</u>

1. The approved Design Alternate is consistent with the intent of Sections 8.3.5

   The Property is located at the corner of W. Morgan St. and S. Boylan Ave. and has about 235' of frontage along S. Boylan Ave. The adjoining property to the south has a driveway immediately adjacent to the Property's southern lot line. The design alternate is needed to authorize the proposed locations for the driveways, which have been located to ensure site access in a safe manner that does not interfere with vehicles queuing at the W. Morgan St./S. Boylan Ave. intersection.

2. The approved Design Alternate does not increase congestion or compromise safety.

   The proposed Design Alternate is intended to reduce congestion, by placing service drive and access drive as far as reasonably possible from the W. Morgan St./S. Boylan Ave. intersection.

3. The approved Design Alternate does not conflict with the approved or built roadway construction project adjacent to the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized).

   The driveways location will not conflict with any existing or proposed roadways.

4. **The Design Alternate is deemed reasonable due to one or more of the following: (a) Given the existing physical environment, compliance is not physically feasible; (b) Compliance would not meaningfully improve connectivity; (c) Compliance is not compatible with adjacent use(s); or (D) The burden of compliance is not reasonable given the size of the site or the intensity of the development.**

   The fact that the Property is a corner lot with limited street frontage makes compliance with the driveway spacing requirements infeasible, if not impossible, making compliance unreasonable given the size of the site.

C. <u>Responses Related to request for exemption from cross-access requirements in connection with 121 and 131 South Boylan Ave. (UDO 8.3.5.D)</u>

1. **The approved Design Alternate is consistent with the intent of Sections 8.3.5**

   This request is for a Design Alternate exempting the Property from having to meet cross-connection requirements with 121 and 131 S. Boylan Avenue. Significant topographic challenges make a cross connection between the properties infeasible, and therefore a design alternate is consistent with the intent of the UDO. Further, it is difficult to anticipate the location or need of any future development on the 121 and 131 S. Boylan Avenue parcels because there are no plans currently pending.

2. **The approved Design Alternate does not increase congestion or compromise safety.**

   Eliminating cross-access requirements with 121 and 131 S. Boylan Avenue does not increase congestion or compromise safety in light of the 121 and 131 S. Boylan Avenue properties' current uses as boarding houses and/or single-family homes converted into apartments. The properties have frontage on both S. Boylan Ave. and W. Hargett Street, and therefore have sufficient direct street access so that future development does not increase congestion or comprise safety.

3. **The approved Design Alternate does not conflict with the approved or built roadway construction project adjacent to the vicinity of the site (no Design Alternate shall be approved when the City Council has authorized a roadway design project in the vicinity, where the roadway design has not yet been finalized).**

   No such conflict exists.

4. **The Design Alternate is deemed reasonable due to one or more of the following: (a) Given the existing physical environment, compliance is not physically feasible; (b) Compliance would not meaningfully improve connectivity; (c) Compliance is not compatible with adjacent use(s); (d) The burden of compliance is not reasonable given the size of the site or the intensity of the development.**

   Compliance is unreasonable given the topography of the site and the adjacent lots, and the burden of compliance is not reasonable given that 121 and 131 South Boylan Avenue

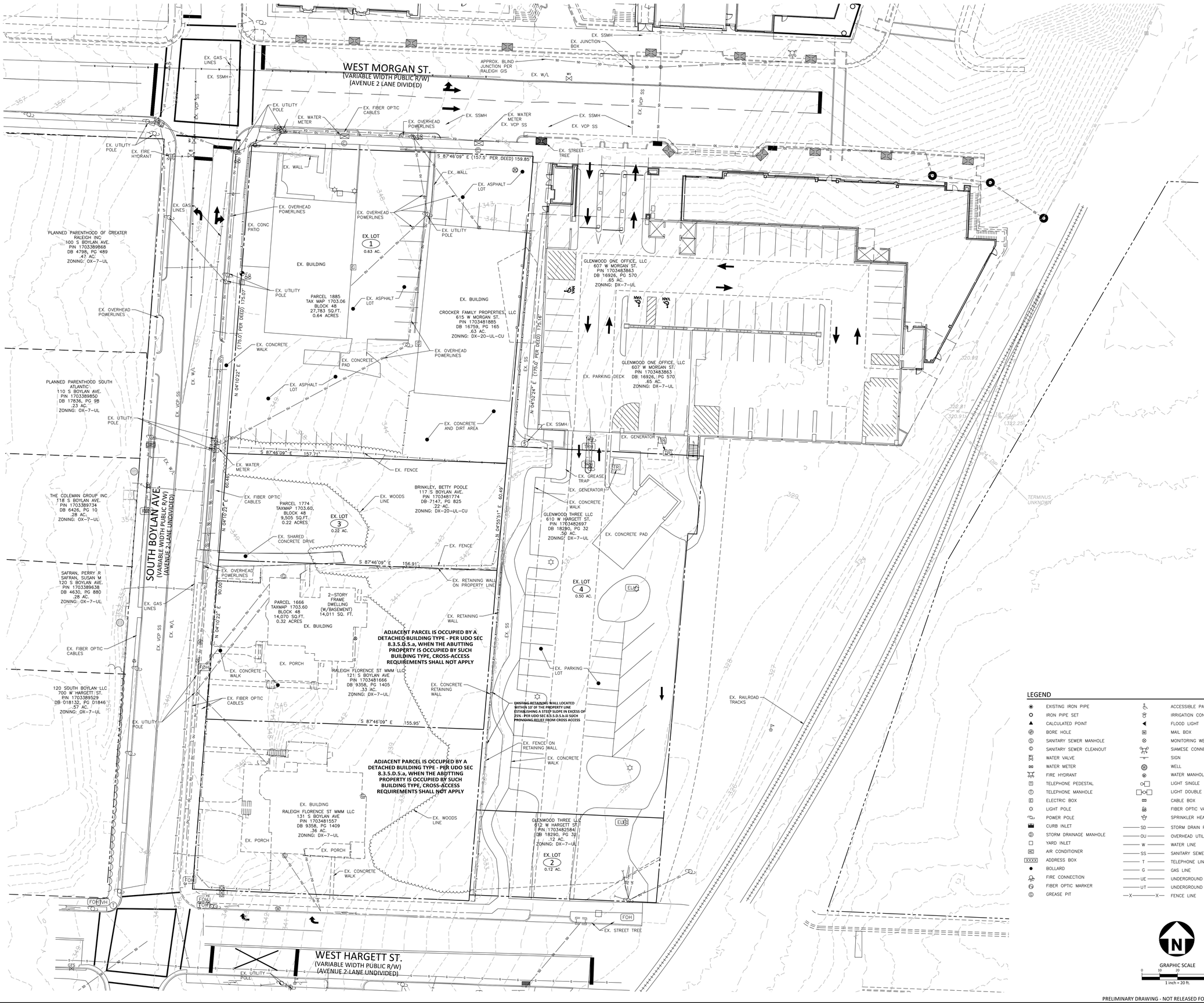
are currently used for small-scale residential purposes, and that the nature and scope of any future development of the property is not known as of the date of this application.

MAILING LIST TO DESIGN ALTERNATE APPLICATION
Bloc83 Tower 3 Project (ASR-0090-2021)
610 W. Hargett St., 612 W. Hargett St., 615 W. Morgan St., and 117 S. Boylan Ave.

Recipient	Mailing Address	Notice Property
Glenwood Three LLC	501 Fairmount Ave., Suite 101, Towson, MD 21286-5462	612 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	612 W. Hargett St., Raleigh, NC 27603	612 W. Hargett St., Raleigh, NC 27603
Raleigh-Florence St. MMM, L.L.C.	115 S. Saint Mary's St. Suite A, Raleigh, NC 27603-1785	131 S. Boylan Ave., Raleigh, NC 27603
Tenant/Occupant	131 S. Boylan Ave., Raleigh, NC 27603	131 S. Boylan Ave., Raleigh, NC 27603
Raleigh-Florence St. MMM, L.L.C.	115 S. Saint Mary's St. Suite A, Raleigh, NC 27603-1785	121 S. Boylan Ave., Raleigh, NC 27603
Tenant/Occupant	121 S. Boylan Ave., Raleigh, NC 27603	121 S. Boylan Ave., Raleigh, NC 27603
Betty Poole Brinkley	3614 Swann St., Raleigh, NC 27612-4614	117 S. Boylan Ave., Raleigh, NC 27603
Tenant/Occupant	117 S. Boylan Ave., Raleigh, NC 27603	117 S. Boylan Ave., Raleigh, NC 27603
Crocker Family Properties, LLC	3204 Keighley Forest Dr., Wake Forest, NC 27587-5420	615 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	615 W. Morgan St., Raleigh, NC 27603	615 W. Morgan St., Raleigh, NC 27603
CIO BLOC 83 LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	607 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	607 W. Morgan St., Raleigh, NC 27603	607 W. Morgan St., Raleigh, NC 27603
Raleigh Land Company LLC	1550 Iredell Dr., Raleigh, NC 27608-2303	615 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	615 W. Hargett St., Raleigh, NC 27603	615 W. Hargett St., Raleigh, NC 27603
Oistin Inc.	Attn: Eva J. Mettrey, P.O. Box 3148, Atlantic Beach, NC 28512-3148	629 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	629 W. Hargett St., Raleigh, NC 27603	629 W. Hargett St., Raleigh, NC 27603
Glenwood Three LLC	501 Fairmount Ave., Suite 101, Towson, MD 21286-5462	610 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	610 W. Hargett St., Raleigh, NC 27603	610 W. Hargett St., Raleigh, NC 27603
US Sprint Communications Company Limited Partnership	P.O. Box 8490, Kansas City, MO 64114-0490	608 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	608 W. Hargett St., Raleigh, NC 27603	608 W. Hargett St., Raleigh, NC 27603

Samih T. Yehia and Rebecca A. Yehia, Co-Trustees, of the Samih T. Yehia and Rebecca A. Yehia Revocable Trust dated July 24, 2014	2428 Sunnystone Way, Raleigh, NC 27612-6082	704 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	704 W. Morgan St., Raleigh, NC 27603	704 W. Morgan St., Raleigh, NC 27603
700 West Morgan LLC	1714 Park Dr., Raleigh, NC 27605-1611	700 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	700 W. Morgan St., Raleigh, NC 27603	700 W. Morgan St., Raleigh, NC 27603
CIO BLOC 83, LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	623 Hillsborough St., Raleigh, NC 27603
Tenant/Occupant	623 Hillsborough St., Raleigh, NC 27603	623 Hillsborough St., Raleigh, NC 27603
CIO BLOC 83, LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	615 Hillsborough St., Raleigh, NC 27603
Tenant/Occupant	615 Hillsborough St., Raleigh, NC 27603	615 Hillsborough St., Raleigh, NC 27603
CIO BLOC 83, LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	0 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	0 W. Morgan St., Raleigh, NC 27603	0 W. Morgan St., Raleigh, NC 27603
CIO BLOC 83, LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	1 Glenwood Ave., Raleigh, NC 27603
Tenant/Occupant	1 Glenwood Ave., Raleigh, NC 27603	1 Glenwood Ave., Raleigh, NC 27603
CIO BLOC 83, LLC	c/o City Office REIT, Inc., 666 Burard St., Suite 3210, Vancouver, BC V6C 2X8	607 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	607 W. Morgan St., Raleigh, NC 27603	607 W. Morgan St., Raleigh, NC 27603
Raleigh Hotel Group, LLC	19 Woodstone Plaza, Hattiesburg, MS 39402-8342	603 W. Morgan St., Raleigh, NC 27603
Tenant/Occupant	603 W. Morgan St., Raleigh, NC 27603	603 W. Morgan St., Raleigh, NC 27603
Perry R. Safran and Susan M. Safran	120 S. Boylan Ave., Raleigh, NC 27603-1802	120 S. Boylan Ave., Raleigh, NC 27603-1802
The Coleman Group Inc.	115 S. Saint Mary's St., Raleigh, NC 27603-1699	118 S. Boylan Ave., Raleigh, NC 27603
Tenant/Occupant	118 S. Boylan Ave., Raleigh, NC 27603	118 S. Boylan Ave., Raleigh, NC 27603
Planned Parenthood South Atlantic	100 S. Boylan Ave., Raleigh, NC 27603-1802	108 S. Boylan Ave., Raleigh, NC 27603

Tenant/Occupant	108 S. Boylan Ave., Raleigh, NC 27603	108 S. Boylan Ave., Raleigh, NC 27603
Planned Parenthood of Greater Raleigh Inc.	100 S. Boylan Ave., Raleigh, NC 27603-1802	100 S. Boylan Ave., Raleigh, NC 27603-1802
120 South Boylan LLC	120 S. Boylan Ave., Raleigh, NC 27603-1802	700 W. Hargett St., Raleigh, NC 27603
Tenant/Occupant	700 W. Hargett St., Raleigh, NC 27603	700 W. Hargett St., Raleigh, NC 27603



LEGEND

EXISTING IRON PIPE	ACCESSIBLE PARKING
IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	SD — STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OU — OVERHEAD UTILITY LINES
YARD INLET	W — WATER LINE
AIR CONDITIONER	SS — SANITARY SEWER LINE
XXXX ADDRESS BOX	T — TELEPHONE LINE
BOLLARD	G — GAS LINE
FIRE CONNECTION	UE — UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UT — UNDERGROUND TELEPHONE
GREASE PIT	X — X — FENCE LINE

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

HERITAGE PROPERTIES, INC
501 FAIRMONT AVENUE, SUITE 101
TOWSON, MD 21286
PHONE: 410.769.6100

HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES
1	01. 27. 2022	2ND ASR COMMENT RESPONSES

PLAN INFORMATION

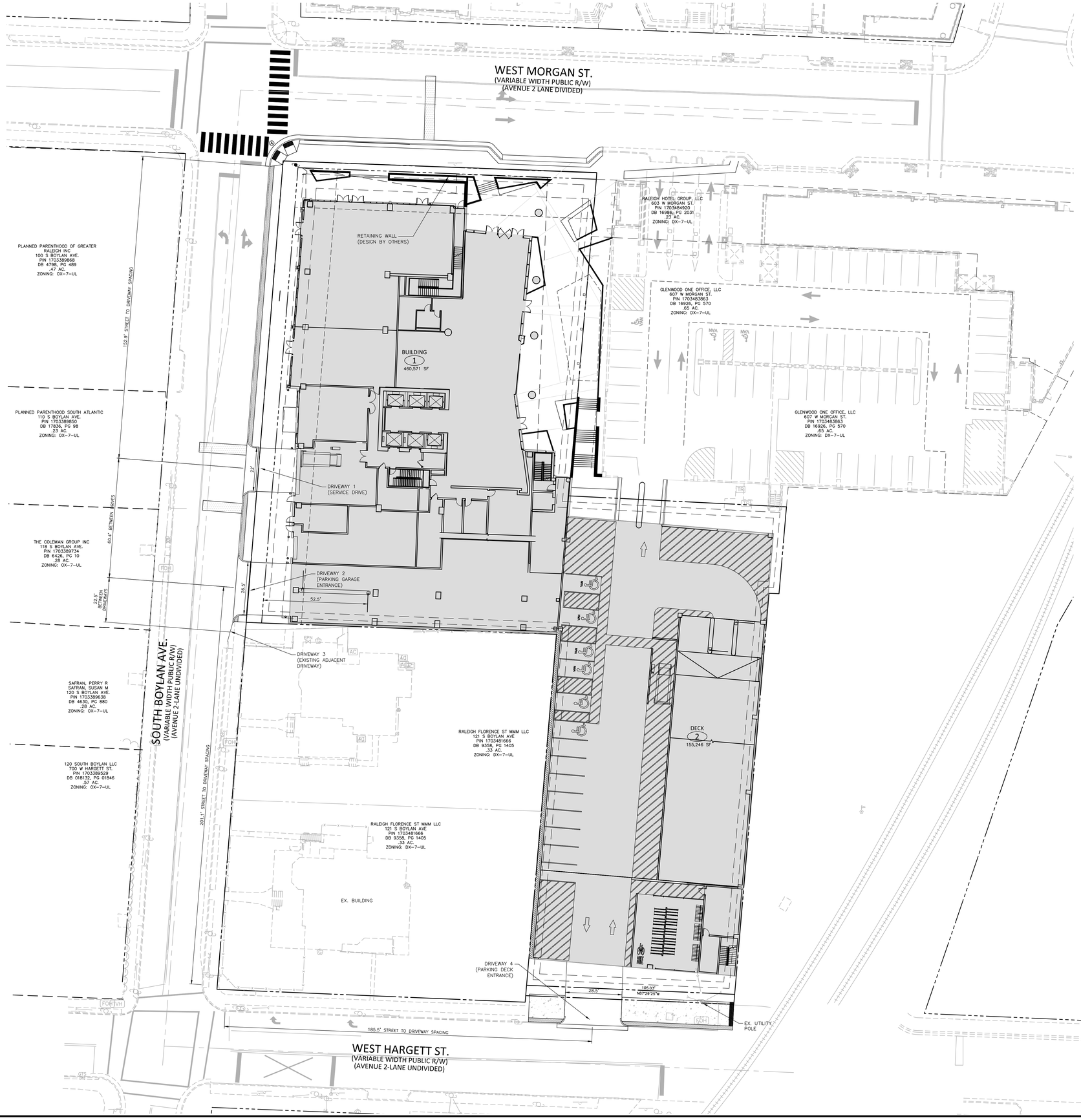
PROJECT NO.	HTG-20000
FILENAME	HTG-20000-XC1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	10. 06. 2021

SHEET

DESIGN ALTERNATE EXHIBIT - CROSS ACCESS

EX-2.0

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawing\HTG-20000-XC1.dwg, 2/3/2022 1:32:39 PM, David Boyette



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BLOC83 - TOWER 3

ADMINISTRATIVE SITE PLAN REVIEW

RALEIGH, NORTH CAROLINA, 27603

PRELIMINARY
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REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES
1	01. 27. 2022	2ND ASR COMMENT RESPONSES

PLAN INFORMATION

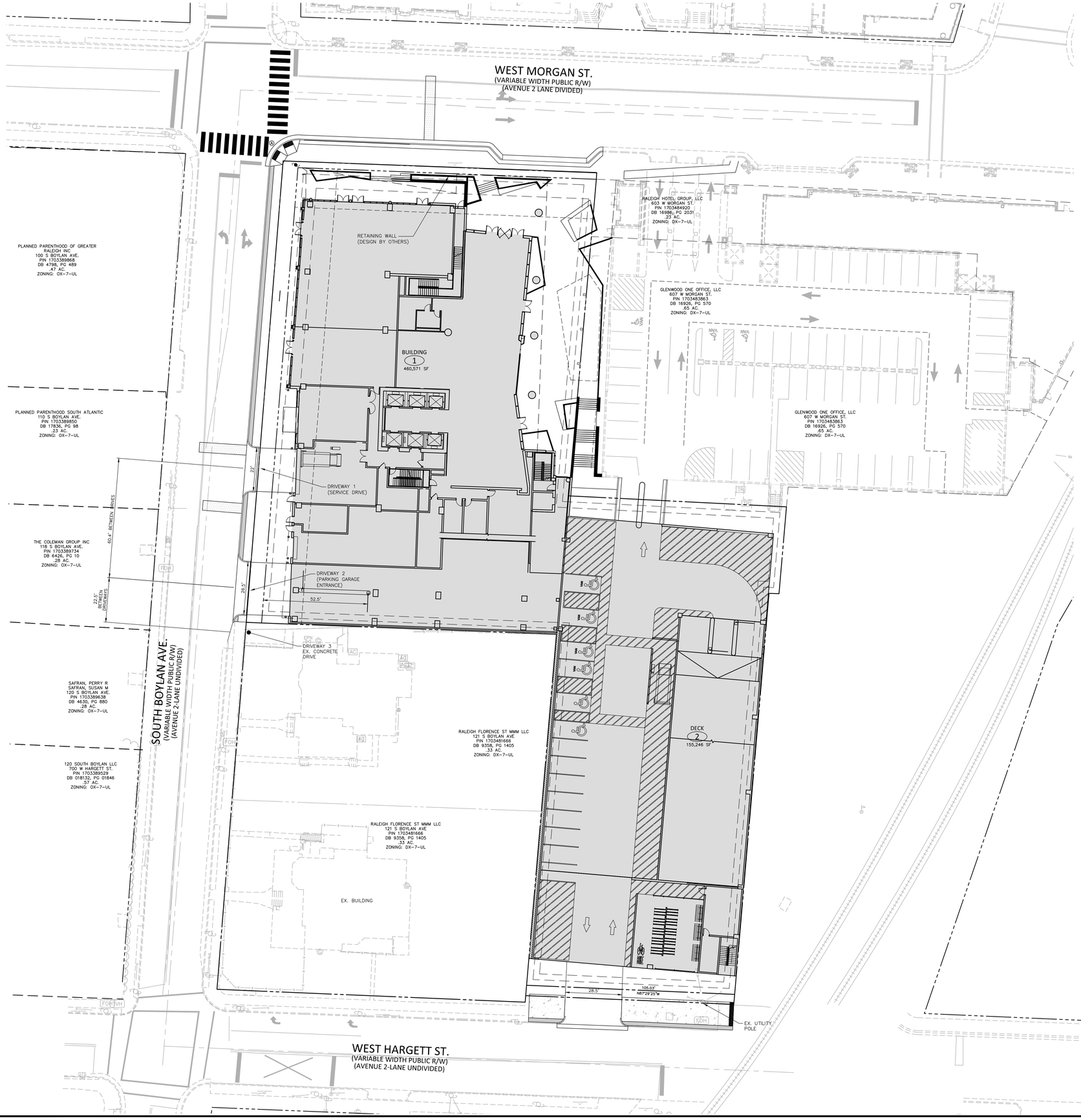
PROJECT NO.	HTG-20000
FILENAME	HTG-20000-S1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	10. 06. 2021

SHEET

DESIGN ALTERNATE EXHIBIT - DRIVEWAY LOCATIONS

EX-1.0

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawings\HTG-20000-S1.dwg, 2/1/2022 7:31:54 PM, David Boyette



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BLOC83 - TOWER 3

ADMINISTRATIVE SITE PLAN REVIEW

RALEIGH, NORTH CAROLINA, 27603

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES
1	03. XX. 2022	2ND ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-S1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	10. 06. 2021

SHEET

DESIGN ALTERNATE EXHIBIT - DRIVEWAY LOCATIONS

EX-1.0

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawings\HTG-20000-S1.dwg, 3/14/2022 6:36:31 AM, David Boyette

BLOC83 TOWER 3

ADMINISTRATIVE SITE REVIEW

615 WEST MORGAN ST
117 SOUTH BOYLAN AVE
610 & 612 WEST HARGETT ST
RALEIGH, NORTH CAROLINA 27603

PROJECT NUMBER: HTG-20000

CITY OF RALEIGH CASE #: ASR-0090-2021

DATE: OCTOBER 6, 2021

RESUBMITTED: DECEMBER 3, 2021

Administrative Site Review Application

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

Raleigh

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

Office Use Only: 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 ☐ Tier Three Site Plan ☑

Building Type		Site Transaction History
☐ Detached	☐ General	Subdivision case #: _____
☐ Attached	☑ Mixed use	Scoping/sketch plan case #: _____
☐ Apartment	☐ Open lot	Certificate of Appropriateness #: _____
☐ Townhouse	☐ Civic	Board of Adjustment #: _____
		Zoning Case #: _____
		Administrative Alternate #: _____

GENERAL INFORMATION

Development name: Bloc83 Tower 3
Inside City limits? Yes ☑ No ☐
Property address(es): 615 W. Morgan St., 117 S. Boylan Ave., 610 & 620 W. Hargett St.
Site P.I.N.(s): 1703 48 1885, 1703 48 1774, 1703 48 2697, 1703 48 2584
Please describe the scope of work. Include any additions, expansions, and change of use.
Construction a 18-story mixed-use building including office, retail and structure parking and a stand-alone 7-story precast parking structure.

Current Property Owner/Developer Contact Name: Ryan Blair
NOTE: please attach purchase agreement when submitting this form.
Company: Glenwood Three, LLC Title:
Address: 1 Glenwood Avenue, Suite 1005, Raleigh, NC 27603
Phone #: 410.769.6139 Email: rblair@hpimd.com
Applicant Name: David Boyette, PE
Company: McAdams Address: One Glenwood Avenue, Suite 201, Raleigh, NC 27603
Phone #: 919.244.9528 Email: boyette@mcadamsco.com

Page **1** of **2** REVISION 02.19.21
raleighnc.gov

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): DX-20-UL - 0.84 AC sf DX-7-UL - 0.62 AC	Existing gross floor area (not to be demolished): 0 SF Existing gross floor area to be demolished: 8,626 SF
Gross site acreage: 63,512 SF (1.46 AC)	New gross floor area: 650,398 SF
# of parking spaces required: 0	Total sf gross (to remain and new): 650,398 SF
# of parking spaces proposed: 744	Proposed # of buildings: 2
Overlay District (if applicable): N/A	Proposed # of stories for each: 18 and 7
Existing use (UDO 6.1.4): COMMERCIAL	
Proposed use (UDO 6.1.4): MIXED USE	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: 0.45 Square Feet: 19,521
Proposed Impervious Surface: Acres: 0.97 Square Feet: 42,115
Is this a flood hazard area? Yes ☐ No ☑
If yes, please provide: n/a
Alluvial soils: n/a
Flood study: n/a
FEMA Map Panel #: 3720170330J
Neuse River Buffer Yes ☐ No ☑ Wetlands Yes ☐ No ☑

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: Total # of hotel units:
# of bedroom units: 1br 2br 3br 4br or more
# of lots: Is your project a cottage court? Yes ☐ No ☐

SIGNATURE BLOCK

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

I, David Boyette, PE, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) 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 expire after 180 days of inactivity.

Signature: Date: 09.10.2021
Printed Name: David Boyette, PE

Page **2** of **2** REVISION 02.19.21
raleighnc.gov

EXISTING PROPERTY OWNER INFORMATION		
LOT NO.	OWNER	ADDRESS
1	CROCKER FAMILY PROPERTIES, LLC	3204 KEIGHLEY FOREST DR, WAKE FOREST NC 27587
2	GLENWOOD THREE, LLC	501 FAIRMOUNT AVE, SUITE 101, TOWSON MD 21286
3	BETTY POOLE BRINKLEY	4800 YATES MILL POND RD, RALEIGH NC 27606
4	GLENWOOD THREE, LLC	501 FAIRMOUNT AVE, SUITE 101, TOWSON MD 21286

SITE DATA

SITE ADDRESS:		615 WEST MORGAN ST, RALEIGH NORTH CAROLINA 27603 117 SOUTH BOYLAN AVE, RALEIGH NORTH CAROLINA 27603 610 & 612 WEST HARGETT ST, RALEIGH NORTH CAROLINA 27603
PARCEL PIN NUMBER:		1703481885 (DX-20) 1703481774 (DX-20) 1703482697 (DX-7) 1703482584 (DX-7)
EXISTING LOTS:		LOT 1 : 0.63 AC. LOT 2: 0.12 AC. LOT 3: 0.22 AC. LOT 4: 0.50 AC.
PROPOSED LOTS:		LOT 1 : 1.39 AC. LOT 2: 0.01 AC.
EXISTING ZONING:		DX-20-UL / DX-7-UL : DOWNTOWN MIXED USE
OVERLAY DISTRICT:		NA
BLOCK PERIMETER:		MAX ALLOWABLE: 2,000 LF EXISTING BLOCK: 2,780 LF (BLOCK WAS CREATED PRIOR TO SEPT 2013 AND IS LESS THAN 150% OF THE MAXIMUM - UDO SEC. 8.3.2.A.1.vii)
WATERSHED:		WALNUT CREEK
FLOODPLAIN/FIRM PANEL:		NA
SITE AREA:		63,512 SF / 1.46 AC (EXISTING) 61,228 SF / 1.41 AC (PROPOSED; LESS R/W DEDICATION)
EXISTING BUILDING TYPE:		COMMERCIAL
PROPOSED BUILDING TYPES:		NORTH (BLDG 1): MIXED-USE:471,874 SF (OFFICE-295,684 SF; RETAIL-5,850 SF; PARKING-170,340) SOUTH (BLDG 2): STRUCTURED PARKING (178,524 SF)
EXISTING USE:		COMMERCIAL
PROPOSED USE:		LOT 1: MIXED-USE BUILDING W/ PARKING, PARKING DECK LOT 2: VACANT
PARKING DATA:	VEHICLE PARKING	REQUIRED PARKING: NO REQUIRED PARKING IN DX ZONING. PARKING PROVIDED: BLDG 1: 366 SPACES BLDG 2: 450 SPACES TOTAL PARKING PROVIDED: 816 SPACES
	COMPACT SPACES	BLDG 1: 66 SPACES (18%) BLDG 2: 6 SPACES (1.3%)
	ACCESSIBLE PARKING	REQUIRED: BLDG 1: 8 TOTAL ACCESSIBLE (2 VAN) BLDG 2: 9 TOTAL ACCESSIBLE (2 VAN) PROVIDED: BLDG 1: 24 TOTAL ACCESSIBLE (0 VAN) BLDG 2: 11 TOTAL ACCESSIBLE (2 VAN)
	BIKE PARKING	REQUIRED FOR NON-RESIDENTIAL SQUARE FOOTAGE(-301,534 SF SHORT TERM: 1 SP/10,000 SF = 30 SPACES LONG TERM: 1 SP/5,000 SF = 60 SPACES (50 MAX PER USO 7.1.8.A) PROVIDED: 30 SHORT TERM, 53 LONG TERM
BUILDING + PARKING SETBACK:	BUILD-TO	REQUIRED (PRIMARY STREETS (0' - 20'): MORGAN ST: 75.5 LF (50% OF 151 LF) BOYLAN AVE: 115 LF (50% OF 230 LF) PROVIDED: MORGAN ST: 83 LF (BUILDING LENGTH) / 151 LF (FRONTAGE LENGTH) = 55% BOYLAN AVE: 214 LF (BUILDING LENGTH) / 230 LF (FRONTAGE LENGTH) = 93%
	PARKING SETBACK	PRIMARY STREET: 10' SIDE LOT LINE: 3' REAR LOT LINE: 3' PER TC-5A-18, THE PRIMARY STREET DESIGNATION FOR LOT 1 SHALL BE WEST MORGAN STREET AND SOUTH BOYLAN AVENUE
	BUILDING SETBACK	GENERAL BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6" REAR LOT LINE: 0' OR 6" MIXED-USE BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6" REAR LOT LINE: 0' OR 6"
DEDICATED ROW:		2,285 SF (0.05 AC.)
BUILDING HEIGHT:		MAXIMUM ALLOWED: 18 STORIES FOR MIXED-USE BUILDING/ 7 STORIES FOR DECK (PER Z-21-20) PROPOSED: 18 STORIES FOR MIXED-USE BUILDING / 7 STORIES FOR DECK
OUTDOOR AMENITY AREA:		REQUIRED: TOTAL SITE AREA: 60,687 SF 10% OF SITE AREA: 6,069 SF LEVELS ABOVE 7-STORIES(11-STORIES @ 50 SF/LEVEL): 550 SF TOTAL REQUIRED OUTDOOR AMENITY AREA: 6,619 SF PROPOSED: OUTDOOR AMENITY AREA PROVIDED AT GROUND LEVEL: 6,499 SF OUTDOOR AMENITY AREA PROVIDED ABOVE GRADE (L8): 6,155 SF TOTAL PROVIDED OUTDOOR AMENITY AREA: 12,654 SF
TREE CONSERVATION		PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.

SHEET INDEX

C0.00	PROJECT NOTES
C1.00	EXISTING CONDITIONS
C2.00	DEMOLITION PLAN
C2.01	EXISTING LOT-EASEMENT PLAN
C2.02	PROPOSED LOT-EASEMENT PLAN
C3.00	SITE PLAN
C3.01	BLOCK PERIMETER EXHIBIT
C4.00	GRADING & STORM DRAINAGE PLAN
C4.01	SCM DETAILS
C5.00	UTILITY PLAN
C5.01	FIRE COVERAGE PLAN
C8.00	SITE DETAILS
C8.01	STORM DRAINAGE DETAILS
C8.02	SANITARY SEWER DETAILS
C8.03	WATER DETAILS
L5.00	LANDSCAPE PLAN
L6.00	LIGHTING PLAN
ASR 1.0	LEVEL 1 GROUND FLOOR PLAN
ASR 1.1	LEVEL 2, P01 CONSTRUCTION FLOOR PLAN
ASR 1.2	TYPICAL PARKING LEVEL CONSTRUCTION FLOOR PLAN
ASR 1.3	LEVEL 07, P06 CONSTRCTION FLOOR PLAN
ASR 1.4	BUILD-TO ROOF PLAN
ASR 1.5	NORTH ELEVATION
ASR 1.6	WEST ELEVATION
ASR 1.7	SOUTH ELEVATION
ASR 1.8	EAST ELEVATION
ASR 2.1	PARKING DECK FLOOR PLANS
ASR 2.2	PARKING DECK FLOOR PLANS

Ordinance (2021) 181 ZC 811
Adopted: 1/19/2021 **Effective: 1/24/2021**

ORDINANCE NO. (2021) 181 ZC 811

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF RALEIGH WHICH IS CODIFIED IN PART 10 OF THE CITY OF RALEIGH CODE

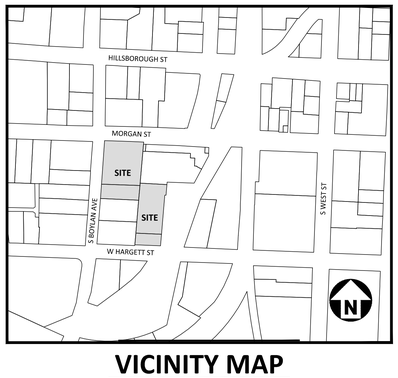
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH:

Section 1. That the Zoning District Map, which is codified in Part 10 of the City of Raleigh Code, be and the same is hereby amended as follows:

1. **Z-21-20 – 615 West Morgan Street and 117 South Boylan Avenue,** located at the southeast quadrant of the intersection of the titular streets, being Wake County PINs 1703481885 and 1703481774. Approximately 0.85 acres rezoned to Downtown Mixed Use - 20 stories - Urban Limited - Conditional Use (DX-20-UL-CU).

   Conditions dated: October 23, 2020

   1. Height Limit. No building constructed on the property shall be greater than eighteen (18) stories. PROPOSED BUILDING IS 18 STORIES.
   2. Prohibited Uses. The following principal uses, if otherwise allowed in the DX district, shall be prohibited uses on the Property: adult establishment; vehicle fuel sales; vehicle sales/rental; detention center, jail, prison; vehicle repair (minor); vehicle repair (major); self-service storage. PROHIBITED USES ACKNOWLEDGED
   3. Active Uses on Ground Story. There shall be active uses for those portions of the building fronting West Morgan Street and South Boylan Avenue, except for those areas uses for vehicular and pedestrian access and those areas used for service functions (including but not limited to fire department connections, trash/recycling service, and utilities). ACTIVE USES ARE PROPOSED.
   4. Permitted Building Materials. Permitting building siding materials shall include any combination of brick, stone, concrete masonry, cement1tious siding, wood, metal, terracotta and/or glass. PERMITTED BUILDING MATERIALS ACKNOWLEDGED.
   5. Screening of Structured Parking. Light emittance from the upper stories of the parking structure shall be minimized. Internal light fixtures shall be screened so the internal light fixtures shall not be visible from adjacent streets. Additionally, any lighting installed within the parking structure shall be shielded so that no direct beam of light is emitted past the property's western and southern property lines. LIGHTING SCREENING REQUIREMENTS ACKNOWLEDGED.



VICINITY MAP
N.T.S.

DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE IN THE SOLID WASTE DESIGN MANUAL

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

811 Know what's below. Call before you dig.

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CONTACT

David Boyette
boyette@mcadamsco.com
PHONE: 919.244.9528

CLIENT

HERITAGE PROPERTIES, INC
1 GLENWOOD AVENUE, SUITE 1005
RALEIGH, NC 27603
PHONE: 410.769.6100

HERITAGE PROPERTIES, INC

PROJECT DIRECTORY

ARCHITECTURE
GENSLER
613 HILLSBOROUGH STREET
RALEIGH NC, 27603

CIVIL ENGINEER + LAND PLANNING
MCADAMS
ONE GLENWOOD AVE, SUITE 201
RALEIGH NC, 27603

NORTH CAROLINA PROFESSIONAL SEAL 035214 ENGINEER DAVID M. BOYETTE
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

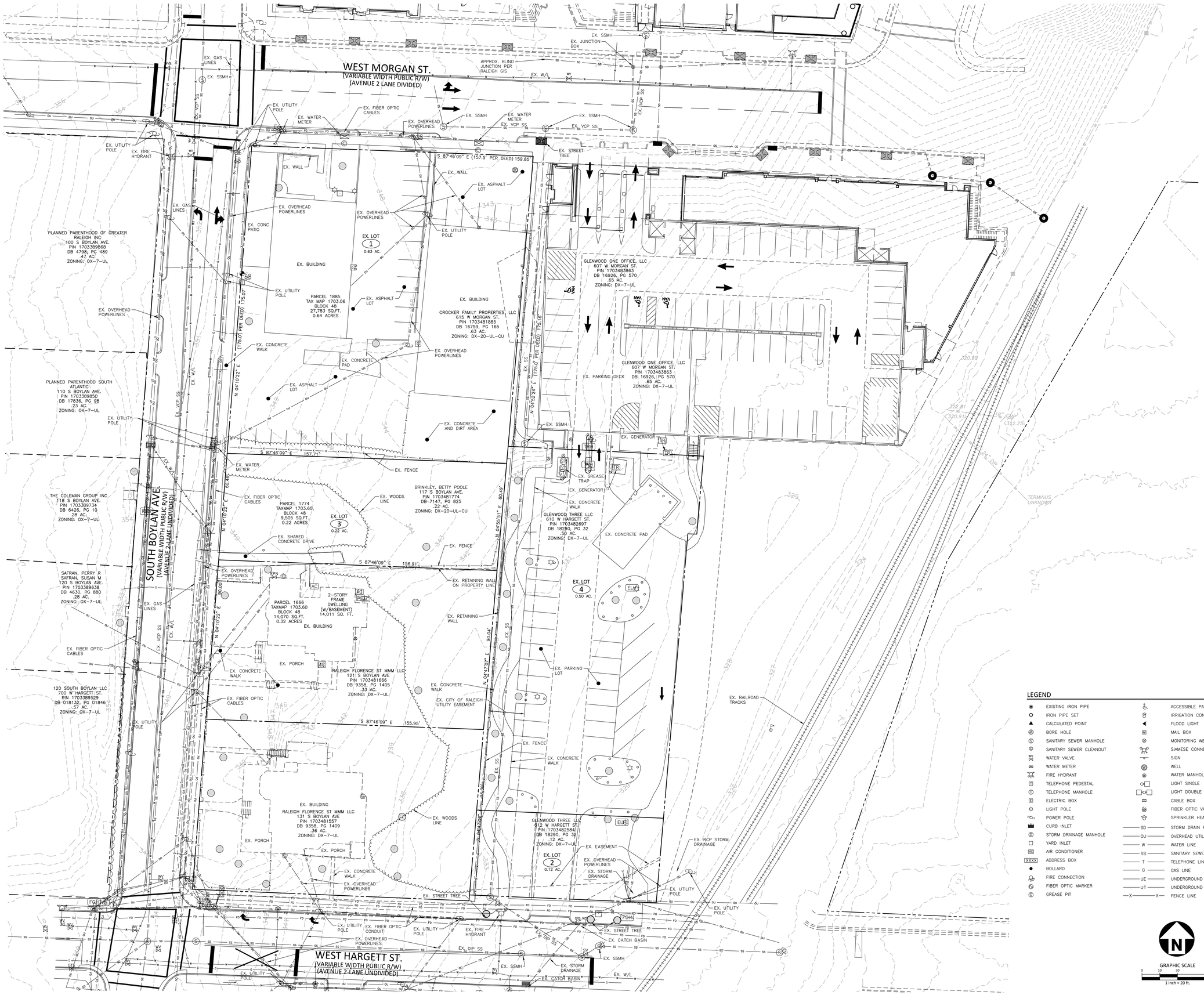
ADMINISTRATIVE SITE REVIEW FOR:

BLOC83 TOWER 3
RALEIGH, NC 27603
PROJECT NUMBER: 2020110291

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawings\HTG-20000-C01.dwg, 12/3/2021 11:23:43 AM, David Boyette



LEGEND

EXISTING IRON PIPE	ACCESSIBLE PARKING
IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	SD — STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OU — OVERHEAD UTILITY LINES
YARD INLET	W — WATER LINE
AIR CONDITIONER	SS — SANITARY SEWER LINE
XXXX ADDRESS BOX	T — TELEPHONE LINE
BOLLARD	G — GAS LINE
FIRE CONNECTION	UE — UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UT — UNDERGROUND TELEPHONE
GREASE PIT	X — X — FENCE LINE

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033214 ENGINEER JOHN M. BOYETTE, III
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-XC1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	10. 06. 2021

SHEET

EXISTING CONDITIONS

C1.00

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SHEET INDEX

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C3.00	SITE PLAN
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SITE PLAN NOTES

1. NON-ALLEY LOADED DRIVEWAYS MAY INTERSECT A STREET NO CLOSER THAN 20 FEET FROM THE INTERSECTION OF TWO STREET RIGHT-OF-WAYS. THE MINIMUM CORNER CLEARANCE FROM CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE RADIUS OF CURVATURE, OR 20 FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES, WHICH EVER IS GREATER. THE RADIUS OF THE DRIVEWAY SHALL NOT ENCROACH ON THE MINIMUM CORNER CLEARANCE. REFER TO SECTION 6.5 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
2. WITHIN THE AREA DEFINED SIGHT TRIANGLES SHOWN ON THESE PLANS, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND 8 FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVEL WAY IF NO CURB LINE EXISTS. REFER TO SECTION 6.12 OF THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL FOR ADDITIONAL DETAILS.
3. MULTIWAY STOP CONTROL WILL NOT BE USED AT ANY PUBLIC STREET INTERSECTION WITHOUT AN ENGINEERING STUDY TO PROVIDE DATA TO CITY OF RALEIGH TRANSPORTATION DIVISION THAT THE MULTIWAY STOP INSTALLATION WARRANTS CAN BE MET AND ORDINANCED BY CITY COUNCIL APPROVAL.
4. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
5. ALL DIMENSIONS SHOWN ON SITE PLAN ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE ENGINEER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE OWNER.
7. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER, BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
8. THE CONTRACTOR SHALL NOTE THAT THE DRAWINGS MAY NOT SHOW EVERY OFFSET, TRANSITION, FITTING, ETC. THAT MAY BE REQUIRED. THE CONTRACTOR SHALL INSTALL SUCH STANDARD APPURTENANCES AS REQUIRED TO CLOSELY FOLLOW THE GRADES AND ALIGNMENTS DEPICTED ON THE PLANS.
9. CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
11. PRIOR TO BEGINNING CONSTRUCTION BEYOND EROSION CONTROL MEASURES, THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT (919) 996-2409, AND A REPRESENTATIVE OF THE ENGINEER AND OWNER. THE PURPOSE OF THIS MEETING IS TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THE FACILITIES DURING CONSTRUCTION.
12. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) DETAILS.
14. ALL SIDEWALKS THAT CONNECT TO THE PUBLIC RIGHT-OF-WAY MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION 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).
15. EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO SUBSTITUTION OF ALTERNATE EQUIPMENT.
16. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO THE LATEST VERSION OF THE RALEIGH STREET DESIGN MANUAL AND CONTACT PUBLIC WORKS STAFF FOR FURTHER GUIDANCE.

GRADING NOTES

1. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER, PROVIDED BY CONTRACTOR RESPONSIBLE FOR EXCAVATION.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS AS APPLICABLE.
4. CONSTRUCTION, MAINTENANCE AND REMOVAL OF ALL EROSION CONTROL DEVICES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TIMING OF REMOVAL SHALL BE COORDINATED WITH THE EROSION CONTROL INSPECTOR.
5. EXISTING UTILITIES AND STRUCTURES SHOWN, BOTH UNDERGROUND AND ABOVE GROUND, ARE BASED ON A FIELD SURVEY AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS PRIOR TO BEGINNING RELATED CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
6. SOIL UNDER BUILDINGS, PAVED AREAS AND WITHIN SLOPES GREATER THAN 3:1 (H:V) SHALL BE APPROVED, PLACED AND COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL DETERMINE LOCATIONS FOR SPILL CURB TO PROVIDE POSITIVE DRAINAGE TO STORM STRUCTURES THROUGHOUT THE SITE. NO "BIRDBATHS" SHALL BE CREATED WITHIN THE CURB AND GUTTER OR ASPHALT PAVED AREAS.

STORM DRAINAGE NOTES

1. ALL STORM DRAINAGE PIPES SHOWN SHALL BE CLASS III REINFORCED CONCRETE (RCP) UNLESS NOTED OTHERWISE.
2. ALL STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS.
3. ALL CONCRETE SHALL MEET A MINIMUM 3000 PSI COMPRESSIVE STRENGTH.
4. ALL PIPE IN STORM DRAIN STRUCTURES SHALL BE STRUCK EVEN WITH INSIDE WALL.
5. ALL PIPE JOINTS SHALL BE MADE WITH PREFORMED JOINT SEALER, WHICH CONFORMS TO AASHTO SPECIFICATION M-198 FOR TYPE B FLEXIBLE PLASTIC GASKETS UNLESS OTHERWISE NOTED.
6. THE INTERIOR SURFACES OF ALL STORM DRAINAGE STRUCTURES SHALL BE POINTED UP AND SMOOTHED TO AN ACCEPTABLE STANDARD, USING MORTAR MIXED TO MANUFACTURER'S SPECIFICATIONS.
7. ALL BACKFILL SHALL BE NON-PLASTIC IN NATURE, FREE FROM ROOTS, VEGETATION MATTER, WASTE CONSTRUCTION MATERIAL OR OTHER OBJECTIONABLE MATERIAL. SAID MATERIAL SHALL BE CAPABLE OF BEING COMPACTED BY MECHANICAL MEANS AND SHALL HAVE NO TENDENCY TO FLOW OR BEHAVE IN A PLASTIC MANNER UNDER THE TAMPING BLOWS OR PROOF ROLLING.
8. MATERIALS DEEMED BY THE OWNER'S REPRESENTATIVE OR GEOTECH AS UNSUITABLE FOR BACKFILL PURPOSES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
9. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE THOROUGHLY COMPACTED TO 95 % OF THE MAXIMUM DRY DENSITY OBTAINABLE WITH THE STANDARD PROCTOR TEST. THE TOP EIGHT (8) INCHES SHALL BE COMPACTED TO 100 PERCENT STANDARD PROCTOR.
10. UNDER NO CIRCUMSTANCES SHALL WATER BE ALLOWED TO RISE IN UNBACKFILLED TRENCHES AFTER PIPE HAS BEEN PLACED.
11. ALL CONCRETE PIPE AND PRECAST STORM STRUCTURES SHALL MEET NCDOT STANDARDS AND STAMPED ACCORDINGLY BY MANUFACTURER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL PIPE AND STRUCTURES FOR CRACKS OR BREAKS, PRIOR TO INSTALLATION. ANY DAMAGED ITEMS SHALL NOT BE INSTALLED.
13. "KNOCK-OUT" BOXES OR HDPE PIPE SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAYS UNLESS APPROVED IN WRITING BY CITY OF RALEIGH STORMWATER DEPARTMENT.

RETAINING WALL NOTES

1. THE RETAINING WALL ALIGNMENT SHOWN ON THESE PLANS DEPICTS THE LOCATION OF THE FRONT FACE OF THE RETAINING WALL AT THE TOP OF THE WALL. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING RETAINING WALLS ARE NOT LOCATED IN ANY STREAM BUFFERS, AND THEIR CONSTRUCTION DOES NOT ENCROACH INTO ANY ADJACENT PROPERTIES DUE TO ANY BATTER INCORPORATED IN THE DESIGN OF THE WALLS.
2. RETAINING WALLS ARE TO BE DESIGN-BUILD PROJECTS BY THE CONTRACTOR. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL CONSTRUCTION DRAWINGS FROM A REGISTERED ENGINEER AND GAIN ALL REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE RETAINING WALLS.
3. RETAINING WALLS SHALL BE ASSUMED TO BE BACKFILLED WITH OFF-SITE BORROW MATERIAL OR PROCESSED FILL, UNLESS THE CONTRACTOR CAN PROVIDE TO THE OWNER WITH CONFIRMATION FROM THE GEOTECHNICAL ENGINEER AND THE RETAINING WALL DESIGNER, THAT READILY AVAILABLE ON-SITE SOILS CAN BE USED.
4. THE TOP AND BOTTOM OF WALL ELEVATIONS SHOWN ON THESE PLANS IDENTIFY FINISHED GRADE ELEVATIONS ONLY. THE EXTENT THAT THE RETAINING WALL WILL BE EXTENDED BELOW GRADE TO THE FOOTING OR ABOVE GRADE TO THE TOP OF THE CAP BLOCK COURSE SHALL BE IDENTIFIED ON THE RETAINING WALL CONSTRUCTION DRAWINGS.
5. ALL RETAINING WALLS OVER 30" HIGH SHALL HAVE A SAFETY FENCE (DESIGN BY OTHERS).
6. ANY PART OF ANY RETAINING WALL THAT EXTENDS INTO THE RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT AGREEMENT. ENCROACHMENT AGREEMENTS FOR RETAINING WALLS SHALL BE APPROVED PRIOR TO CONSTRUCTION DRAWING APPROVAL.
7. ANY TIEBACK SYSTEMS FOR THE RETAINING WALLS SHALL NOT BE ALLOWED WITHIN PUBLIC RIGHT-OF-WAY.
8. STORMWATER RUN-OFF SHALL BE DIRECTED AWAY FROM RETAINING WALLS. ANY RUN-OFF FLOWING TO AND OVER A RETAINING WALL SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND BROUGHT TO THE ATTENTION OF THE WALL DESIGNER PRIOR TO THEIR DESIGN.

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL CONDUCT ALL WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO START OF WORK, A PRE CONSTRUCTION MEETING MUST BE SETUP WITH THE CONTRACTOR AND THE CITY OF RALEIGH TRANSPORTATION FIELD SERVICES STAFF. CONTACT ENGINEERING INSPECTIONS AT 919-996-2409 TO SET UP THE MEETING.
4. 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.
5. A TEMPORARY STREET CLOSURE REQUEST MUST BE SUBMITTED AT LEAST A MINIMUM OF TWO WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT REQUEST TO RIGHTOFWAYSERVICES@RALEIGHNC.GOV.
6. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF CONTRACT DOCUMENTS AS WELL AS ALL PERMITS, APPROVALS AND EASEMENTS ON THE JOB SITE AT ALL TIMES.
7. THE CONTRACTOR SHALL REPAIR ALL DAMAGED DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREETS TO EXISTING CONDITION OR BETTER.
8. SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE VISUALLY IMPAIRED AND PEOPLE WITH MOBILITY DISABILITIES. EXISTING PEDESTRIAN 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).

CITY OF RALEIGH PUBLIC UTILITIES STANDARD UTILITY NOTES (AS APPLICABLE)

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
2. UTILITY SEPARATION REQUIREMENTS:
   a) A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
   b) WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
   c) WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASEMENT EXTENDED 10' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
   d) 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
   e) MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS; MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
   f) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
7. INSTALL COPPER* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'X2' WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7825 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

ADDITIONAL UTILITY NOTES:

1. ALL WATER MAINS, SERVICES AND FIRE SERVICES GREATER THAN 2" DIAMETER ARE TO BE DUCTILE IRON PIPE. 2" & SMALLER DOMESTIC SERVICES MUST BE TYPE K SOFT COPPER (WITHOUT FITTINGS) TO THE WATER METER.
2. ALL SEWER MAINS SHALL BE EITHER PVC OR DUCTILE IRON PIPE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL MEET CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AS DEFINED IN THE LATEST ISSUE OF THE PUBLIC UTILITIES HANDBOOK AND/OR UNIFIED DEVELOPMENT ORDINANCE (UDO).
3. ALL FIRE HYDRANTS ALONG PUBLIC R/W LINES SHALL HAVE A 3'Wx3'L CITY OF RALEIGH WATERLINE EASEMENT ONTO ADJACENT PROPERTY.
4. ALL SANITARY SEWER INTERCEPTOR LINES (12" AND LARGER), AS WELL AS MANHOLES AND FITTINGS ASSOCIATED WITH THE INTERCEPTOR LINE, SHALL BE INTERNALLY LINED WITH PROTECTO 401 OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION. SEE THE CURRENT CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT HANDBOOK FOR APPROVED COATINGS AND APPLICATION METHODS.
5. IN ACCORDANCE WITH GENERAL STATUTE 87-121(G), ALL UNDERGROUND UTILITIES INSTALLED AFTER OCTOBER 1, 2014 SHALL BE ELECTRONICALLY LOCATABLE. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT FOR DETAILS AND SPECIFICATIONS FOR MEETING THESE REQUIREMENTS.
6. EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
7. ALL WATER AND SEWER MAINS WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF RALEIGH.
8. ALL WATER AND SEWER MAINS NOT WITHIN PUBLIC EASEMENTS OR RIGHTS-OF-WAY TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.
9. ALL UTILITY SLEEVES SHALL BE SCHEDULE 40 PVC AND INSTALLED WITH 2' MINIMUM COVER. BOTH ENDS SHALL BE CAPPED AND MARKED.

PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS SHOWN IN THESE PLANS FOR CITY OF RALEIGH MAINTAINED STREETS ARE SUBJECT TO FINAL APPROVAL FROM PUBLIC WORKS TRANSPORTATION OPERATIONS DIVISION. CONTRACTOR SHALL CONTACT TRANSPORTATION OPERATIONS AT 919-996-3030 FOR COORDINATION AND FINAL APPROVAL PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS. MARKINGS WITHIN NCDOT RIGHT-OF-WAYS SHALL BE IN COMPLIANCE WITH NCDOT STANDARDS AND SPECIFICATIONS.
2. ALL SIGNS & PAVEMENT MARKINGS ASSOCIATED WITH THE PUBLIC STREET SYSTEM WILL REQUIRE APPROVAL BY CITY COUNCIL TO BE ORDINANCED FOR ENFORCEMENT.
3. ALL PAVEMENT MARKINGS SHALL BE PLACED PER THE NCDOT DIVISION 12 STANDARD DETAILS. BICYCLE LANE MARKINGS SHALL BE PLACED PER CITY OF RALEIGH STANDARD BICYCLE FACILITIES DETAILS.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ALL TRAFFIC CONTROL/DETOUR PLANS AND PEDESTRIAN DETOUR PLANS TO BE PROVIDED BY CONTRACTOR AND COORDINATED WITH THE CITY OF RALEIGH TRANSPORTATION STAFF

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER JOHN M. BOYETTE
NOT FOR CONSTRUCTION 2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-N1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	10. 06. 2021

SHEET

PROJECT NOTES

C0.00

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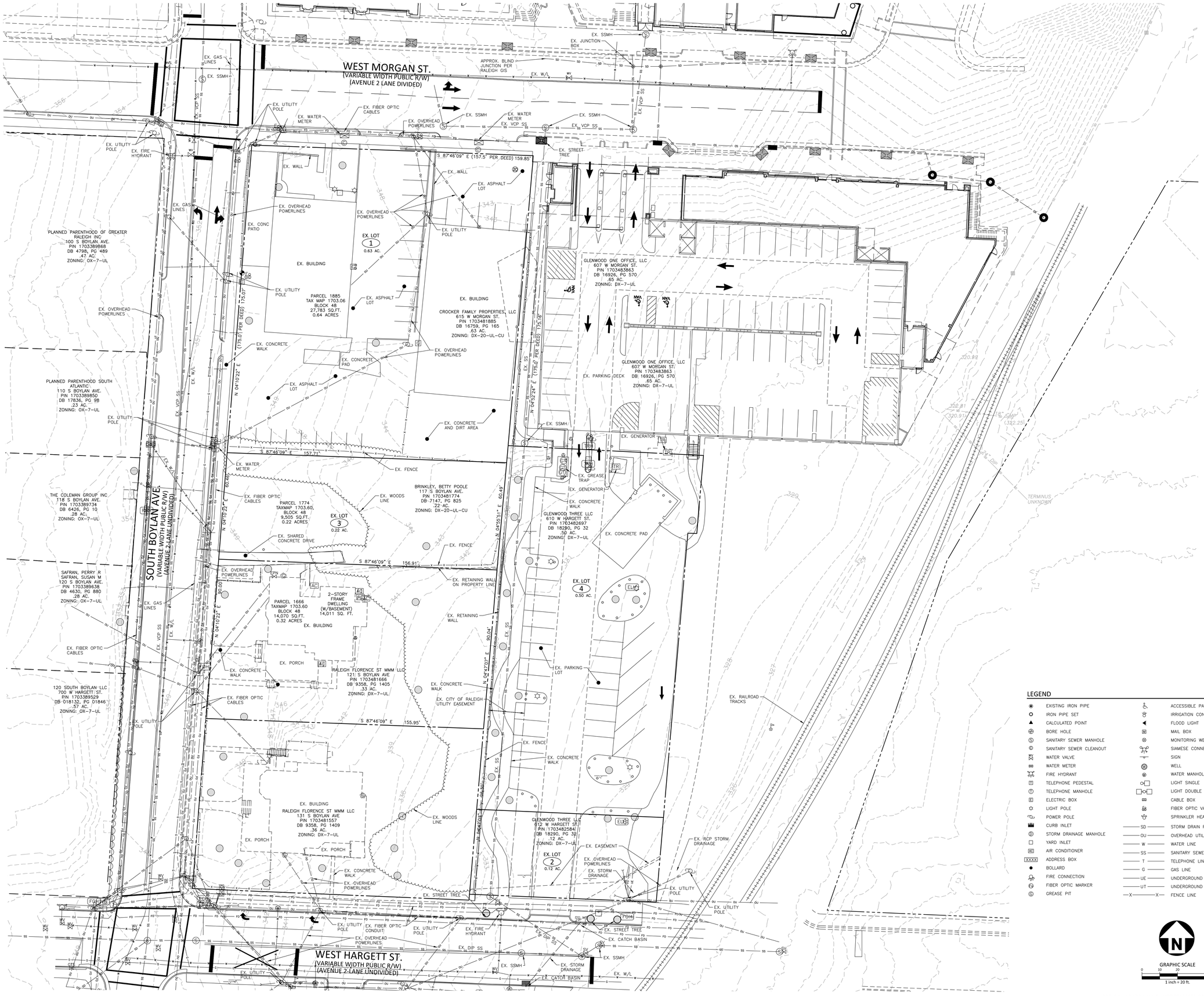

LEGEND

EXISTING IRON PIPE	ACCESSIBLE PARKING
IRON PIPE SET	IRRIGATION CONTROL VALVE
CALCULATED POINT	FLOOD LIGHT
BORE HOLE	MAIL BOX
SANITARY SEWER MANHOLE	MONITORING WELL
SANITARY SEWER CLEANOUT	SIAMESE CONNECTION
WATER VALVE	SIGN
WATER METER	WELL
FIRE HYDRANT	WATER MANHOLE
TELEPHONE PEDESTAL	LIGHT SINGLE
TELEPHONE MANHOLE	LIGHT DOUBLE
ELECTRIC BOX	CABLE BOX
LIGHT POLE	FIBER OPTIC VAULT
POWER POLE	SPRINKLER HEAD
CURB INLET	SD — STORM DRAIN PIPE
STORM DRAINAGE MANHOLE	OU — OVERHEAD UTILITY LINES
YARD INLET	W — WATER LINE
AIR CONDITIONER	SS — SANITARY SEWER LINE
XXXX ADDRESS BOX	T — TELEPHONE LINE
BOLLARD	G — GAS LINE
FIRE CONNECTION	UE — UNDERGROUND ELECTRIC
FIBER OPTIC MARKER	UT — UNDERGROUND TELEPHONE
GREASE PIT	X — X — FENCE LINE

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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SHEET

EXISTING CONDITIONS

C1.00

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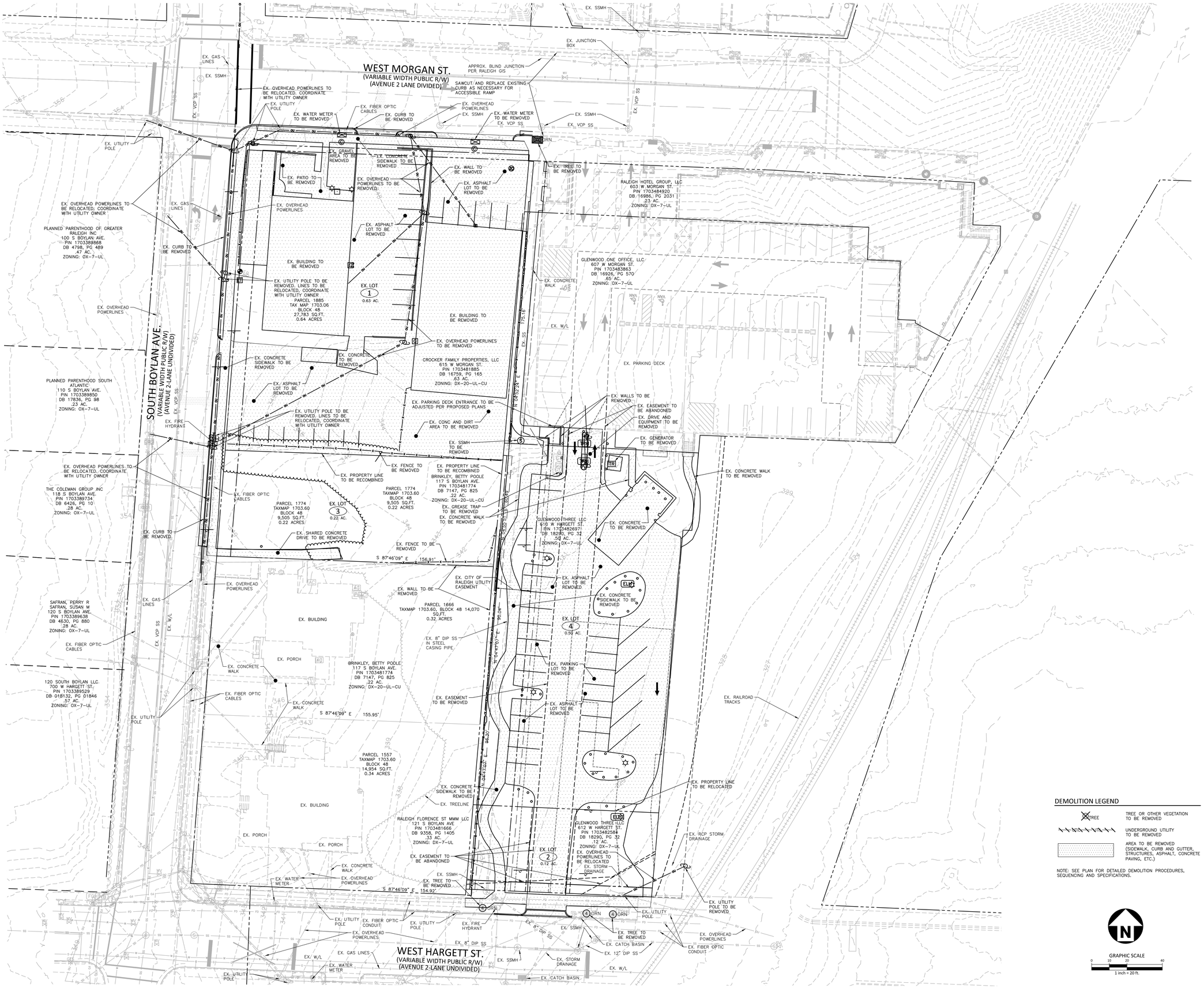

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NORTH CAROLINA PROFESSIONAL SEAL 033214 ENGINEER JOHN D. M. BOYETTE, III
2021.10.06

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SCALE	1"=20'
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SHEET

DEMOLITION PLAN

C2.00

DEMOLITION LEGEND

TREE	TREE OR OTHER VEGETATION TO BE REMOVED
	UNDERGROUND UTILITY TO BE REMOVED
	AREA TO BE REMOVED (SIDEWALK, CURB AND GUTTER, STRUCTURES, ASPHALT, CONCRETE PAVING, ETC.)

NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

N

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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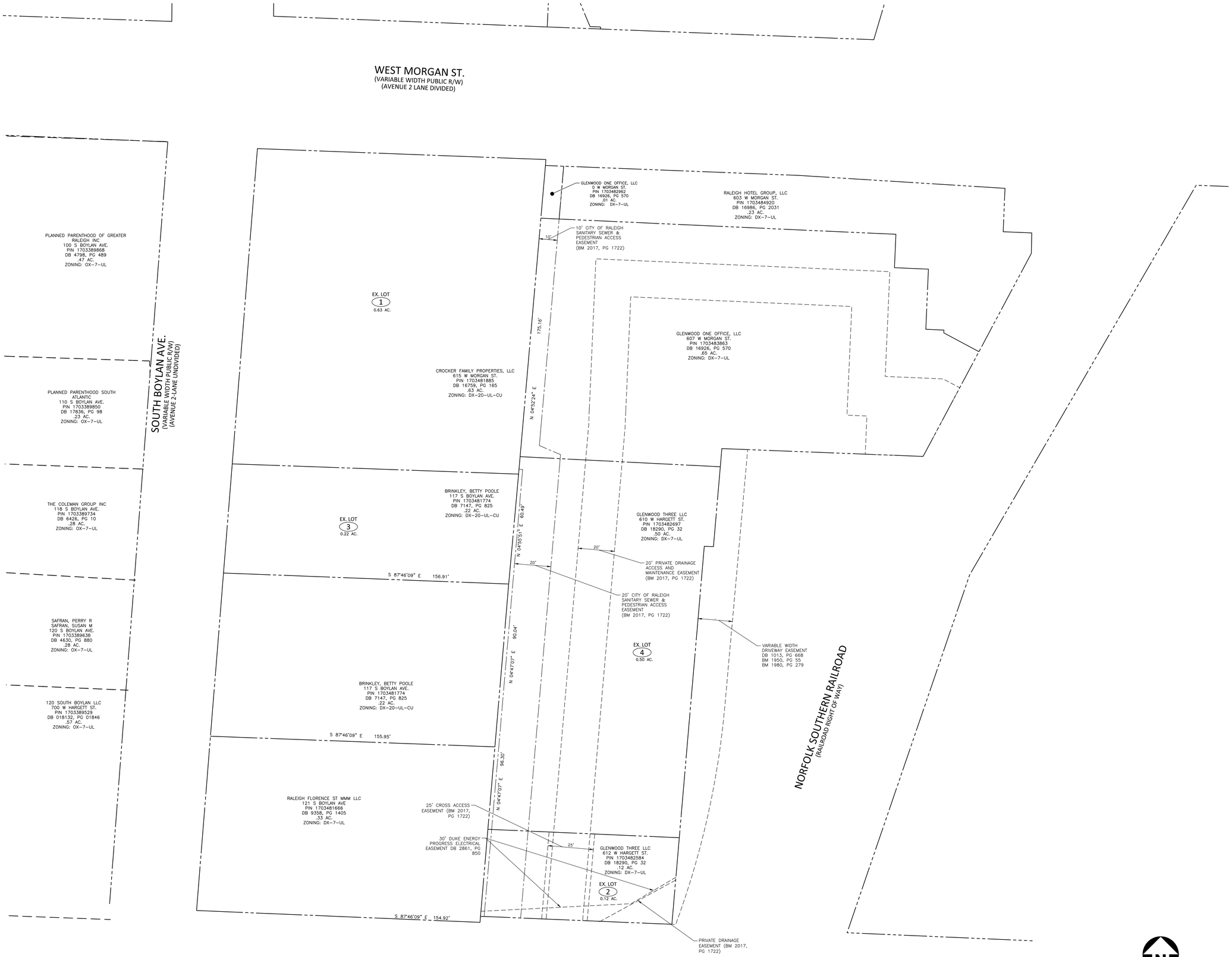

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NORTH CAROLINA PROFESSIONAL SEAL 035714 ENGINEER JAMES M. BOYETTE
NOT FOR CONSTRUCTION
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DATE	10. 06. 2021

SHEET

EXISTING LOT / EASEMENT PLAN

C2.01

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BLOC83 - TOWER 3

ADMINISTRATIVE SITE PLAN REVIEW

RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033314 ENGINEER JOHN M BOYETTE III

NOT FOR CONSTRUCTION 2021.10.06

REVISIONS

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SCALE	1"=20'
DATE	10. 06. 2021

SHEET

PROPOSED LOT / EASEMENT PLAN

C2.02

SITE DATA

SITE ADDRESS:		615 WEST MORGAN ST, RALEIGH NORTH CAROLINA 27603 117 SOUTH BOYLAN AVE, RALEIGH NORTH CAROLINA 27603 610 & 612 WEST HARGETT ST, RALEIGH NORTH CAROLINA 27603
PARCEL PIN NUMBER:		1703481885 (DX-20) 1703481774 (DX-20) 1703482697 (DX-7) 1703482584 (DX-7)
EXISTING LOTS:		LOT 1 : 0.63 AC. LOT 2: 0.12 AC. LOT 3: 0.22 AC. LOT 4: 0.50 AC.
PROPOSED LOTS:		LOT 1 : 1.39 AC. LOT 2: 0.01 AC.
EXISTING ZONING:		DX-20-UL / DX-7-UL : DOWNTOWN MIXED USE
OVERLAY DISTRICT:		NA
BLOCK PERIMETER:		MAX ALLOWABLE: 2,000 LF EXISTING BLOCK: 2,780 LF (BLOCK WAS CREATED PRIOR TO SEPT 2013 AND IS LESS THAN 150% OF THE MAXIMUM - UDO SEC. 8.3.2.A.1.vii)
WATERSHED:		WALNUT CREEK
FLOODPLAIN/FIRM PANEL:		NA
SITE AREA:		63,512 SF / 1.46 AC (EXISTING) 61,228 SF / 1.41 AC (PROPOSED; LESS R/W DEDICATION)
EXISTING BUILDING TYPE:		COMMERCIAL
PROPOSED BUILDING TYPES:		NORTH (BLDG 1): MIXED-USE-471,874 SF (OFFICE-295,684 SF; RETAIL-5,850 SF; PARKING-170,340) SOUTH (BLDG 2): STRUCTURED PARKING (178,524 SF)
EXISTING USE:		COMMERCIAL
PROPOSED USE:		LOT 1: MIXED-USE BUILDING W/ PARKING, PARKING DECK LOT 2: VACANT
PARKING DATA:	VEHICLE PARKING	REQUIRED PARKING: NO REQUIRED PARKING IN DX ZONING. PARKING PROVIDED: BLDG 1: 366 SPACES BLDG 2: 450 SPACES TOTAL PARKING PROVIDED: 816 SPACES
	COMPACT SPACES	BLDG 1: 66 SPACES (18%) BLDG 2: 6 SPACES (1.3%)
	ACCESSIBLE PARKING	REQUIRED: BLDG 1: 8 TOTAL ACCESSIBLE (2 VAN) BLDG 2: 9 TOTAL ACCESSIBLE (2 VAN) PROVIDED: BLDG 1: 24 TOTAL ACCESSIBLE (0 VAN) BLDG 2: 11 TOTAL ACCESSIBLE (2 VAN)
	BIKE PARKING	REQUIRED FOR NON-RESIDENTIAL SQUARE FOOTAGE-301,534 SF SHORT TERM: 1 SP/10,000 SF = 30 SPACES LONG TERM: 1 SP/5,000 SF = 60 SPACES (50 MAX PER UDO 7.1.8.A) PROVIDED: 30 SHORT TERM, 53 LONG TERM
BUILDING + PARKING SETBACK:	BUILD-TO	REQUIRED (PRIMARY STREETS (0' - 20'): MORGAN ST: 75.5 LF (50% OF 151 LF) BOYLAN AVE: 115 LF (50% OF 230 LF) PROVIDED: MORGAN ST: 83 LF (BUILDING LENGTH) / 151 LF (FRONTAGE LENGTH) = 55% BOYLAN AVE: 214 LF (BUILDING LENGTH) / 230 LF (FRONTAGE LENGTH) = 93%
	PARKING SETBACK	PRIMARY STREET: 10' SIDE LOT LINE: 3' REAR LOT LINE: 3' PER TC-5A-18, THE PRIMARY STREET DESIGNATION FOR LOT 1 SHALL BE WEST MORGAN STREET AND SOUTH BOYLAN AVENUE
	BUILDING SETBACK	GENERAL BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6" REAR LOT LINE: 0' OR 6" MIXED-USE BUILDING: PRIMARY STREET: 3' SIDE LOT LINE: 0' OR 6" REAR LOT LINE: 0' OR 6"
DEDICATED ROW:		2,285 SF (0.05 AC.)
BUILDING HEIGHT:		MAXIMUM ALLOWED: 18 STORIES FOR MIXED-USE BUILDING/ 7 STORIES FOR DECK (PER Z-21-20) PROPOSED: 18 STORIES FOR MIXED-USE BUILDING / 7 STORIES FOR DECK
OUTDOOR AMENITY AREA:		REQUIRED: TOTAL SITE AREA: 60,687 SF 10% OF SITE AREA: 6,069 SF LEVELS ABOVE 7-STORIES(11-STORIES @ 50 SF/LEVEL): 550 SF TOTAL REQUIRED OUTDOOR AMENITY AREA: 6,619 SF PROPOSED: OUTDOOR AMENITY AREA PROVIDED AT GROUND LEVEL: 6,499 SF OUTDOOR AMENITY AREA PROVIDED ABOVE GRADE (LB): 6,155 SF TOTAL PROVIDED OUTDOOR AMENITY AREA: 12,654 SF
TREE CONSERVATION		PER UDO SECTION 9.1.2 TREE CONSERVATION IS NOT REQUIRED FOR SITES LESS THAN TWO ACRES IN SIZE.

GENERAL NOTES:

1. FIRE DEPARTMENT VEHICLE ACCESS LANE MUST BE CAPABLE OF SUPPORTING THE LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 LBS AND SHALL BE SURFACED TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (NCFC 503.2.3)

SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER JAMES M. BOYETTE
2021.10.06

REVISIONS

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SHEET

SITE PLAN

C3.00

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawing\HTG-20000-S1.dwg, 12/7/2021 11:23:55 AM, David Boyette

TOTAL BLOCK PERIMETER LENGTH = 2846'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

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BLOCK PERIMETER EXHIBIT

C3.01

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PRIMARY BLDG - AVERAGE GRADE

	HIGH	LOW	AVERAGE
SOUTH BOYLAN AVE.	351.30	349.20	350.25
WEST MORGAN ST.	351.30	343.00	347.15

PARKING GARAGE - AVERAGE GRADE

	HIGH	LOW	AVERAGE
WEST HARGETT ST.	333.50	328.50	331.00

GRADING LEGEND

- FLARED END SECTION
- ENDWALL SECTION
- CATCH BASIN
- DROP INLET
- STORM SERVICE INLET
- STORM SERVICE ROOF-DRAIN
- JUNCTION BOX
- DRAINAGE FLOW ARROW
- LINE BREAK SYMBOL
- 250.50 / 250.00 — TOP & BOTTOM CURB ELEVATIONS
- TW=223.00 / BW=213.00 — TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION (NOTE: BOTTOM OF WALL IS GROUND ELEVATION NOT WALL FOUNDATION)
- + 250.60 — SPOT ELEVATION
- STORM DRAINAGE
- STORM SERVICE LINE
- RD — ROOF DRAIN, 8" ADS NON-PERFORATED TUBING OR EQUAL 1.0% MIN. SLOPE 3" MIN. COVER PVC SCHEDULE 40 IN TRAFFIC AREAS
- TP — TREE PROTECTION FENCE
- LD — LIMITS OF DISTURBANCE
- WOODED AREA
- 250 — MAJOR CONTOUR
- 252 — MINOR CONTOUR
- 250 — EXISTING MAJOR CONTOUR
- 252 — EXISTING MINOR CONTOUR
- EASEMENT LINE
- ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

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GRADING & STORM DRAINAGE PLAN

C4.00

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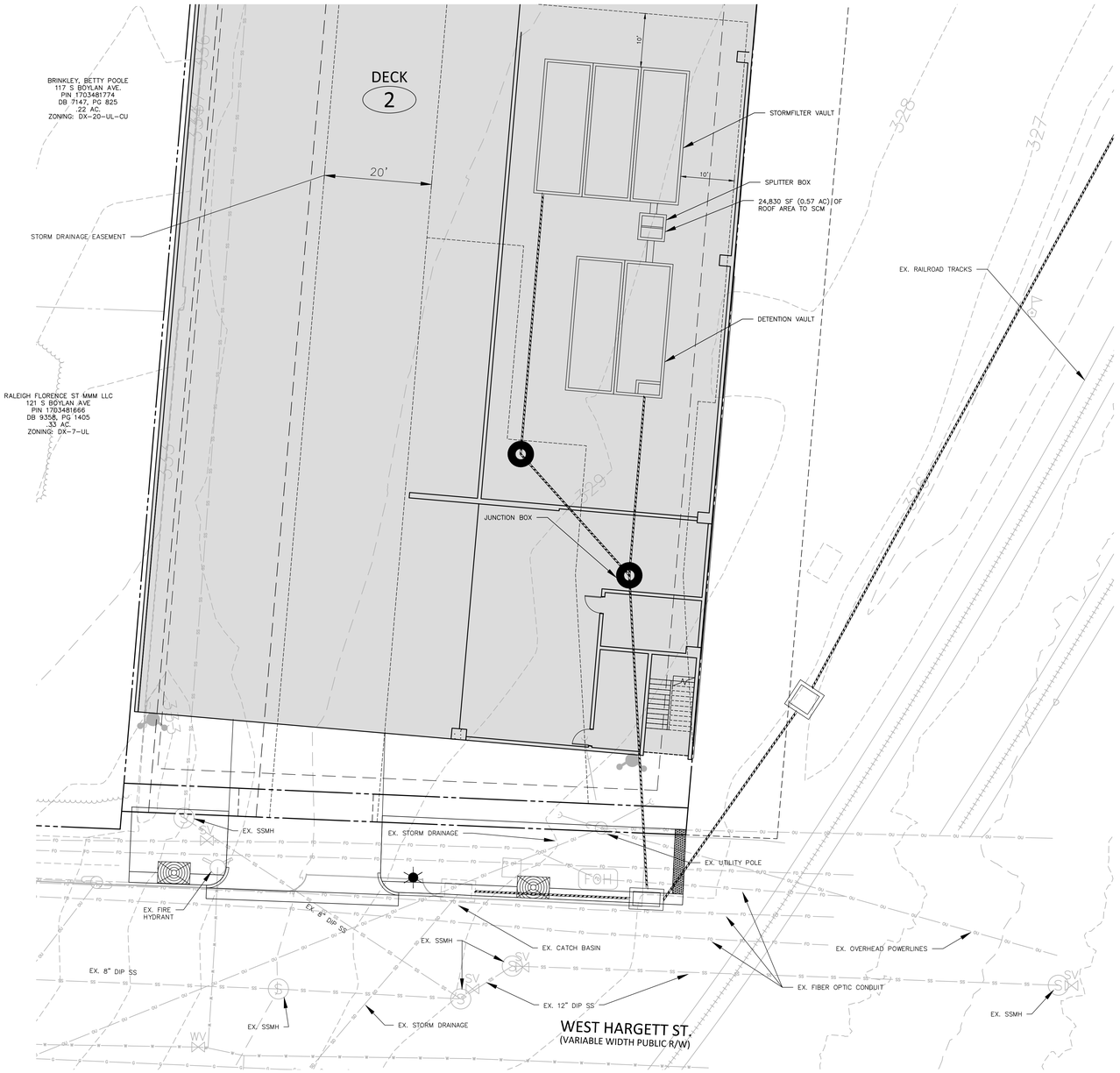

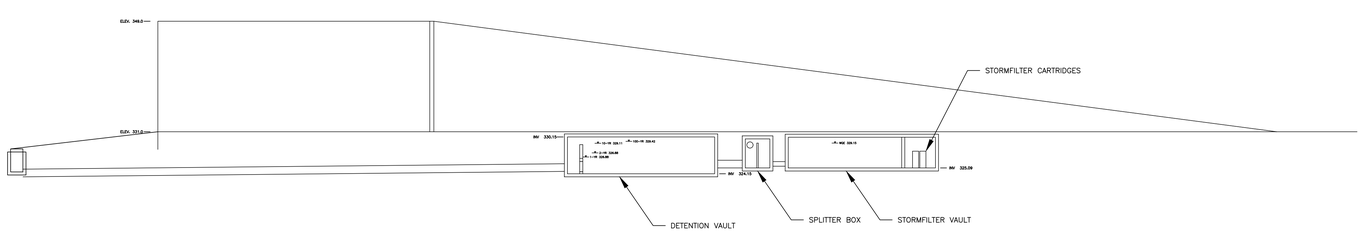

GRADING LEGEND

	FLARED END SECTION
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	STORM SERVICE INLET
	STORM SERVICE ROOF-DRAIN
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252	MINOR CONTOUR
250	EXISTING MAJOR CONTOUR
252	EXISTING MINOR CONTOUR
	EASEMENT LINE
	ACCESSIBLE PARKING AREA (2% MAX. SLOPE IN ALL DIRECTIONS)

GRAPHIC SCALE
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SCM DETAILS
C4.01

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UTILITY LEGEND

- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- FM — SEWER FORCE MAIN
- G — GAS LINE
- OU — OVERHEAD UTILITY
- UE — UNDERGROUND ELECTRIC
- T — TELEPHONE
- EASEMENT LINE

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NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER JAMES M. BOYETTE, JR.
2021.10.06

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SHEET

UTILITY PLAN

C5.00

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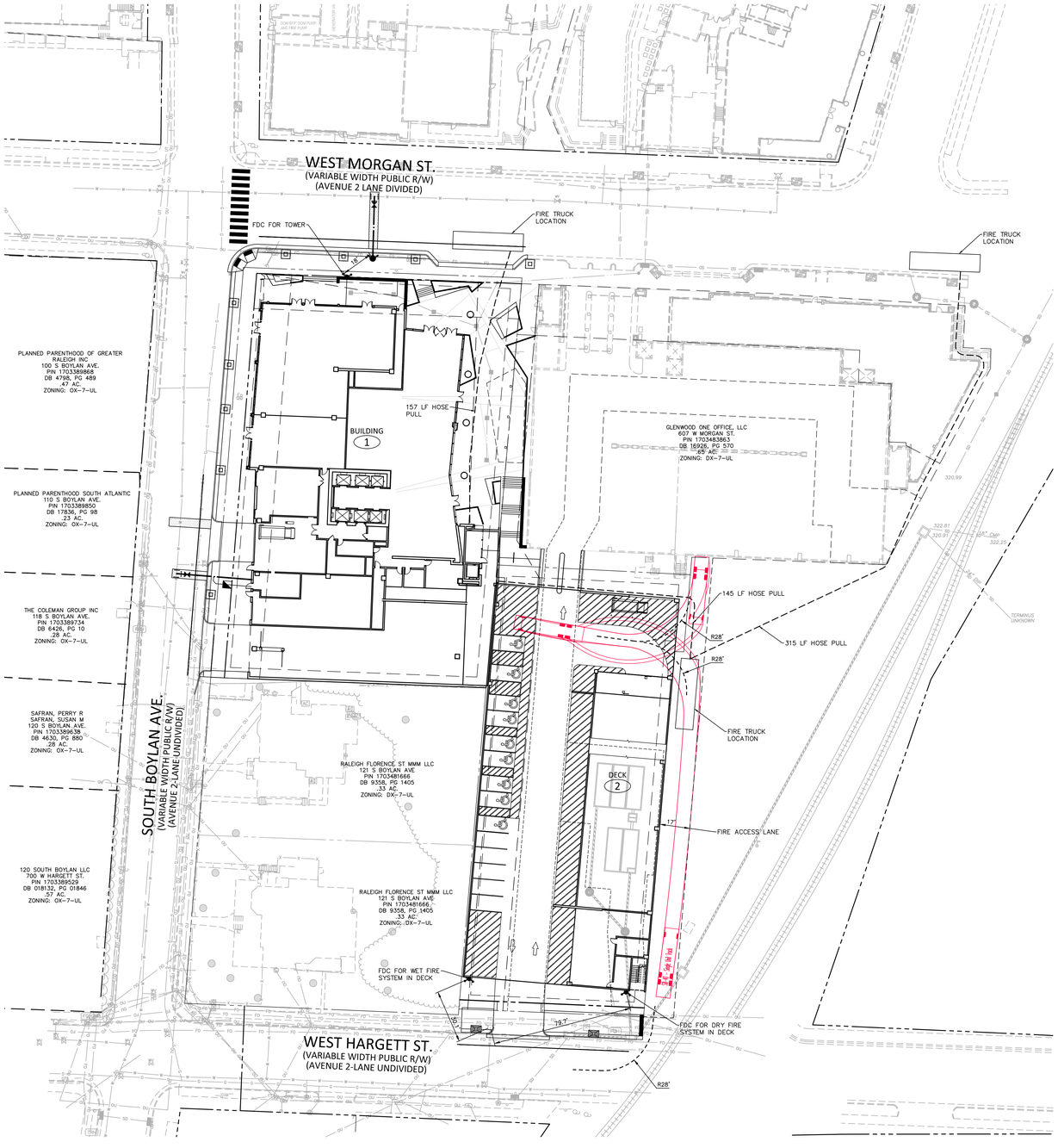

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0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
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HERITAGE PROPERTIES, INC
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TOWSON, MD 21286
PHONE: 410.769.6100

HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER WILLIAM BOYETTE, JR.
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

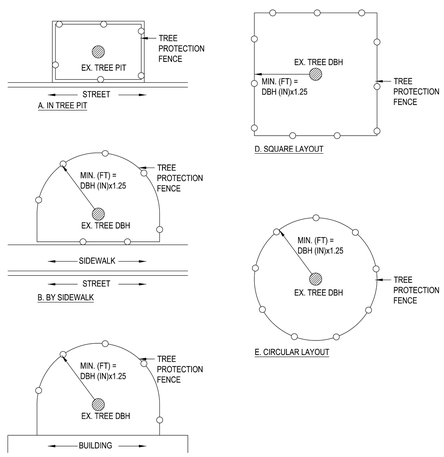
PROJECT NO.	HTG-20000
FILENAME	HTG-20000-U1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=30'
DATE	10. 06. 2021

SHEET

FIRE COVERAGE PLAN

C5.01

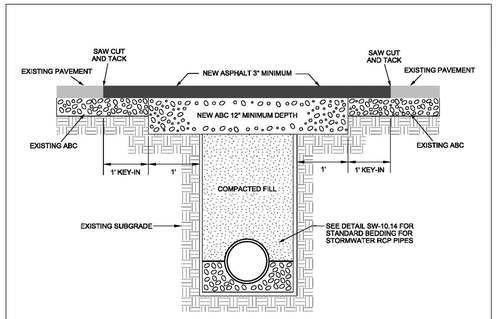
M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawing\HTG-20000-U1.dwg, 12/7/2021 4:04:42 PM, Juan Jackson



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT
URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

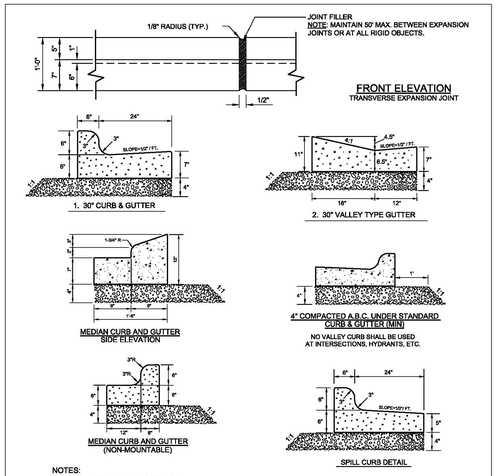
NOTES:
1. CONTRACTOR MUST PROVIDE AND INSTALL TREE PROTECTION SIGNAGE.
2. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO INITIATION OF CONSTRUCTION IF ANY TREES ON CITY PROPERTY ARE TO BE IMPACTED BY PRUNING, TRENCHING, BORING, REMOVAL, PAVING, PLANTING, ETC.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
TREE PROTECTION FENCE LAYOUT
TPP-02



NOTES:
1. THE PAVEMENT EDGE SHALL BE DEFINED BY A STRAIGHT EDGE FORMED BY A MACHINED SAW CUT.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT. BITUMINOUS BASE OR BINDER MAY BE SUBSTITUTED IF APPROVED BY TRANSPORTATION DIRECTOR OR DESIGNEE.
4. THE ENTIRE THICKNESS/VERTICAL EDGE OF THE CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY AND ROLLED WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH, LEVEL PATCH.

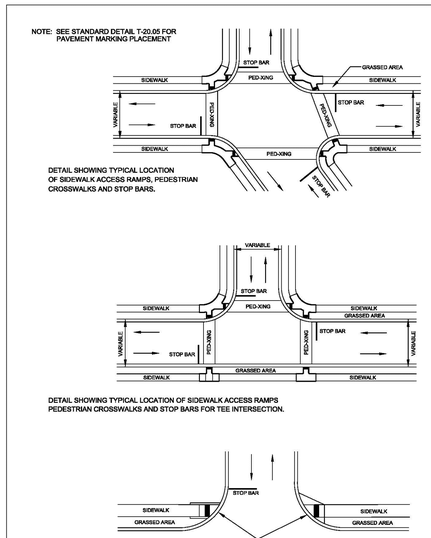
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
ASPHALT PAVEMENT PATCH AND RCP PIPE BACKFILL
T-10.05



NOTES:
1. 10' MAXIMUM BETWEEN DUMMY JOINTS.
   15' MAXIMUM BETWEEN DUMMY JOINTS ON MACHINE POURS.
2. 1/2" EXPANSION JOINT EVERY 50'.
3. 3000 PSI CONCRETE MINIMUM, 4" SLUMP MAXIMUM.
4. LIQUID MEMBRANE CURING COMPOUND SHALL MEET THE REQUIREMENTS OF SECTION 1026-2 OF NCDOT STANDARDS & SPECIFICATIONS FOR ROADS AND STRUCTURES.
5. ALL CONSTRUCTION JOINTS SHALL BE FILLED WITH JOINT FILLER AND SEALER IN ACCORDANCE WITH NCDOT ROADWAY STANDARD DETAIL 846.01 THE JOINT MATERIAL SHALL CONFORM TO SECTION 1028-2 OF NCDOT STANDARD & SPECIFICATIONS FOR ROADS AND STRUCTURES.
6. REFER TO NCDOT DETAIL 846.01 FOR CURB AND GUTTER SUPERELEVATION RATES.

SHEET 1 OF 2
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
CURB AND GUTTER
T-10.26.1

NOTE: SEE STANDARD DETAIL T-20.05 FOR PAVEMENT MARKING PLACEMENT

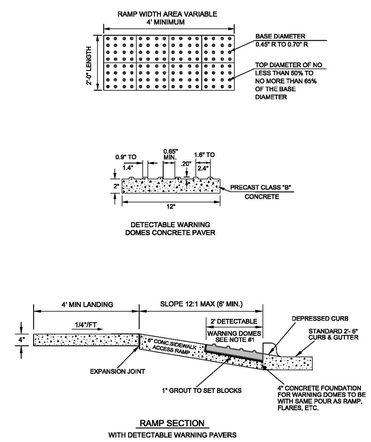


SHEET 1 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
CURB RAMPS
T-20.01.1

CITY OF RALEIGH CURB RAMPS GENERAL NOTES

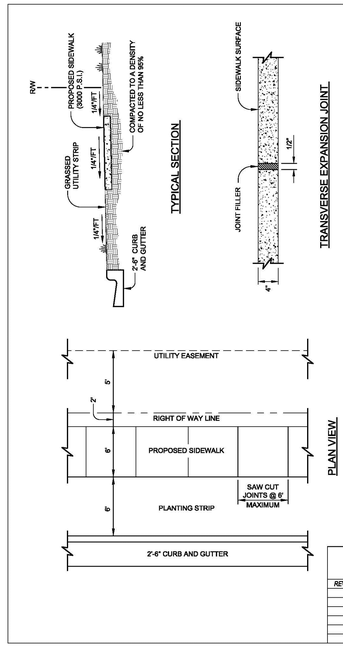
1. CITY OF RALEIGH STANDARD CURB RAMPS HAVE BEEN DEVELOPED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND PUBLIC RIGHT OF WAY ACCESS GUIDELINES (PROWAG).
2. CURB RAMPS SHALL BE PROVIDED AT LOCATIONS AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK ACCESS RAMPS SHALL BE LOCATED AS INDICATED IN THE DETAIL, HOWEVER, THE LOCATION MAY BE ADJUSTED IN COORDINATION WITH THE CITY OF RALEIGH WHERE EXISTING LIGHT POLES, FIRE HYDRANTS, DROP INLETS, ETC. AFFECT PLACEMENT.
3. DOUBLE WHEELCHAIR RAMPS ARE TO BE INSTALLED AT ALL PUBLIC STREET INTERSECTIONS WHERE SIDEWALK IS REQUIRED.
4. THE WALKING SURFACE SHALL BE SLIP RESISTANT. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.
5. NO SLOPE ON THE SIDEWALK ACCESS RAMP SHALL EXCEED 1"/FT (12:1) IN RELATIONSHIP TO THE GRADE OF THE STREET.
6. IN NO CASE SHALL THE WIDTH OF THE SIDEWALK ACCESS RAMP BE LESS THAN 48" ALL RAMPS SHALL BE INSTALLED THE SAME WIDTH AS THE SIDEWALK.
7. USE CLASS A (3000 PSI) CONCRETE WITH A SIDEWALK FINISH IN ORDER TO OBTAIN A ROUGH NONSKID SURFACE.
8. A 1/2" EXPANSION JOINT INSTALLED FULL DEPTH WILL BE REQUIRED WHERE THE CONCRETE SIDEWALK ACCESS RAMP JOINS THE CURB AND ALSO WHERE NEW CONCRETE ABUTS EXISTING CONCRETE.
9. CURB RAMPS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF TRAVEL.

SHEET 8 OF 8
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
CURB RAMP NOTES
T-20.01.8



NOTES:
1. DETECTABLE WARNING DOMES SHALL COVER 2'-0" LENGTH AND FULL WIDTH OF THE RAMP FLOOR AS SHOWN ON DETAIL. SIZE OF PAVER SHALL BE 1' X 1'.
2. THE COLOR FOR THE DETECTABLE WARNING AREA SHALL BE YELLOW FOR CONTRAST.

SHEET 2 OF 4
CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
DETECTABLE WARNING SURFACE PAVERS
T-20.04.2



NOTES:
1. TRANSVERSE EXPANSION JOINTS TO BE A MAXIMUM OF 50 FEET.
2. ALL CONCRETE TO BE 3000 PSI AND FINISHED WITH CURING COMPOUND.
3. A 6 INCH DEPTH IS REQUIRED AT LOCATIONS OF DRIVEWAY CROSSINGS, AT STREET INTERSECTIONS (ALONG THE LENGTH OF RADIUS CURB RETURNS), AND IN THE HANDICAP RAMPS.

CITY OF RALEIGH
STANDARD DETAIL
REVISIONS | DATE: 8/2020 | NOT TO SCALE
CONCRETE SIDEWALK
T-30.01

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 037734 ENGINEER J. M. BOYETTE
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	10. 06. 2021

SHEET
SITE DETAILS
C8.00

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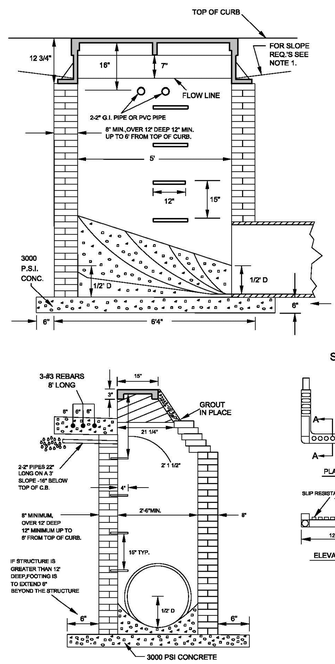


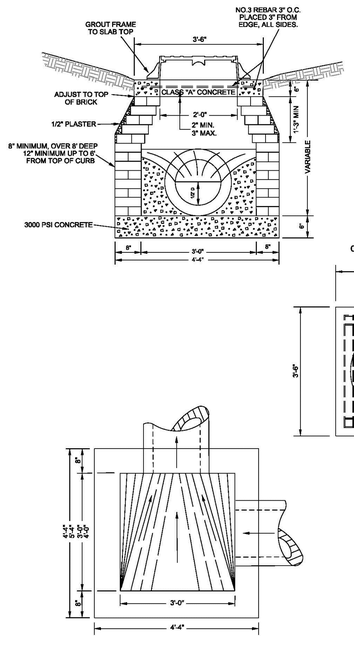
NOTES:

1. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE UPHILL SIDE SHALL BEGIN 10' FROM THE THE CATCH BASIN. THE SLOPE OF THE GUTTER TO THE CATCH BASIN ON THE DOWNHILL SIDE, SHALL BEGIN 10' FROM THE CATCH BASIN.
2. STEPS SHALL BE INSTALLED IN ALL CATCH BASINS OVER 3' IN DEPTH. DEPTH SHALL BE MEASURED FROM THE TOP OF CURB TO THE INVERT OF THE CATCH BASIN.
3. SOLID CONCRETE BRICKS MAY BE USED IN 4X4X8 OR 4X8X16 SIZES.
4. NCDOT APPROVED PRECAST CONCRETE BOXES ACCEPTABLE USING STANDARD 5' CASTINGS.
5. DOMESTIC CASTING REQUIRED WITHIN STREET RIGHT OF WAY.
6. 1" MAXIMUM EXTENSION OF PIPE INTO THE STORM BOX.

STANDARD C.B. STEP

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	5' OM CATCH BASIN	
	SW-10.01	



NOTES:

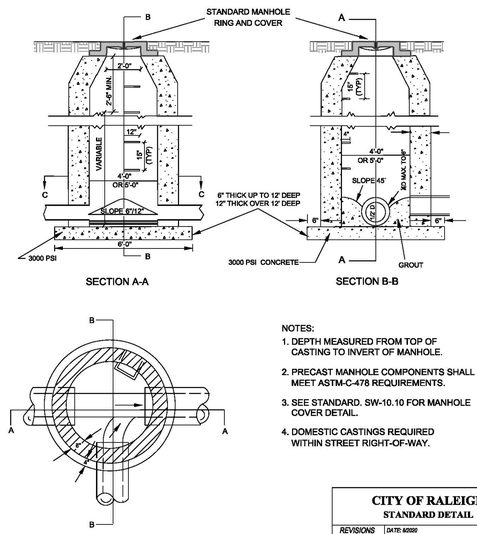
1. FOR 24" PIPE & LARGER USE PIPE DIAMETER PLUS 12" FOR MINIMUM INSIDE DIMENSION.
2. USE 4" X 4" X 8" OR 4" X 8" X 16" SOLID CONCRETE BLOCK. CAST IN PLACE OR PRECAST CONCRETE TO MEET NCDOT STANDARDS ACCEPTABLE.
3. FOR STEP REQUIREMENTS, SEE NOTE 4 ON STANDARD DETAIL SW-10.03.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD JUNCTION BOX	
	SW-10.04	

TYPICAL MH FOR STORM SEWER

PIPE SIZE	MH DIAMETER
12-24"	4'-0"
30-42"	5'-0"
48"	6'-0"
54"	8'-0"



NOTES:

1. DEPTH MEASURED FROM TOP OF CASTING TO INVERT OF MANHOLE.
2. PRECAST MANHOLE COMPONENTS SHALL MEET ASTM-C-478 REQUIREMENTS.
3. SEE STANDARD. SW-10.10 FOR MANHOLE COVER DETAIL.
4. DOMESTIC CASTINGS REQUIRED WITHIN STREET RIGHT-OF-WAY.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	STANDARD CLASS "A" MANHOLE	
	SW-10.05	

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 037714 ENGINEER JAMES M. BOYCITE III
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	10. 06. 2021

SHEET

STORM DRAINAGE DETAILS
C8.01

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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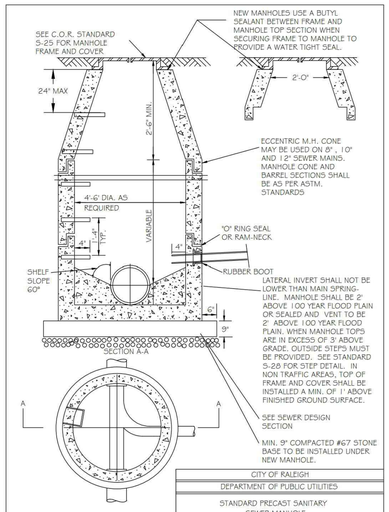

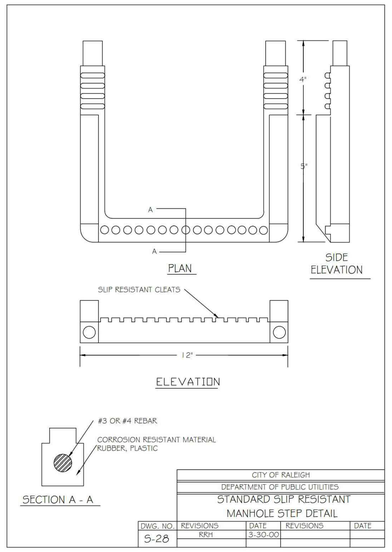

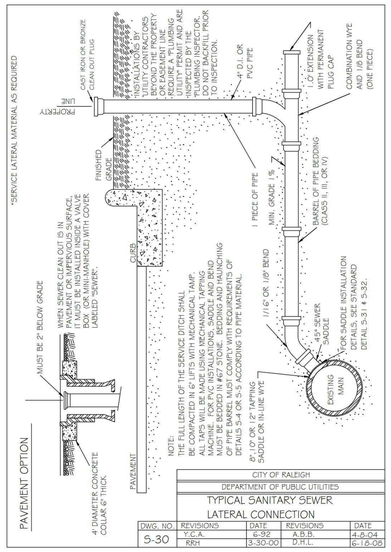

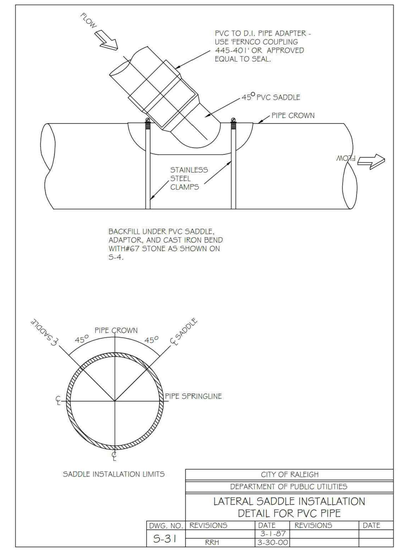

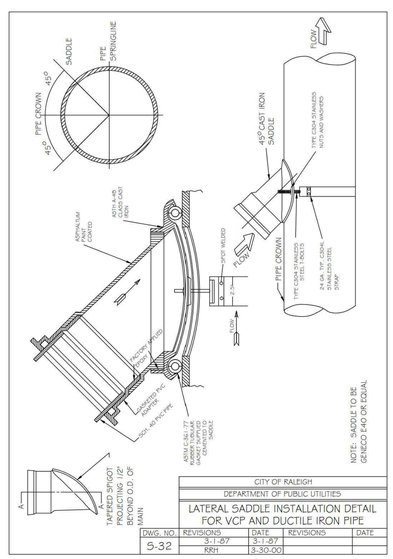

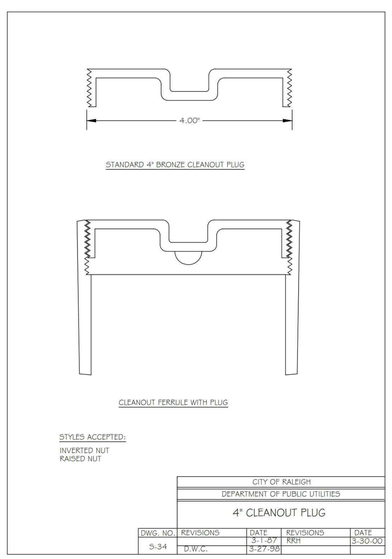

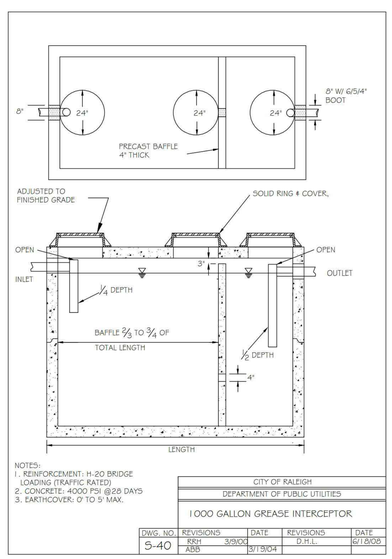

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BLOC83 - TOWER 3

ADMINISTRATIVE SITE PLAN REVIEW

RALEIGH, NORTH CAROLINA, 27603

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	10. 06. 2021

SHEET

SANITARY SEWER DETAILS

C8.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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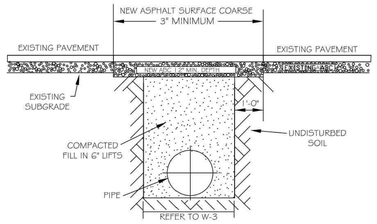


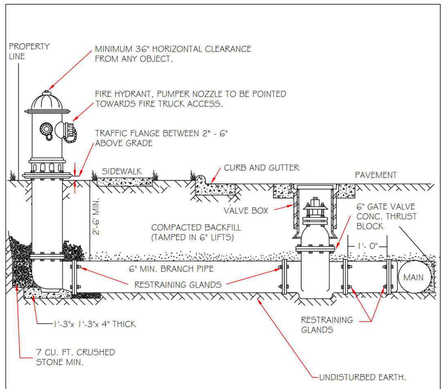
NOTES:

1. THE PAVEMENT CUT SHALL BE DEFINED BY A STRAIGHT EDGE AND CUT WITH AN APPROPRIATE SAW CUT MACHINE.
2. THE TRENCH SUBGRADE MATERIAL SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO A DENSITY OF AT LEAST 95% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-99 AS MODIFIED BY NCDOT.
3. THE FINAL 1' OF FILL SHALL CONSIST OF ABC MATERIAL COMPACTED TO A DENSITY EQUAL TO 100% OF THAT OBTAINED BY COMPACTING A SAMPLE OF THE MATERIAL IN ACCORDANCE WITH AASHTO T-80 AS MODIFIED BY NCDOT.
4. THE ENTIRE THICKNESS/ VERTICAL EDGE OF CUT SHALL BE TACKED.
5. THE SAME DEPTH OF PAVEMENT MATERIAL WHICH EXISTS SHALL BE REINSTALLED, BUT IN NO CASE SHALL THE ASPHALT BE LESS THAN 3" THICK.
6. THE ASPHALT PAVEMENT MATERIAL SHALL BE INSTALLED AND COMPACTED THOROUGHLY WITH A SMOOTH DRUM ROLLER TO ACHIEVE A SMOOTH LEVEL PATCH.
7. REFER TO CITY OF RALEIGH STANDARDS FOR TRENCHES AND PIPE BEDDING, W-3. FOR ADDITIONAL DETAILS.
8. NO HAND PATCHING ALLOWED.
9. PAVEMENT CUTS WITHIN NCDOT ROW SHALL CONFORM TO THE APPROVED ON SITE ENCROACHMENT PERMIT.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD ASPHALT PAVEMENT PATCH DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-2	RRH	3-31-00	A.B.B.	4-16-04
	D.W.C.	11-1-99	J.P.S.	0-29-10



NOTES:

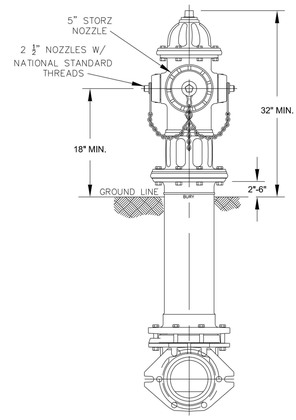
1. FIRE HYDRANT SHALL BE AS MANUFACTURED: MUELLER, AMERICAN DARLING, KENNEDY, M&H, WATEROUS, CLOW, EAST JORDAN IRON WORKS, OR US PIPE.
2. BRANCH PIPE SHALL BE DUCTILE IRON AWWA C150-96
3. 6" GATE VALVE SHALL BE AWWA C500-86 OPEN LEFT
4. STEEL RODS AND BOLTS SHALL BE ¾" HOT DIPPED GALVANIZED
5. FIRE HYDRANTS WILL BE INSTALLED IN TRUE VERTICAL POSITION
   RODS SHALL NOT BE COUPLED MORE THAN ONCE. IF THE LENGTH FROM THE VALVE TO THE HYDRANT EXCEEDS 20' THEN A MECHANICAL RESTRAINING GLAND WITH A REBAR CAGE SHALL BE INSTALLED NO MORE THAN 10' FROM HYDRANT AND POURED IN CONCRETE.
   FIRE HYDRANTS TO BE LOCATED IN ROW OR 2 FOOT EASEMENT ADJACENT TO ROW

ANYTIME SITE WORK, CONSTRUCTION, ROAD WORK, OR ANY OTHER WORK CHANGES THE GRADE OF THE FIRE HYDRANT, THE PERSON RESPONSIBLE FOR THE WORK IS RESPONSIBLE FOR ADJUSTING THE FIRE HYDRANT TO STAY WITHIN COMPLIANCE.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

STANDARD FIRE HYDRANT INSTALLATION DETAIL

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-4	ABB	4-6-04	FAF	2/17/09
	DHL	2/14/06		

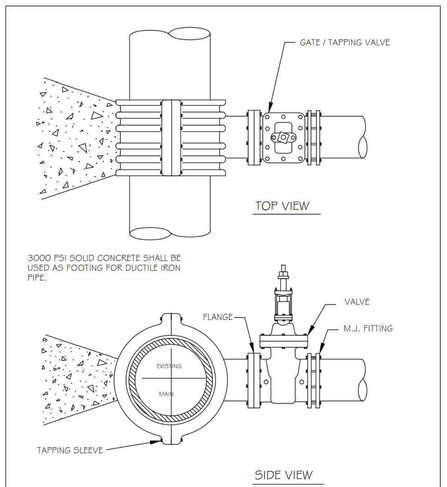


NOTES:
1. ALL PUBLIC FIRE HYDRANTS IN THE CITY OF RALEIGH AND THE MERGER TOWNS OF GARNER, ROLESVILLE, WAKE FOREST, KNIGHTDALE, WENDELL AND ZEBULON SHALL BE PAINTED CHROME YELLOW WITH HIGH REFLECTIVE ALUMINUM SILVER CAPS, BONNETS AND OPERATING NUTS.
2. ALL PRIVATE FIRE HYDRANTS SHALL BE RED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES
RALEIGH, GARNER, KNIGHTDALE, ROLESVILLE, WAKE FOREST, WENDELL & ZEBULON

STANDARD FIRE HYDRANT WITH 5" STORZ PUMPER NOZZLE

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-5	MAB	6-30-16		
	KAT	9-15-17		

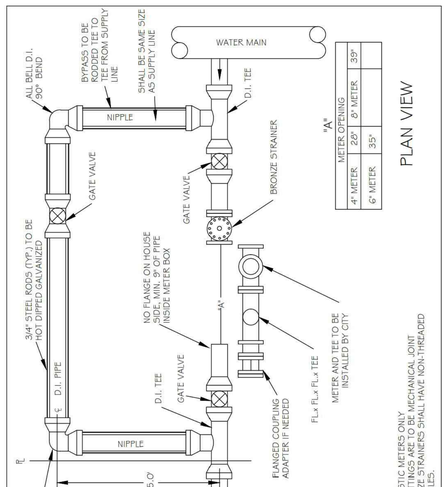


NOTES:
1. CONCRETE SHALL NOT CONTACT BOLTS OR ENDS OF MECHANICAL JOINT FITTINGS.
2. SEE STANDARD REACTION BLOCK TABLES, W-10 AND W-11 FOR AREA OF CONCRETE REQUIRED.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

4" - 24" STANDARD TAPPING SLEEVE AND VALVE ASSEMBLY

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-14	Y.C.A.	2-31-91	RRH	3-31-00
	D.W.C.	9-7-99	J.P.S.	11-1-10



NOTES:
1) DOMESTIC METERS ONLY
2) ALL FITTINGS ARE TO BE MECHANICAL JOINT
3) BRONZE STRAINERS SHALL HAVE NON-THREADED BOLT HOLES.

CITY OF RALEIGH
DEPARTMENT OF PUBLIC UTILITIES

TYPICAL 4"- 8" DOMESTIC WATER METER BYPASS INSTALLATION

DWG. NO.	REVISIONS	DATE	REVISIONS	DATE
W-29	D.W.C.	11-16-99	D.H.L.	6/15/08
	A.B.B.	8-30-04	J.P.S.	11-4-10

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CLIENT

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TOWSON, MD 21286
PHONE: 410.769.6100

HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033214 ENGINEER JOHN M. BOYETTE, JR.
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-D1
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	NTS
DATE	10. 06. 2021

SHEET

WATER DETAILS

C8.03

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\HTG\HTG-20000\04-Production\Engineering\Construction Drawings\Admin Site Review\Current Drawings\HTG-20000-D1.dwg, 12/7/2021 8:38:23 AM, Jason Jackson

LANDSCAPE CALCULATIONS

STREET TREES

WEST MORGAN ST:	150 LF
TREES REQUIRED:	3 (1/40 LF)
PROVIDED:	4*
SOUTH BOYLAN AVE:	230 LF
TREES REQUIRED:	5 (1/40 LF)
TREES PROVIDED:	5
WEST HARGETT ST:	105 LF
TREES REQUIRED:	2 (1/40 LF)
TREES PROVIDED:	2

*ADDITIONAL TREE PROVIDED TO REPLACE EXISTING TREE DUE TO IMPACTS FROM PROPOSED STREET AND STREETSCAPE IMPROVEMENTS

URBAN PLAZA (8,711 SF OUTDOOR AMENITY AREA REQUIRED)

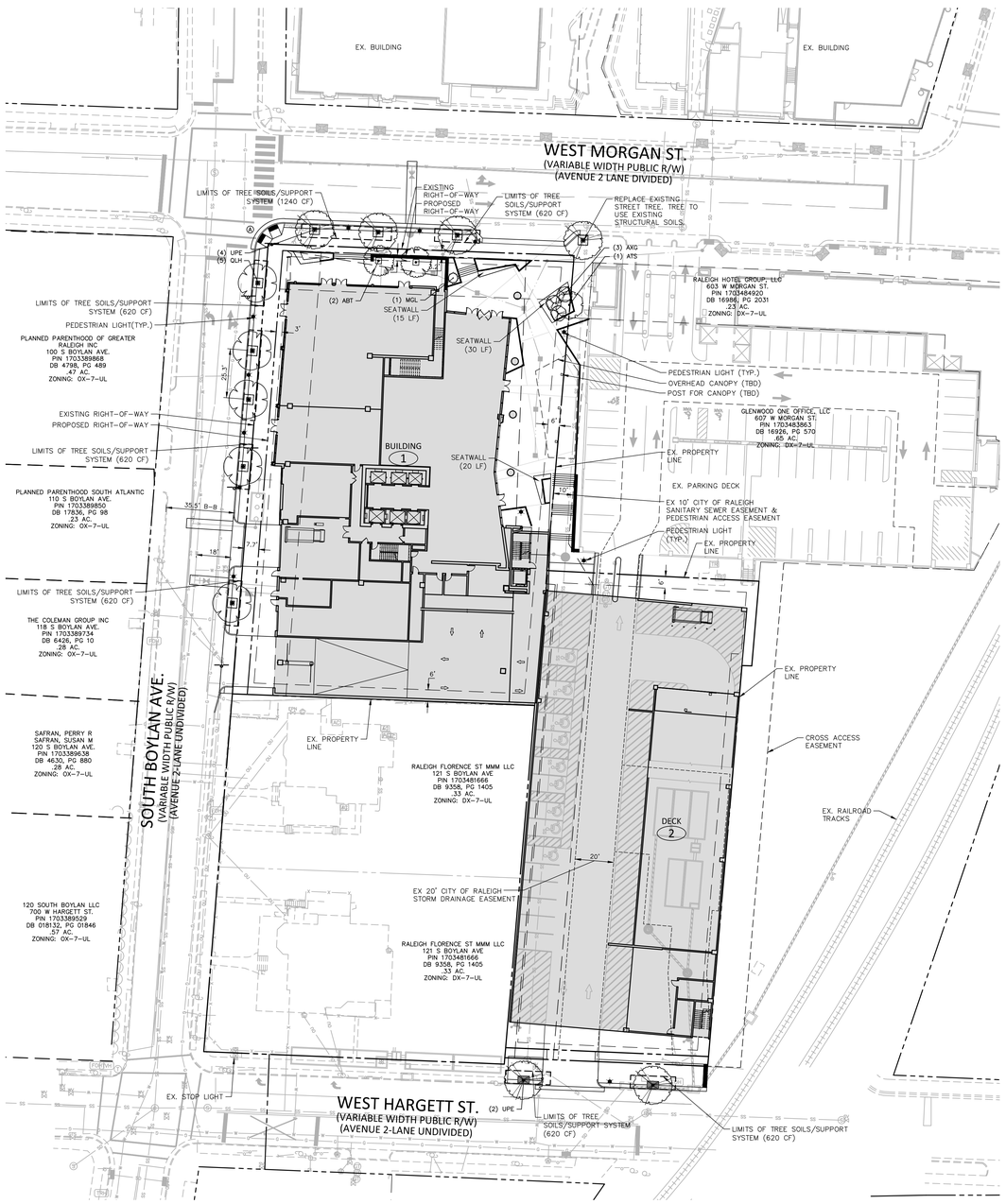
SEATING REQUIRED:	175 LF (1/50 SF)
SEATING PROVIDED:	65 LF SEAT WALL
	+110 LF FLEXIBLE BENCHES/CHAIRS
	=175 LF (SEE NOTE 1)
2" CALIPER TREES REQUIRED:	7 TREES (1/1,000 SF)
2" CALIPER TREES PROVIDED:	7 TREES

NOTES:

1. SEATING AREAS SHALL INCLUDE BUT NOT LIMITED TO BENCHES, CHAIRS, OUTDOOR DINING TABLES, MOVABLE/FIXED CHAIRS AND/OR SEAT WALLS. SEATING MY BE PROVIDED ANYWHERE WITHIN THE OUTDOOR AMENITY AREAS OR ALONG THE STREETSCAPE. FINAL LOCATION TO BE SHOWN WITH BUILDING PERMIT OR ENHANCED LANDSCAPE/HARDSCAPE DRAWINGS BY OTHERS.
2. ALL TREES LOCATED WITHIN IN A SIGHT DISTANCE TRIANGLE SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE AT MATURITY.
3. " STREET TREES SHALL BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH TREE PLANTING DETAIL TPP-006, TPP-07 BETWEEN OCT 1 AND APRIL 30. A LANDSCAPE AGREEMENT IS NEEDED IF CERTIFICATE OF OCCUPANY IS REQUIRED OUTSIDE OF THE PLANTING WINDOW. CONTACT THE URBAN FORESTRY INSPECTOR WITH QUESTIONS.
4. STREET TREES MUST BE MAINTAINED FOR A PERIOD OF ONE YEAR FOLLOWING THE CITY'S APPROVAL OF THE STREET TREE PLANTING.
5. PLANTING BEDS AND POTS TO BE IRRIGATED. CONTRACTOR TO PROVIDE COMPLETE IRRIGATION SYSTEM INCLUDING EMMITTERS, UNESM AND OPERATION MANUAL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
6. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.
7. ALL STREET TREES ARE TO BE PLATED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL, TPP-03.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	HEIGHT	REMARKS
	ABT	2	Trident Maple	Acer buergerianum	2" min	8' min	
	ATS	1	Main Street Shantung Maple	Acer truncatum 'WF-AT1' TM	2" min	8' min	
	AXG	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	–	8' min	multi-stemmed, 3 stem min.
	MGL	1	Little Lace Dawn Redwood	Metasequoia glyptostroboides 'Little Lace'	2" min		
	QLH	5	Highbeam Overcup Oak	Quercus lyrata 'QLFTB' TM	3" min	10' min	
	UPE	5	Lacebark Elm	Ulmus parvifolia	3" min	10' min	

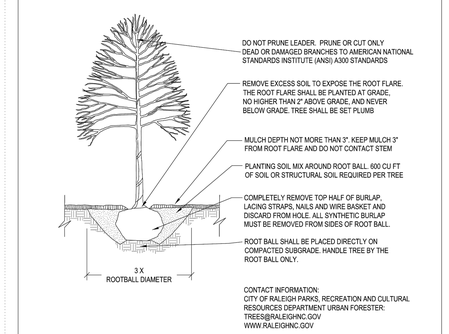


SITE LEGEND

- SIGNAGE
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC — ACCESSIBLE PARKING STALL
- VAN — VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT

N

GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

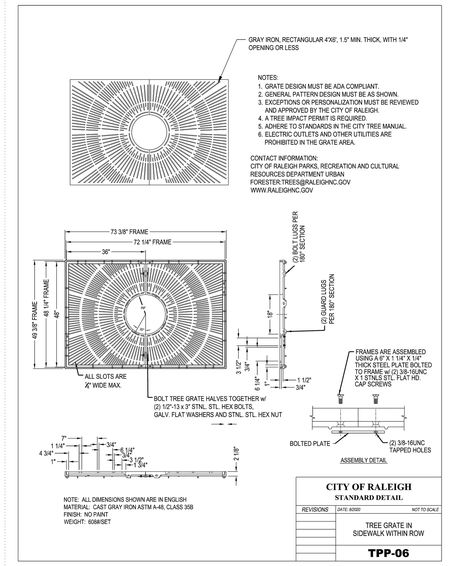


CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTES:
1. TREES MUST MEET THE TREE QUALITY STANDARDS IN CH. 2 OF THE CITY TREE MANUAL.
2. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
3. TREES SHALL BE PLANTED BETWEEN OCTOBER 1ST AND APRIL 30TH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.
6. IF STAKING IN ACCORDANCE WITH THE CITY TREE MANUAL, THE STAKING MUST BE REMOVED WITHIN ONE YEAR.
7. TREES WILL HAVE A MINIMUM 1 YEAR WARRANTY AFTER THE INITIAL PLANTING IS APPROVED BY THE CITY.

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
10/20/19	TREE PLANTING DETAIL	
	TPP-03	



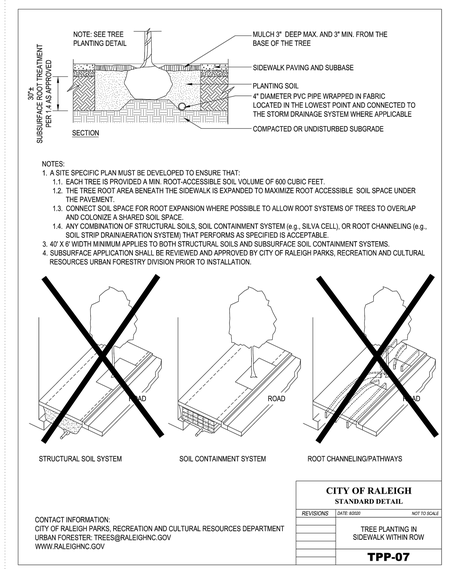
NOTES:
1. GRATE DESIGN MUST BE ADA COMPLIANT.
2. GENERAL PATTERN DESIGN MUST BE AS SHOWN.
3. EXCEPTIONS OR PERSONALIZATION MUST BE REVIEWED AND APPROVED BY THE CITY OF RALEIGH.
4. A TREE IMPACT PERMIT IS REQUIRED.
5. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
6. ELECTRIC OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE GRATE AREA.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: 608#SET

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	TREE GRATE IN SIDEWALK WITHIN ROW	
	TPP-06	



NOTES:
1. A SITE SPECIFIC PLAN MUST BE DEVELOPED TO ENSURE THAT:
   1.1. EACH TREE IS PROVIDED A MIN. ROOT-ACCESSIBLE SOIL VOLUME OF 600 CUBIC FEET.
   1.2. THE TREE ROOT AREA BENEATH THE SIDEWALK IS EXPANDED TO MAXIMIZE ROOT ACCESSIBLE SOIL SPACE UNDER THE PAVEMENT.
   1.3. CONNECT SOIL SPACE FOR ROOT EXPANSION WHERE POSSIBLE TO ALLOW ROOT SYSTEMS OF TREES TO OVERLAP AND COLONIZE A SHARED SOIL SPACE.
   1.4. ANY COMBINATION OF STRUCTURAL SOILS, SOIL CONTAINMENT SYSTEM (e.g., SILVA CELL), OR ROOT CHANNELING (e.g., SOIL STRIP DRAIN/AERATION SYSTEM) THAT PERFORMS AS SPECIFIED IS ACCEPTABLE.
2. 40' X 6' WIDTH MINIMUM APPLIES TO BOTH STRUCTURAL SOILS AND SUBSURFACE SOIL CONTAINMENT SYSTEMS.
4. SUBSURFACE APPLICATION SHALL BE REVIEWED AND APPROVED BY CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES URBAN FORESTRY DIVISION PRIOR TO INSTALLATION.

CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER: TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

CITY OF RALEIGH
STANDARD DETAIL

REVISIONS	DATE: 8/2020	NOT TO SCALE
	TREE PLANTING IN SIDEWALK WITHIN ROW	
	TPP-07	

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 1898 DAVID C. TOMS
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-LS1
CHECKED BY	DCT
DRAWN BY	JGY
SCALE	1"= 30'
DATE	10. 06. 2021

SHEET

LANDSCAPE PLAN

L5.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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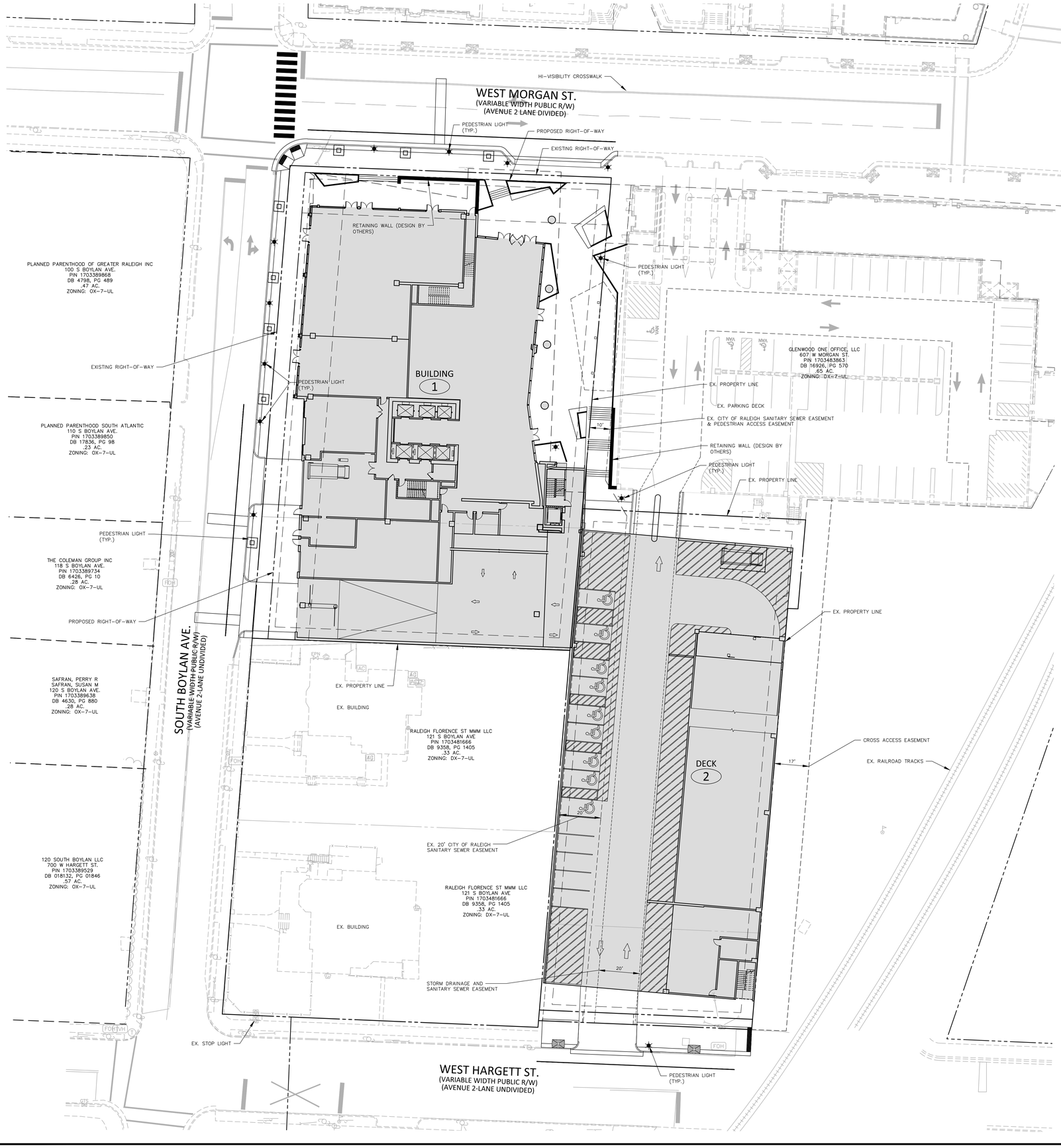

DUKE ENERGY. PROGRESS

Outdoor Lighting

Mitchell LED Series

Mitchell LED
Mitchell Top Hat LED
Mitchell LED with ribs, bands and medallions
Mitchell Open LED
Mitchell Top Hat LED with ribs, bands and medallions

The energy-efficient fixtures in the Mitchell LED Series enhance the character and prestige of streetscapes and parking lots, as well as pedestrian areas and greenways. These fixtures provide safety and security in commercial settings and complement any neighborhood with their classic, elegant design.

LED *(Light Emitting Diode)*	50 watts, 75 watts *(Mitchell Open)*
Mounting heights	12', 13', 16'
Color	Black
Poles	Fiberglass Smooth round concrete Style V Style VI Style VII

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at **866.769.6417**.

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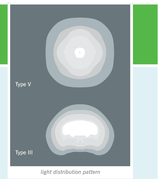
DUKE ENERGY. PROGRESS

Outdoor Lighting

Mitchell LED Series

Light source: LED *(white)*
Lumens: 4,332 – 5,678 *(fixture dependent)*
Color temperature: 4,000K



light distribution pattern

	Wattage	Light Pattern	IESNA Backlight – Uplight – Glare (BUG) Rating
Mitchell LED	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED	50	IESNA Type V	B3-U3-G3
Mitchell Open LED	75	IESNA Type III	B1-U0-G1
Mitchell LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-U4-G3
Mitchell Top Hat LED with Ribs, Bands and Medallions	50	IESNA Type V	B3-G3-U3

Poles available:

Name	*Mounting height*	*Color*
Smooth concrete	12', 16'	Black
Fiberglass	16'	Black
Style V	12', 16'	Black
Style VI	12'	Black
Style VII	13'	Black

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GRAPHIC SCALE
0 15 30 60
1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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HERITAGE PROPERTIES, INC

BLOC83 - TOWER 3
ADMINISTRATIVE SITE PLAN REVIEW
RALEIGH, NORTH CAROLINA, 27603

NORTH CAROLINA PROFESSIONAL SEAL 033714 ENGINEER WILLIAM BOYETTE, III
NOT FOR CONSTRUCTION
2021.10.06

REVISIONS

NO.	DATE	
1	12. 03. 2021	FIRST ASR COMMENT RESPONSES

PLAN INFORMATION

PROJECT NO.	HTG-20000
FILENAME	HTG-20000-L11
CHECKED BY	JB
DRAWN BY	JNJ
SCALE	1"=20'
DATE	10. 06. 2021

SHEET

OVERALL LIGHTING PLAN

L6.00

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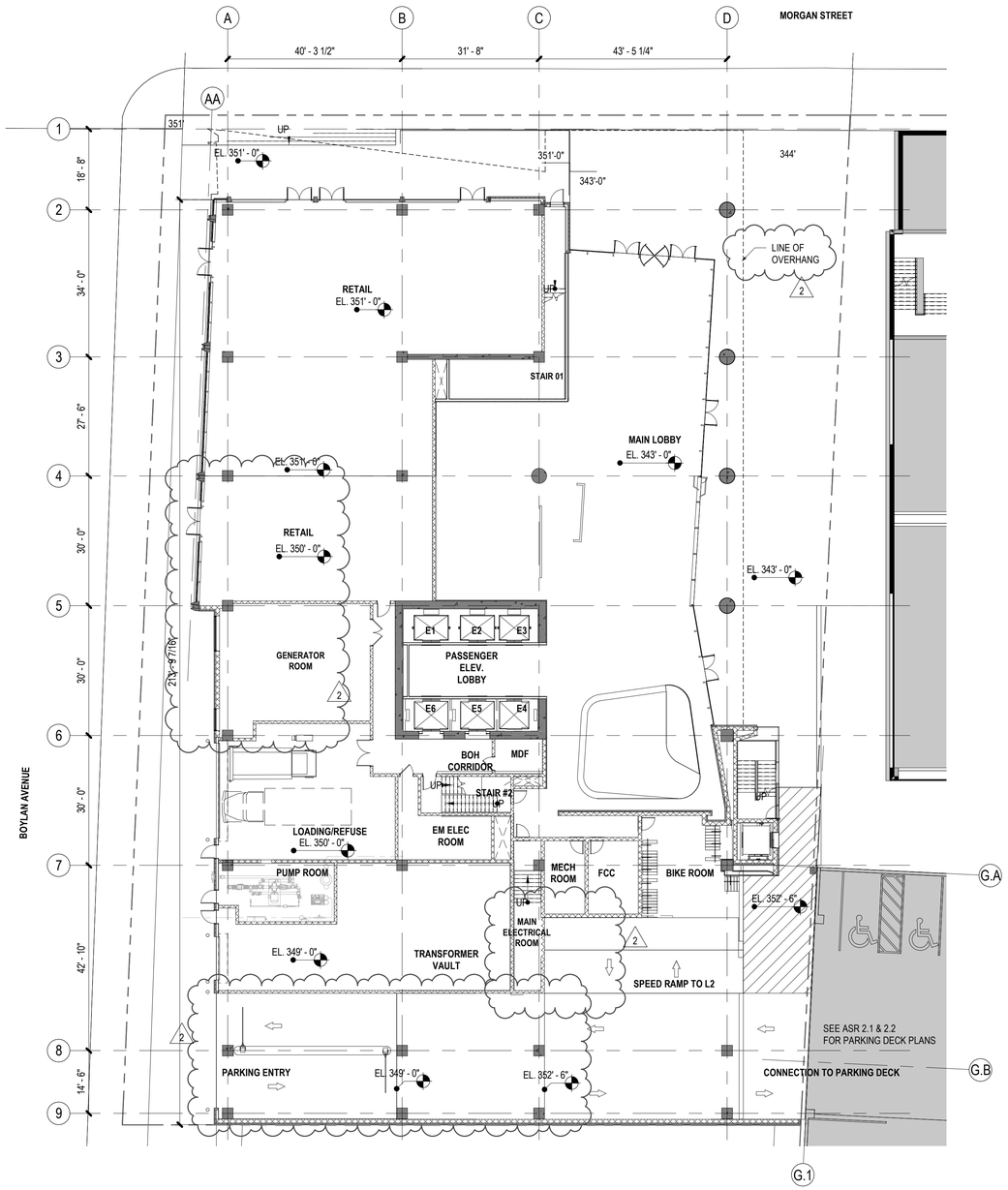

1 LEVEL 01, GROUND LEVEL CONSTRUCTION PLAN

SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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United States
Tel 919.828.9346

△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

LEVEL 1 GROUND LEVEL FLOOR PLAN

Scale

1/16" = 1'-0"

ASR 1.0

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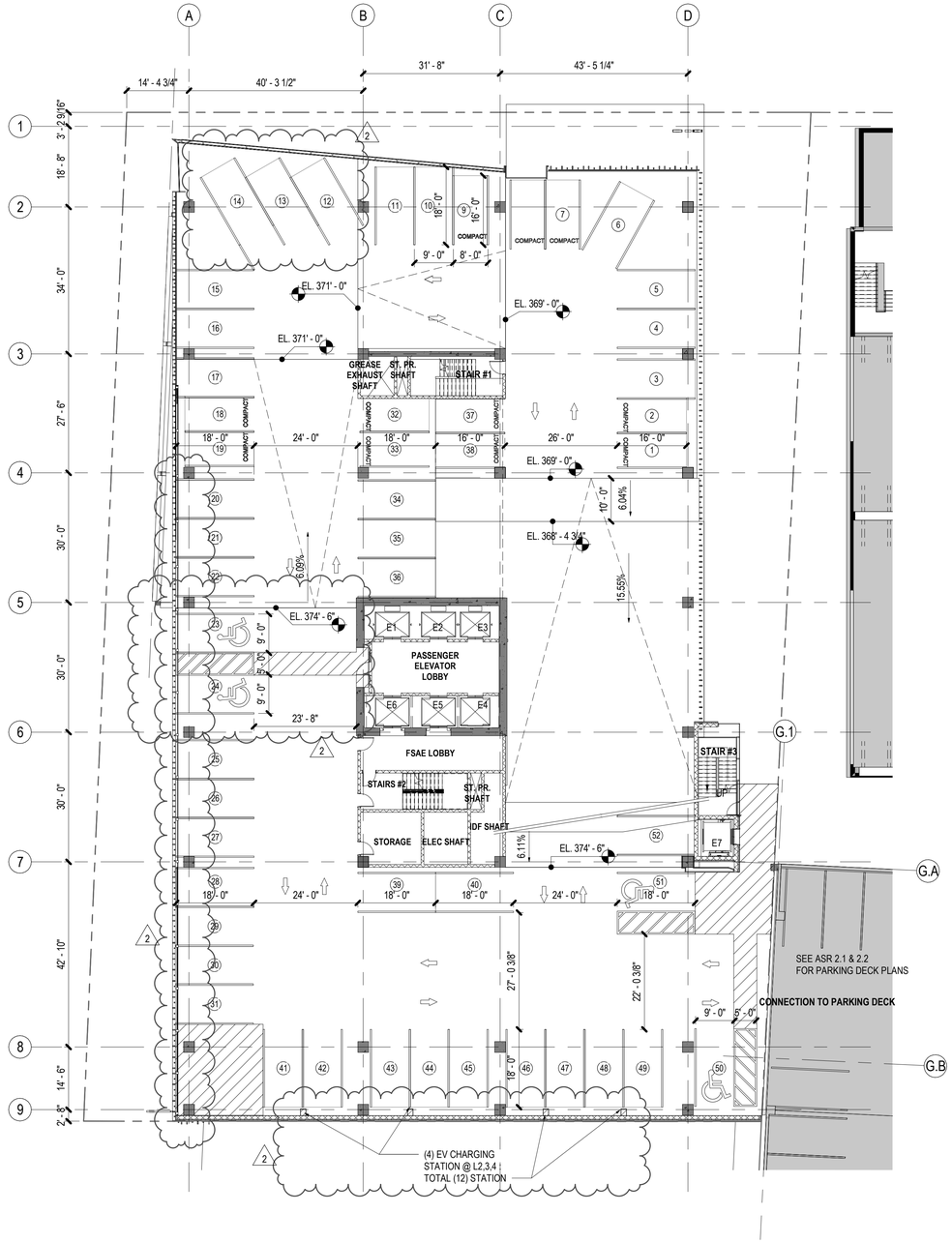

LEVEL 2, PARKING LEVEL 1 : 52 STALLS
STANDARD : 37
COMPACT : 11
ADA : 4

1 LEVEL 02, P01 CONTRUCTION FLOOR PLAN
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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Tel 919.828.9346

△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
PARKING LEVEL - LEVEL 2,P01 CONSTRUCTION FLOOR PLAN

Scale
1/16" = 1'-0"

ASR 1.1

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TYPICAL PARKING LEVEL (LEVEL 03 - 06) :
63 STALLS PER LEVEL

STANDARD : 48
COMPACT : 11
ADA : 4

1 TYP PARKING LEVEL CONSTRUCTION FLOOR PLAN
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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Tel 919.828.9346

△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
TYPICAL PARKING LEVEL CONSTRUCTION FLOOR PLAN

Scale
1/16" = 1'-0"

ASR 1.2

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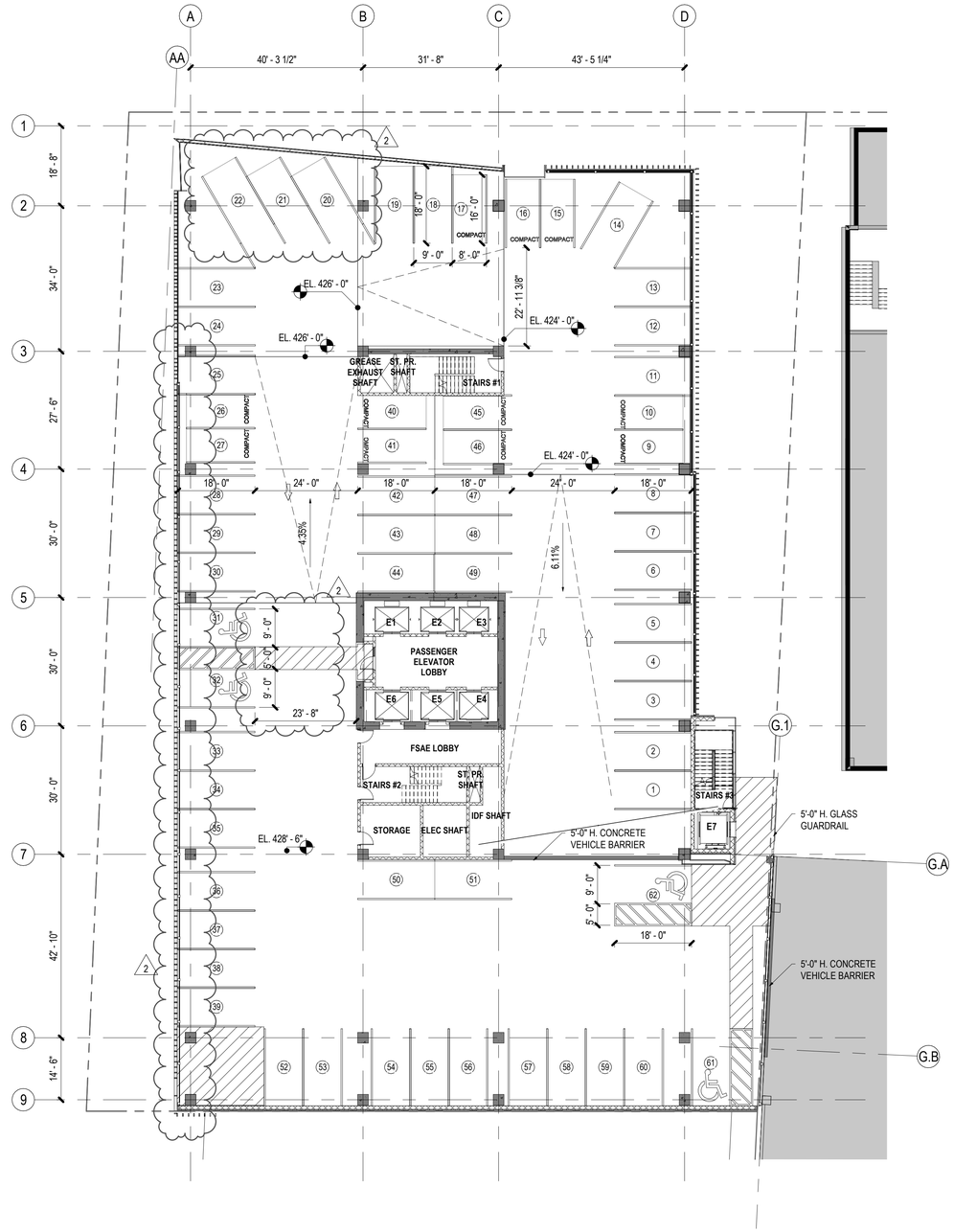

LEVEL 2, PARKING LEVEL 1 : 52 STALLS
TYPICAL PARKING LEVEL (LEVEL 03 - 06) : 63 STALLS PER LEVEL (4 * 63 = 252)
LEVEL 7, PARKING LEVEL 6 : 62 STALLS

TOTAL PARKING STALLS : 52 + 252 + 62= 366

STANDARD : 276
COMPACT : 66 (18.0%)
ADA : 24 (6.5%)

LEVEL 7, PARKING LEVEL 6 : 62 STALLS
STANDARD : 47
COMPACT : 11
ADA : 4

1 LEVEL 07, P06 CONSTRUCTION FLOOR PLAN
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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Tel 919.828.9346

△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
PARKING LEVEL - LEVEL 07, P06 CONSTRUCTION FLOOR PLAN

Scale
1/16" = 1'-0"

ASR 1.3

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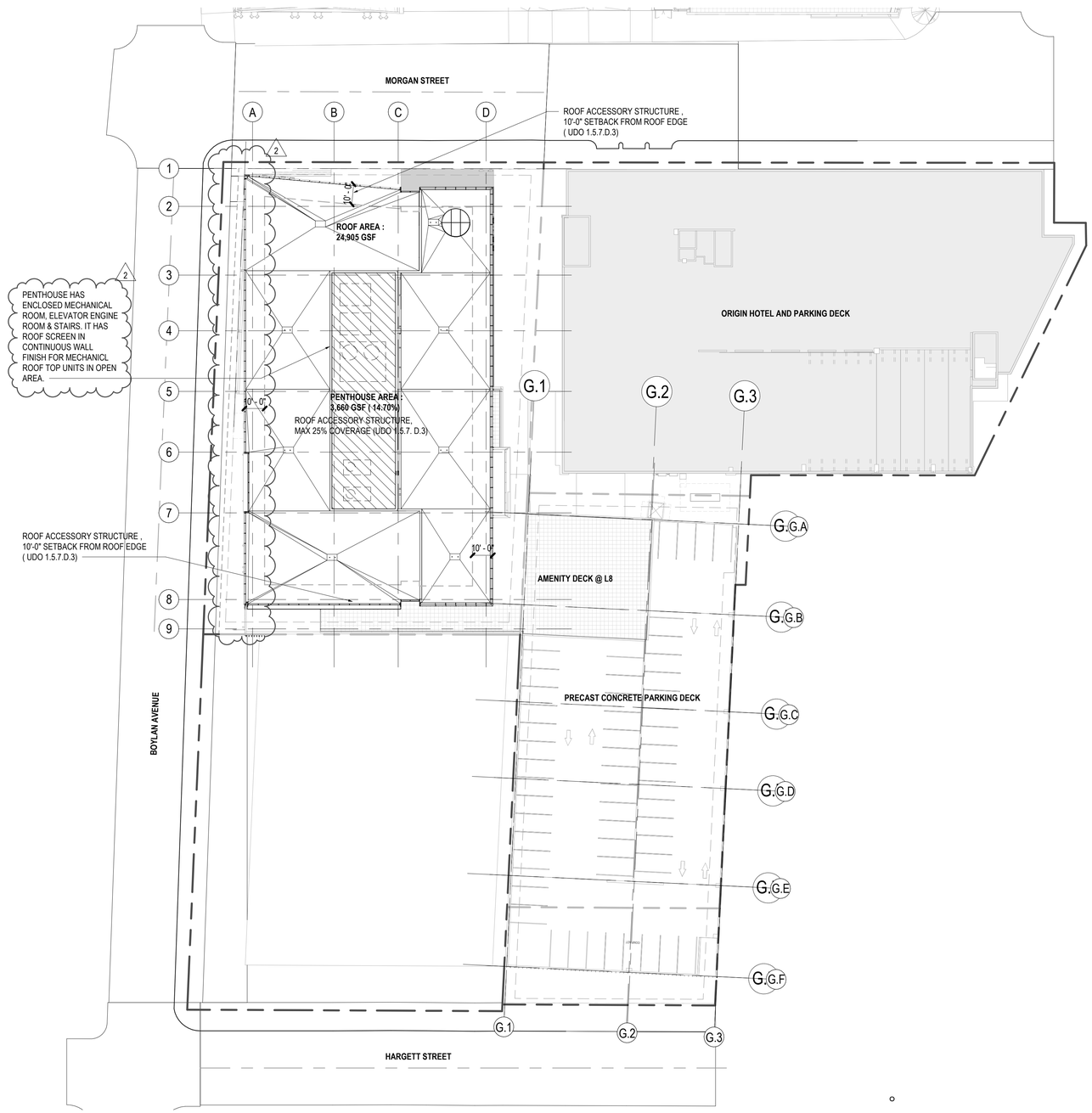

1 ROOF PLAN
SCALE: 1" = 30'-0"

Bloc83 Tower 3

615 MORGAN STREET
RALEIGH, NC 27603

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△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
ROOF PLAN 2

Scale
1" = 30'-0"

ASR 1.4

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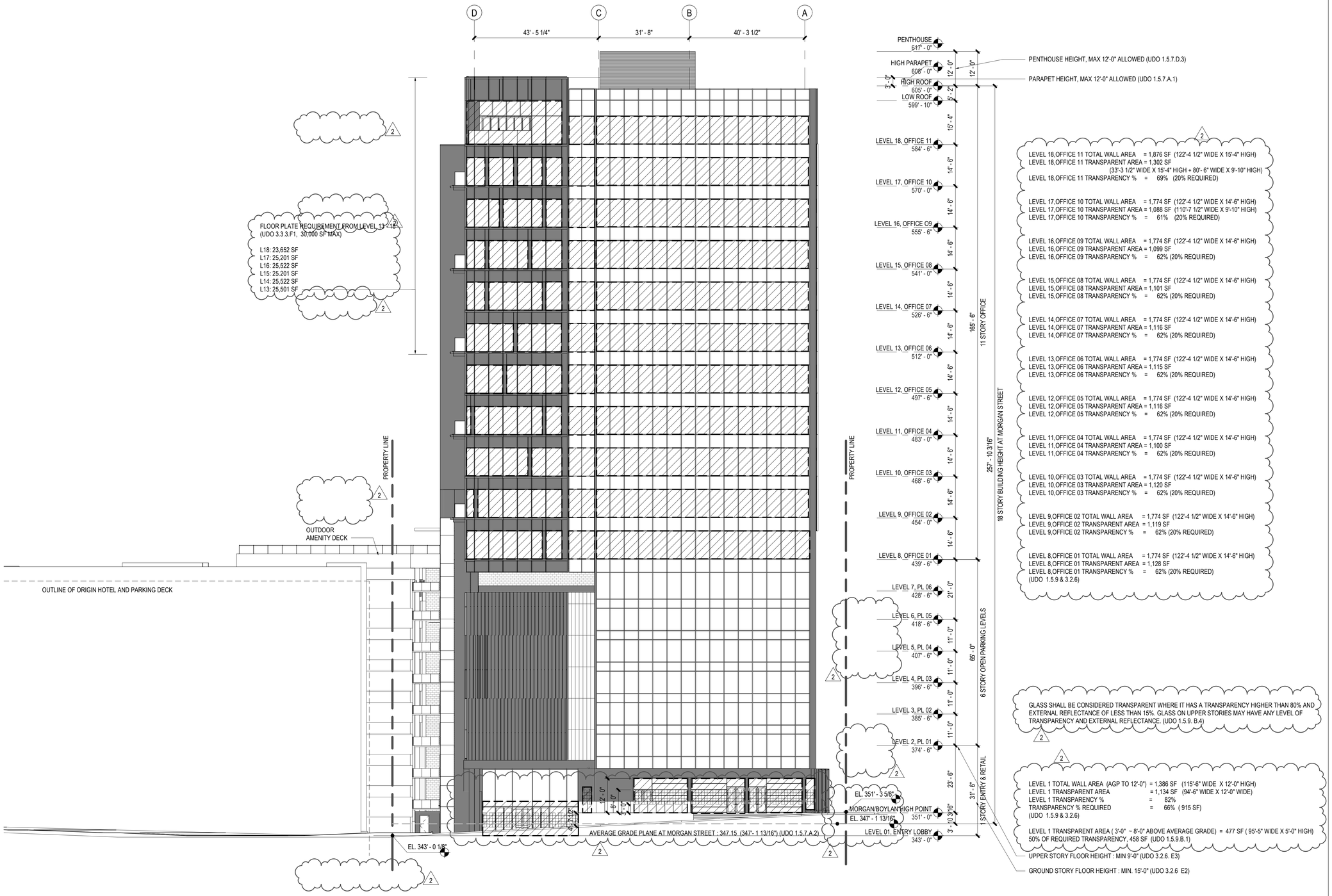

1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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NOT FOR CONSTRUCTION

Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
NORTH ELEVATION - W. MORGAN STREET

Scale
1/16" = 1'-0"

ASR 1.5

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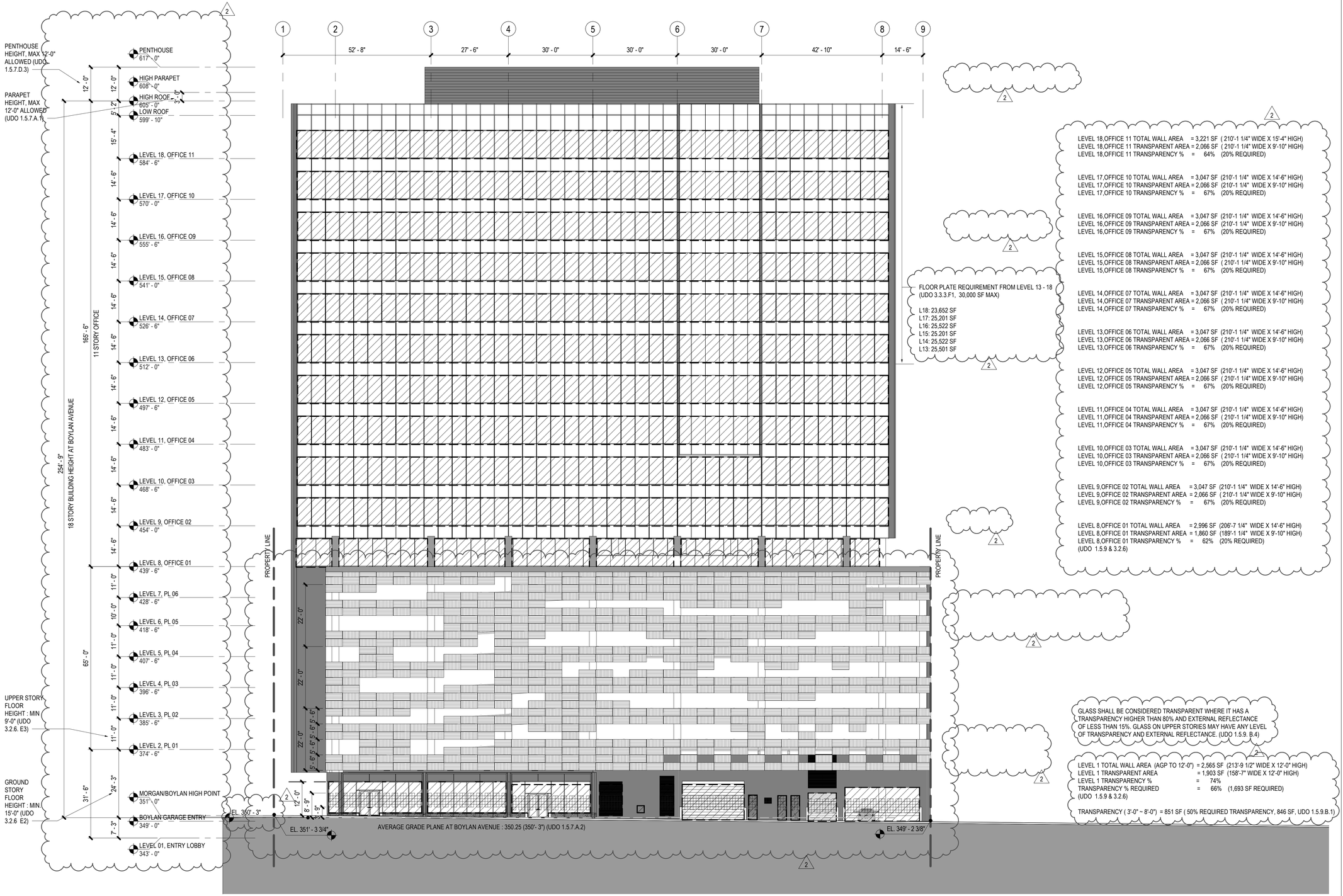

1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
WEST ELEVATION - S. BOYLAN AVENUE

Scale
1/16" = 1'-0"

ASR 1.6

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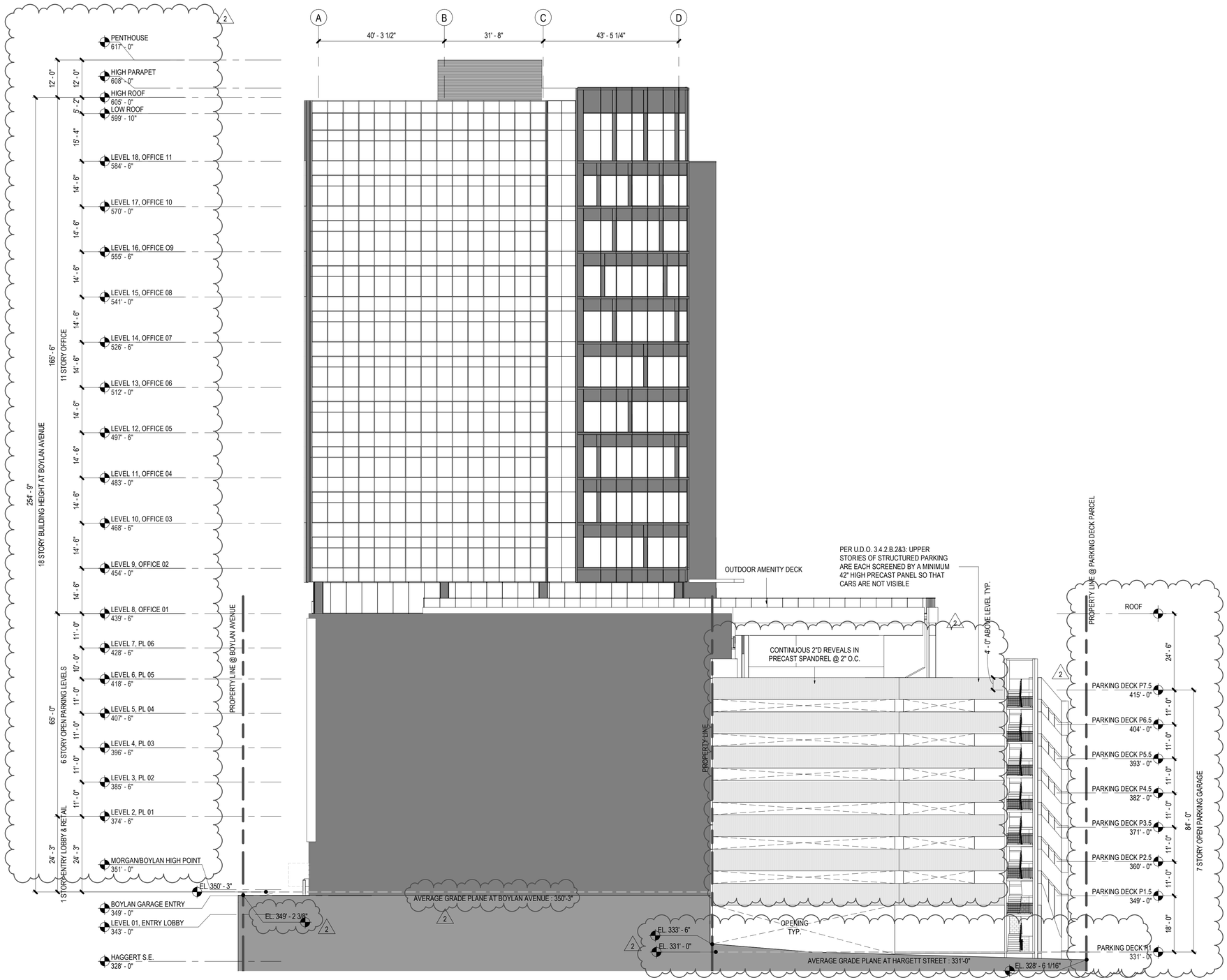

TRANSPARENCY REQUIREMENT - UDO 1.5.9
N/A, NOT STREET FACING FACADE

BLANK WALL AREA COMPLIANCE - UDO 1.5.10
N/A, NOT STREET FACING FACADE

1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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2	2021.12.03	ASR #2 SUBMISSION

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Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
SOUTH ELEVATION

Scale
1/16" = 1'-0"

ASR 1.7

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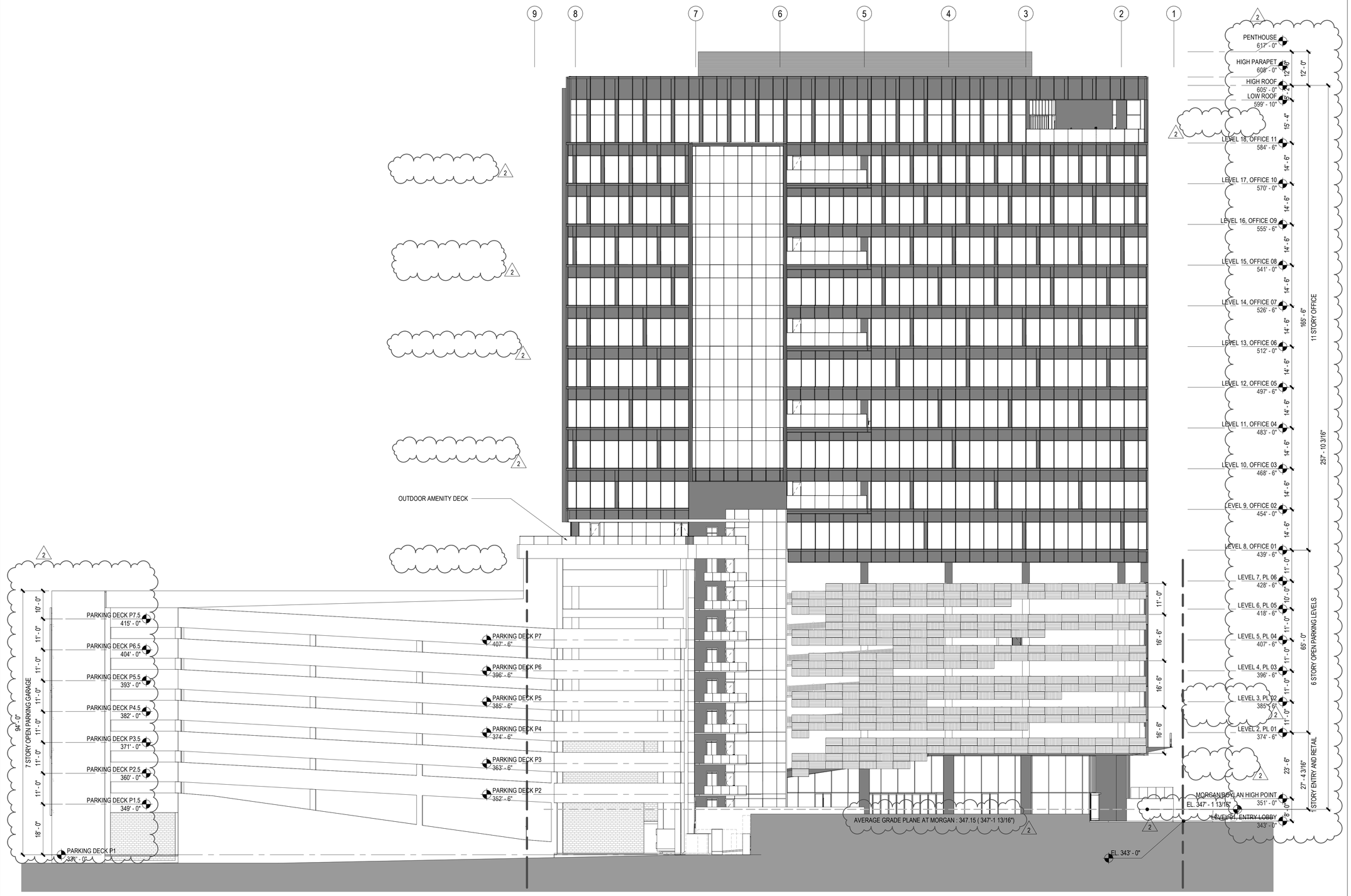

TRANSPARENCY REQUIREMENT - UDO 1.5.9
N/A, NOT STREET FACING FACADE

BLANK WALL AREA COMPLIANCE - UDO 1.5.10
N/A, NOT STREET FACING FACADE

1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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2	2021.12.03	ASR #2 SUBMISSION

Seal / Signature

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Project Name
BLOC83 TOWER 3

Project Number
090.0420.000

Description
EAST ELEVATION

Scale
1/16" = 1'-0"

ASR 1.8

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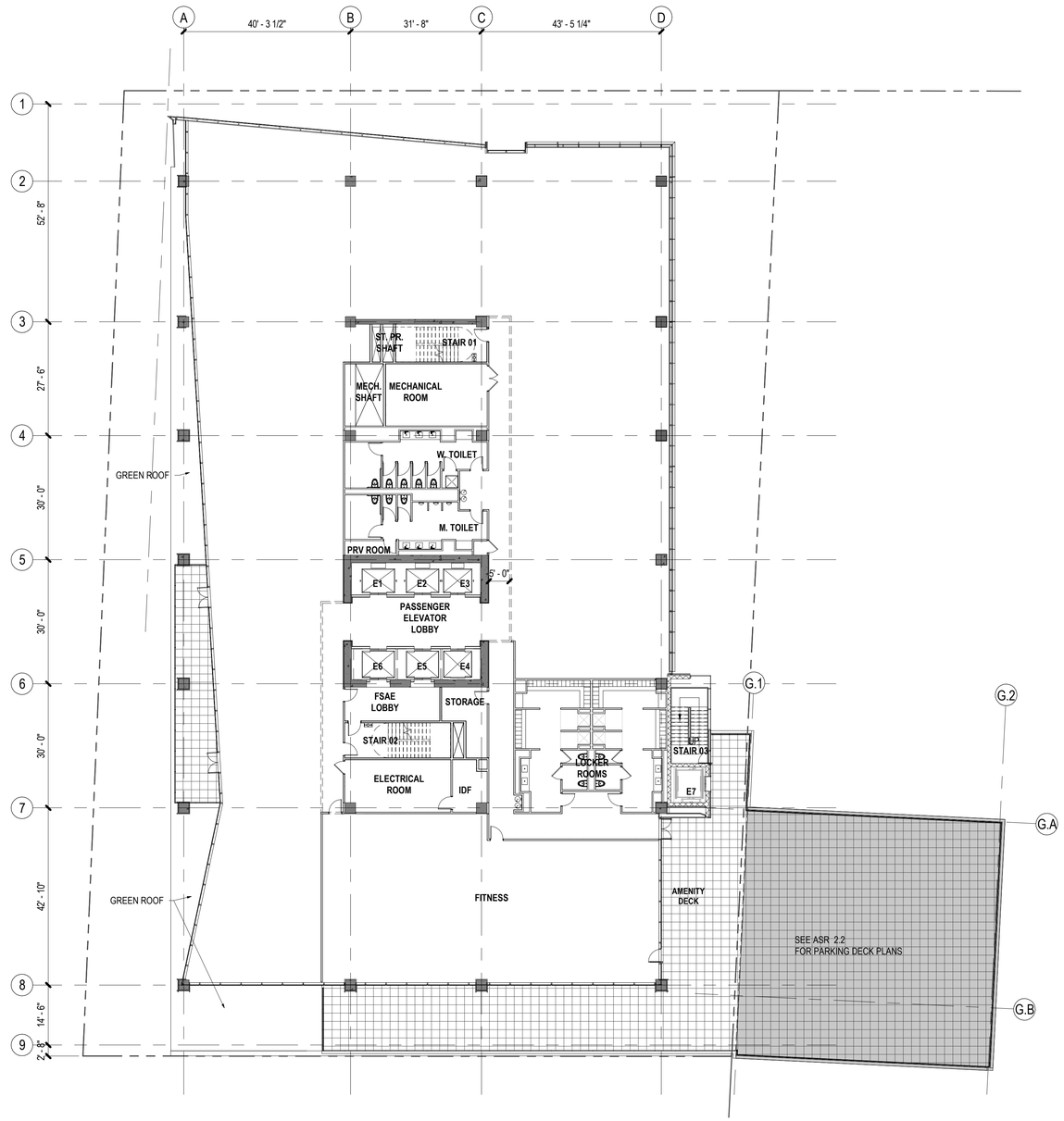

1 LEVEL 08,OFFICE O1 CONSTRUCTION FLOOR PLAN

SCALE: 1/16" = 1'-0"

Bloc83 Tower 3

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△	Date	Description
2	2021.12.03	ASR #2 SUBMISSION

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Project Name

BLOC83 TOWER 3

Project Number

090.0420.000

Description

OFFICE LEVEL - LEVEL 08, OFFICE 01
CONSTRUCTION FLOOR PLAN

Scale

1/16" = 1'-0"

ASR 1.9

2

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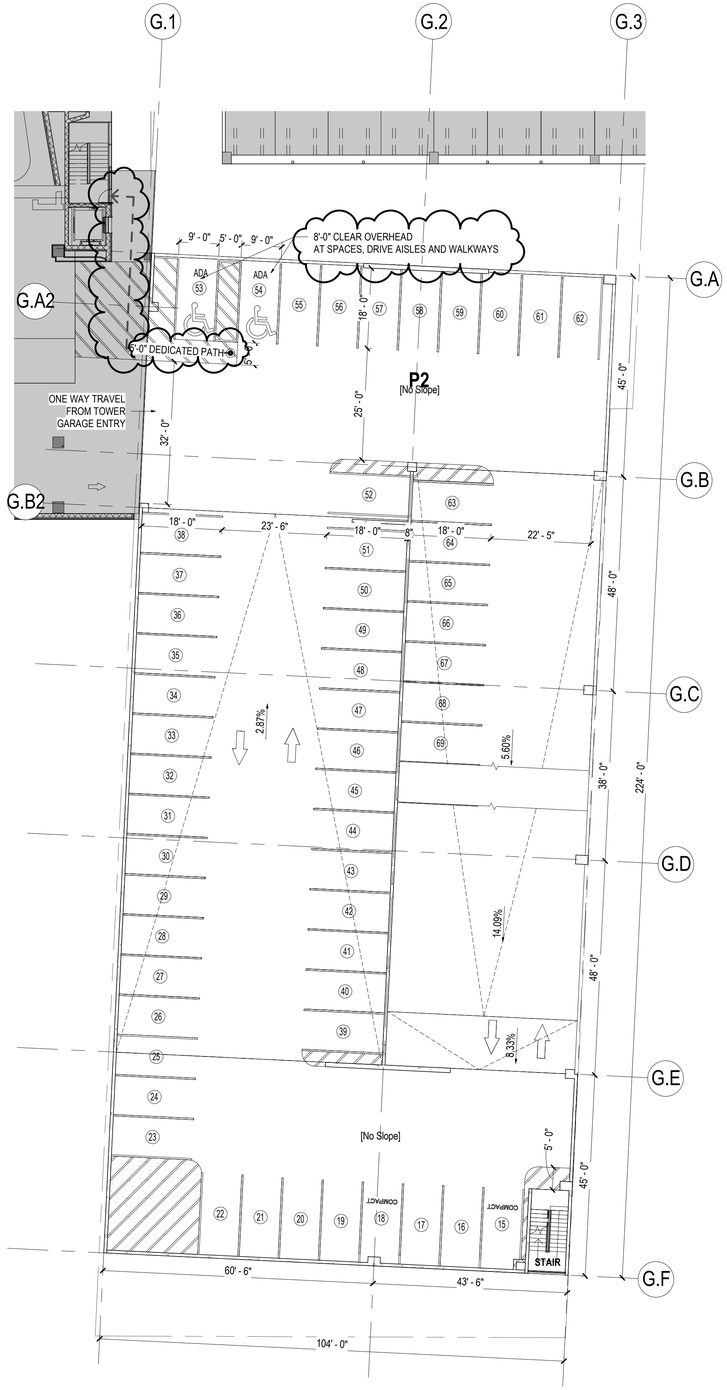
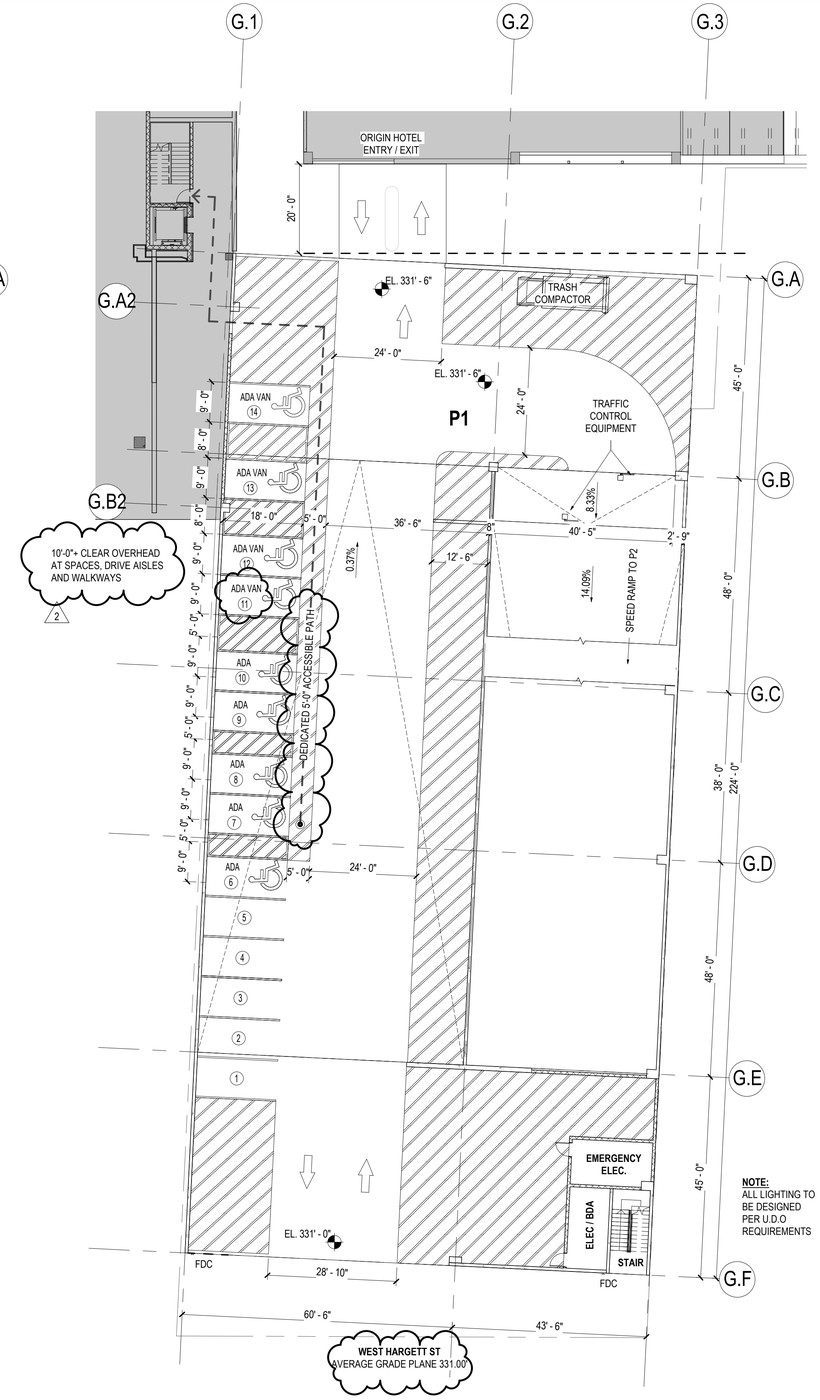


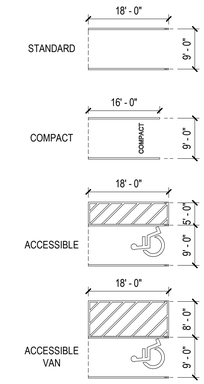
2 PARKING DECK - FIRST ELEVATED PARKING LEVEL (P2)
SCALE: 1/16" = 1'-0"



1 PARKING DECK - GROUND FLOOR PLAN (P1)
SCALE: 1/16" = 1'-0"

NOTE:
ALL LIGHTING TO BE DESIGNED PER U.D.O REQUIREMENTS

PARKING SPACE TYPE LEGEND



PARKING DECK TOTALS*

SPACE TYPE	QTY
ADA (9'x18' w/5'-0" AISLE)	7
ADA VAN (9'x18' w/8'-0" AISLE)	4
COMPACT (9'x16')	10
STANDARD (9'x18')	418
	439

TOTALS BY LEVEL

SPACE TYPE	QTY
P1	
ADA (9'x18' w/5'-0" AISLE)	5
ADA VAN (9'x18' w/8'-0" AISLE)	4
STANDARD (9'x18')	5
	14
P2	
ADA (9'x18' w/5'-0" AISLE)	2
COMPACT (9'x16')	2
STANDARD (9'x18')	50
	54
P3	
COMPACT (9'x16')	1
STANDARD (9'x18')	62
	63
P4	
COMPACT (9'x16')	2
STANDARD (9'x18')	62
	64
P5	
COMPACT (9'x16')	1
STANDARD (9'x18')	62
	63
P6	
COMPACT (9'x16')	2
STANDARD (9'x18')	62
	64
P7	
COMPACT (9'x16')	2
STANDARD (9'x18')	115
	117
	439

*TOTALS SHOWN ARE PARKING DECK ONLY

PARKING DECK

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△	Date	Description
2	2021.12.03	ASR SUBMISSION #2

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
615 MORGAN ST - BLOC83 TOWER 3 PARKING DECK

Project Number
090.0420.200

Description
PARKING DECK FLOOR PLANS

Scale
1/16" = 1'-0"

ASR 2.1

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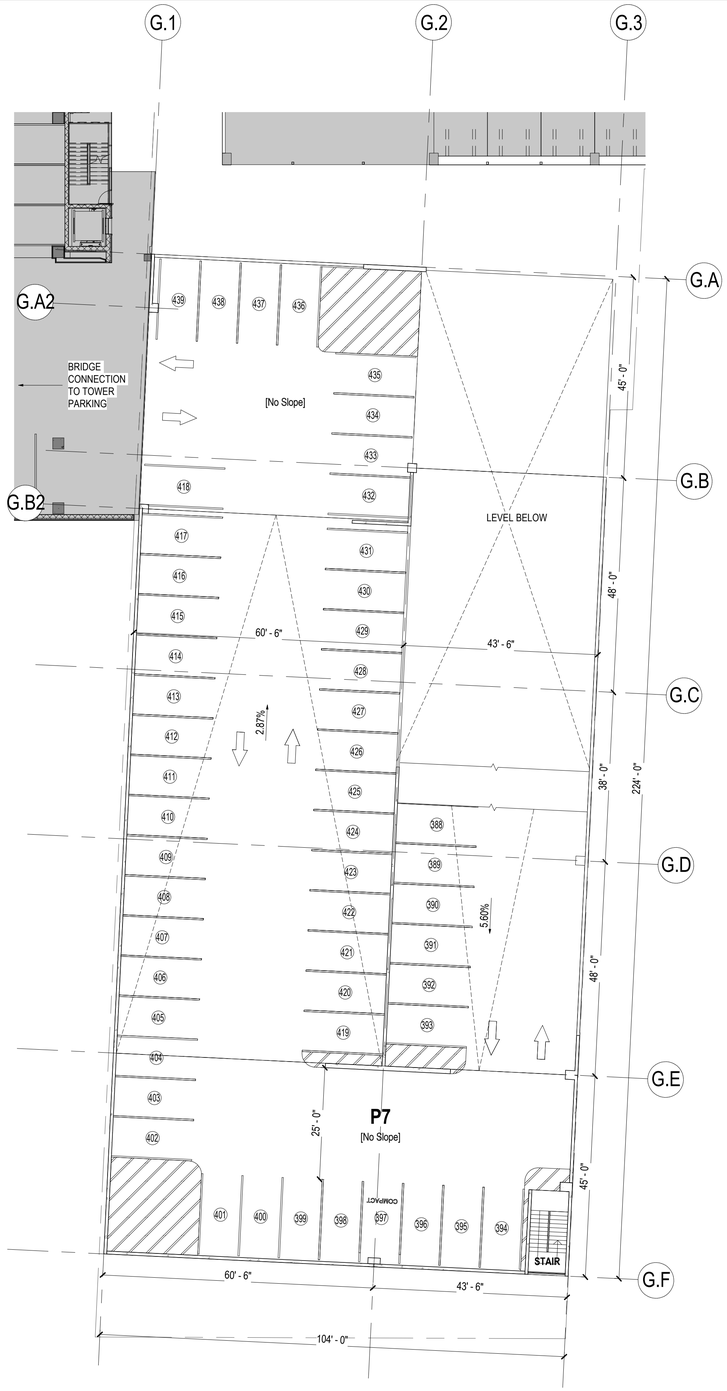
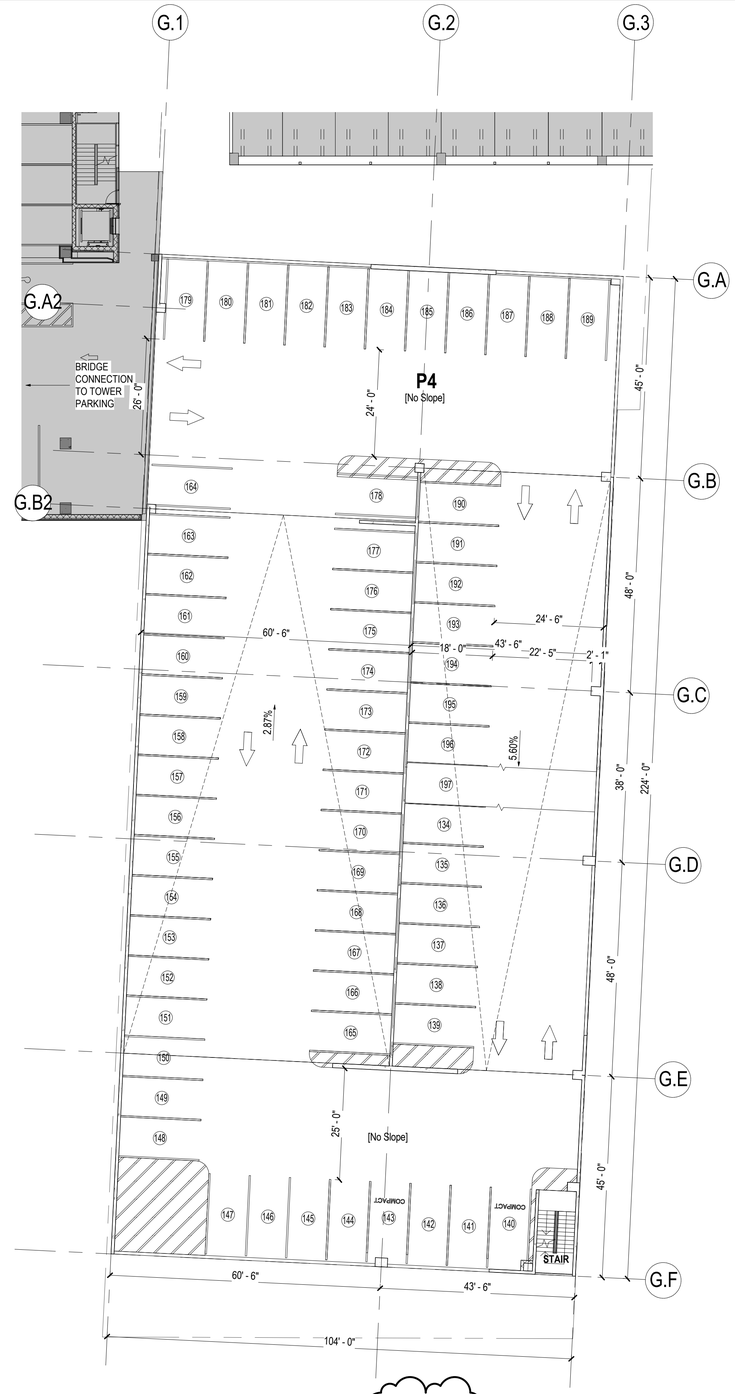
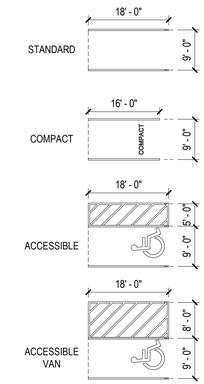


2 PARKING DECK - TOP LEVEL PLAN (P7)
SCALE: 1/16" = 1'-0"



1 PARKING DECK - TYPICAL PLAN (P3-P6)
SCALE: 1/16" = 1'-0"

PARKING SPACE TYPE LEGEND



PARKING DECK TOTALS*

SPACE TYPE	QTY
ADA (9'x18' w/5'-0" AISLE)	7
ADA VAN (9'x18' w/8'-0" AISLE)	4
COMPACT (9'x16')	10
STANDARD (9'x18')	418
	439

TOTALS BY LEVEL

SPACE TYPE	QTY
P1	
ADA (9'x18' w/5'-0" AISLE)	5
ADA VAN (9'x18' w/8'-0" AISLE)	4
STANDARD (9'x18')	5
	14
P2	
ADA (9'x18' w/5'-0" AISLE)	2
COMPACT (9'x16')	2
STANDARD (9'x18')	50
	54
P3	
COMPACT (9'x16')	1
STANDARD (9'x18')	62
	63
P4	
COMPACT (9'x16')	2
STANDARD (9'x18')	62
	64
P5	
COMPACT (9'x16')	1
STANDARD (9'x18')	62
	63
P6	
COMPACT (9'x16')	2
STANDARD (9'x18')	62
	64
P7	
COMPACT (9'x16')	2
STANDARD (9'x18')	115
	117
	439

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PARKING DECK

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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
615 MORGAN ST - BLOC83 TOWER 3 PARKING DECK

Project Number
090.0420.200

Description
PARKING DECK FLOOR PLANS

Scale
1/16" = 1'-0"

ASR 2.2

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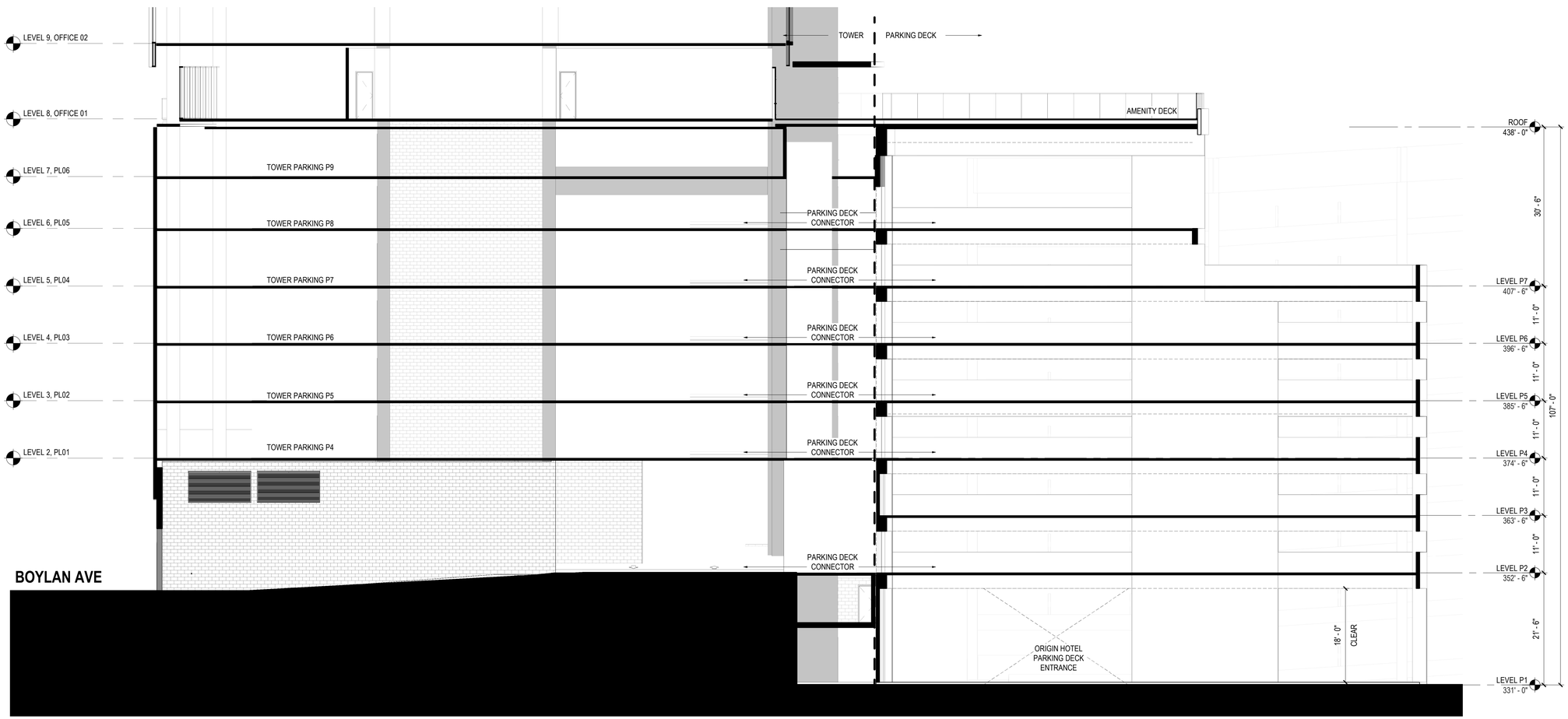

1 ASR EAST-WEST PARKING DECK SECTION EW
SCALE: 3/32" = 1'-0"

PARKING DECK

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Project Name

615 MORGAN ST - BLOC83 TOWER 3 PARKING DECK

Project Number

090.0420.200

Description

PARKING DECK SECTION

Scale

3/32" = 1'-0"

ASR 2.3 2

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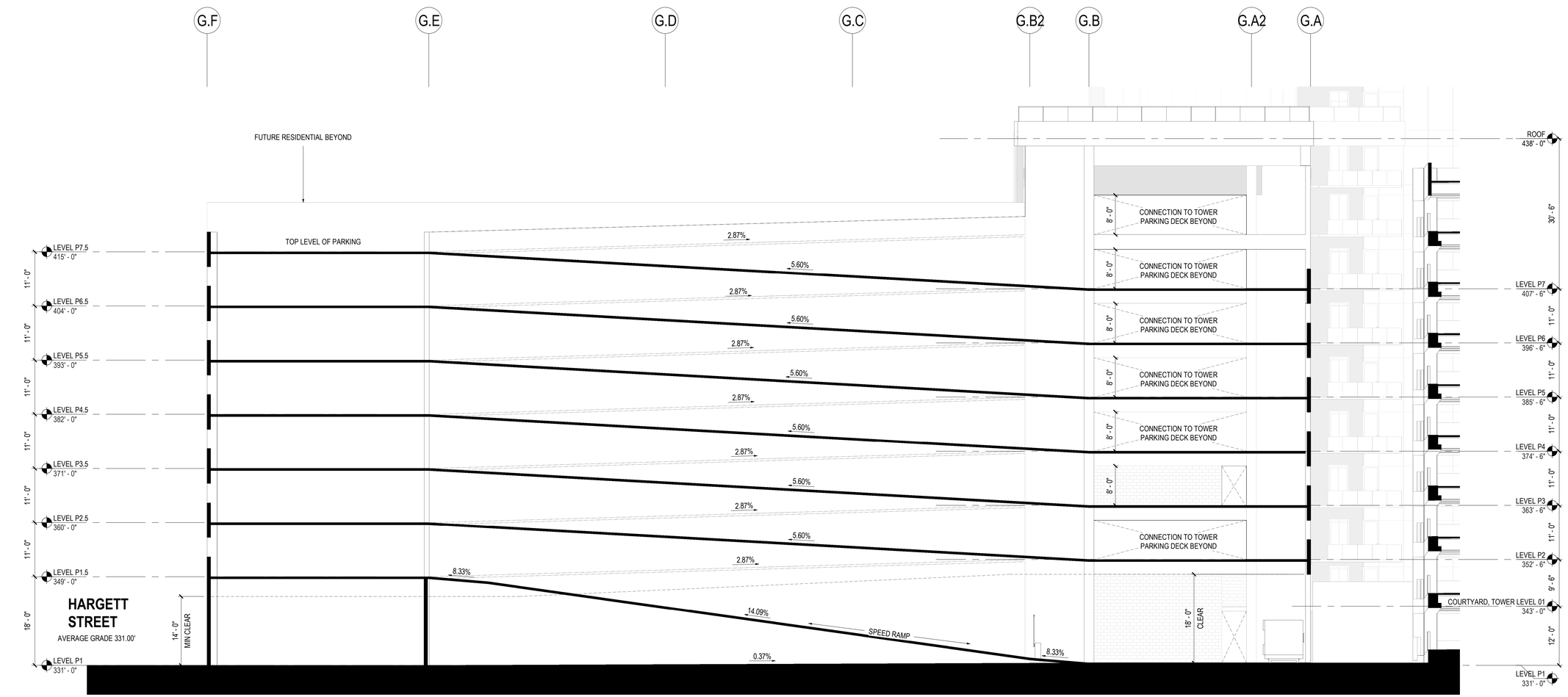

1 ASR NORTH-SOUTH PARKING DECK SECTION
SCALE: 3/32" = 1'-0"

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615 MORGAN ST - BLOC83 TOWER 3 PARKING DECK

Project Number

090.0420.200

Description

PARKING DECK SECTION

Scale

3/32" = 1'-0"

ASR 2.4 2

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