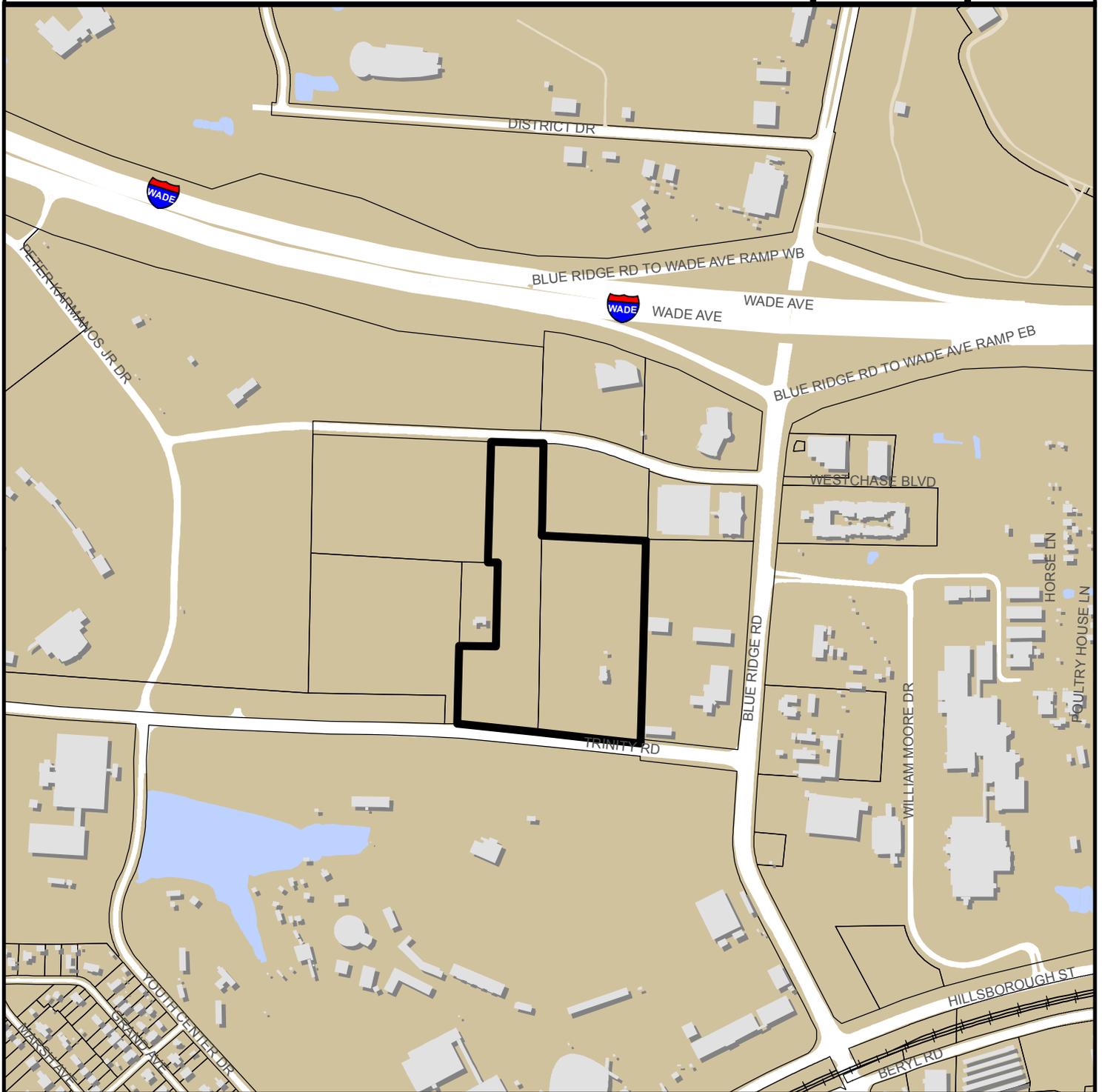


THE STATION AT RALEIGH

SR-5-2018



0 300 600 1,200 1,800 Feet

Zoning: **CX-12 CU**

CAC: **West**

Drainage Basin: **Richland Creek**

Acreage: **10.12**

Sq. Ft.: **814,572**

Planner: **Daniel Stegall**

Phone: **(919) 996-2712**

Applicant: **Chris Bostic**

Phone: **(919) 677-2000**





Administrative Approval Action

Station at Raleigh Apartments: SR-05-18,
Transaction# 542047, Z-24-09, AA# 3793

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Trinity Road and south side of Westchase Boulevard. The site addresses are 4110 Trinity Road and 4200 Trinity Road. The PIN numbers are 0784-56-5495 and 0784-56-9220.

REQUEST: Development of a 18.70 acre tract zone Commercial Mixed Use (CX-12-CU). The applicant is proposing 174 residential units, a 12,182 squarefoot club house, and a 960 square foot maintenance building. Tandem parking, garage parking and remote parking are proposed to fulfill on parking requirements for the development. Please reference S-79-17 for the 5 lot subdivision plan.

DESIGN ADJUSTMENT(S)/

ALTERNATES, ETC: A design adjustment at Article 8.4 of the UDO has been submitted for an alternative streetscape on the stub end of Cloverhurst Drive.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Chris Bostic of Kimley Horn, Incorporated.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. An encroachment agreement for storm pipe that directly drains from stormwater control measures without a means to access at the ROW, storm pipes in the ROW diverted to stormwater control measures and storm pipes less than the minimum allowable diameter within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.
3. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
4. That a final site plan be evaluated for placement of a transit easement and facilities in accordance with UDO standards and that if required a transit easement document be approved by the City and record prior to building permit issuance. An approved transit easement shall be shown on all plats for recording.



Administrative Approval Action

Station at Raleigh Apartments: SR-05-18,
Transaction# 542047, Z-24-09, AA# 3793

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

STORMWATER

5. Concurrent review for subdivision (S-79-17) must be approved prior to the issuance of additional site permits.

URBAN FORESTRY

6. Obtain required tree impact permits from the City of Raleigh
7. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
8. Next Step: Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-24-09.
2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas. All conditions of approval for S-79-17 must be met and the subdivision recorded.
3. That covenants governing the remote parking on lots 3 and 4 which are serving as common elements for this site plan be approved by the City and recorded in the Wake County Registry. These covenants shall state that the remote parking shall remain in place as long as the principle uses on the other lots (the apartments) of this site plan exist. A copy of the recorded covenants shall be provided to the City prior to building permit issuance.
4. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
5. A demolition permit shall be obtained for all existing buildings on site.
6. Provide fire flow analysis.
7. That a petition for annexation into the City Limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.
8. That Infrastructure Construction Plans for public improvements through the Concurrent Review process are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.



Administrative Approval Action

Station at Raleigh Apartments: SR-05-18,
Transaction# 542047, Z-24-09, AA# 3793

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

ENGINEERING

9. A transit easement shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.
10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A final plat must be recorded with the Wake County Register of Deeds office for the CORWLE dedications
12. Infrastructure construction plans must be approved by the City of Raleigh Public Utilities Department for private sewer extensions

STORMWATER

13. The subdivision plat associated with S-79-17 must be recorded.
14. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association."

URBAN FORESTRY

15. The plat of tree conservation areas must be recorded.
16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

17. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
18. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
19. Next Step: All street lights and street signs required as part of the development approval are installed.
20. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

Station at Raleigh Apartments: SR-05-18, Transaction# 542047, Z-24-09, AA# 3793, S-79-17



Administrative Approval Action

Station at Raleigh Apartments: SR-05-18,
Transaction# 542047, Z-24-09, AA# 3793

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

21. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
22. An impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval
23. Next Step: Final inspection of all required Tree Conservation Areas and right of way trees by Urban Forestry Staff.

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

3-Year Expiration Date: April 25, 2021

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

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 4/25/2018

Staff Coordinator: Daniel L. Stegall

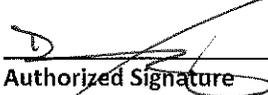
Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Station at Raleigh
	Development Case Number	S-79-17 and SR-5-18
	Transaction Number	535877 and 542047
	Design Adjustment Number	DA - 33 - 2018
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):	
	<input type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>
	<input checked="" type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>
	Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.	
	DEPARTMENTS	
	<input type="checkbox"/> <u>Dev. Services Planner</u>	<input type="checkbox"/> <u>City Planning</u>
	<input checked="" type="checkbox"/> <u>Development Engineering</u> <i>4/25/18</i>	<input type="checkbox"/> <u>Transportation</u>
	<input type="checkbox"/> <u>Engineering Services</u>	<input type="checkbox"/> <u>Parks & Recreation and Cult. Res.</u>
	<input type="checkbox"/> <u>Public Utilities</u>	
	CONDITIONS:	
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY		


Daniel King, PE
4/25/18
 Authorized Signature Engineering Review Manager Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response

Article 8.4 New Streets



DEVELOPMENT
SERVICES
DEPARTMENT

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise safety;
YES NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
YES NO
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
YES NO
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
YES NO

STAFF FINDINGS

The focus of this design adjustment is Cloverhurst Drive stub east of the Cloverhurst Drive and Thornberry Street intersection. The stub road is approximately 100 linear feet.

Cloverhurst Drive stub is bound by a cemetery on the south side and a tree conservation area on the north side. The developer is constructing a retaining wall between the stub road and the cemetery. The alignment of the stub road has been shifted away from the cemetery in order to ensure the 5' utility placement easement stays outside of the wall. Due to the adjacent tree conservation area, the available space for realignment of the stub road is limited.

The following items are impacted on the north side of the stub road by the shift in alignment: the 5' utility placement easement is removed, the 6' planting strip reduced, reduction of a street tree and reduction of the 2' maintenance strip behind the sidewalk. See sheet C2.0 attached.

Staff is in support of the proposed realignment and design adjustment.

Design Adjustment Application



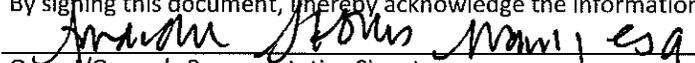
DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Station at Raleigh		
	Case Number S-79-17		
	Transaction Number 535877		
OWNER	Name Station at Raleigh, LLC		
	Address 315 Oconee Street		City Athens
	State GA	Zip Code 30601	Phone
CONTACT	Name Chris Bostic, PE		Firm Kimley-Horn
	Address 421 Fayetteville Street, Suite 600		City Raleigh
	State NC	Zip Code 27601	Phone 919-653-2927
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Approximately 100 LF of the proposed Cloverhurst Drive extension east of proposed Thornberry Street to the project property line requires a design adjustment. In order to extend Cloverhurst Drive, a multi-family street, the proposed street cross section is reduced to avoid an existing cemetery and proposed tree conservation. The proposed general utility easement, planting easement, and a street tree will be omitted from the street section on the north side of Cloverhurst Drive. The planting easement on the south side of Cloverhurst Drive is reduced to 3 feet in width.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.


4/25/18
 Owner/Owner's Representative Signature Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
---------------------	----------------	--------

Article 8.4, New Streets

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
Cloverhurst Drive is being constructed to meet the required block perimeter associated with the underlying zoning for this project and will also be a future connection for the adjacent property upon redevelopment. The reduced block perimeter encourages walkability and provides safe, convenient vehicular access for this project. While a portion of the cross section is reduced, sidewalks and paved street areas still comply with the City cross section. Proposed tree conservation and an existing cemetery restrict the cross section.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The project is dedicating right-of-way and constructing a 2 lane avenue identified in the streets plan of the Comprehensive Plan and also is dedicating right-of-way on Trinity Road to comply with the streets plan. The project is residential which conforms with the future land use designation of Community Mixed Use. Cloverhurst Drive is one of two multi-family streets being built to comply with the Block Perimeter required in the Unified Development ordinance. The project supports Policy T5.1 and 5.5 providing bike lanes on the avenue and sidewalks on both sides of streets.
- C. The requested design adjustment does not increase congestion or compromise safety;
The widths of the paved road and pedestrian paths comply with the City multi-family street section. Additionally, sidewalk is still provided on both sides of Cloverhurst Drive. As a result, we do not anticipate negative impacts to traffic congestion or driver and pedestrian safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
As Cloverhurst Drive is a multi-family street, only the 22 foot drive aisle is City right-of-way. The design complies with City requirements in the drive aisle. Sidewalk easements are provided around sidewalk on both sides of the street to allow for City maintenance. Standard width utility and maintenance easements are provided on south side of Cloverhurst Drive per City standards to allow for future construction and maintenance of dry utilities.
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
The requested design adjustment was designed and sealed by Christopher O. Bostic, PE of Kimley-Horn and Associates, Inc.
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
The design adjustment is requested to avoid impacts to tree conservation and an existing cemetery. By avoiding these areas, impacts to undeveloped areas are reduced which reduces the volume of storm water runoff. The road/impervious area of design adjustment will be captured by storm drainage designed to City standards and piped to a wet pond for detention and treatment per City standards.

Individual Acknowledgement



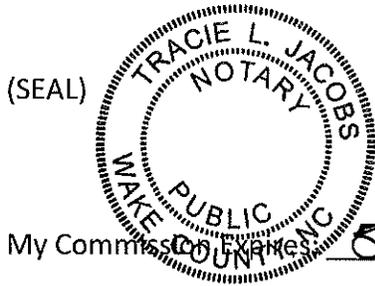
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

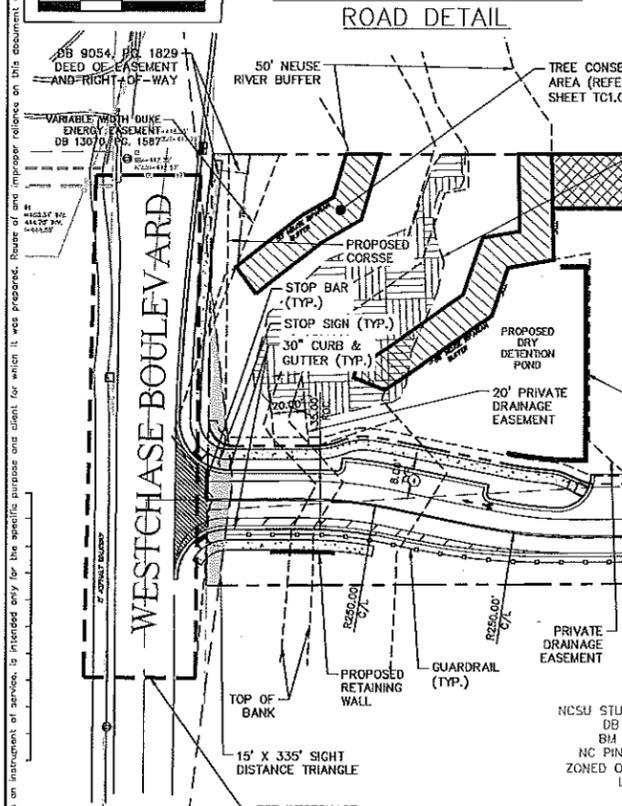
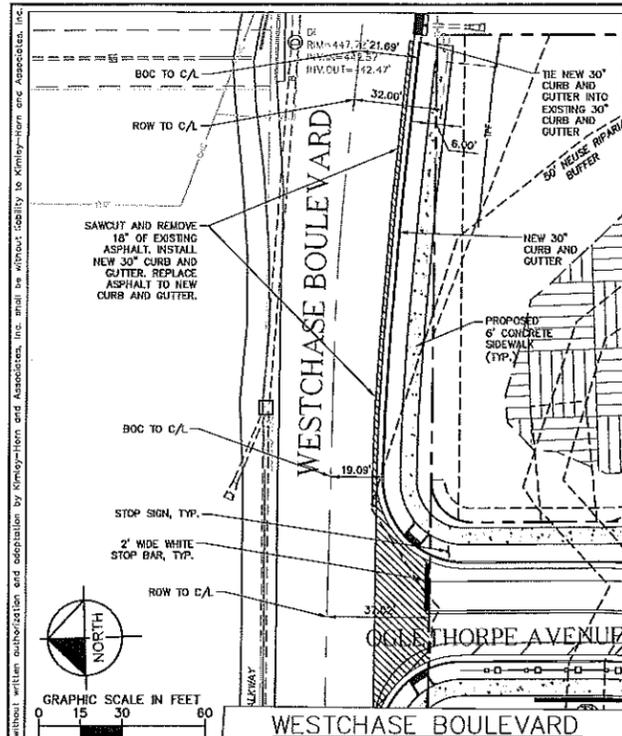
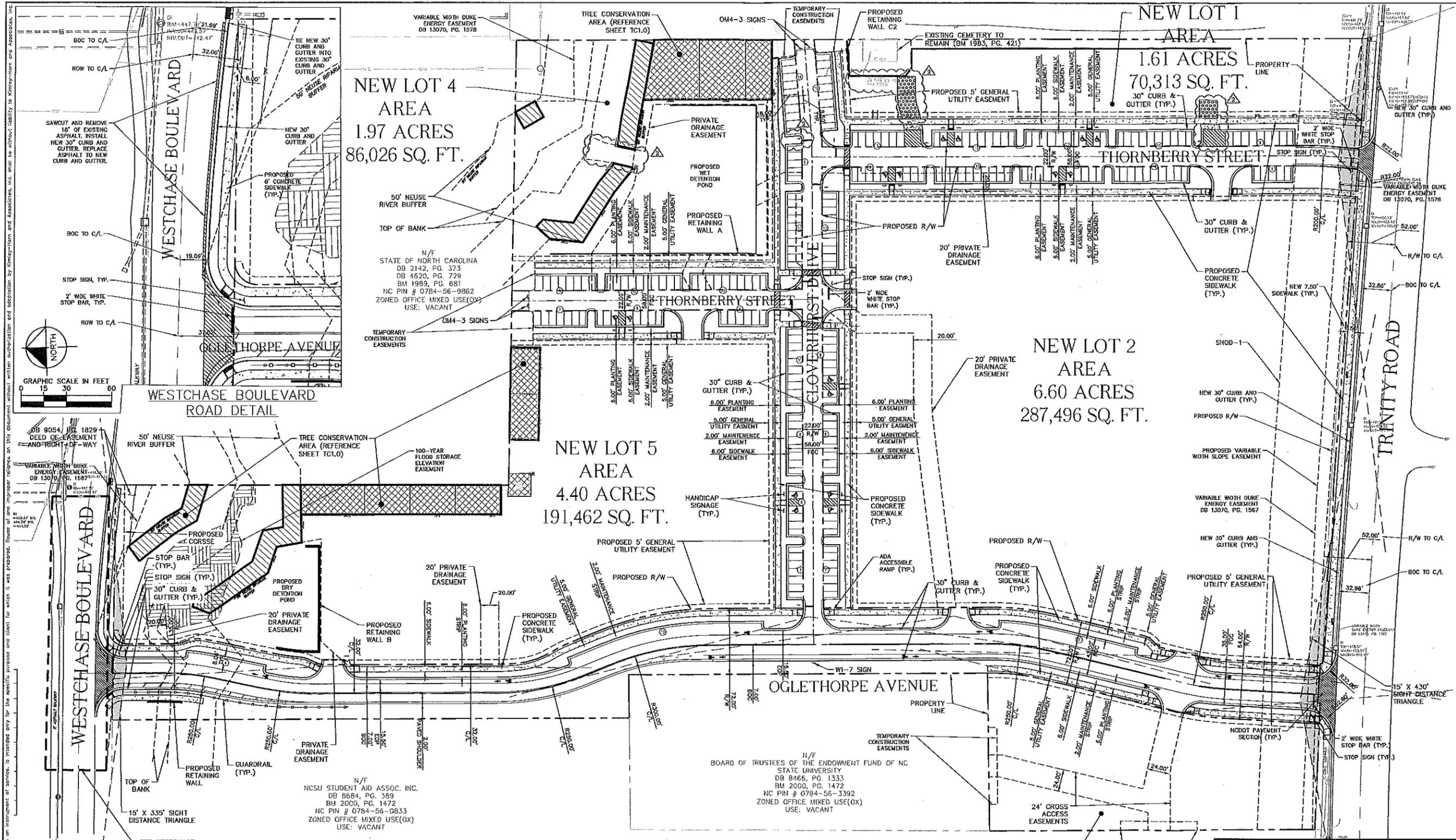
I, Tracie L. Jacobs, a Notary Public do hereby certify that
Amanda Stokes Mann personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 25th day of April, 2018.



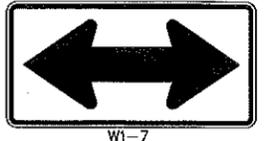
Notary Public Tracie L. Jacobs

My Commission Expires 5-11-2020



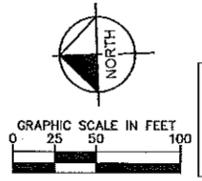
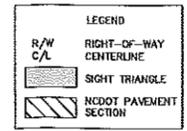
NCDOT PAVEMENT SCHEDULE	
(C1)	PROP. APPROX. 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE 59.56, AT AN AVERAGE RATE OF 168 LBS. PER SQ. YARD. (OVERLAY)
(C2)	PROP. APPROX. 3" ASPHALT CONCRETE SURFACE COURSE, TYPE 59.56, AT AN AVERAGE RATE OF 188 LBS. PER SQ. YARD IN EACH OF TWO LAYERS. (1.5" OF OVERLAY INCLUDED IN TOTAL DEPTH)
(D1)	PROP. APPROX. 4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 119.08, AT AN AVERAGE RATE OF 435 LBS. PER SQ. YARD.
(E1)	PROP. APPROX. 5" ASPHALT CONCRETE BASE COURSE, TYPE 825.08, AT AN AVERAGE RATE OF 570 LBS. PER SQ. YARD. (REQUIRED IN AREAS LESS THAN OR EQUAL TO 6' WIDE. AREAS > 6' MAY BE SUBSTITUTED WITH J1)
(J1)	PROP. 10" AGGREGATE BASE COURSE (MAY BE SUBSTITUTED WITH E1)
(U)	EXISTING PAVEMENT

NOTE: PAVEMENT SECTIONS ARE BASED ON NODOT REQUIREMENTS.



W1-7

- NOTE:
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 - ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).



NEW LOT 3 AREA
1.16 ACRES
50,530 SQ. FT.

N/F
NCSU STUDENT AID ASSOC. INC.
DB 8684, PG. 332
BM 2000, PG. 1472
NC PIN # 0784-46-9137
ZONED OFFICE MIXED USE(OX)
USE: PARKING LOT

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

CONCURRENT REVIEW APPROVAL
CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

PLANS FOR THE PROPOSED USE HAVE BEEN REVIEWED FOR GENERAL COMPLIANCE WITH APPLICABLE CODES. THIS LIMITED REVIEW AND AUTHORIZATION FOR CONSTRUCTION IS NOT TO BE CONSIDERED TO REPRESENT TOTAL COMPLIANCE WITH ALL LEGAL REQUIREMENTS FOR DEVELOPMENT AND CONSTRUCTION. THE PROPERTY OWNER, DESIGN CONSULTANTS, AND CONTRACTORS ARE EACH RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL LAWS. THIS SPECIFIC AUTHORIZATION BELOW IS NOT A PERMIT, NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF CITY, STATE OR FEDERAL LAW. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

TRANSPORTATION FIELD SERVICES _____
PUBLIC UTILITIES _____
STORMWATER _____
PLANNING/ZONING _____
FIRE _____
URBAN FORESTRY _____
SITE ACCESSIBILITY _____

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 500, RALEIGH, NC 27601
PHONE: 919-855-1494
WWW.KIMLEY-HORN.COM

REVISIONS

No.	DATE	BY	REVISIONS
2	4/25/18	TRC	REVISED PER CITY COMMENTS
1	3/27/18	TRC	REVISED PER CITY COMMENTS

PROJECT
KHA PROJECT 01170002
DATE 02/16/2018
SCALE AS SHOWN
DESIGNED BY WWH
DRAWN BY WWH
CHECKED BY COB

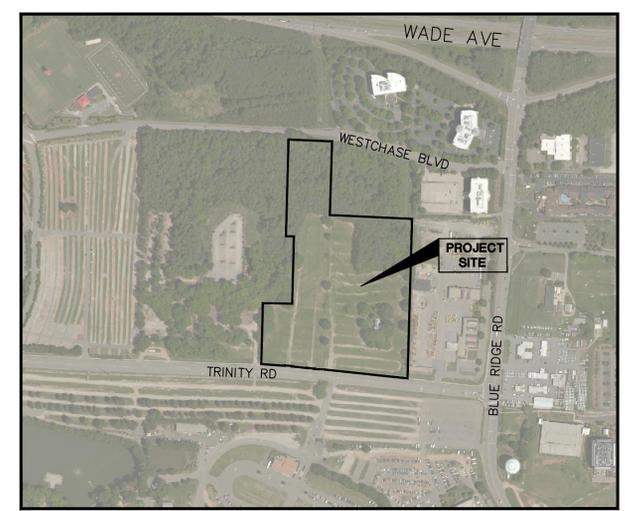
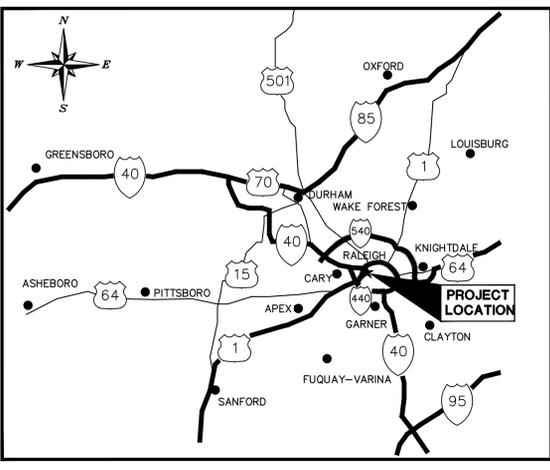
SUBDIVISION PLAN

STATION AT RALEIGH
PREPARED FOR
STATION AT RALEIGH, LLC
RALEIGH NORTH CAROLINA

SHEET NUMBER
C2.0

PRELIMINARY SITE PLAN SUBMITTAL FOR: STATION AT RALEIGH

SR-05-18
TRANS.#542047
S-79-17 APPROVED 02/14/2018, SEE AA#3705
4200 TRINITY ROAD
RALEIGH, NORTH CAROLINA 27607
A DEVELOPMENT BY: THE STATION AT RALEIGH, LLC.
315 OCONEE STREET
ATHENS, GEORGIA 30601



NO.	DATE	DESCRIPTION	BY
4	4/24/18	REVISED PER CITY COMMENTS	TRC
3	4/10/18	REVISED PER CITY COMMENTS	TRC
2	4/10/18	REVISED PER CITY COMMENTS	TRC
1	3/13/18	REVISED PER CITY COMMENTS	JCB
	2/26/18	REVISED PER CITY COMMENTS	JCB

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

Administrative Site Review Application (for UDO Districts only)

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	Transaction Number Assigned Project Coordinator Assigned Team Leader
<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: **The Station at Raleigh**
 Zoning District: **CX-12-CU** Overlay District (if applicable): **N/A** Inside City Limits? Yes No
 Proposed Use: **Multifamily Residential**
 Property Address(es): **4110 and 4200 Trinity Rd, Raleigh, NC 27607** Major Street Locator: **Trinity Rd.**
 Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **0784-56-5495** P.I.N. **0784-56-9220** P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: If other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Project includes construction of a multifamily residential apartment complex and associated facilities and infrastructure.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
N/A

CLIENT/DEVELOPER/OWNER
 Company **The Station at Raleigh, LLC** Name (s) **Mark Jensen**
 Address **315 Oconee Street, Athens, GA 30601**
 Phone **706-543-1910** Email **mark.jensen@landmarkproperties.com** Fax

CONSULTANT (Contact Person for Plans)
 Company **Kimley-Horn & Associates, Inc.** Name (s) **Chris Bostic**
 Address **421 Fayetteville Street, Suite 600, Raleigh, NC, 27601**
 Phone **919-677-2000** Email **Chris.Bostic@Kimley-Horn.com** Fax **919-677-2050**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-12-CU	Proposed building use(s) Multi-Family
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 1,860 sf
Overlay District N/A	Proposed Building(s) sq. ft. gross
Total Site Acres 18.70	Total sq. ft. gross (existing & proposed) 23,000-dubhouse
Off street parking: Required 675 Provided 679	Proposed height of building(s) 43 ft
COA (Certificate of Appropriateness) case # N/A	# of stories 3
BOA (Board of Adjustment) case # A-N/A	Ceiling height of 1 st Floor 9 ft
CUD (Conditional Use District) case # Z-24-09	
Stormwater Information	
Existing Impervious Surface 0.73 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 10.12 acres/square feet	If Yes, please provide:
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Map Panel #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units 174	5. Bedroom Units: 1br 12 2br 3br 2 4br or more 160
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity 10%
4. Overall Total # of Dwelling Units (1-6 Above) 174	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate Kimley-Horn & Associates, Inc to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.	
Signed: <i>[Signature]</i>	Date: 1/10/2018
Printed Name: Mark Jensen	
Signed: _____	Date: _____
Printed Name: _____	

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.2	BUILD-TO EXHIBIT
C2.3	REMOTE PARKING EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C6.1	SITE DETAILS
L1.1	LANDSCAPE AND STREETSCAPE PLAN
L1.2	LANDSCAPE AND STREETSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L1.0	OVERALL LANDSCAPE PLAN
TC1.0	TREE CONSERVATION
TC2.0	TREE CONSERVATION METES AND BOUNDS
LT.1	LIGHTING PLAN
BH-1 - BH-22	EXTERIOR ELEVATIONS

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C2.2	BUILD-TO EXHIBIT
C2.3	REMOTE PARKING EXHIBIT
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C6.1	SITE DETAILS
L1.1	LANDSCAPE AND STREETSCAPE PLAN
L1.2	LANDSCAPE AND STREETSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L1.0	OVERALL LANDSCAPE PLAN
TC1.0	TREE CONSERVATION
TC2.0	TREE CONSERVATION METES AND BOUNDS
LT.1	LIGHTING PLAN
BH-1 - BH-22	EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION	BY
4	04/24/18	REVISED PER CITY COMMENTS	TRC
3	04/10/18	REVISED PER CITY COMMENTS	TRC
2	03/13/18	REVISED PER CITY COMMENTS	TRC
1	02/26/18	REVISED PER CITY COMMENTS	JCB

REVISIONS

NO.	DATE	DESCRIPTION	BY
4	04/24/18	REVISED PER CITY COMMENTS	TRC
3	04/10/18	REVISED PER CITY COMMENTS	TRC
2	03/13/18	REVISED PER CITY COMMENTS	TRC
1	02/26/18	REVISED PER CITY COMMENTS	JCB

This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Copyright Kimley-Horn and Associates, Inc., 2017

DATE: **JANUARY 16, 2018**
 JOB NUMBER: **011170002**

- Conditions Dated: 05/22/09
- ALL BUILDINGS SHALL BE A MAXIMUM HEIGHT OF 140 FEET.
 - THE FOLLOWING USES SHALL BE PROHIBITED:
 - CEMETERY
 - FUNERAL HOME
 - EMERGENCY SHELTER TYPE B
 - SINGLE FAMILY DETACHED DWELLING
 - CORRECTIONAL/PENAL FACILITY OF ALL TYPES
 - SITE PLAN APPROVAL SHALL BE BY CITY COUNCIL.
 - THE SITE SHALL CONTROL THE RATE OF STORMWATER RUNOFF TO THE PREDEVELOPED LEVELS FOR THE 2, 10, 25, 50, AND 100 YEARS STORM EVENTS.
 - THERE SHALL BE NO MORE THAN 2 ACCESS POINTS ONTO TRINITY RD. AND ONE ONTO WESTCHASE RD.
 - DEVELOPMENT SHALL MEET ALL SHOD-1 REQUIREMENTS EXCEPT FOR THE HEIGHT LIMIT.
 - ALL HOTEL ROOMS SHALL HAVE INTERIOR ACCESS ONLY.
 - REIMBURSEMENT FOR ALL RIGHT OF WAY DEDICATION SHALL BE AT THE EXISTING RATE OF 0&1-1.
 - ALL PARKING DECKS SHALL HAVE THE SAME ARCHITECTURAL CHARACTER AND MATERIALS AS THAT OF THE BUILDING IT SERVES.
 - THE OWNERS SHALL APPLY FOR A FOUR STAR OR FOUR DIAMOND QUALITY RATING FOR ANY HOTEL USE WITHIN 90 DAYS OF RECEIVING A CERTIFICATE OF OCCUPANCY.
 - RESIDENTIAL DENSITY SHALL NOT EXCEED THAT ALLOWED IN O&1-1.
 - SHOD-1 LANDSCAPING AND YARD SETBACKS SHALL APPLY TO TRINITY ROAD ONLY.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606, PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

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

MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST (20) FEET FROM THE POINT OF TANGENCY.

PREPARED IN THE OFFICE OF:

Kimley»Horn

© 2018 Kimley-Horn and Associates, Inc.
 421 FAYETTEVILLE STREET - SUITE 600 - RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-0102

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER:
 THE STATION AT RALEIGH, LLC
 315 OCONEE STREET
 ATHENS, GA 30601
 ATTN.: MARK JENSEN
 MARK.JENSEN@LANDMARKPROPERTIES.COM

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 653-2927
 ATTN.: CHRIS BOSTIC, P.E.
 chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT:
 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE ST., SUITE 600
 RALEIGH, NORTH CAROLINA 27601
 PHONE: (919) 653-2976
 ATTN.: RICHARD BROWN, PLA
 richard.brown@kimley-horn.com

SURVEYOR:
 MCKIM & CREED,
 1730 VARSITY DRIVE, SUITE 500
 RALEIGH, NC 27606
 PHONE: (919) 233-8091
 ATTN.: ROBIN L. LEE

Plotted By: Carter, Tim. Sheet Set: STATION AT RALEIGH. Layout: CO.0. PRELIMINARY COVER SHEET. April 24, 2018 05:20:21pm. K:\RAL-LDE\A\01170002_Station at Raleigh\Planning Phase\15_CAD Files\PlanSheets\SITE PLAN SUBMITTAL SET\CO.0 PRELIMINARY COVER SHEET.dwg
 This document, together with the concepts and designs presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KHA PROJECT
011170002
DATE
1/16/2018
SCALE AS SHOWN
DESIGNED BY WHH
DRAWN BY WHH
CHECKED BY COB

COVER SHEET

STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC
RALEIGH NORTH CAROLINA

SHEET NUMBER
C0.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

- LEGEND —
- R/W RIGHT-OF-WAY
 - IPF IRON PIPE FOUND
 - PKS P.K. NAIL SET
 - IRS IRON ROD SET
 - IRF IRON ROD FOUND
 - ISF RAILROAD SPIKE FOUND
 - PKF PARKER-KAYLON NAIL FOUND
 - RIGHT-OF-WAY MONUMENT
 - COMPUTED POINT
 - BOOK OF MAPS
 - COMPUTED POINT (NOT SET)
 - PLAT BOOK
 - N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PG PAGE
 - CONC CONCRETE
 - SW SIDEWALK
 - BC BACK OF CURB
 - BH BORE HOLE
 - Y CENTERLINE
 - EP EDGE OF PAVEMENT
 - FE FENCE
 - WW WOVEN WIRE
 - BW BARBED WIRE
 - LSA LANDSCAPE AREA
 - FOM FIBER OPTIC MARKER
 - MB MAILBOX
 - SDM STORM DRAIN MANHOLE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - FES FLARED END SECTION
 - CI CURB INLET
 - INV INVERT
 - SSWH SANITARY SEWER MANHOLE
 - GW GUY WIRE
 - PP POWER POLE
 - TP TELEPHONE POLE
 - LP LIGHT POLE
 - TRANSF TRANSFORMER
 - GTS GAS TEST STATION
 - WSE WATER SURFACE ELEVATION
 - DIP DUCTILE IRON PIPE
 - PLA PLASTIC
 - SIGN SIGN
 - EB ELECTRIC BOX
 - EM ELECTRIC MANHOLE
 - TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL
 - WATER MANHOLE
 - LP LIGHT POLE
 - GTS GAS TEST STATION
 - WV WATER VALVE
 - TP TELEPHONE PED
 - HH HANDHOLE
 - FH FIRE HYDRANT
 - EL ELECTRIC LINE
 - GL GAS LINE
 - WL WATER LINE
 - UL UNKNOWN LINE
 - TL TELEPHONE LINE
 - FL FIBER OPTIC LINE
 - PL PER RECORD TELEPHONE LINE

N/F REAL ESTATE ALTERNATIVES
 PORTFOLIO 4-MR LLC
 DB 12354, PG. 1160
 BM 1989, PG. 681
 PIN # 0784-66-4762
 ZONED OFFICE MIXED USE (OX)
 USE: OFFICE

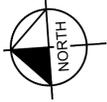
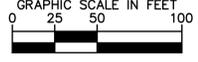
N/F STATE OF NORTH CAROLINA
 PIN # 0784-66-4216
 ZONED INDUSTRIAL MIXED USE (IX)
 USE: INDUSTRIAL

N/F BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NC
 STATE UNIVERSITY
 DB 8466, PG. 1333
 BM 2000, PG. 1472
 NC PIN # 0784-55-3392
 ZONED OFFICE MIXED USE(OX)
 USE: VACANT

CLASS OF SURVEY: AA
 POSITIONAL ACCURACY: 0.028M(HORIZONTAL), 0.033M(VERTICAL)
 TYPE OF GPS FIELD PROCEDURE: VRS
 DATES OF SURVEY: 12-04-13 THRU 12-10-13
 DATUM/EPOCH: NAD 83/2011
 PUBLISHED/FIXED CONTROL USE: FIXED CONTROL
 GEOID MODEL: GEOID 09
 COMBINED GRID FACTOR(S): 0.99991986
 UNITS: US SURVEY FEET
 TYPE AND MODEL OF GPS RECEIVER USED: TRIMBLE 5800

THE HORIZONTAL UNDERGROUND UTILITY LINES SHOWN REPRESENT QUALITY LEVEL B SUBSURFACE UTILITY ENGINEERING SERVICES. UTILITY MARKS PLACED ON THE GROUND BY MCKIM & CREED ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES. USE OF THIS INFORMATION DOES NOT RELIEVE ANY PARTY FROM THEIR OBLIGATION TO CONTACT THE UTILITY DAMAGE PREVENTION SYSTEM BEFORE DIGGING BEGINS. THIS QUALITY LEVEL B UTILITY INVENTORY DOES NOT GUARANTEE THE EXISTENCE OF EACH UTILITY OR THAT ALL THE UNDERGROUND UTILITIES HAVE BEEN ACCOUNTED FOR. EXACT HORIZONTAL AND VERTICAL POSITIONS CAN ONLY BE VERIFIED WHERE QUALITY LEVEL A (EXPOSURES) HAVE BEEN PERFORMED. SERVICES WERE PROVIDED IN ACCORDANCE WITH THE STANDARD OF PRACTICE FOR THE SUBSURFACE UTILITY ENGINEERING PROFESSION, AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA (G/ASSE-38-02).

ELEMENTS SHOWN
 CONSTRUCTED AS
 PART OF S-79-17.



PRELIMINARY
 NOT FOR CONSTRUCTION

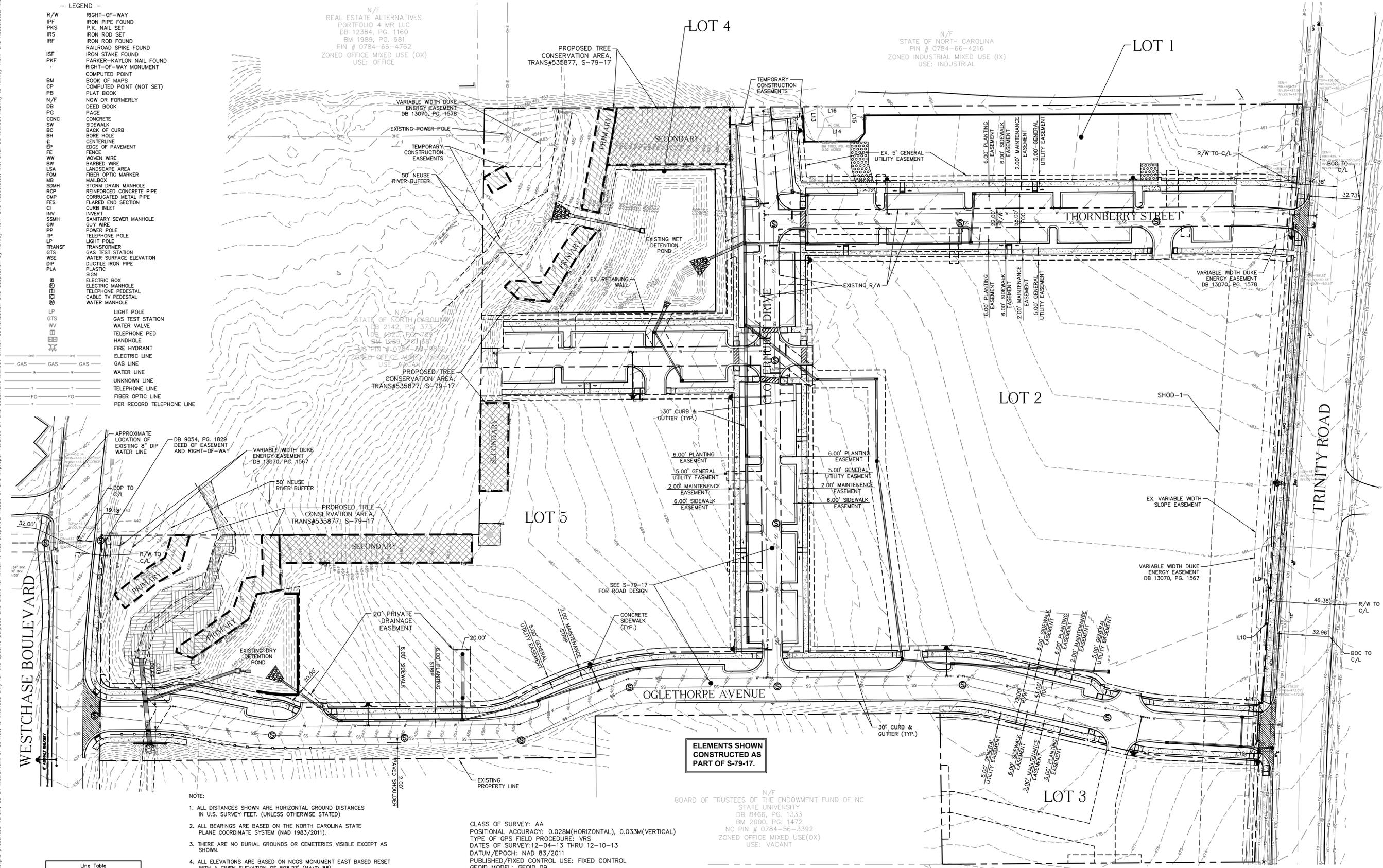
SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

NOTE:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
3. THERE ARE NO BURIAL GROUNDS OR CEMETERIES VISIBLE EXCEPT AS SHOWN.
4. ALL ELEVATIONS ARE BASED ON NC85 MONUMENT EAST BASED RESET WITH A GIVEN ELEVATION OF 508.23' (NAVD 88).
5. ONE FOOT CONTOUR INTERVALS.
6. THESE PARCELS ARE LOCATED IN FEMA FLOOD HAZARD ZONE X. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP 3720078400J WITH AN EFFECTIVE DATE OF MAY 02, 2006.
7. THIS PROPERTY IS ZONED COMMERCIAL MIXED USE(CX).
8. THESE PARCELS ARE NOT LOCATED WITHIN THE CITY LIMITS OF RALEIGH BUT ARE LOCATED WITHIN THE CITY OF RALEIGH PLANNING JURISDICTIONS.
9. THESE PARCELS HAVE DIRECT ACCESS TO TRINITY ROAD A PUBLIC RIGHT-OF-WAY.
10. THERE ARE NO PERMANENT PARKING SPACES OR STRIPING LOCATED ON THESE PARCELS.
11. THESE PARCELS HAVE BEEN USED IN THE PAST FOR OVERFLOW PARKING FOR THE STATE FAIRGROUNDS AND OTHER EVENTS.

Line #	Length	Direction
L13	23.921	N88° 14' 49.15"W
L14	38.022	S01° 36' 50.80"W
L15	23.887	S88° 25' 17.45"E
L9	1.910	N06° 51' 52.58"E
L10	1.741	S08° 33' 58.29"W
L11	2.440	N05° 32' 52.51"E
L12	2.580	S05° 03' 14.64"W
L16	37.949	N01° 39' 55.48"E



No.	REVISIONS	DATE	BY
4	REVISED PER CITY COMMENTS	4/24/18	TRC
3	REVISED PER CITY COMMENTS	4/10/18	TRC
2	REVISED PER CITY COMMENTS	3/13/18	TRC
1	REVISED PER CITY COMMENTS	2/28/18	JOB

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

KHA PROJECT 011170002
 DATE 1/16/2018
 SCALE AS SHOWN
 DESIGNED BY WHH
 DRAWN BY WHH
 CHECKED BY COB

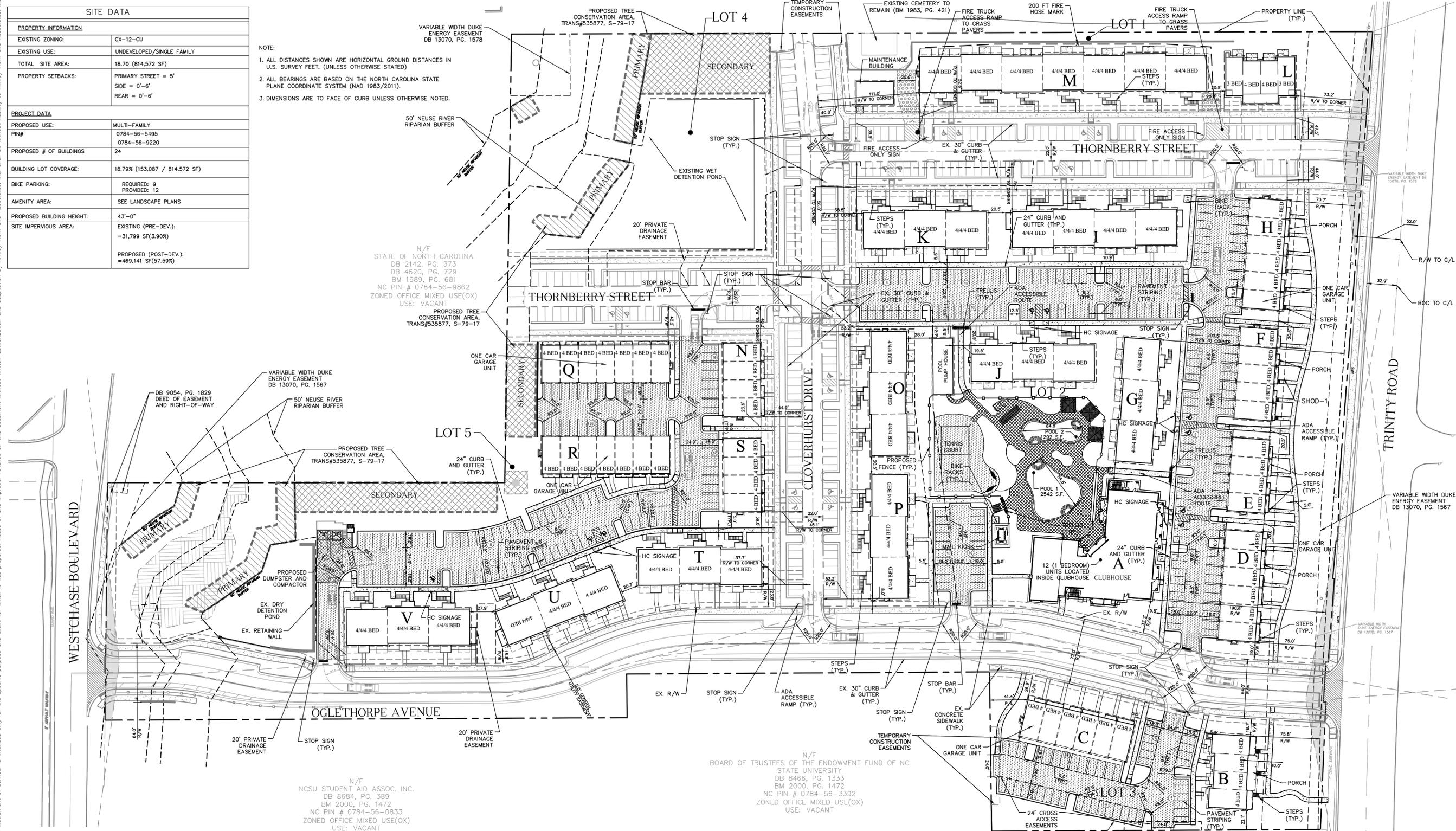
EXISTING CONDITIONS
PLAN

STATION AT RALEIGH
 PREPARED FOR
THE STATION AT RALEIGH, LLC
 NORTH CAROLINA
 RALEIGH
 SHEET NUMBER
C1.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA	
PROPERTY INFORMATION	
EXISTING ZONING:	CX-12-CU
EXISTING USE:	UNDEVELOPED/SINGLE FAMILY
TOTAL SITE AREA:	18.70 (814,572 SF)
PROPERTY SETBACKS:	PRIMARY STREET = 5' SIDE = 0'-6" REAR = 0'-6"
PROJECT DATA	
PROPOSED USE:	MULTI-FAMILY
PIN#:	0784-56-5495 0784-56-9220
PROPOSED # OF BUILDINGS:	24
BUILDING LOT COVERAGE:	18.79% (153,087 / 814,572 SF)
BIKE PARKING:	REQUIRED: 9 PROVIDED: 12
AMENITY AREA:	SEE LANDSCAPE PLANS
PROPOSED BUILDING HEIGHT:	43'-0"
SITE IMPERVIOUS AREA:	EXISTING (PRE-DEV.): =31,799 SF(3.90%) PROPOSED (POST-DEV.): =469,141 SF(57.59%)

- NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
 2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).
 3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

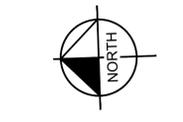


PARKING:	
LOT 1 4 BEDROOMS: 23 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 4 X 23 = 92 3 BEDROOMS: 2 UNITS (3 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 3 X 2 = 6 + (23+2)/10 = 2 TOTAL REQUIRED: 100 SPACES PROVIDED: 56 SPACES	LOT 3 4 BEDROOMS: 10 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 4 X 10 = 40 + (10)/10 = 1 TOTAL REQUIRED: 41 SPACES PROVIDED: 59 SPACES
LOT 2 4 BEDROOMS: 78 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 4 X 78 = 312 1 BEDROOMS: 12 UNITS (1 SPACE PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 1 X 12 = 12 + (78+12)/10 = 9 TOTAL REQUIRED: 333 SPACES PROVIDED: 305 SPACES	LOT 4 TOTAL REQUIRED: 0 SPACES PROVIDED: 53 SPACES
LOT 5 4 BEDROOMS: 49 UNITS (4 SPACES PER UNIT PLUS 1 SPACE PER 10 UNITS FOR VISITORS) REQUIRED: 4 X 49 = 196 + (49)/10 = 5 TOTAL REQUIRED: 201 SPACES PROVIDED: 206 SPACES	LOT 5 ON-STREET PARKING PROVIDED: 21

NOTE:
TWO (2) CAR GARAGE PARKING PROVIDED BENEATH C, D, E, F, H, N, Q, R, AND S UNITS

LEGEND	
	PAINTED TRAFFIC ARROW
	CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE (8" @ 4000PSI)
	PROPOSED PARKING COUNT
	REGULAR DUTY ASPHALT
	DETECTABLE WARNING SURFACE

AC UNITS TO BE SCREENED WITH LANDSCAPING



PRELIMINARY
NOT FOR CONSTRUCTION

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

NO.	REVISIONS	DATE	BY
4	REVISED PER CITY COMMENTS	4/24/18	TRC
3	REVISED PER CITY COMMENTS	4/10/18	TRC
2	REVISED PER CITY COMMENTS	3/13/18	TRC
1	REVISED PER CITY COMMENTS	2/28/18	JOB

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

KHA PROJECT	011170002
DATE	1/16/2018
SCALE	AS SHOWN
DESIGNED BY	WHH
DRAWN BY	WHH
CHECKED BY	COB

SITE PLAN

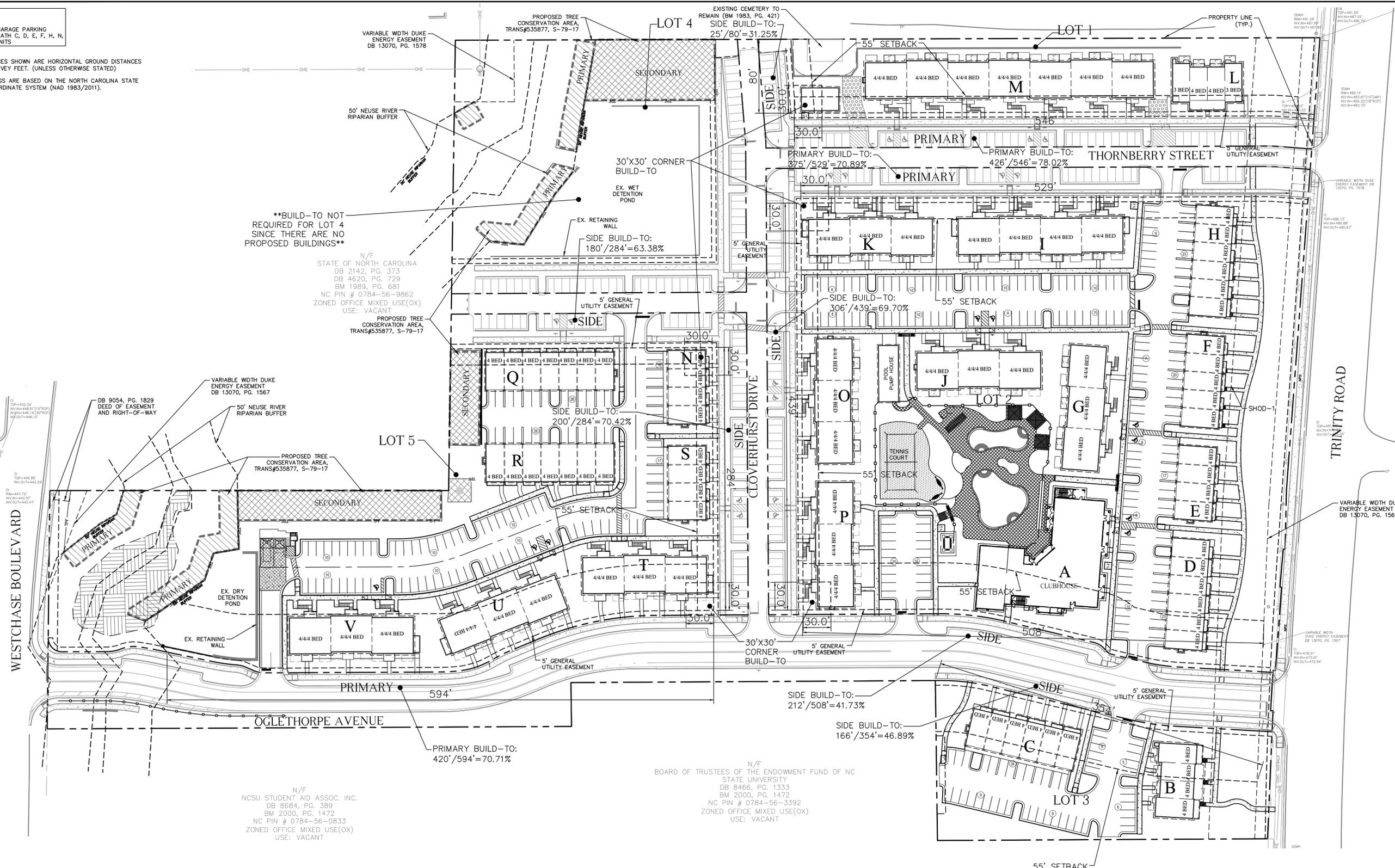
STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC
RALEIGH, NORTH CAROLINA

SHEET NUMBER
C2.0

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTE:
TWO (2) CAR GARAGE PARKING PROVIDED BENEATH C, D, E, F, H, N, O, R, AND S UNITS

NOTE:
1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. (UNLESS OTHERWISE STATED)
2. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/2011).



BUILD-TO NOT REQUIRED FOR LOT 4 SINCE THERE ARE NO PROPOSED BUILDINGS

N/F STATE OF NORTH CAROLINA DB 2142, PG. 373 DB 4620, PG. 729 BM 1989, PG. 681 NC PIN # 0784-56-9862 ZONED OFFICE MIXED USE(OX) USE: VACANT

PROPOSED TREE CONSERVATION AREA, TRANS#535877, S-79-17

VARIABLE WIDTH DUKE ENERGY EASEMENT DB 13070, PG. 1567

50' NEUSE RIVER RIPARIAN BUFFER

DB 9054, PG. 1829 DEED OF EASEMENT AND RIGHT-OF-WAY

PROPOSED TREE CONSERVATION AREA, TRANS#535877, S-79-17

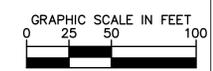
N/F NCSU STUDENT AID ASSOC. INC. DB 8684, PG. 389 BM 2000, PG. 1472 NC PIN # 0784-56-0833 ZONED OFFICE MIXED USE(OX) USE: VACANT

N/F BOARD OF TRUSTEES OF THE ENDOWMENT FUND OF NC STATE UNIVERSITY DB 8466, PG. 1333 BM 2000, PG. 1472 NC PIN # 0784-56-3392 ZONED OFFICE MIXED USE(OX) USE: VACANT

PRELIMINARY
NOT FOR CONSTRUCTION

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

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.



NO.	REVISIONS	BY	DATE
4	REVISED PER CITY COMMENTS		4/24/18 TRC
3	REVISED PER CITY COMMENTS		4/10/18 TRC
2	REVISED PER CITY COMMENTS		3/13/18 TRC
1	REVISED PER CITY COMMENTS		2/28/18 JCB

Kimley»Horn
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-835-1494
WWW.KIMLEY-HORN.COM

KHA PROJECT 011170002
DATE 1/16/2018
SCALE AS SHOWN
DESIGNED BY WHH
DRAWN BY WHH
CHECKED BY COB

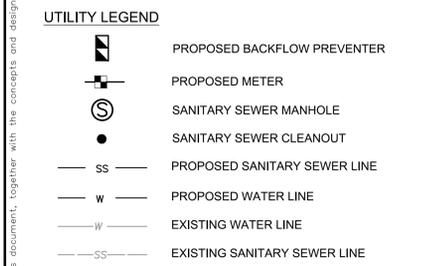
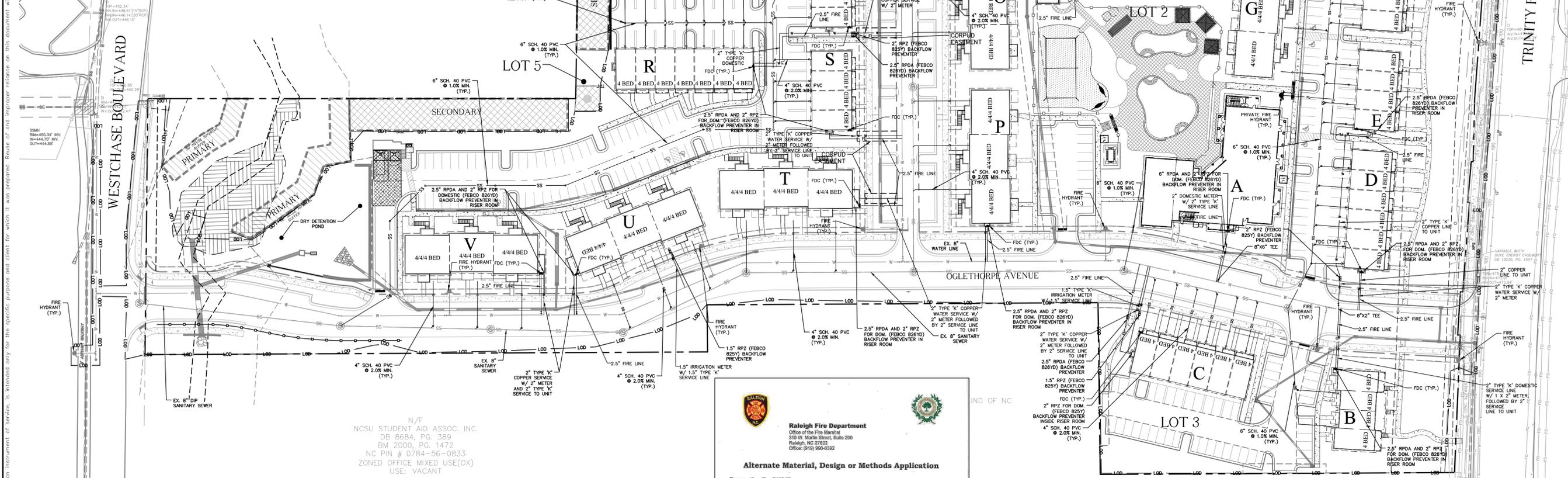
BUILD-TO EXHIBIT

STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC
RALEIGH NORTH CAROLINA

SHEET NUMBER
C2.2

STANDARD UTILITY NOTES (AS APPLICABLE):

- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A 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.
 - 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.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIALS OR STEEL ENCASUREMENT EXTENDED 10" ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 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).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMAINS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO ABANDON OR REMOVE EXISTING WATER & SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF A SITE UNLESS OTHERWISE DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUD HANDBOOK PROCEDURE.
- INSTALL 1/2" PE AND 4" DIP 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.
- INSTALL 6" PVC SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 50' LINEAR FEET MAXIMUM.
- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI; BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWQ, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS & SERVICE TAPS) WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR / OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD FCG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 996-2334 OR TIMOTHY.BEASLEY@RALEIGHNC.GOV FOR MORE INFORMATION.
- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANIE HARTLEY AT (919) 996-5923 OR JOANIE.HARTLEY@RALEIGHNC.GOV FOR MORE INFORMATION.

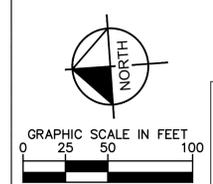


ALL BUILDINGS ARE TO BE SPRINKLERED

Raleigh Fire Department
 Office of the Fire Marshal
 310 W. Martin Street, Suite 200
 Raleigh, NC 27602
 Office: (919) 999-9392

Alternate Material, Design or Methods Application
 Transaction No. 543047
 Design Professional: Chris Bostic, P.E. Phone #: 919-693-2927
 Signature: _____
 Building Address: Thornberry Street, Raleigh, NC 27607

I am requesting review of an alternate or modification to the provisions of Section 503.1.1 of the NORTH CAROLINA FIRE CODE:
This code section requires: The fire apparatus access road shall extend to within 200 feet of all portions of the facility with a 1.5R sprinkler system.
Proposed Alternate: (Include drawings to clearly illustrate request, before and after if appropriate)
 In order to achieve the 200 feet requirement for building M on the plans, two fire access only roads have been placed next to the building using grass pavers.
Reason for Request:
 To comply with the NCFPC, Section 503.1.1, for 200 feet extension surrounding the entire length of all buildings from the fire access road using a 1.5R sprinkler system.
 Request for Alternate Material, Design or Methods
 Staff Use Only



PRELIMINARY
 NOT FOR CONSTRUCTION

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

NO.	REVISIONS	DATE
4	REVISED PER CITY COMMENTS	4/24/18
3	REVISED PER CITY COMMENTS	4/10/18
2	REVISED PER CITY COMMENTS	3/13/18
1	REVISED PER CITY COMMENTS	2/28/18

Kimley»Horn
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
 PHONE: 919-835-1494
 WWW.KIMLEY-HORN.COM

UTILITY PLAN

KHA PROJECT	011170002
DATE	1/16/2018
SCALE	AS SHOWN
DESIGNED BY	WHH
DRAWN BY	WHH
CHECKED BY	COB

STATION AT RALEIGH
 PREPARED FOR
THE STATION AT RALEIGH, LLC
 NORTH CAROLINA
 RALEIGH

SHEET NUMBER
C4.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	-	15.87 AC	15.87 * 10% = 1.59 AC	1.59 AC	1.5.3.C
VEHICULAR SURFACE AREA	1 TREE PER 2,000 SF OF VEHICULAR SURFACE AREA (VSA)	PARKING AREA 'A'	38,990 SF	38,990 / 2,000 = 20 SHADE TREES	20 SHADE TREES	7.1.7
		PARKING AREA 'B'	45,400 SF	45,400 / 2,000 = 23 SHADE TREES	25 SHADE TREES	7.1.7
		PARKING AREA 'C'	5,670 SF	5,670 / 2,000 = 3 SHADE TREES	4 SHADE TREES	7.1.7
		PARKING AREA 'D'	14,500 SF	14,500 / 2,000 = 8 SHADE TREES	9 SHADE TREES	7.1.7
STORMWATER POND SCREENING	SCREENING 75% OF VERTICAL PLANE AROUND THE FACILITY TO AVERAGE HEIGHT OF 6'	-	-	(SEE PLAN FOR LANDSCAPE REFERENCE)	(SEE PLAN FOR LANDSCAPE REFERENCE)	7.2.6.C

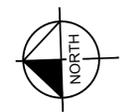
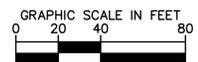
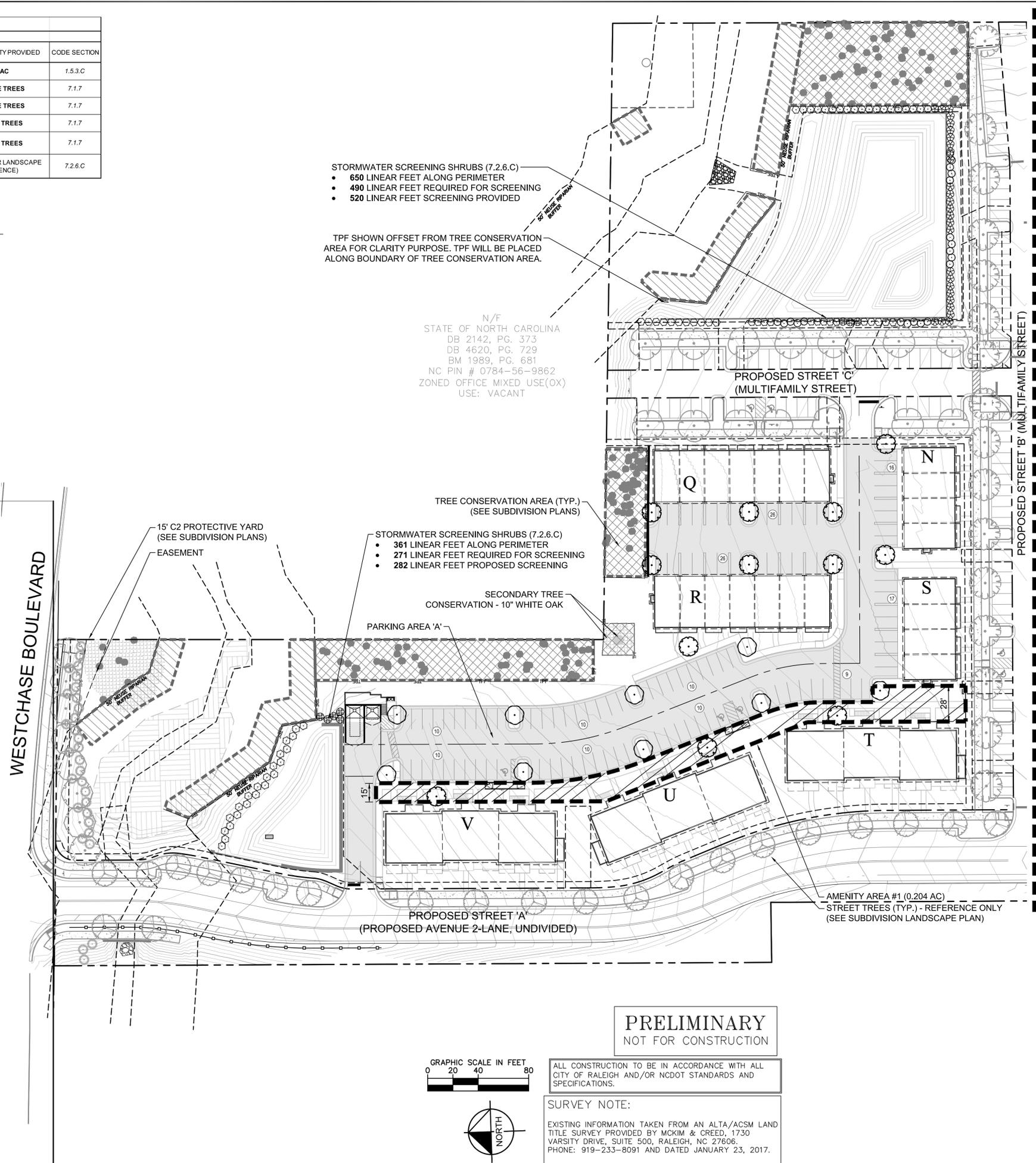
PLANT SCHEDULE L1.1 PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	9	QUERCUS PHELLOS	WILLOW OAK	B&B	3" CAL	14'-16' HT.
	12	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B	3" CAL	14'-16' HT.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH	HEIGHT
	27	CAMELLIA SASANQUA 'KRAMER'S SUPREME'	CAMELLIA	5 GAL		24" MIN.
	20	CORNUS RACEMOSA	GRAY DOGWOOD	10 GAL		24" MIN.
	66	MYRICA CERIFERA	WAX MYRTLE	10 GAL		24" MIN.
	8	VIBURNUM DAVIDII	DAVID VIBURNUM	10 GAL		6' MIN.

LEGEND

	PRIMARY TREE CONSERVATION AREA (SEE SUBDIVISION SHEETS)
	SECONDARY TREE CONSERVATION AREA (SEE SUBDIVISION SHEETS)
	VEHICULAR USE AREA
	OUTDOOR AMENITY AREA
	100 YEAR FLOODPLAIN



PRELIMINARY
NOT FOR CONSTRUCTION

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

SURVEY NOTE:
EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

LANDSCAPE AND STREETScape PLAN

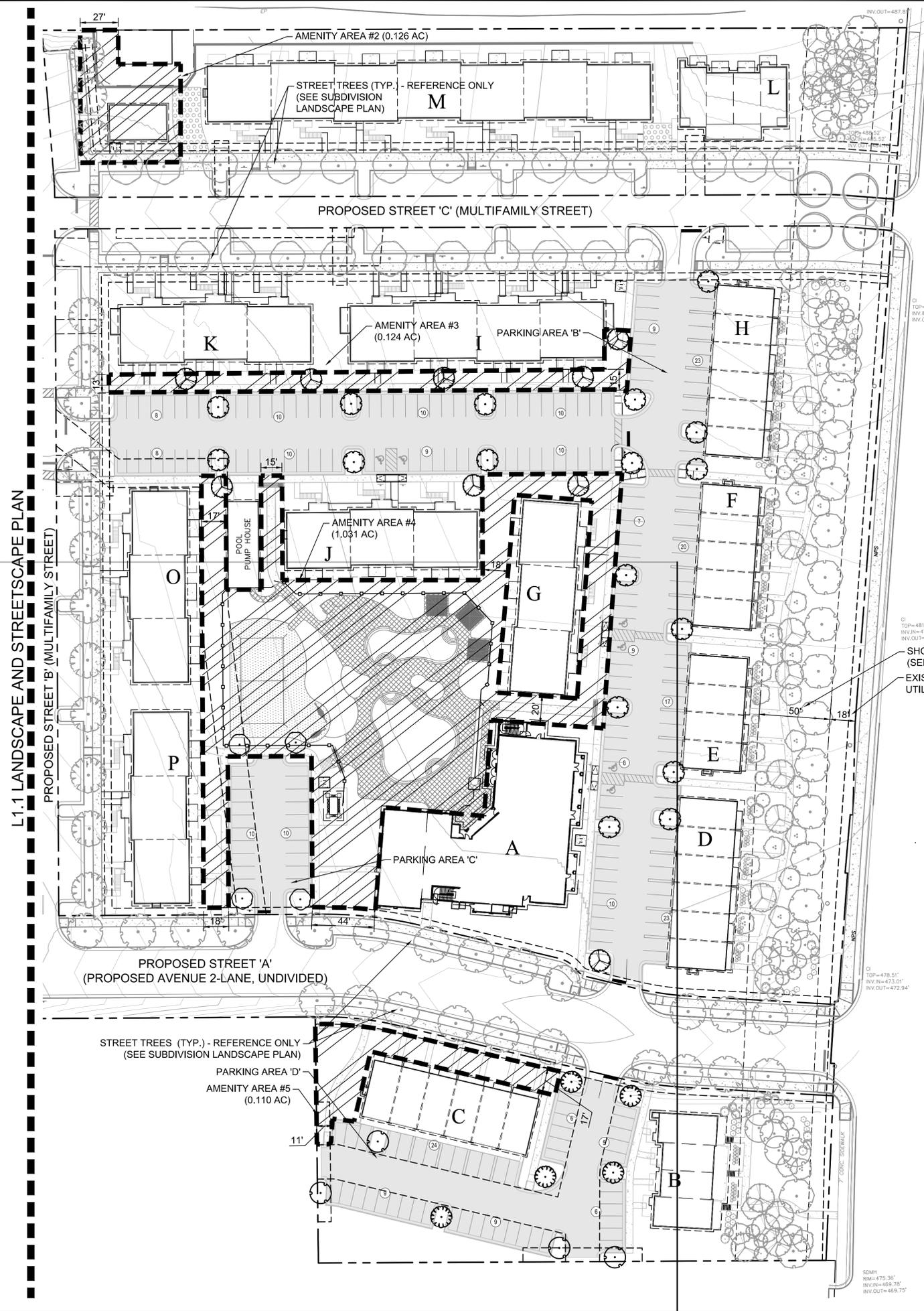
STATION AT RALEIGH
PREPARED FOR
THE STATION AT RALEIGH, LLC

KHA PROJECT 011170002
DATE 1/16/2018
SCALE AS SHOWN
DESIGNED BY RLB
DRAWN BY BFG
CHECKED BY RLB

RALEIGH NORTH CAROLINA

SHEET NUMBER
L1.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE REQUIREMENTS & CALCULATIONS						
City of Raleigh UDO						
AREA TO BE LANDSCAPED	CODE REQUIREMENT	STREET	SQUARE FEET/ LINEAR FEET	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	CODE SECTION
OUTDOOR AMENITY AREA	10% OF NET SITE AREA	-	15.87 AC	15.87 * 10% = 1.59 AC	1.59 AC	1.5.3.C
VEHICULAR SURFACE AREA	1 TREE PER 2,000 SF OF VEHICULAR SURFACE AREA (VSA)	PARKING AREA 'A'	38,990 SF	38,990 / 2,000 = 20 SHADE TREES	20 SHADE TREES	7.1.7
		PARKING AREA 'B'	45,400 SF	45,400 / 2,000 = 23 SHADE TREES	25 SHADE TREES	7.1.7
		PARKING AREA 'C'	5,670 SF	5,670 / 2,000 = 3 SHADE TREES	4 SHADE TREES	7.1.7
		PARKING AREA 'D'	14,500 SF	14,500 / 2,000 = 8 SHADE TREES	9 SHADE TREES	7.1.7
STORMWATER POND SCREENING	SCREENING 75% OF VERTICAL PLANE AROUND THE FACILITY TO AVERAGE HEIGHT OF 6'	-	-	(SEE PLAN FOR LANDSCAPE REFERENCE)	(SEE PLAN FOR LANDSCAPE REFERENCE)	7.2.6.C

PLANT SCHEDULE L1.2 PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	4	ACER RUBRUM	RED MAPLE	B&B	3" CAL	14'-16' HT.	
	9	ACER SACCHARUM	SUGAR MAPLE	B&B	3" CAL	14'-16' HT.	
	5	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	B&B	3" CAL	14'-16' HT.	
	4	QUERCUS PHELLOS	WILLOW OAK	B&B	3" CAL	14'-16' HT.	
	17	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B	3" CAL	14'-16' HT.	

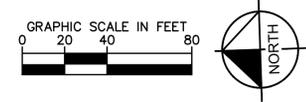
LEGEND

- PRIMARY TREE CONSERVATION AREA (SEE SUBDIVISION SHEETS)
- SECONDARY TREE CONSERVATION AREA (SEE SUBDIVISION SHEETS)
- VEHICULAR USE AREA
- OUTDOOR AMENITY AREA
- 100 YEAR FLOODPLAIN

PRELIMINARY
 NOT FOR CONSTRUCTION

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

SURVEY NOTE:
 EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MCKIM & CREED, 1730 VARSITY DRIVE, SUITE 500, RALEIGH, NC 27606. PHONE: 919-233-8091 AND DATED JANUARY 23, 2017.

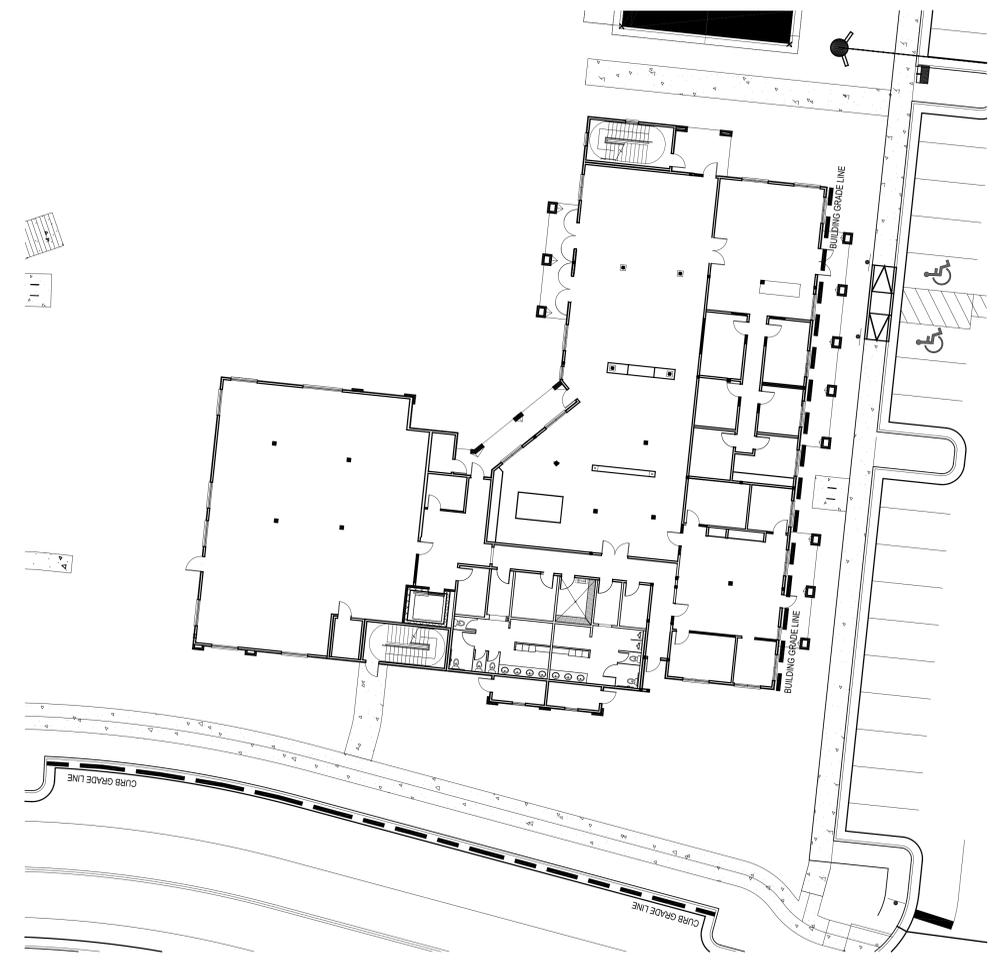


Kimley-Horn
LANDSCAPE AND STREETSCAPE PLAN
STATION AT RALEIGH
 PREPARED FOR THE STATION AT RALEIGH, LLC
 RALEIGH NORTH CAROLINA
 SHEET NUMBER **L1.2**

KHA PROJECT 011170002
 DATE 1/16/2018
 SCALE AS SHOWN
 DESIGNED BY RLB
 DRAWN BY BFG
 CHECKED BY RLB

Designed by:	GLJ	
Drawn by:	CC	
Architect of Record:	RM	
Date Plotted:	04-12-18	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

© 2018 by Humphreys & Partners Architects, L.P.
 All Rights Reserved.
 The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.



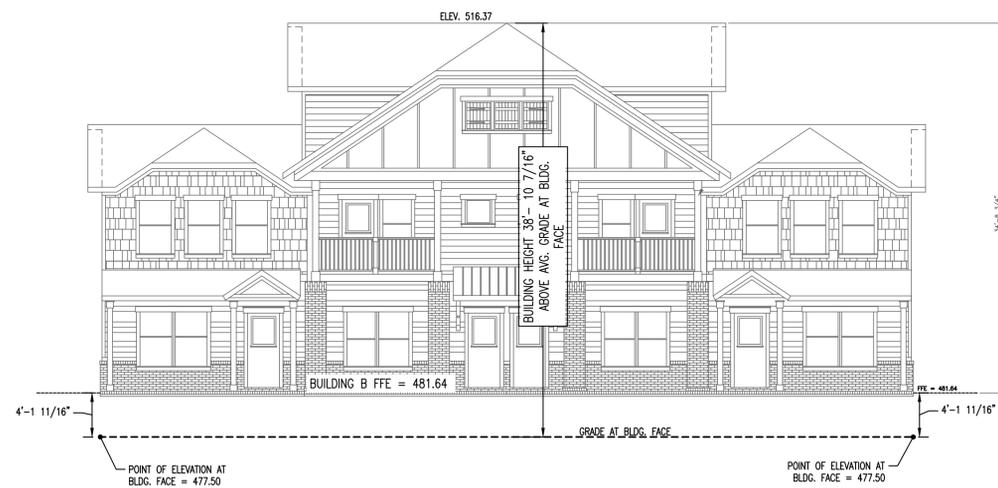
THE STATION AT RALEIGH
 RALEIGH CLUBHOUSE
 RALEIGH, NC
 LANDMARK PROPERTIES HOLDING, LLC

HUMPHREYS & PARTNERS
 ARCHITECTS, L.P.
 5339 ALPHA ROAD, SUITE 300, DALLAS, TEXAS 75240
 (872) 701-8639 / (872) 701-8639 FAX
 DALLAS • CHICAGO • MIAMI • NEW YORK
 NEWPORT BEACH • ORLANDO • SAN FRANCISCO • SCOTTSDALE
 EDMONTON • TORONTO • CHENNAI • DUBAI • HONG KONG • MONTREVIDO
 www.humphreys.com

SHEET CONTENTS:
 CLUB BUILDING
 HEIGHT EXHIBIT
 SHEET NO.

BH-1
 18019

PROGRESS SET



FRONT ELEVATION BUILDING B

THE LUMPKIN

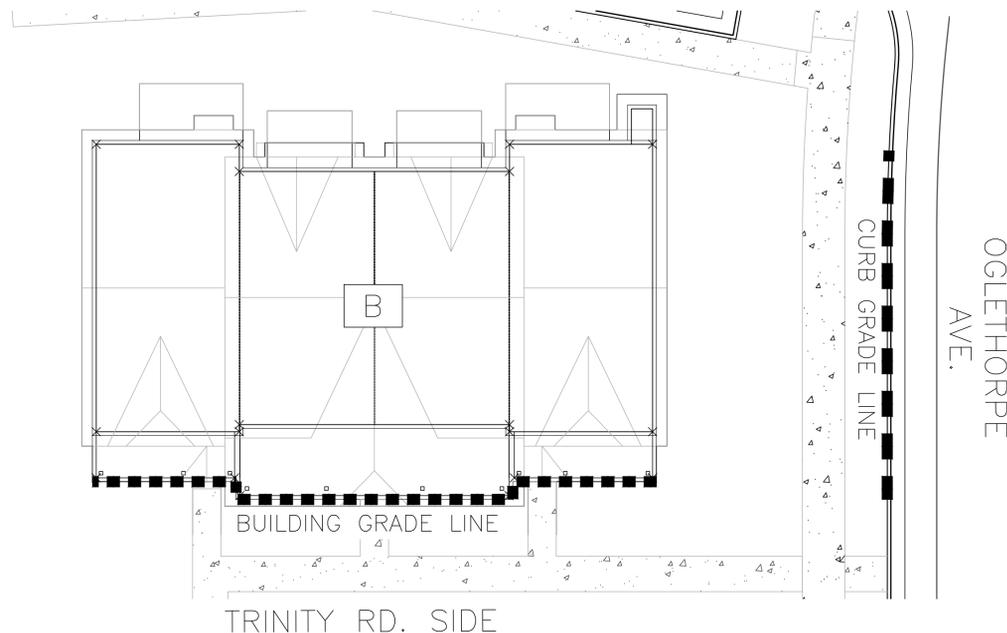
SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING B

THE LUMPKIN

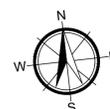
SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING B

THE LUMPKIN

SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



**W&A
Engineering**

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY CONN & ASSOCIATES
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

CONNARCHITECTS
ARCHITECTS & ENGINEERS
1000 Peachtree Street, NE, Suite 1000
Atlanta, GA 30309
www.connarchitects.com • Phone: (404) 491-1111

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



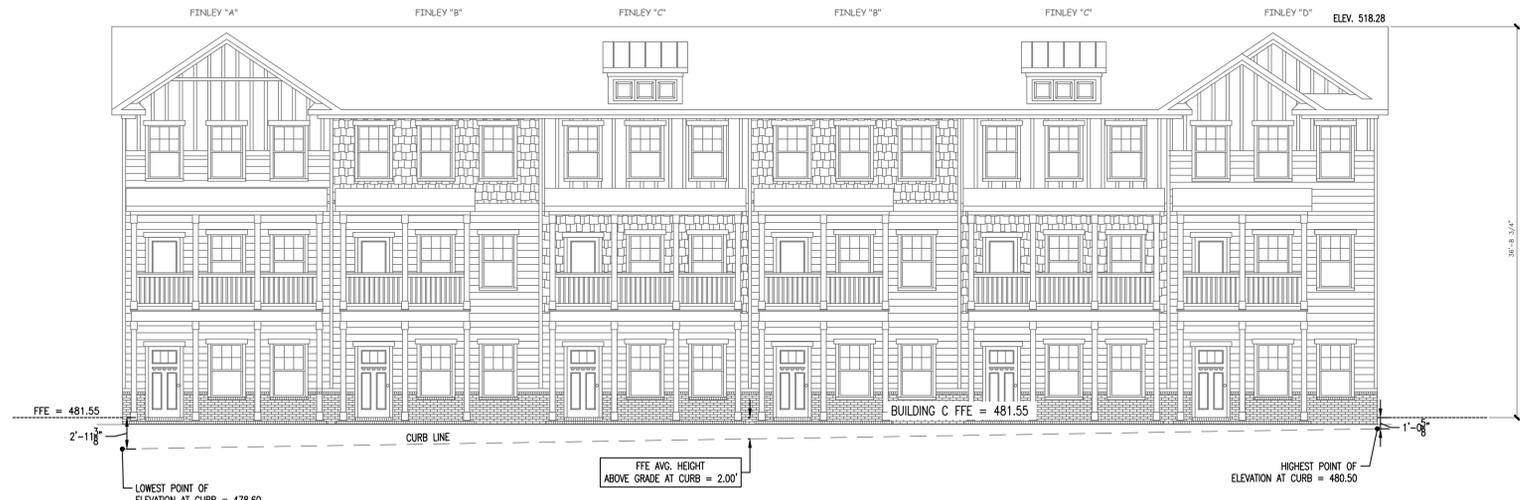
EXHIBIT

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

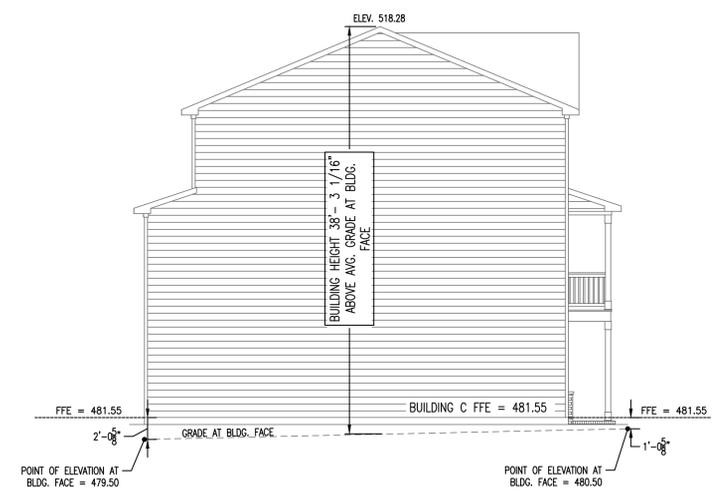
16205

BUILDING B
HEIGHT EXHIBIT

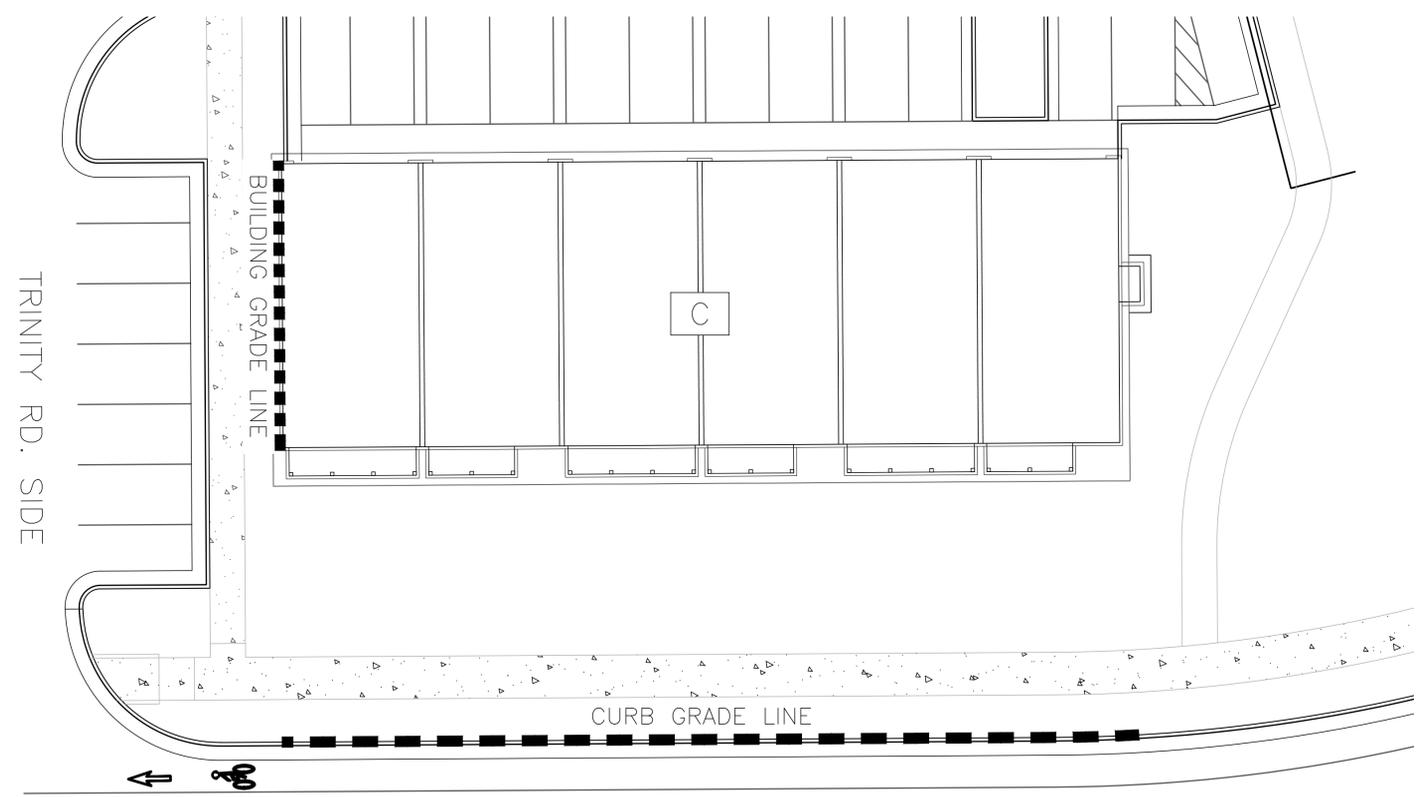
BH-2



FRONT ELEVATION BUILDING C
THE FINLEY
SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING C
FINLEY
SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING C
THE FINLEY
SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

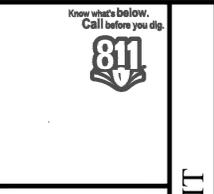
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXHIBIT

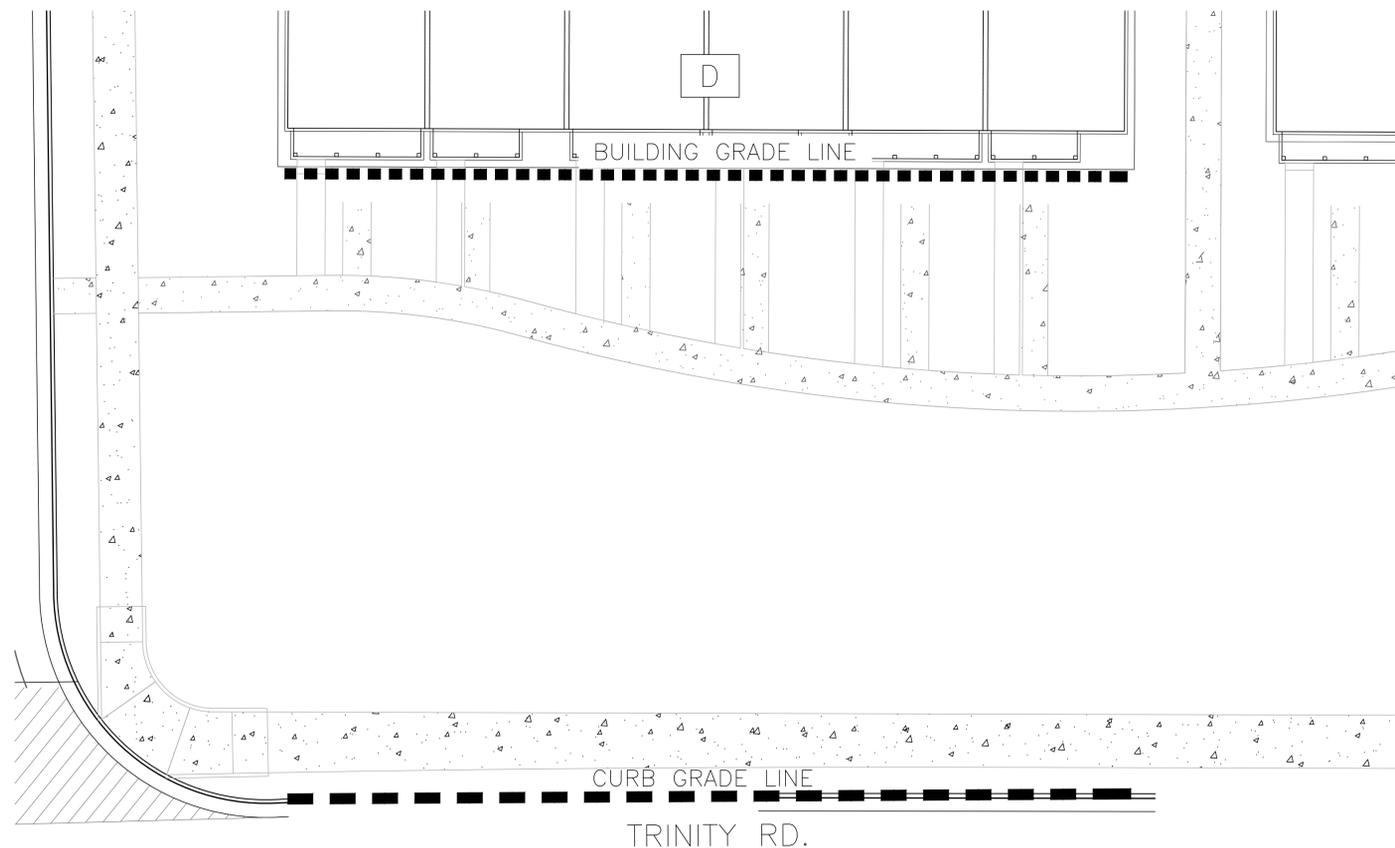
16205

BUILDING C
HEIGHT EXHIBIT

BH-3



FRONT ELEVATION BUILDING D
 THE FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING D
 THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

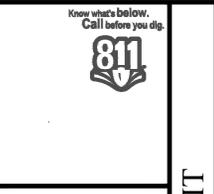
2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

16205

BUILDING D
 HEIGHT EXHIBIT

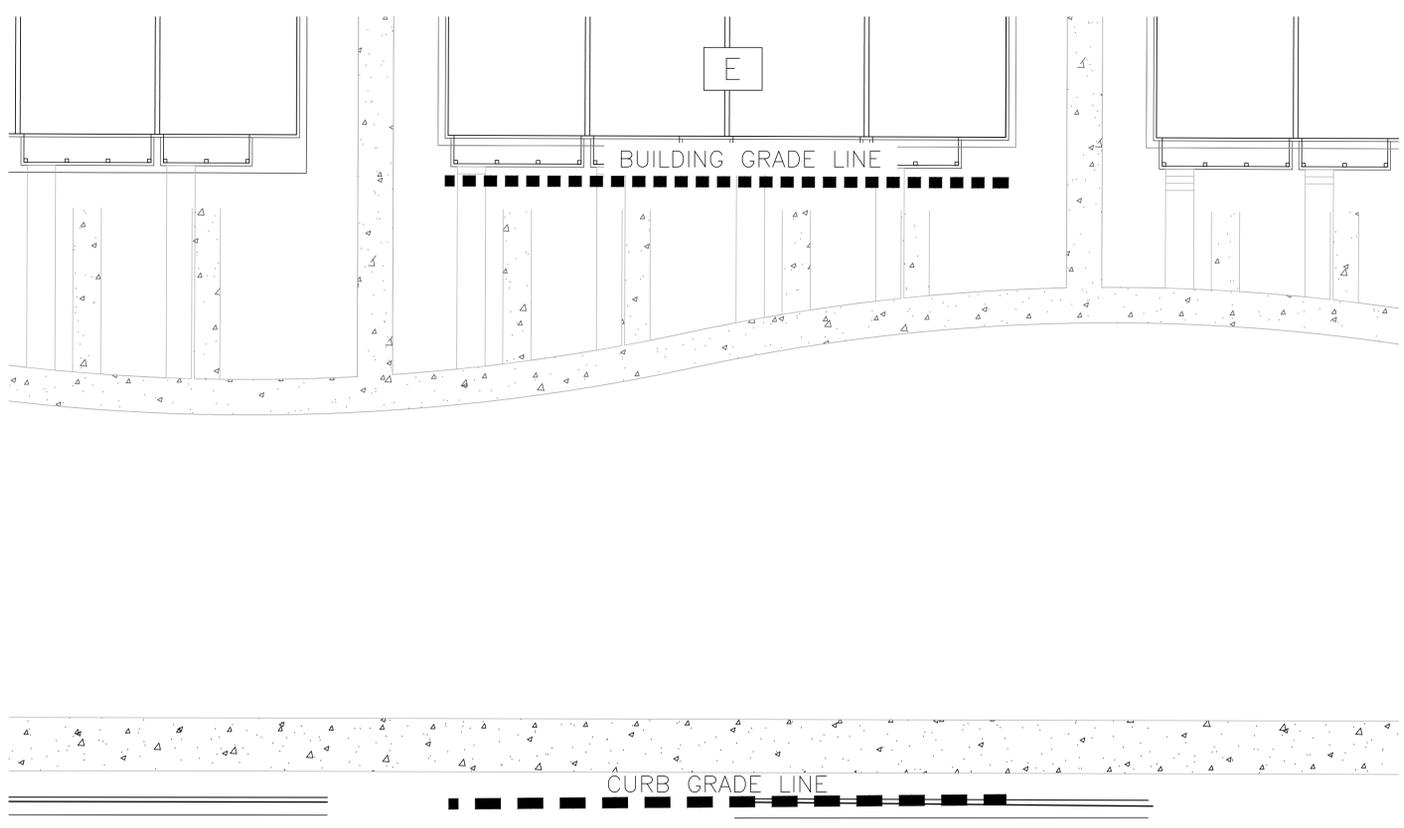
BH-4

EXHIBIT



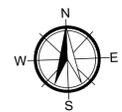
FRONT ELEVATION BUILDING E

THE FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING E

THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

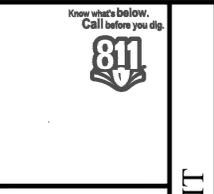
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



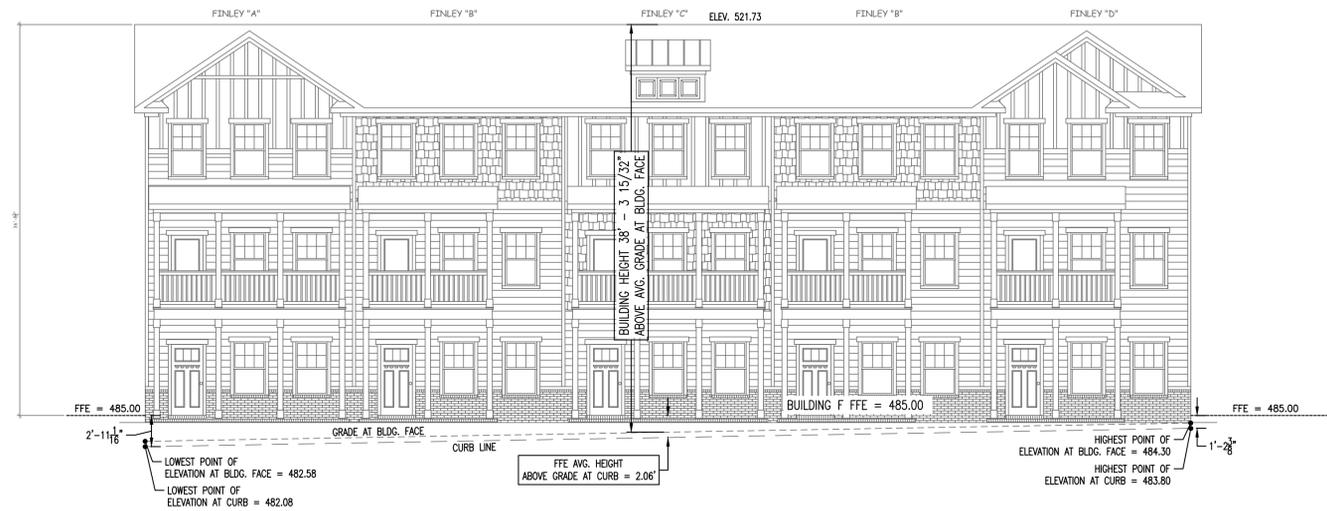
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXHIBIT

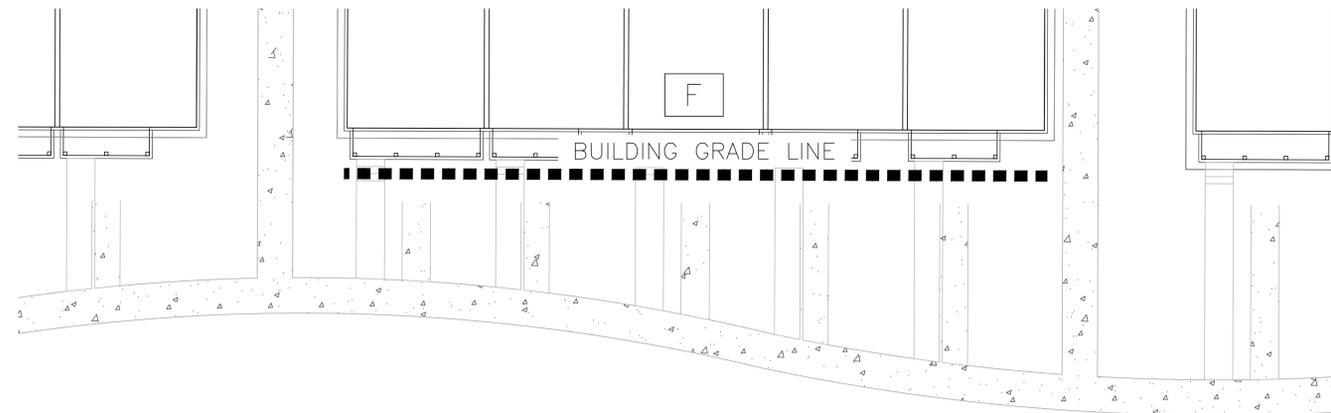
16205

BUILDING E
HEIGHT EXHIBIT

BH-5



FRONT ELEVATION BUILDING F
 THE FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING F
 THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



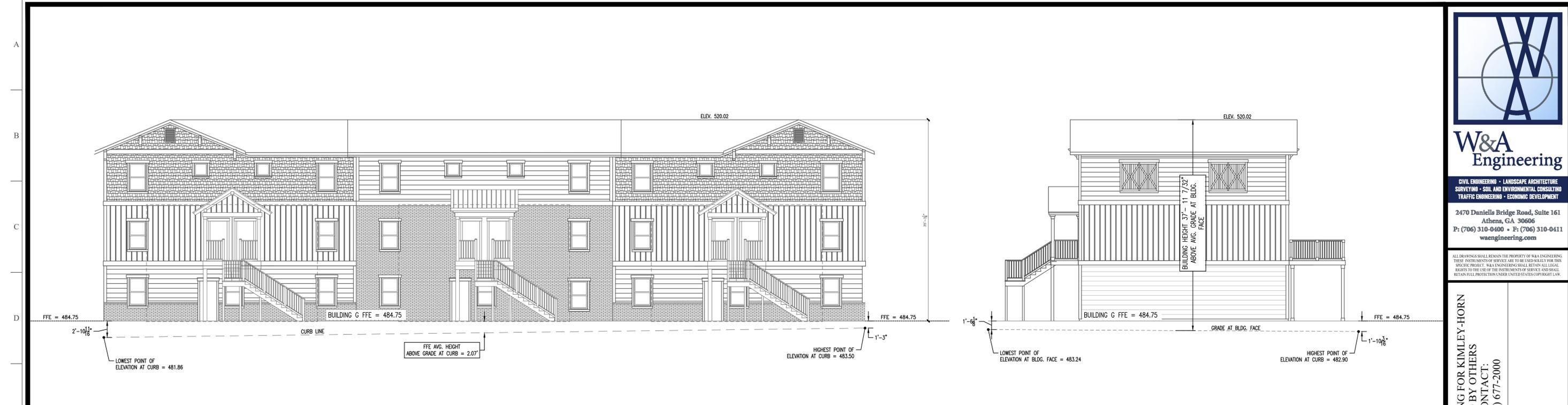
PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

EXHIBIT

16205

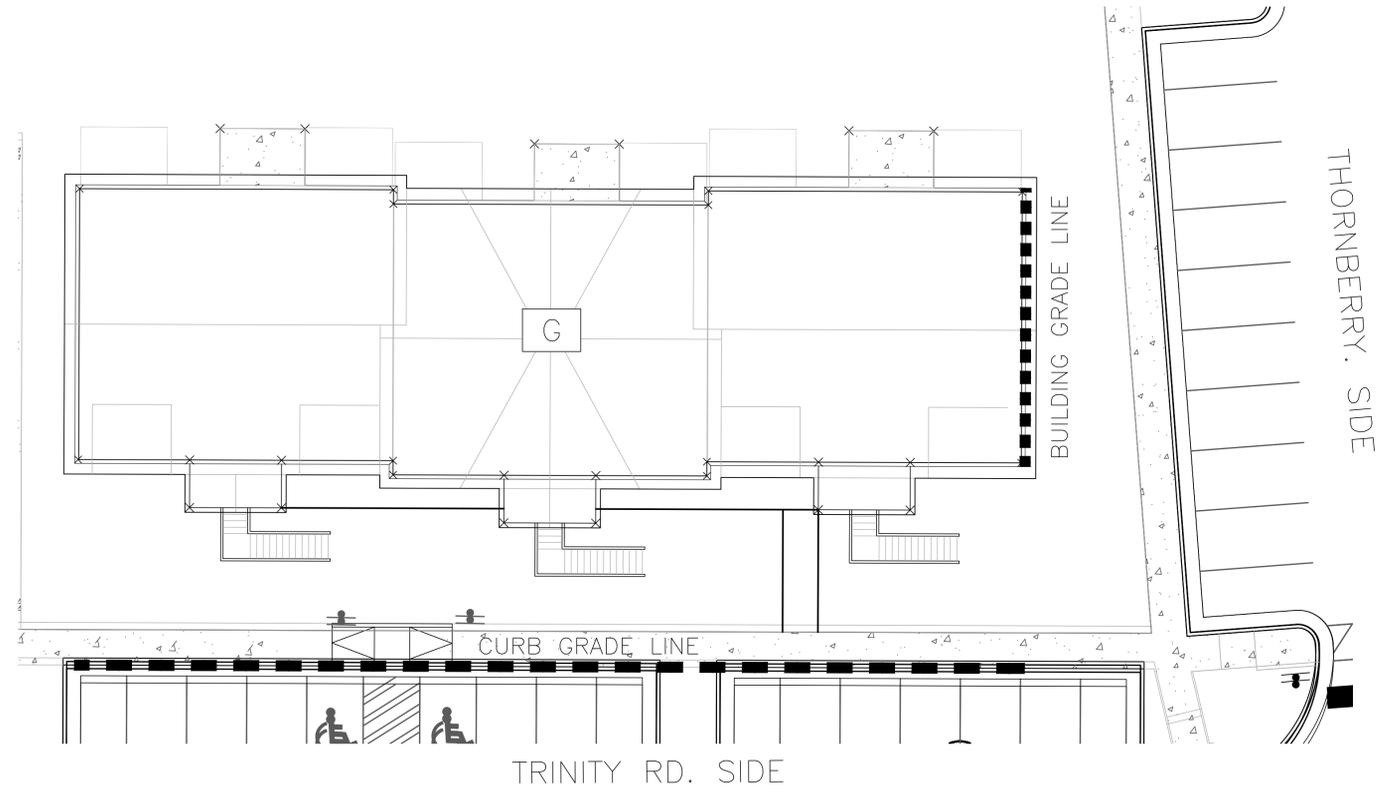
BUILDING F
 HEIGHT EXHIBIT

BH-6

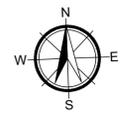


FRONT ELEVATION BUILDING G
THE WOODBURY SCALE: 1/8" = 1'-0"

SIDE ELEVATION BUILDING G
THE WOODBURY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING G
THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

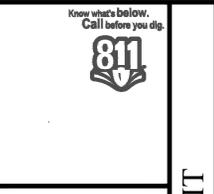
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205

BUILDING G
HEIGHT EXHIBIT

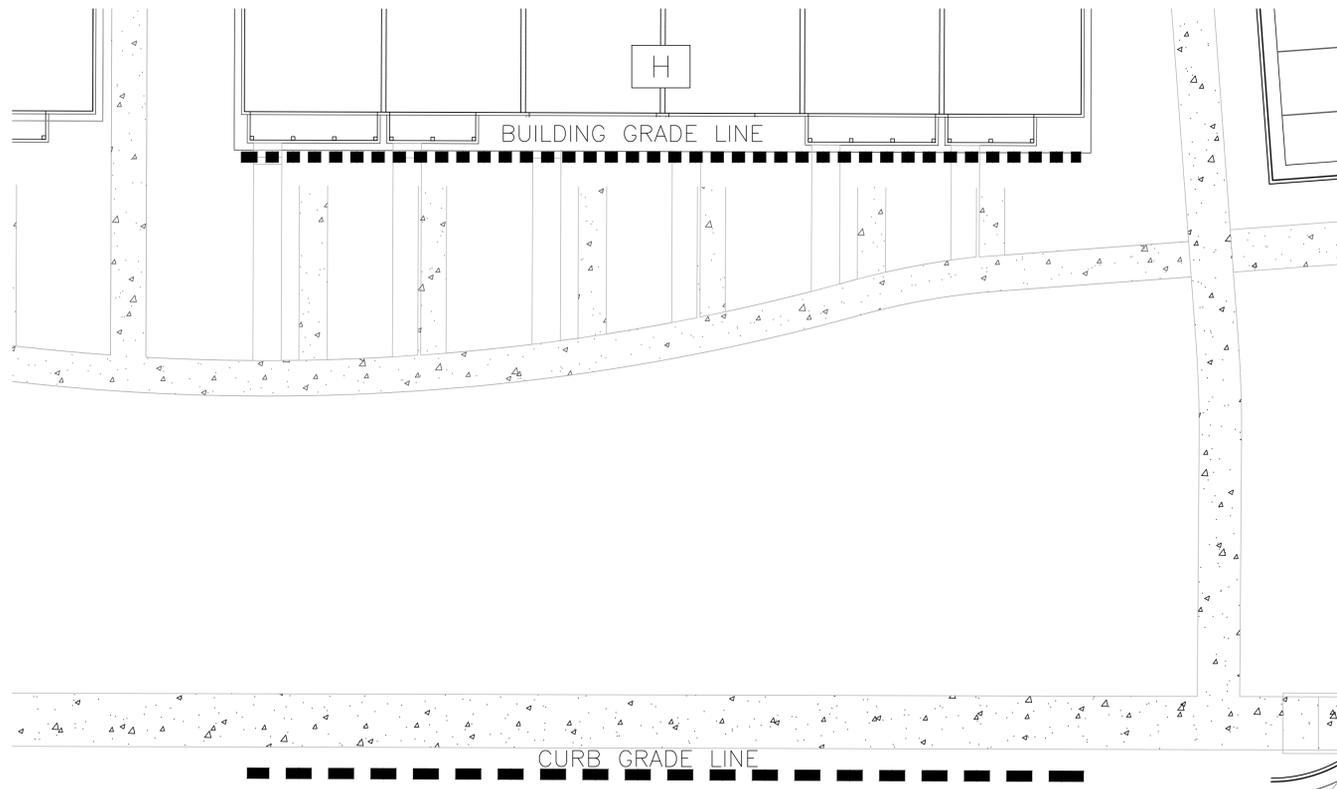
BH-7

EXHIBIT



FRONT ELEVATION BUILDING H

THE FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING H

THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

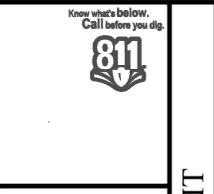
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



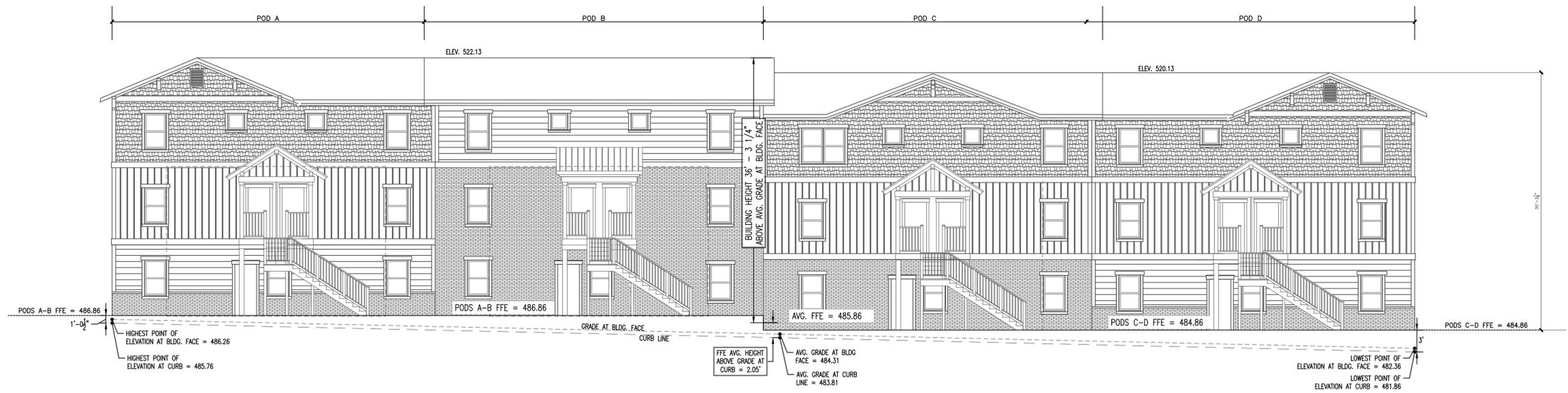
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205

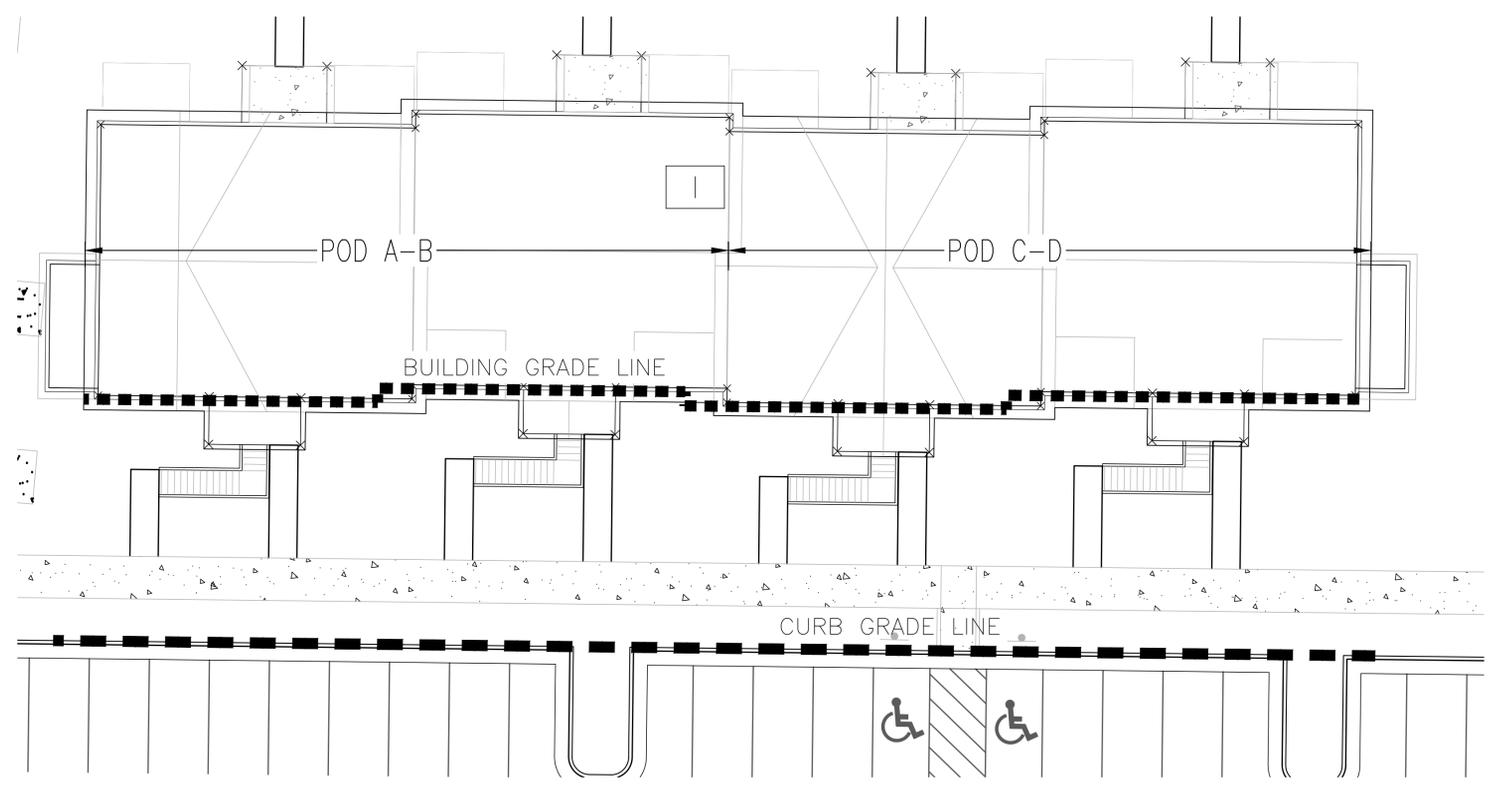
BUILDING H
HEIGHT EXHIBIT

BH-8

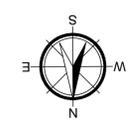
EXHIBIT



FRONT ELEVATION BUILDING I
 THE WOODBURY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING I
 THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT

Know what's below.
 Call before you dig.

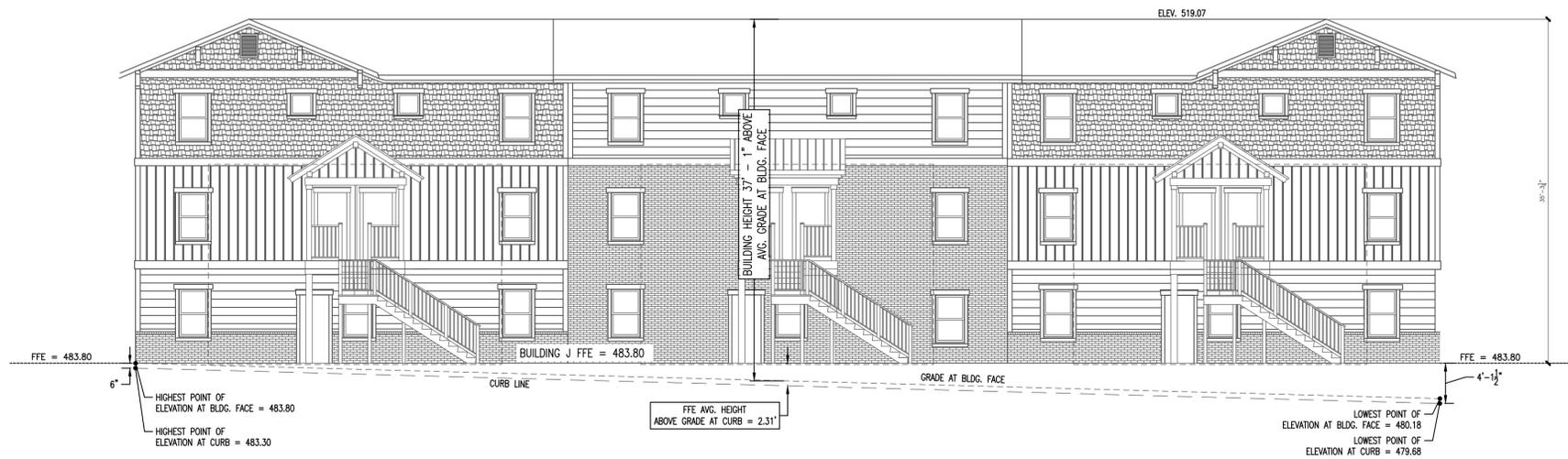
PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

EXHIBIT

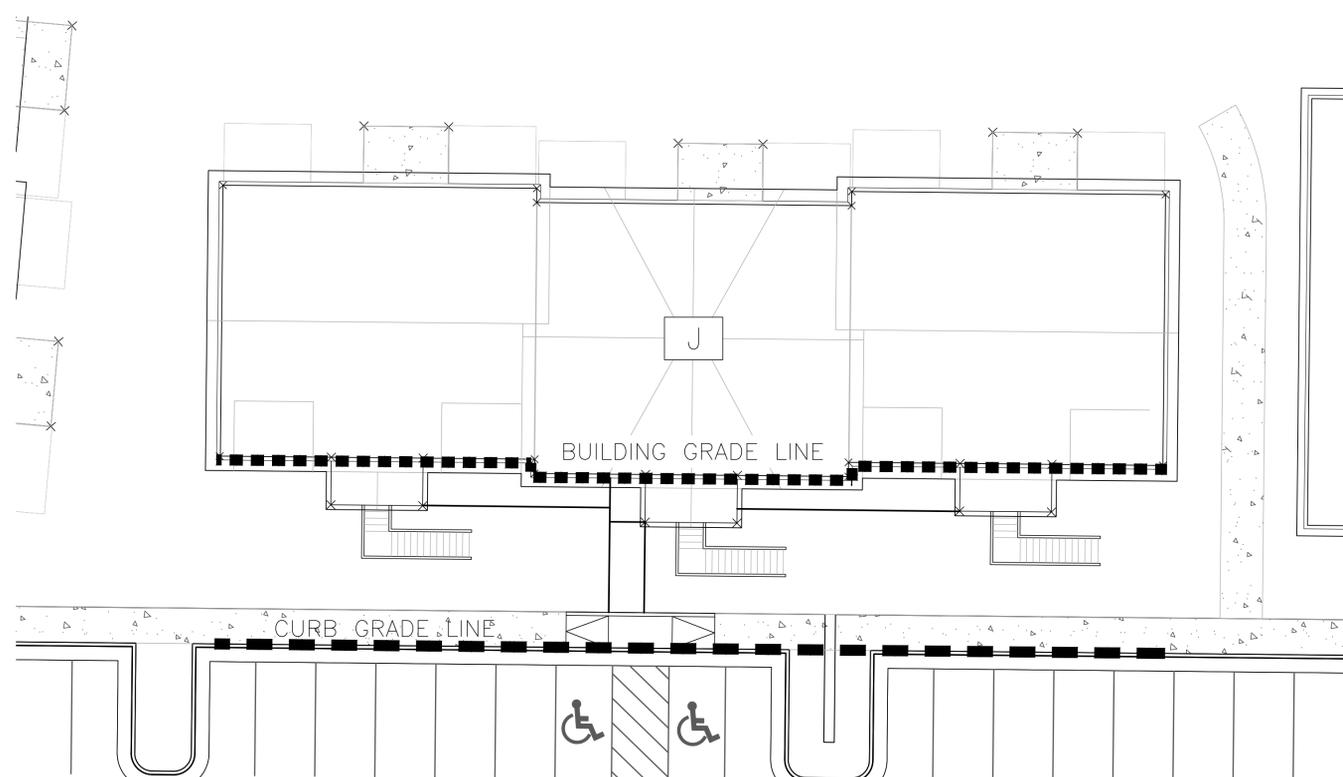
16205

BUILDING I
 HEIGHT EXHIBIT

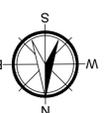
BH-9



FRONT ELEVATION BUILDING J
 THE WOODBURY SCALE: 1/8" = 1'-0"



THORNBERRY ST. SIDE
PLAN VIEW BUILDING J
 THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

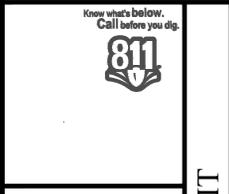
2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT

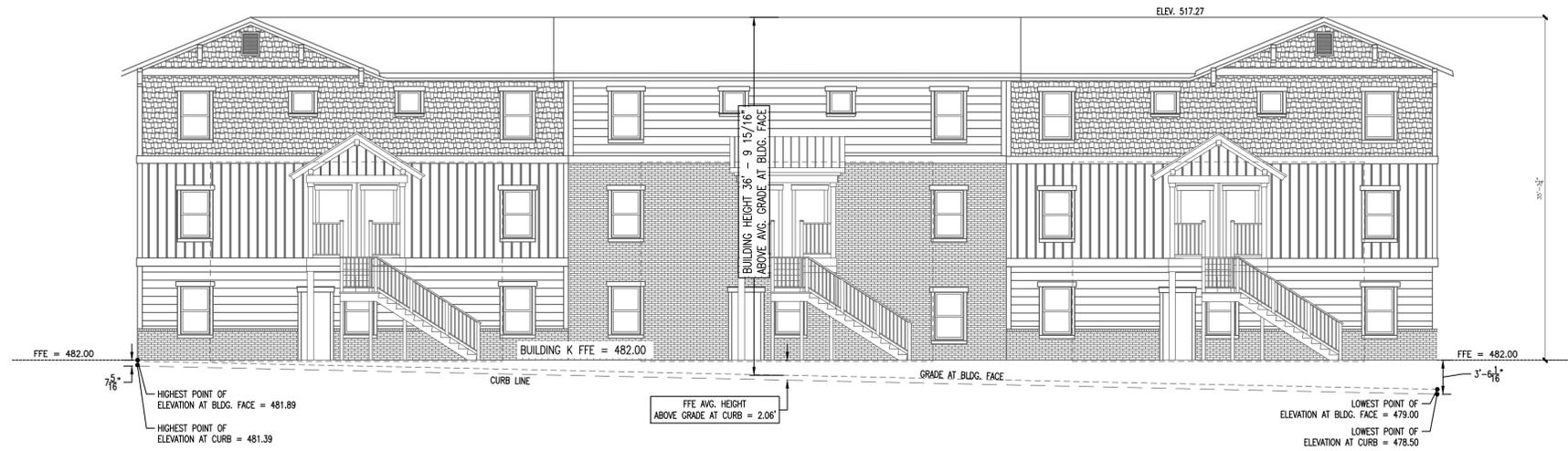


PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

16205
 BUILDING J
 HEIGHT EXHIBIT

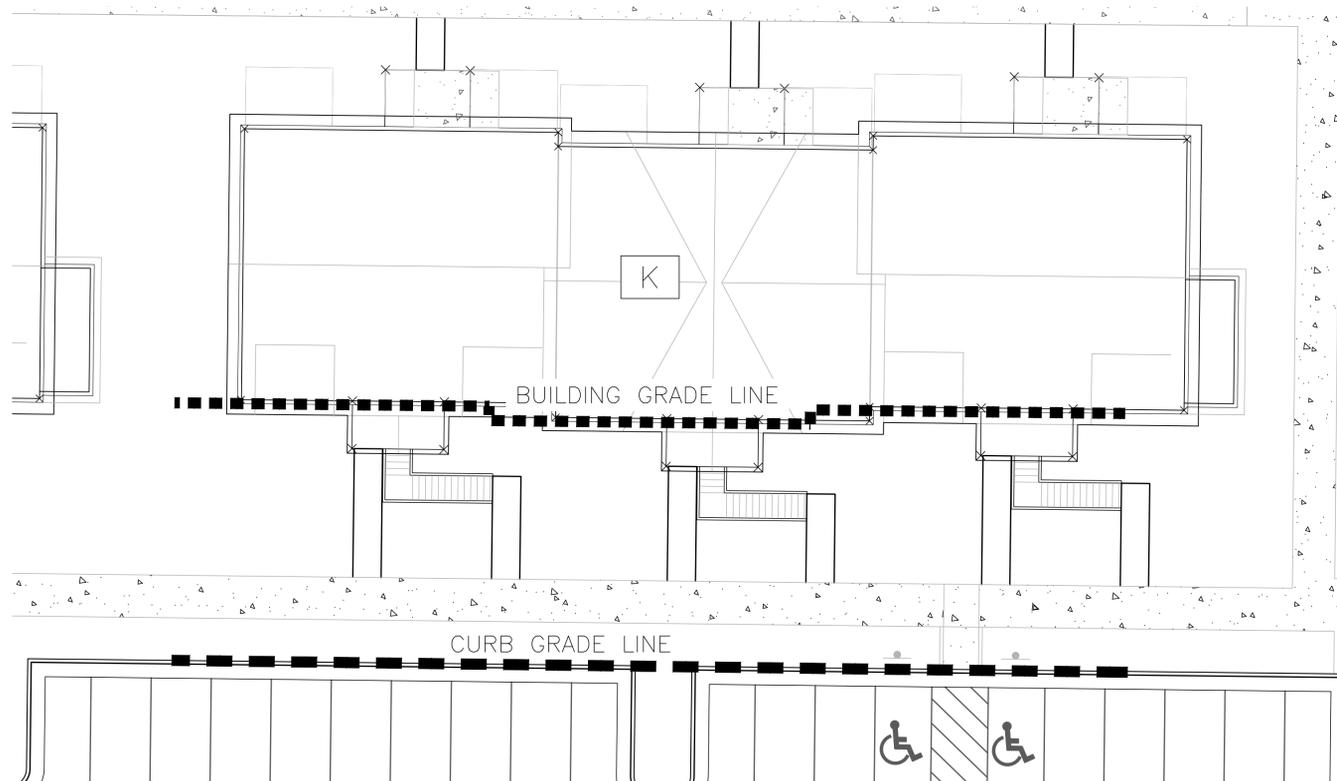
BH-10

EXHIBIT



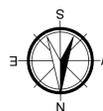
FRONT ELEVATION BUILDING K

THE WOODBURY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING K

THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

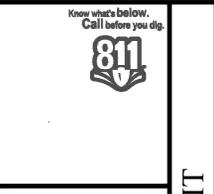
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



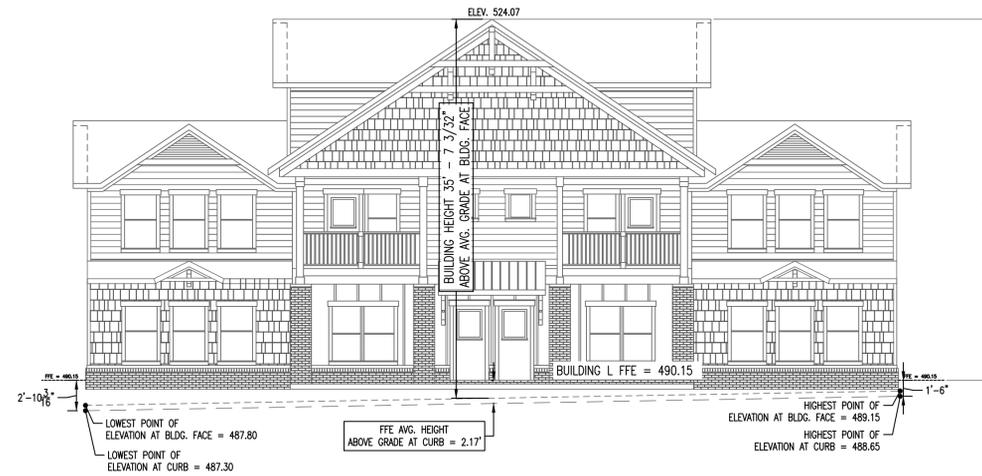
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205

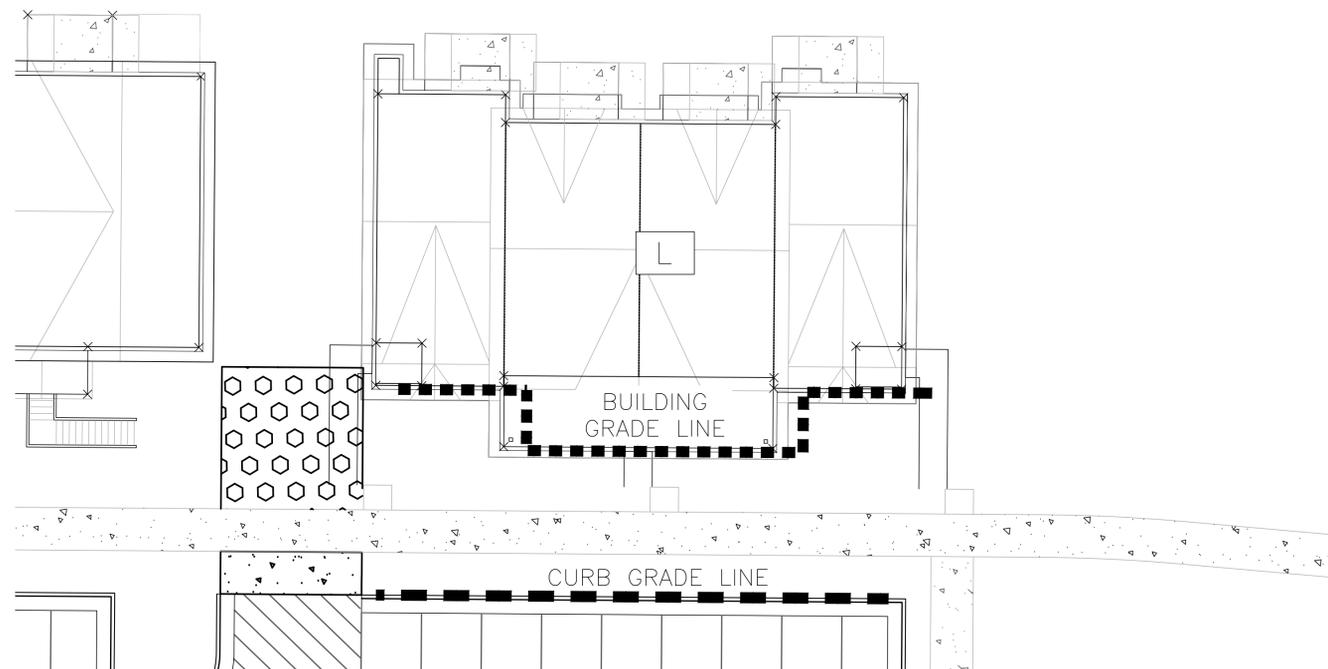
BUILDING K
HEIGHT EXHIBIT

BH-11

EXHIBIT

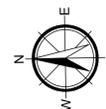


FRONT ELEVATION BUILDING L
 THE MILLEDGE SCALE: 1/8" = 1'-0"



THORNBERRY ST.

PLAN VIEW BUILDING L
 THE MILLEDGE SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



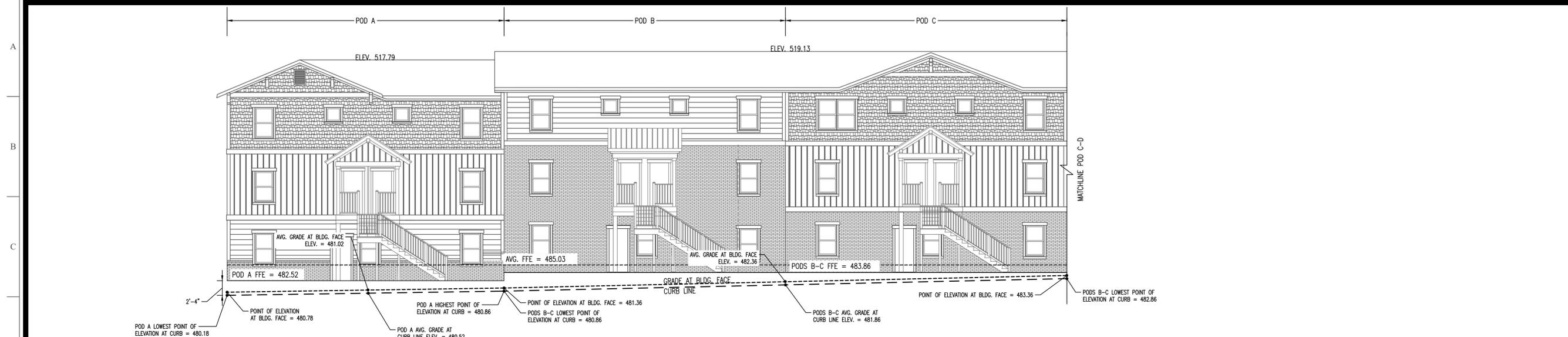
PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

EXHIBIT

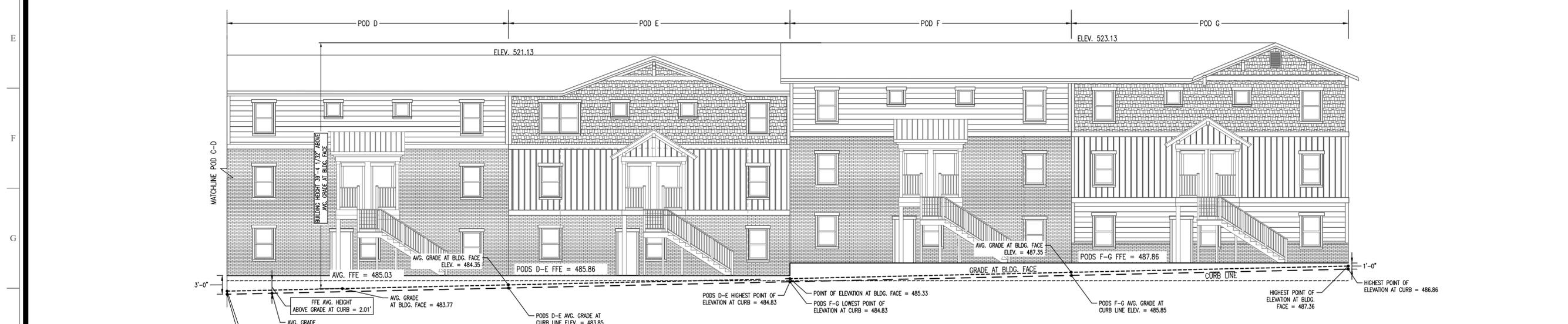
16205

BUILDING L
 HEIGHT EXHIBIT

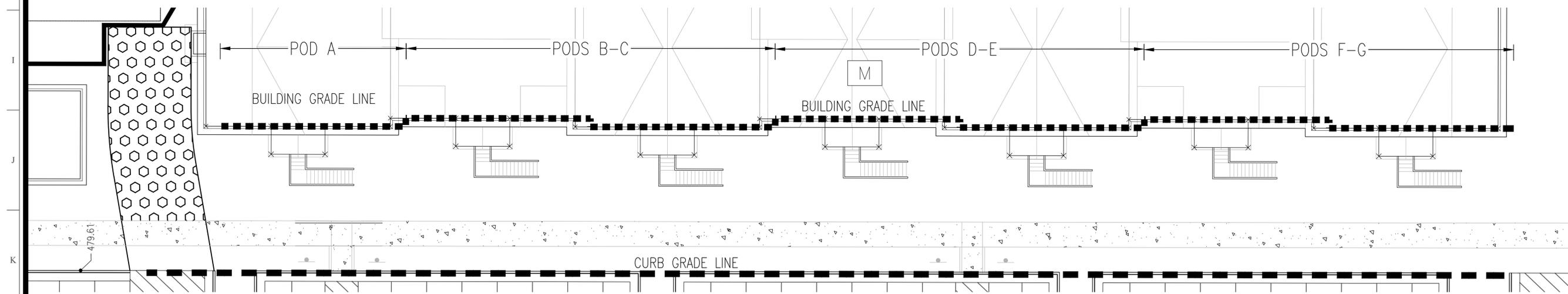
BH-12



FRONT ELEVATION BUILDING M - PODS A-C
 THE WOODBURY
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION BUILDING M - PODS D-G
 THE WOODBURY
 SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING M
 THE MILLEDGE
 SCALE: 1" = 1'-0"



W&A Engineering

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING • ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 wengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS, PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



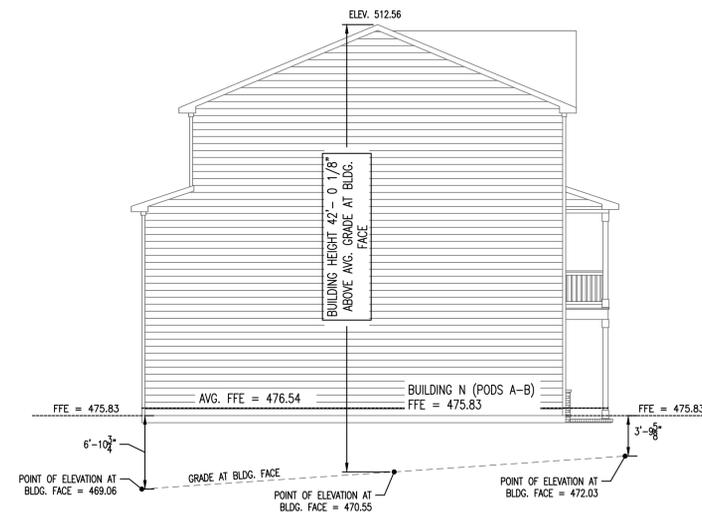
PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

16205
 BUILDING M
 HEIGHT EXHIBIT

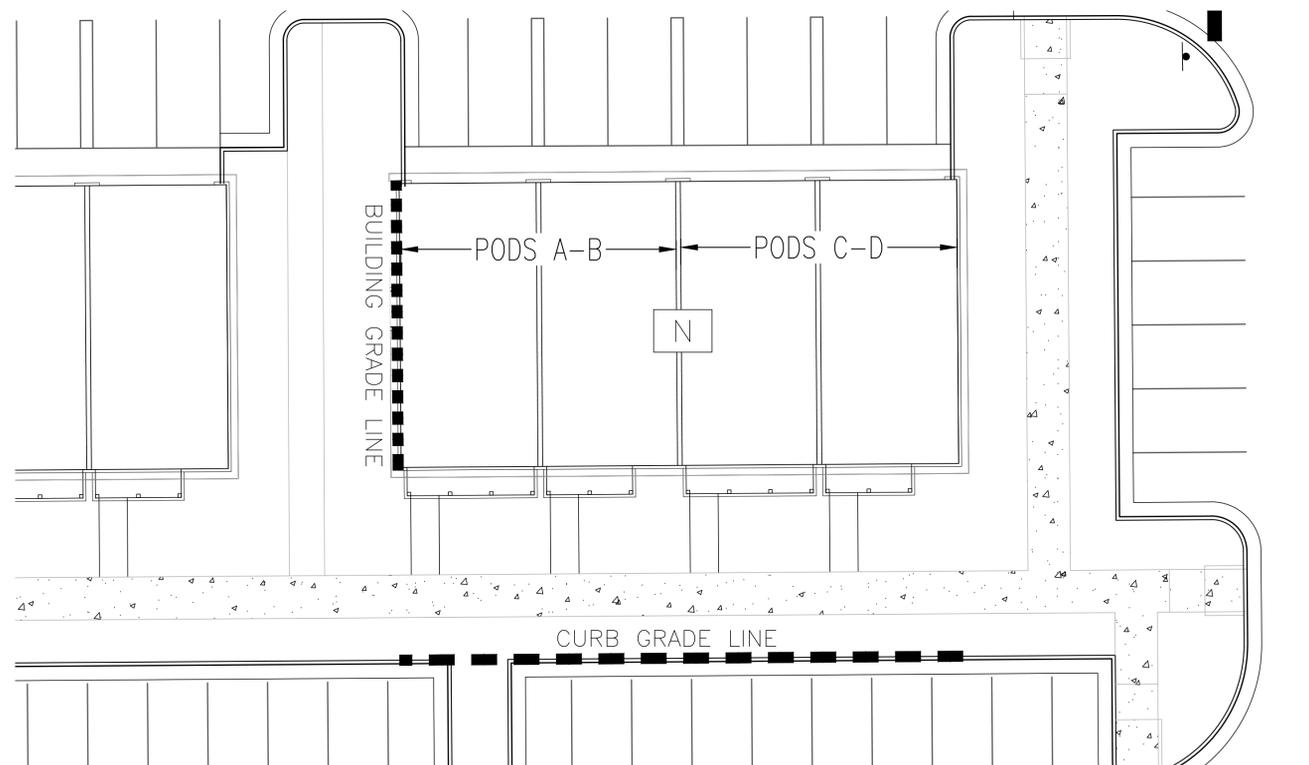
BH-13



FRONT ELEVATION BUILDING N
THE FINLEY SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING N
FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING N
THE FINLEY SCALE: 1" = 1'-0"

NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT

Know what's below.
Call before you dig.

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXHIBIT

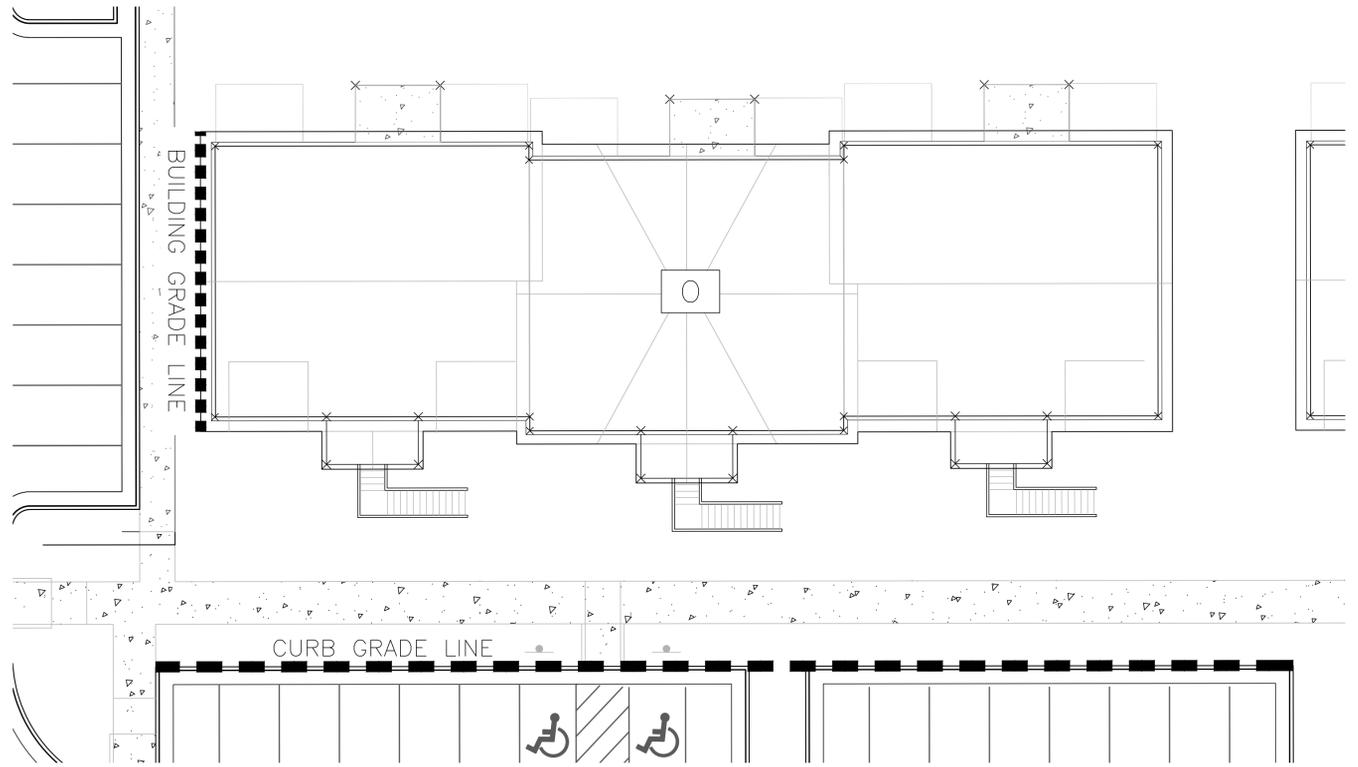
16205
BUILDING N
HEIGHT EXHIBIT
BH-14

A
B
C
D
E
F
G
H
I
J
K
L



FRONT ELEVATION BUILDING 0
THE WOODBURY SCALE: 1/8" = 1'-0"

SIDE ELEVATION BUILDING 0
THE WOODBURY SCALE: 1/8" = 1'-0"



CLOVERHURST DR. SIDE

PLAN VIEW BUILDING 0
THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

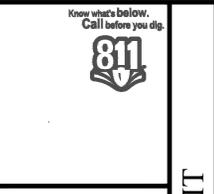
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXHIBIT

16205

BUILDING 0
HEIGHT EXHIBIT

BH-15

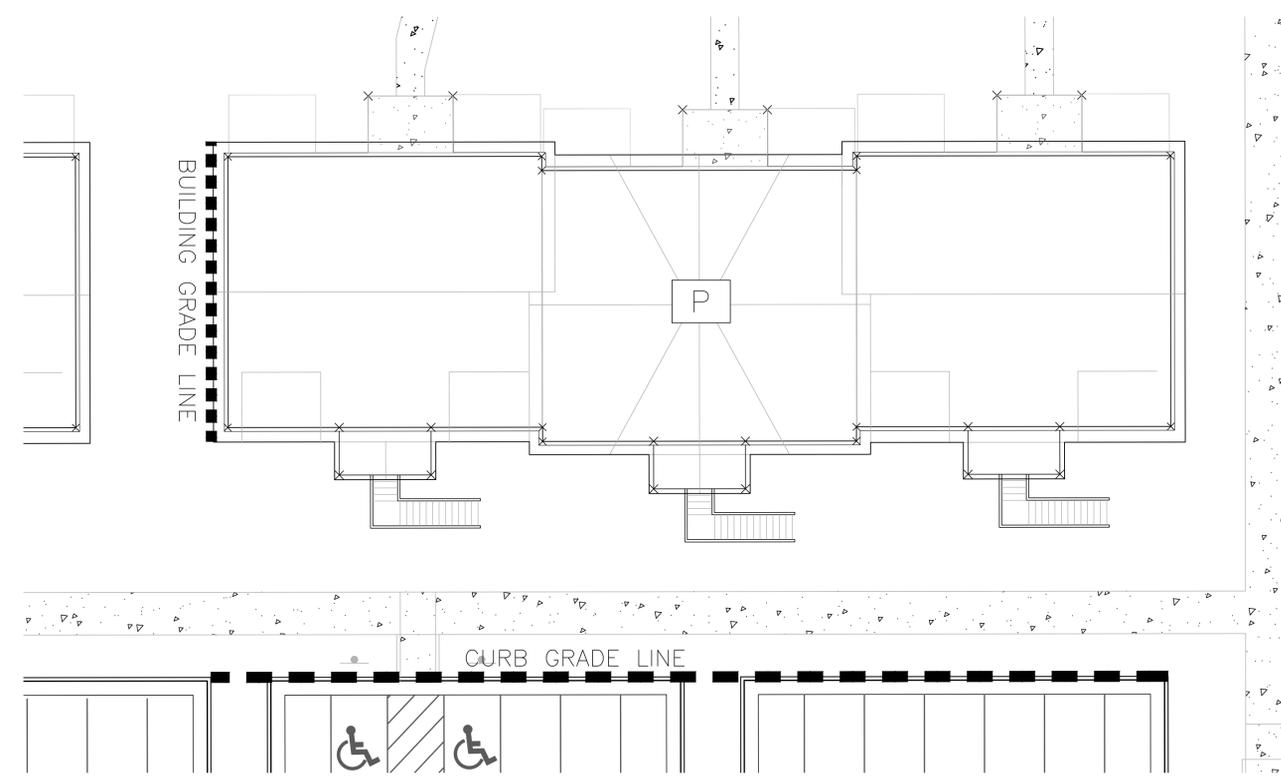
X:\Projects\16205\Design\Construction\Building Elevations\Building Height Exhibit - 16205.dwg 4/18/18 09:17:50 AM coliver

A
B
C
D
E
F
G
H
I
J
K
L



FRONT ELEVATION BUILDING P
THE WOODBURY SCALE: 1/8" = 1'-0"

SIDE ELEVATION BUILDING P
THE WOODBURY SCALE: 1/8" = 1'-0"



CLOVERHURST DR. SIDE

PLAN VIEW BUILDING P
THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

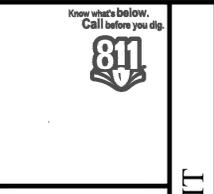
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL OBTAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXHIBIT

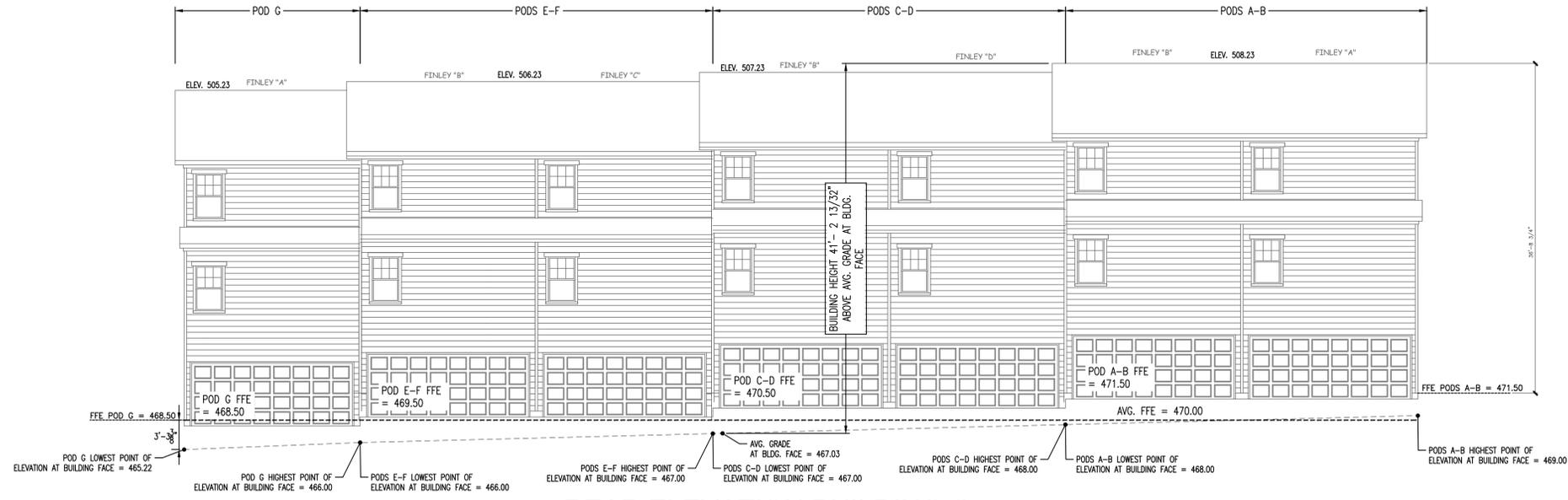
16205

BUILDING P
HEIGHT EXHIBIT

BH-16

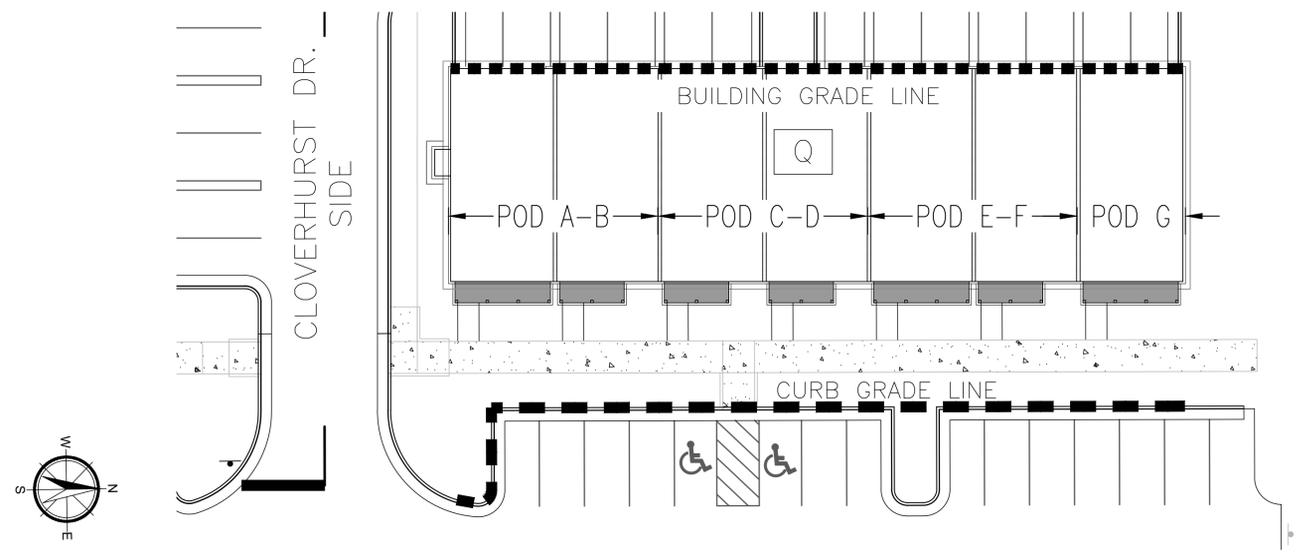


FRONT ELEVATION BUILDING Q
THE FINLEY
SCALE: 1/8" = 1'-0"



REAR ELEVATION BUILDING Q
THE FINLEY
SCALE: 1/8" = 1'-0"

PLAN VIEW BUILDING Q
THE FINLEY
SCALE: 3/4" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

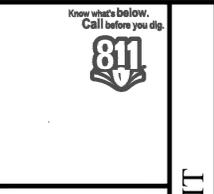
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

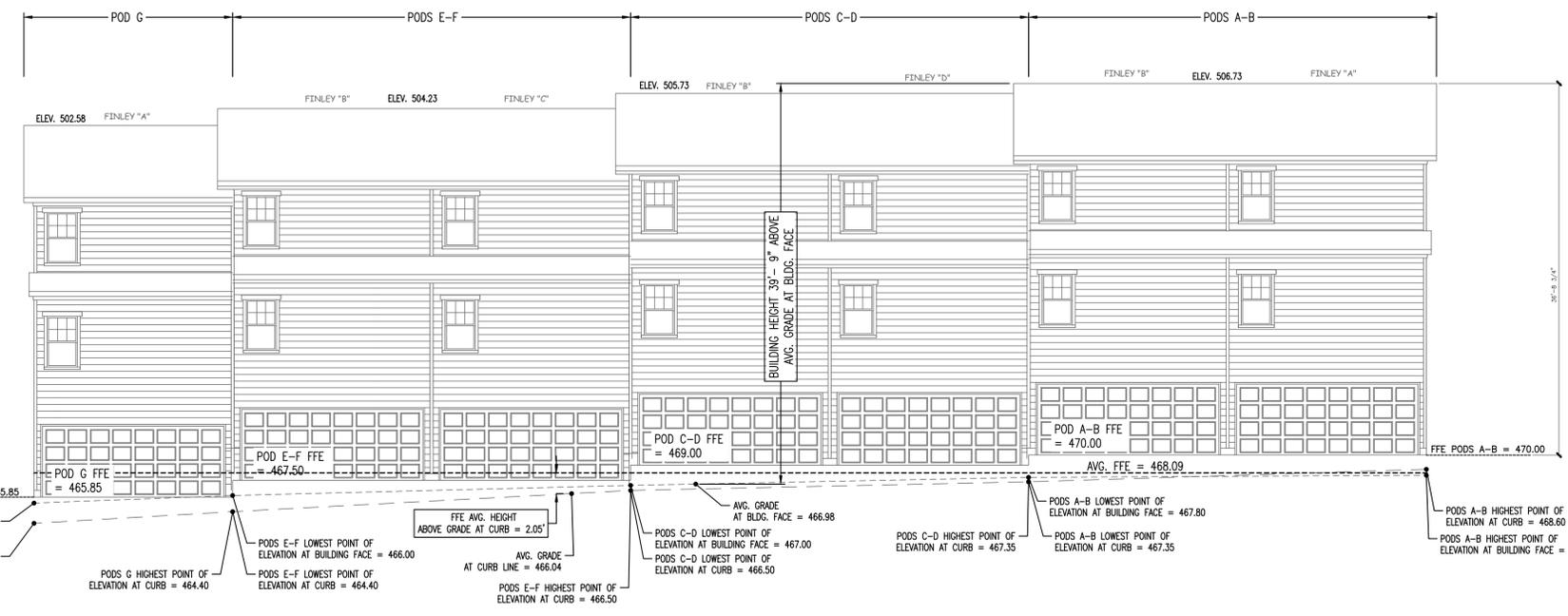
16205

BUILDING Q
HEIGHT EXHIBIT

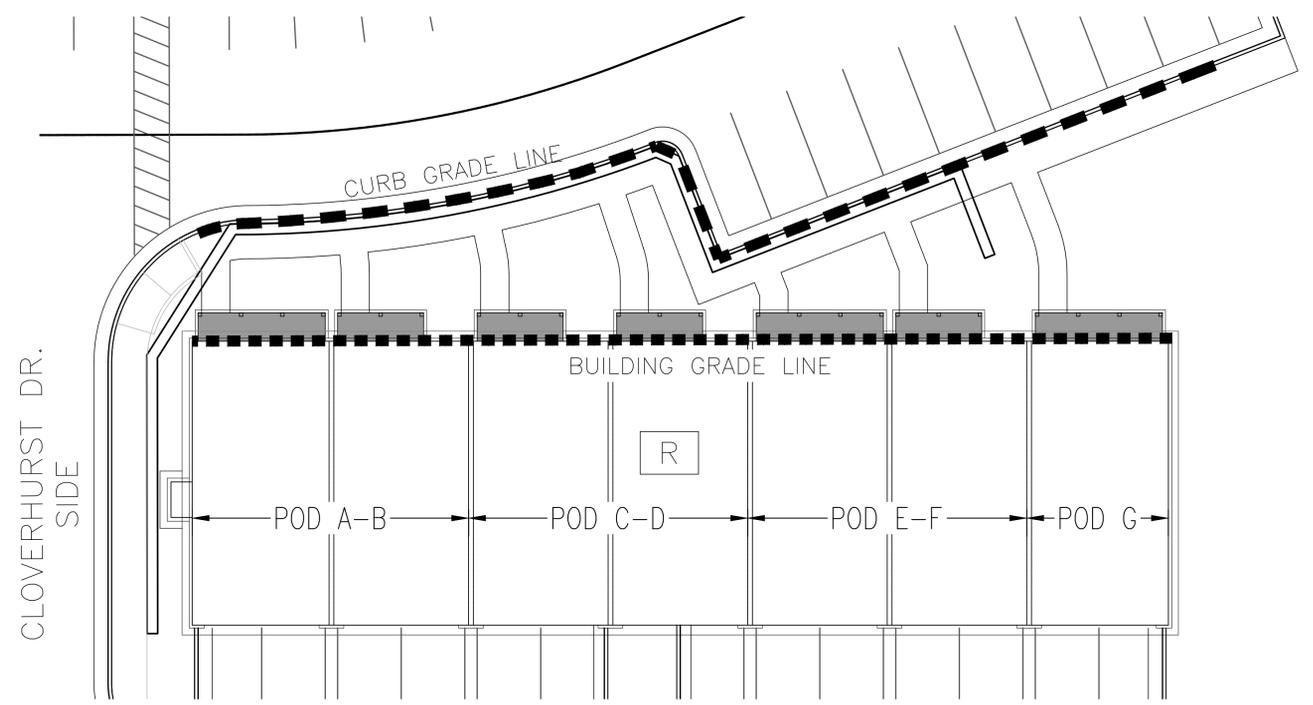
BH-17

EXHIBIT

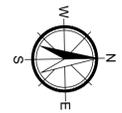
X:\Projects\16205\Design\Construction\Building Height Exhibit - 16205.dwg 4-18-18 09:18:01 AM coliver



REAR ELEVATION BUILDING R
THE FINLEY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING R
THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

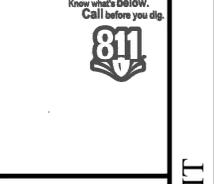
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205
BUILDING R
HEIGHT EXHIBIT

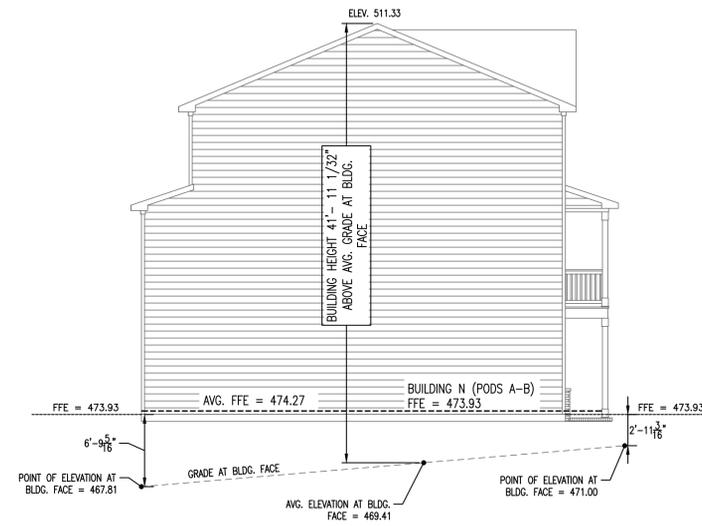
BH-18

EXHIBIT

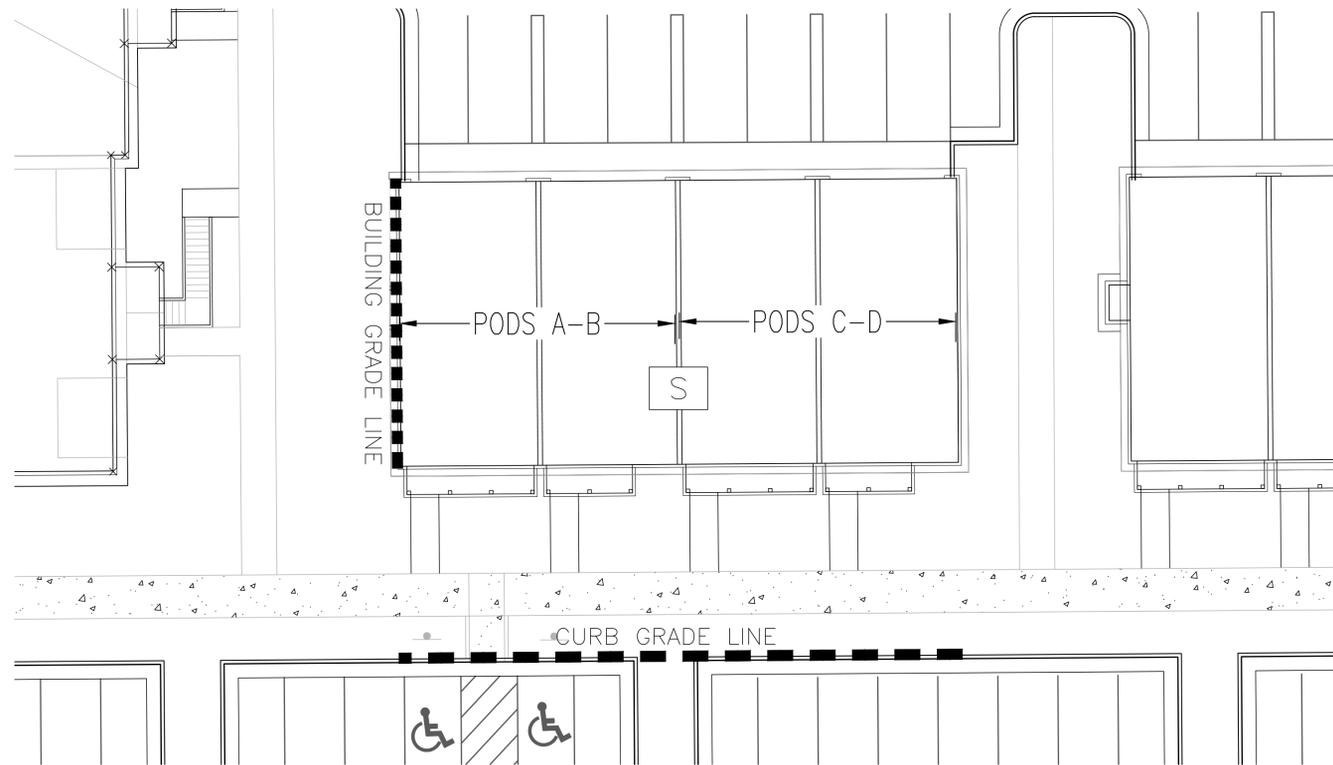
X:\Projects\16205\Design\Construction\Building Height Exhibit - 16205.dwg 4/18/18 09:18:05 AM coliver



FRONT ELEVATION BUILDING S
THE FINLEY SCALE: 1/8" = 1'-0"



SIDE ELEVATION BUILDING S
FINLEY SCALE: 1/8" = 1'-0"



CLOVERHURST DR. SIDE

PLAN VIEW BUILDING S
THE FINLEY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

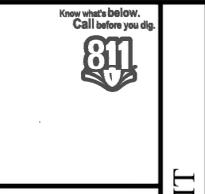
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



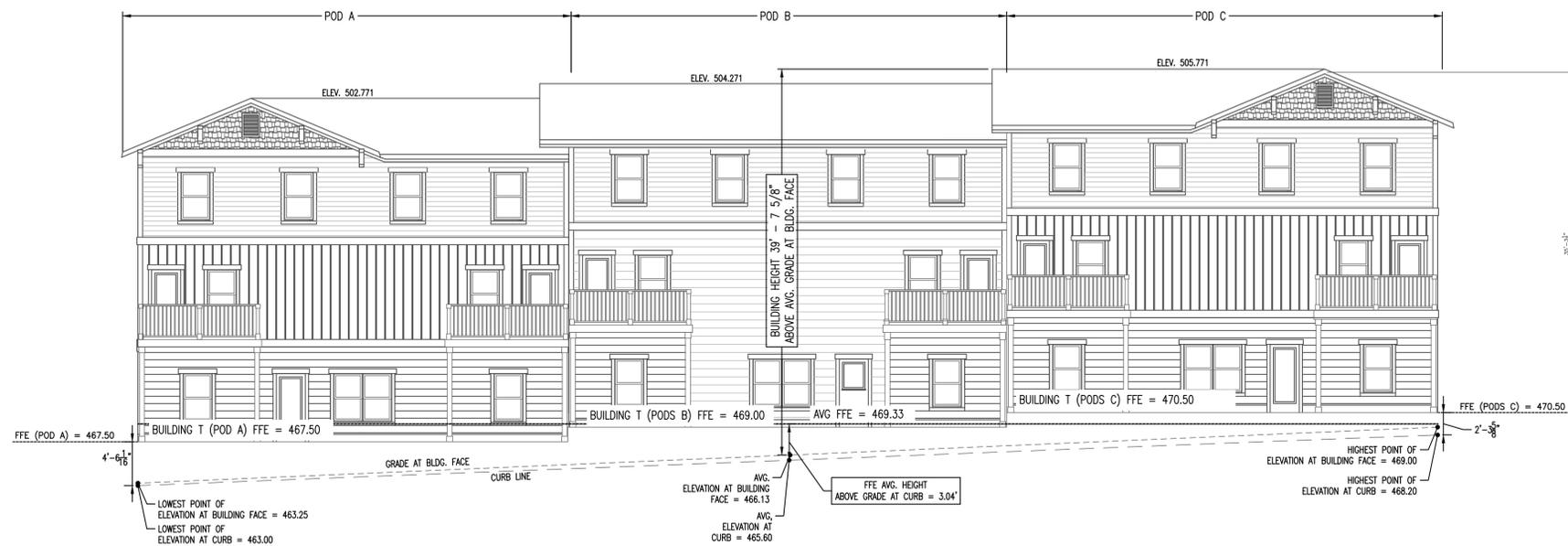
PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205

BUILDING S
HEIGHT EXHIBIT

BH-19

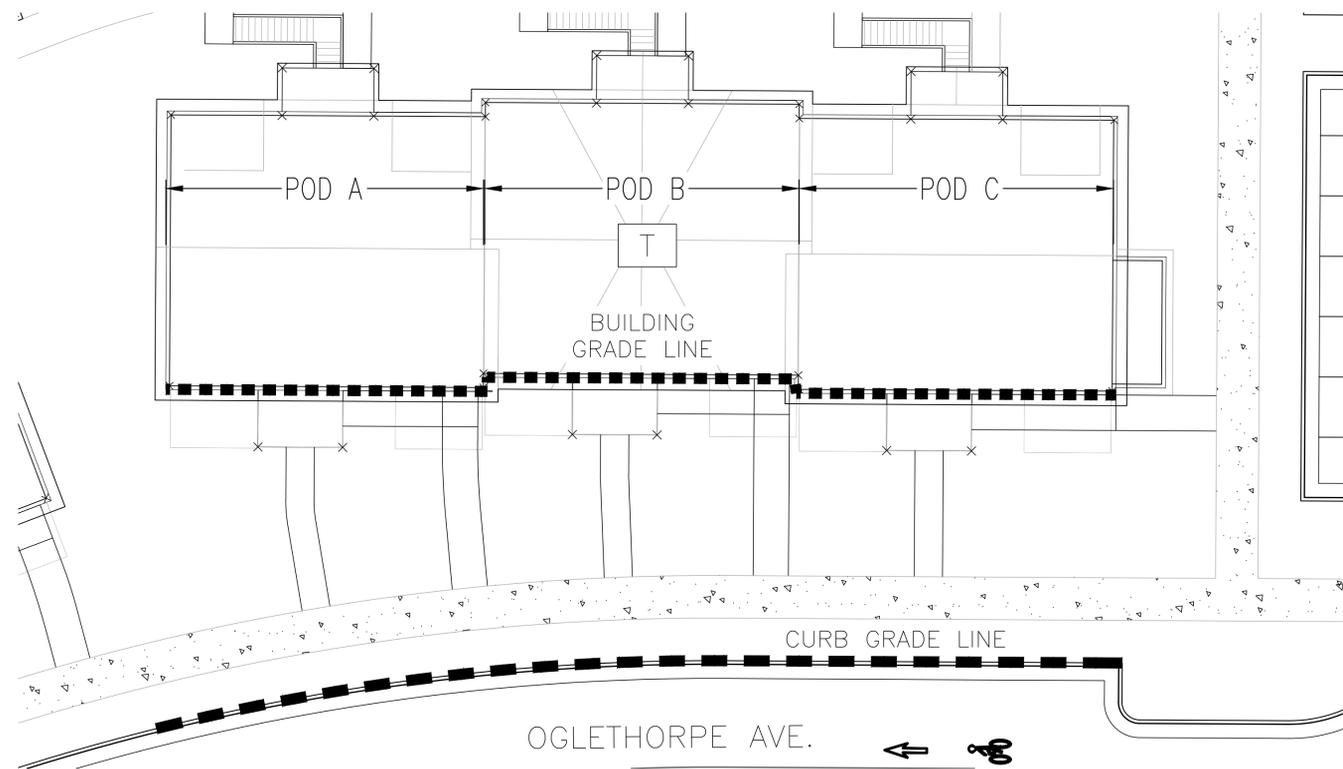
EXHIBIT



REAR ELEVATION BUILDING T

THE WOODBURY

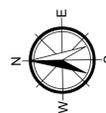
SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING T

THE WOODBURY

SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS

DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

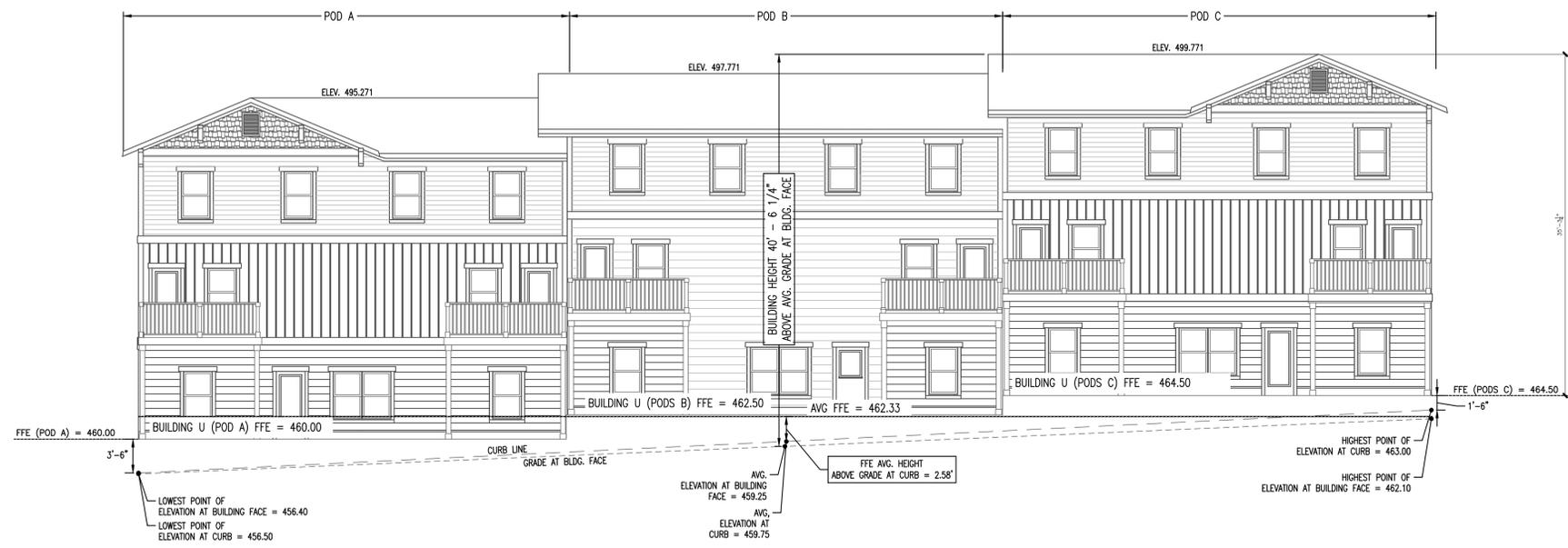
16205

BUILDING T
HEIGHT EXHIBIT

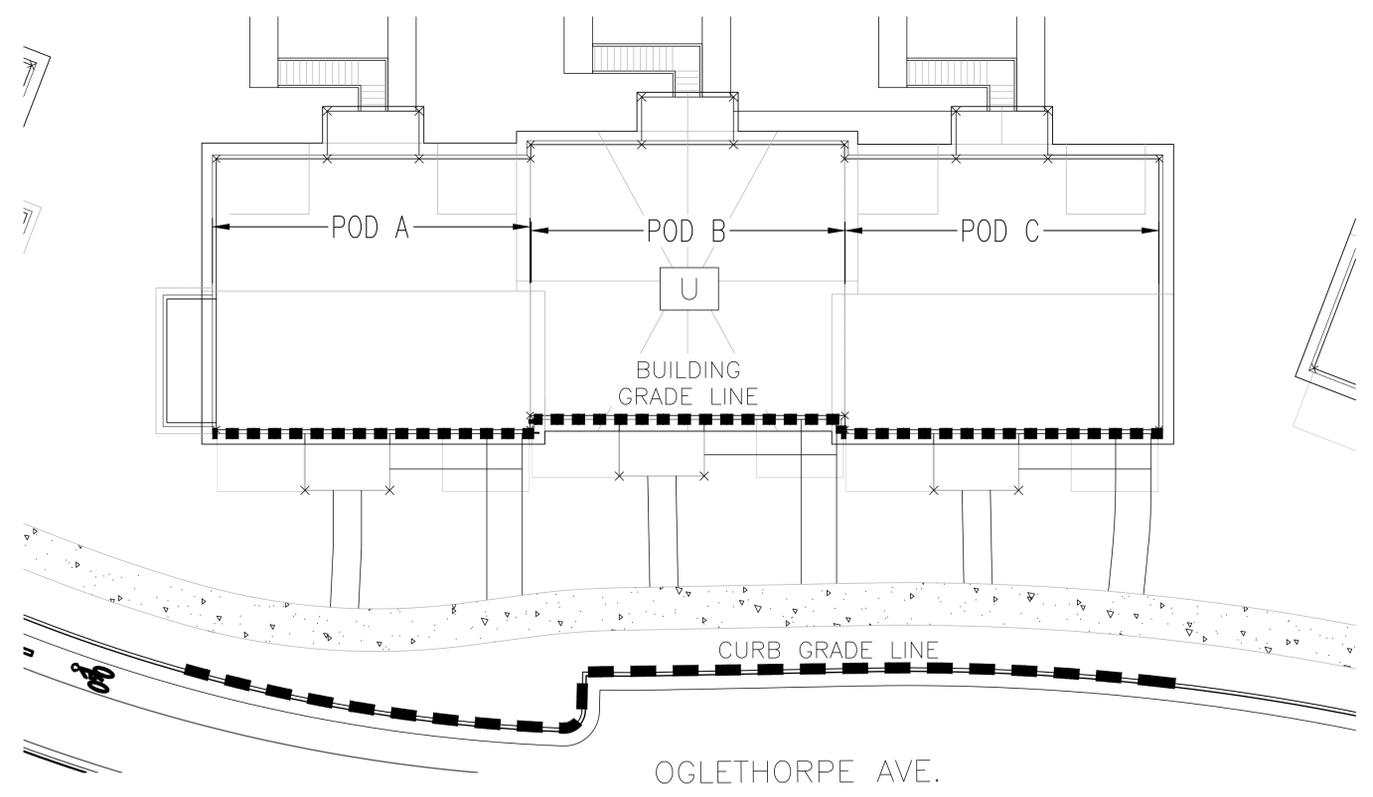
BH-20

EXHIBIT

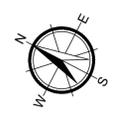
X:\Projects\16205\Design\Construction\Building Height Exhibit - 16205.dwg 4/18/18 09:18:15 AM coliver



REAR ELEVATION BUILDING U
 THE WOODBURY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING U
 THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
 TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

2470 Daniels Bridge Road, Suite 161
 Athens, GA 30606
 P: (706) 310-0400 • F: (706) 310-0411
 waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
 USING ELEVATIONS PREPARED BY OTHERS
 FOR QUESTIONS PLEASE CONTACT:
 CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT

Know what's below.
 Call before you dig.

PRELIMINARY
 NOT RELEASED FOR
 CONSTRUCTION

EXHIBIT

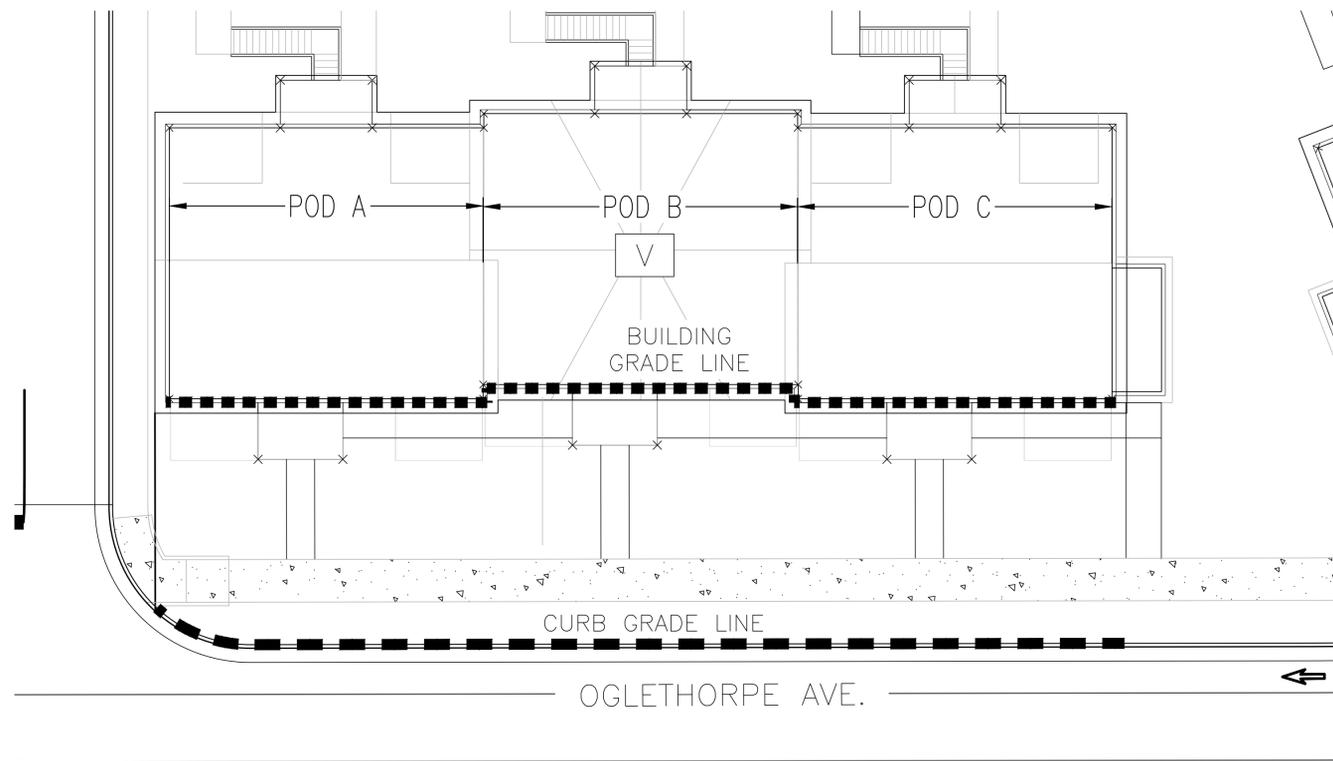
16205
 BUILDING U
 HEIGHT EXHIBIT

BH-21



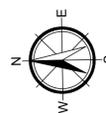
FRONT ELEVATION BUILDING V

THE WOODBURY SCALE: 1/8" = 1'-0"



PLAN VIEW BUILDING V

THE WOODBURY SCALE: 1" = 1'-0"



NOTE: BUILDING HEIGHT AND GRADE CALCULATIONS PROVIDED BY W&A ENGINEERING



W&A Engineering

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
SURVEYING - SOIL AND ENVIRONMENTAL CONSULTING
TRAFFIC ENGINEERING - ECONOMIC DEVELOPMENT

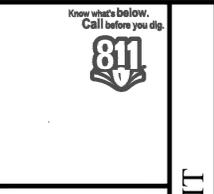
2470 Daniels Bridge Road, Suite 161
Athens, GA 30606
P: (706) 310-0400 • F: (706) 310-0411
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

EXHIBIT PREPARED BY W&A ENGINEERING FOR KIMLEY-HORN
USING ELEVATIONS PREPARED BY OTHERS
FOR QUESTIONS PLEASE CONTACT:
CHRIS BOSTIC, P.E. - PH: (919) 677-2000

DATE: 04/18/2018

REVISIONS	
DATE	COMMENT



PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

16205

BUILDING V
HEIGHT EXHIBIT

BH-22

EXHIBIT

X:\Projects\16205\Design\Construction\Building Elevations\Building Height Exhibit - 16205.dwg 4/18/18 09:18:25 AM coliver