

### Administrative Approval Action SR-43-18 Tryon Road Condos

Transaction # 554174, AA # 3913

LOCATION:	This site is located on the north side of Tryon Road and east side of Gorman Road. The majority of the site is outside the City limits.
REQUEST:	Recombination of four lots into one for the development of a 4.53-acre site zoned NX-7-PK-CU (Z-33-14) and R-10, both with SRPOD and SHOD-1 overlays, into an Apartment building with 352,000 square feet of gross floor area and 299 residential units.
DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:	A design adjustment to the block perimeter requirements found in UDO Article 8.3 and requirement for 5' utility placement easements found in UDO Article 8.5 along Tryon Road and Gorman Street have been approved for this plan.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 12/4/2018 by *Withers Ravenel*.

### **CONDITIONS OF APPROVAL and NEXT STEPS:**

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

□ <u>CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME</u> – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☑ <u>CONCURRENT SITE REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

#### The following items are required prior to approval of Concurrent Site Review plans:

#### General

- 1. A site lighting plan will be provided that demonstrates compliance with UDO 7.4. This must include any site lighting to be provided in the parking structure.
- 2. The solid waste roll-out cart staging area will comply with the Raleigh Solid Waste Design Manual proximity standards regarding stormwater infrastructure (Chapter C).
- 3. A detail will be provided for the solid waste roll-out cart staging area that complies with the Raleigh Solid Waste Design Manual collection device standards (Chapter C).



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### Engineering

- 4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services Development Engineering prior to concurrent review approval.
- 5. 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.
- 6. Temporary construction easements shall be granted by the property owner at 3702 Tryon Road for the proposed grading on that property. Submittal documents show that property is under contract to be purchased by the developer. If the parcel is owned by the same entity and registered agent at time of concurrent drawings temporary construction easements will not be required.
- 7. The developer has proposed on the plan to remove a permanent slope easement along the Tryon Road frontage. Documentation has been provided showing retaining walls can be allowed in the slope easement. Should the developer move forward with removal of the slope easement this will need to occur through correspondence and approval of City of Raleigh Real Estate prior to approval of the concurrent drawings.

### **Public Utilities**

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

### Stormwater

- 9. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
- 10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 11. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

#### **Urban Forestry**

- 12. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
- 13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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



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	City Code Covenant	$\boxtimes$	Slope Easement
	Stormwater Maintenance Covenant	$\boxtimes$	Transit Easement
$\boxtimes$	Utility Placement Easement		Cross Access Easement
	Utility Placement Easement Sidewalk Easement		Cross Access Easement Public Access Easement

⊠ **<u>RECORDED MAP(S)</u>** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

### The following items must be approved prior to recording the plat:

#### General

- 14. A demolition permit shall be issued and this building permit number shown on all maps for recording.
- 15. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

#### Engineering

- 16. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 17. A 5' general utility easement and associated deed of easement on the proposed "ROAD A" as indicated on sheet C2.0 of the SR-43-18 site plan, shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).

#### **Public Utilities**

- 19. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.
- 20. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.



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### Stormwater

- 21. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 22. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

### **Urban Forestry**

23. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.77 acres of tree conservation area.

⊠ **<u>BUILDING PERMITS</u>** – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

#### The following items must be approved prior to the issuance of building permits:

#### General

- 24. Comply with all conditions of Z-33-14.
- 25. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots (PINs 0782878607, 0782879687, and 0782878898) into a single tract.
- 26. A map for right-of-way and easement dedications and required tree conservation areas shall be approved by the City and recorded in the Wake County Registry.
- 27. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 28. A demolition permit shall be obtained.
- 29. Provide fire flow analysis.
- 30. A Petition for Annexation into the City limits shall 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.
- 31. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of



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this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld

### Engineering

- 32. A fee-in-lieu for 110 linear feet for 18' of road widening and 110 linear feet of 6' sidewalks on "ROAD A" shall be paid to the City of Raleigh (UDO 8.1.10).
- 33. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 34. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 35. 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**

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

#### Stormwater

- 37. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
- 38. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
- 39. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

#### **Urban Forestry**

- 40. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 41. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Street 'A'.
- 42. A fee-in-lieu for 3 street trees along Street 'A' shall be paid to the City of Raleigh.



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

- 1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
- 2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 3. All street lights and street signs required as part of the development approval are installed.
- 4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services Development Engineering program.
- 5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- 6. Final inspection of all tree conservation areas and right of way street 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 reapproval 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: 1-2-2022

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: Development Services Director / Designee)

hater tate Date: 1/2/19

Staff Coordinator: Ryan Boivin

### Design Adjustment Staff Response



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.

	Pro	ject Name	Tryon Road	d Coi	ndos		
IECT	Dev	elopment Case Number	SR-43-2018	}			
PROJECT	Tra	nsaction Number	554174				
	Des	ign Adjustment Number	DA - 89	- 201	8		
	Stat	ff recommendation based upon t	he findings i	n the	e applicab	le code(s):	
	~	UDO Art. 8.3 Blocks, Lots, Acce	222		UDO Ar	t. 8.5 Existing Streets	
		UDO Art. 8.4 New Streets			<u>Raleigh</u>	Street Design Manual	
5. 1	Staf	f SUPPORTS 🗹 DOES NOT SUP	PORT 🗌 th	ie de	sign adjus	stment request.	
			DEPART	IMEN	NTS		
:		Dev. Services Planner			City Pla	nning	
	1	Development Engineering 🛴 /	12-4-18		Transpo	ortation	
		Engineering Services			Parks 8	Recreation and Cult. Res.	
ISE		Public Utilities					
PON	CON	IDITIONS:					
STAFF RESPONSE			·				
Dev	elop	ment Services Director or Desig	nee Action:			APPROVE WITH CONDITIONS	DENY
5	$\geq$		MUEEPILIC PE	EN 11 Fact	MANAGE	<u>e 1/2/19</u>	
Auth *The	Daval	d Signature	ocianoo to cian i	n hic/k	oar stood - Pla	Date Date print name and title post to sig	natura

\*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).

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### Staff Response Article 8.3 Blocks Lots, Access



## The Development Services Director may in accordance with *Sec. 10.2.18.* approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article; YES V 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;

/ES	✓	NO		
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D. The requested design adjustment does not create any lots without direct street Frontage;

YES 🖌 NO 🗌

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

YES 🔽 NO 🗌

### STAFF FINDINGS

Staff is in support of the block perimeter design adjustment request. There are topographical constraints that limit additional public street and pedestrian access points. There is an adjacent Neuse Riparian Buffered stream further limiting access due to the potential for environmental impacts.

The parcel is bound by Tryon Road, Gorman Street, I-440, adjacent single family homes and a storage facility. The parcel is also limited in potential public street locations due to NCDOT controlled access due to the proximity to I-440. Thereformadditional street connections would be prohibited along Gorman Street so to maintain required spacing from intersections.

The developer is providing a public street stub spanning from Tryon Road to the parcel adjacent to the north. The adjacent parcel is addressed as 3628 Tryon Road. The public street will provide a connection point that long term can lead to a reduced block length for adjacent parcels long term.

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### Staff Response Article 8.5 Existing Streets



### DEVELOPMENT SERVICES DEPARTMENT

- A. The requested design adjustment meets the intent of this Article; YES VIN
- 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 V NO
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

E. The requested design adjustment has been designed and certified by a Professional Engineer.
 YES

### STAFF FINDINGS

The design adjustment to not place 5' utility placement easements along Tryon Road and Gorman Street is supported by staff.

Tryon Road and Gorman Street are NCDOT maintained facilities. Street trees were not allowed by NCDOT on either street frontage and therefore utilities could be placed behind the curb and gutter (where tree planting area would be) without impacting street trees. In addition there is a span of approximately 100' from the edge of pavement on Gorman to the extents of the ROW. In addition, the area where utility placement easement would be placed is within a Neuse Riparian Buffer.

Tryon Road is shown to have utilities currently placed near the edge of pavement and there is controlled access fencing along the frontage of Tryon Road. It is anticipated utility placement would be between the back of curb and sidewalk where there is approximately 6' in width.

### Design Adjustment Application



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.

5	Project Name Tryon Road Cor	ndos	· · · · ·	
PROJECT	Case Number SR-43-18			
PR(	Transaction Number 554174			
R	Name Tryon @ Gorman LLO	<b>o</b>		
OWNER	Address 5212 Carolina Beach	Road, Suite C		City Wilmington
б	State NC	Zip Code 28412		Phone 919-600-8574
СТ	Name Rob Caudle, PE		Firm Wit	hersRavenel
CONTACT	Address 137 S. Wilmington Str	eet, Suite 200		City Raleigh
co	State NC	Zip Code 27601		Phone 919-469-3340
	I am seeking a Design Adjustmen	t from the requirem	ents set for	th in the following:
	UDO Art. 8.3 Blocks, Lots, Acce	2 <u>55</u>	- See page	2 for findings
	UDO Art. 8.4 New Streets	an a	- See page :	3 for findings
	UDO Art. 8.5 Existing Streets		- See page	4 for findings
ST	Raleigh Street Design Manual		- See page !	5 for findings
REQUEST	Provide details about the reques	t; (please attach a m	emorandun	n if additional space is needed):
RE	perimeter requirement. The site is surror intends to construct and dedication app to the adjacent northern parcel. This ne	bunded by previously de proximately 390 linear fe aw road will decrease co nd the adjoining parcels	veloped and s et of a new "N ingestion on T . The construct	e subject property can not achieve the block subdivided properties. The proposed development leighborhood Street" through the site, connected "ryon Rd. and increase safety for vehicular and stion of the new road will allow block perimeter 3.
	he responsibility of the applicant to pro cant must be the Property-Owner.	vide all pertinent infor	mation neede	ed for the consideration of this request.

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

(MMATH	18/27/18
Owner/Øwner's Representative Signature	Date
	1
CHECKLIST	
Signed Design Adjustment Application	
Page(s) addressing required findings	✓ Included
Plan(s) and support documentation	✓ Included
Notary page (page 6) filled out; Must be signed by property owner	✓ Included
First Class stamped and addressed envelopes with completed notification letter	✓ 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

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**REVISION 1/30/2018** 

Administrative Design Adjustment Findings



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; The intent of Article 8.3 is met. The site provides two access points and appropriate circulation throughout the site. The proposed development is dedicating a new "Neighborhood Street" which will provide two access points to the subject site as well as additional access points for the adjacent parcels.
- B. The requested design adjustment conforms with the Comprehensive Plan and, adopted City plans;

The proposed development is constructing and dedicating a new road which conforms with the Comprehensive Plan and adopted City plans.

C. The requested design adjustment does not increase congestion or compromise Safety;

The proposed development is constructing and dedicating a new road to help reduce congestion and increase Safety. The new "Neighborhood Street" road will provide safer access to the site and the adjoining properties.

D. The requested design adjustment does not create any lots without direct street Frontage;

The proposed development is increasing direct street access points for the site and adjacent parcels.

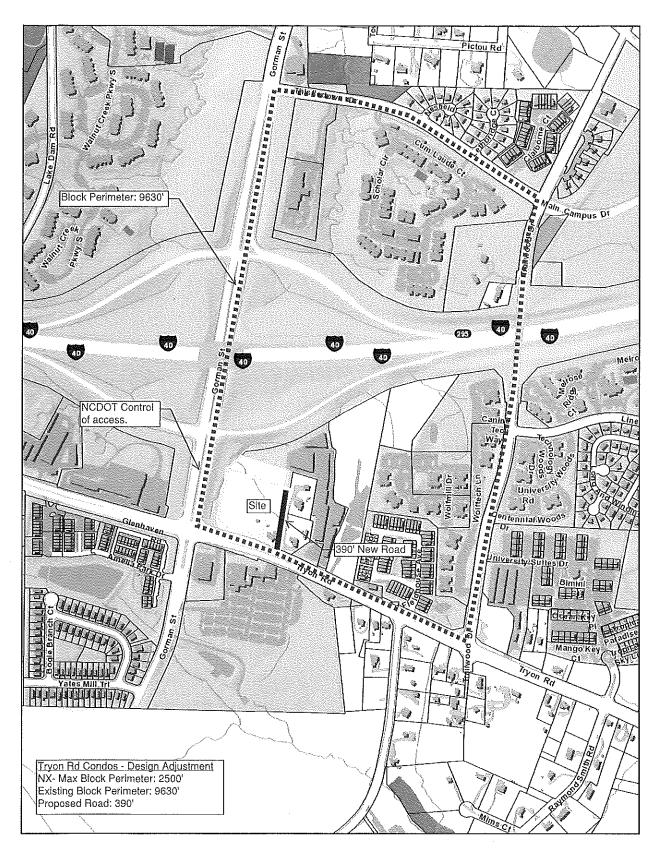
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
- 2. The presence of existing buildings, stream and other natural features;
- → 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible:
  - 5. Strict compliance would pose a safety hazard; or
- $\rightarrow$  6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

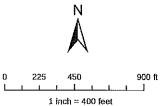
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**REVISION 1/30/2018** 

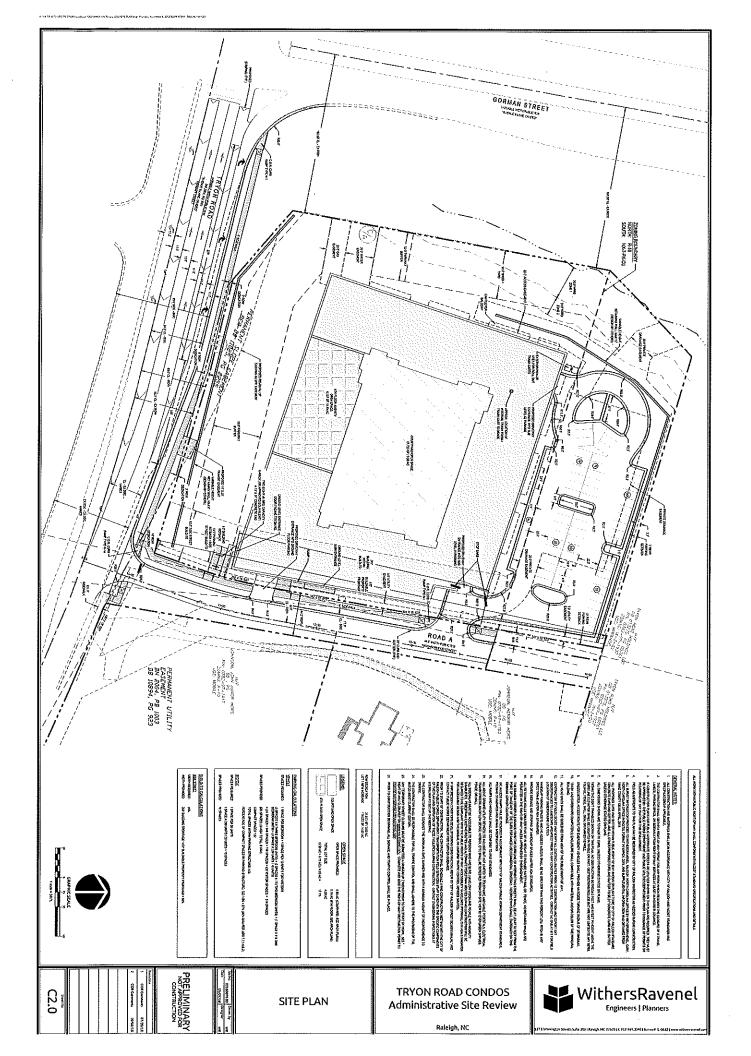
•	Individua Acknowledge	
STATE OF NORTH CA COUNTY OF	•	INDIVIDUAL
JEY T DILLG	54	a Notary Public do hereby certify that personally appeared before me this day and
-	ue execution of the forgo	
(SEAL) NOTA SEAL) NEW HAN STATE OF N	T DILLEY RY PUBLIC OVER COUNTY ORTH CAROLINA I EXPIRES 04-05-2020	ary Public
Vly Commission Exp	ires: <u>4/5/2020</u>	- <sup></sup>
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### Design Adjustment Application



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.

<u>F</u> ,	Project Name Tryon Road Con	dos				
PROJECT	Case Number SR-43-18					
PR	Transaction Number 554174					
ER	Name Tryon @ Gorman LLC			na na kana sa kata na k		
OWNER	Address 5212 Carolina Beach	Road, Suite C		City Wilmington		
õ	State NC	Zip Code 28412		Phone 919-600-8574		
5	Name Rob Caudle	, 11 million	Firm With	nersRavenel		
CONTACT	Address 137 S Wilmington Stree	et, Suite 200		City Raleigh		
00	State NC	Zip Code 27601		Phone 919-238-0359		
	Tam seeking a Design Adjustment	from the requirem	ents set fort	h in the following:		
	UDO Art. 8.3 Blocks, Lots, Acces	55	- See page 2	2 for findings		
	UDO Art. 8.4 New Streets		- See page 3	3 for findings		
	UDO Art. 8.5 Existing Streets		- See page 4	l for findings		
S	Raleigh Street Design Manual	· · · · · ·	- See page 5	i for findings		
REQUEST	Provide details about the request;	(please attach a m	emorandum	if additional space is needed):		
RE	Placement Easement be waived at the p have various buffers (parkway, SHOD, N	roject's frontage at Try leuse River Riparian) I not allow street trees to	on Rd and Go behind the righ be planted in	that the requirement to provide a 5' Utility rman St. Both street frontages are required to ats-of-way. Additionally, both streets are the right-of-way. This would allow space for		

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,

**Owner/Owner's Representative Signature** 

CHECKLIST		
Signed Design Adjustment Applica	tion	✓ Included
Page(s) addressing required findin	gs	Included
Plan(s) and support documentation	n	✓ Included
Notary page (page 6) filled out; N	lust be signed by property owner	Included
First Class stamped and addressed	l envelopes with completed notification letter	Included
Submit all documentation, with the designadjustments@raleighnc.gov. Deliver the addressed envelopes ar Development Services, Developmen One Exchange Plaza, Suite 500 Raleigh NC, 27601		and letters to
For Office Use Only	RECEIVED DATE: DA -	

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### Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



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;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
- C. The requested design adjustment does not increase congestion or compromise Safety;
- D. The requested design adjustment does not create any lots without direct street Frontage;
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
  - 1. Topographic changes are too steep;
  - 2. The presence of existing buildings, stream and other natural features;
  - 3. Site layout of developed properties;
  - 4. Adjoining uses or their vehicles are incompatible;
  - 5. Strict compliance would pose a safety hazard; or
  - 6. Does not conflict with an approved or built roadway construction project
  - 7. adjacent to or in the vicinity of the site.

### Article 8.4, New Streets Administrative Design Adjustment Findings



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;
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

- C. The requested design adjustment does not increase congestion or compromise safety;
- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.

### Article 8.5 Existing Streets Administrative Design Adjustment Findings



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;

The intent of Article 8.4 is met. We have identified an area that would allow relief from the required utility easement and allow utilities to be placed in the area between the sidewalk and the curb.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed development is constructing the required improvements to the existing road which conforms with the Comprehensive Plan and adopted City Plans.

- C. The requested design adjustment does not increase congestion or compromise safety; The requested design adjustment does not affect congestion or safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

There will be no additional maintenance responsibilities created by this design adjustment.

E. The requested design adjustment has been designed and certified by a Professional Engineer.

The design adjustment has been sealed by a Professional Engineer.



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 the Raleigh Street Design Manual;

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

C. The requested design adjustment does not increase congestion or compromise safety;

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

E. The requested design adjustment has been designed and certified by a Professional Engineer.

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### Individual Acknowledgement



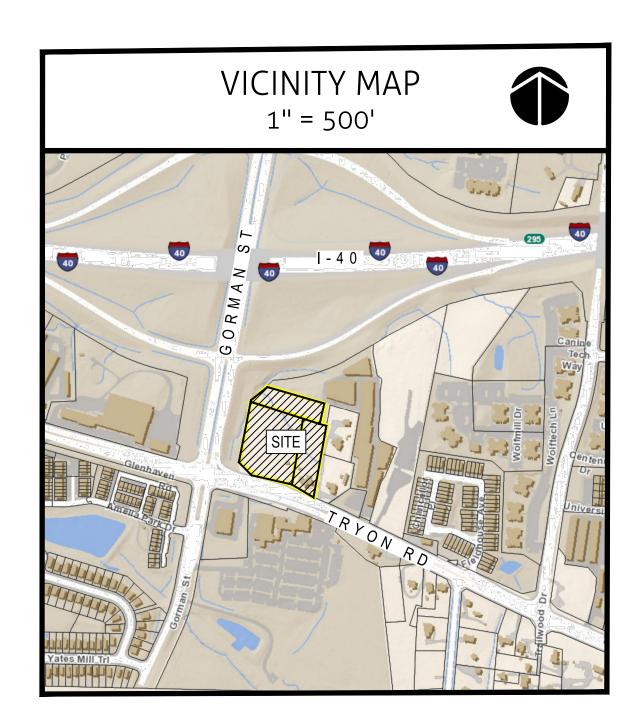
STATE OF NORTH CAROLINA COUNTY OF Wake

### INDIVIDUAL

I, <u>Nicole C. Allamon</u>, a Notary Public do hereby certify that <u>Robert Caudle</u> personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the day of Dec	unber, 2018.
(SEAL My Comm. Exp. 04-25-2022	Notary Public <u>Micrele</u> C. delamon
My Commission Expires: $4/25/707$	2

### WWW.RALEIGHNC.GOV



	strative Site Review Application 🔰 🐐 🕻 DEVEL	OPMENT VICES	DEVELOPMENT TYPE & SITE DATA TABLE (	Applicable to all developments)	ASSIGNMENT OF CONTRACT
		RTMENT	Zoning Information	Building Information	
		-	Zoning District(s) NX-7-PK-CU: R-10	Proposed building use(s) Residential	Date: April 5, 2018
Development S	ervices Customer Service Center   1 Exchange Plaza, Suite 400   Raleigh, NC 27601   919-996-2495   efax 919-5 Litchford Satellite Office   8320 – 130 Litchford Road   Raleigh, NC 27601   919-996-4200	96-1831	If more than one district, provide the acreage of each: 3.63 AC; 0.90 AC	Existing Building(s) sq. ft. gross 1,736 SF	Seller: Heirs of Herman Johnson
			Overlay District SRPOD, SHOD-1	Proposed Building(s) sq. ft. gross 352,000 SF	Sener Trens of Remain Johnson
When sub	mitting plans, please check the appropriate building type and include the Plan Checklist documer	<b>t.</b>	Total Site Acres Inside City Limits 🖵 Yes 🔳 No	Total sq. ft. gross (existing & proposed) 352,000 SF	Property
			Off street parking: Required 518 Provided 520	Proposed height of building(s)88' - 8"	(a) Street Address: 3702 Tryon Road, Raleigh, NC 27606 (PIN#: 0782878898 and 0782971753)
	BUILDING TYPE	SEONLY	COA (Certificate of Appropriateness) case #	# of stories 7	(b) Legal Description: GR PT WILLIAM BARBEE EST TR3 & WILLIAM BARBEE EST
] <sub>Detached</sub>	General Transaction	umber	BOA (Board of Adjustment) case # A-	Ceiling height of 1 <sup>st</sup> Floor 14'	(c) Deed Book and Page Reference: DB 13-E- PG 1663
Attached	Mixed Use		CUD (Conditional Use District) case # Z- 33-14		New Buyer: Tryon @ Gorman, LLC Original Buyer: Blue Sky Services Development
Apartment	Open Lot	oordinator	Stormwater Inform	nation	5212 Carolina Beach Rd, Suite C 119 SW Maynard Rd, Suite 200
Townhouse	Assigned Tea	Leader	Existing Impervious Surface 0.12 ac acres/square feet	Flood Hazard Area 🖾 Yes 🔳 No	Wilmington, NC 28412 Cary, NC 27511
			Proposed Impervious Surface 4.93 ac acres/square feet	If Yes, please provide:	Contract Date: March 29, 2018
as your project previou	isly been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # $5448$	2	Neuse River Buffer	Alluvial Soils Flood Study	
	GENERAL INFORMATION			FEMA Map Panel #	By this assignment of contract, and in consideration of a non-refundable assignment deposit of \$1.00 (One 1 paid to Original Buyer on or before the date as indicated below. Blue Sky Services Development, LLC heret
velopment Name T	rvon Road Condos	e <sup>47</sup> · 1 ·	FOR RESIDENTIAL DEVI	and the second	exercises his unqualified right to assign all his rights, obligations and responsibilities in the above-noted co
	PK-CU; R-10 Overlay District (if applicable) SRPOD. SHOD-1 Inside City Limits?			edroom Units: 1br1182br 1733br8 4br or more 0	dated March 29, 2018, with Heirs of Herman Johnson to a New Buyer, who is noted above. The New Buyer
			2. Total # Of Congregate Care Or Life Care Dwelling Units N/A 6. In	fill Development 2.2.7	property hereby agrees to fulfill all of the same conditions and terms of the above-referenced contract, inclu
oposed Use Cond			3. Total Number of Hotel Units N/A 7. 0	pen Space (only) or Amenity N/A	but not limited to all settlement requirements as originally stated. The New Buyer shall be responsible for depositing earnest money deposit in the amount of \$5,000 with the closing attorney as stated in the contract
operty Address(es) 3	704 Tryon Rd Major Street Locator: Tryon Rd	);	4. Overall Total # Of Dwelling Units (1-6 Above) 299 8. Is	your project a cottage court? Yes No	execution of this assignment agreement. If the aforementioned deposit is not paid according to the schedule
ake County Property Ir	dentification Number(s) for each parcel to which these guidelines will apply:		SIGNATURE BLOCK (Applicable	to all developments)	described below, this agreement shall be considered null and void.
.N. 0782-87-9	687 P.I.N. 0782-87-8607 P.I.N. 0782-87-8898 P.I.N.		In filing this plan as the property owner(s), I/we do hereby agree and firmly bine	dourselves, my/our heirs, executors, administrators, successors	The total consideration for this assignment, including the earnest money already paid by the Original Buyer
What is your project type?	Apartment Elderly Facilities Hospitals Hotels/Motels 0		and assigns jointly and severally to construct all improvements and make all der	dications as shown on this proposed development plan as	Seller, is \$1.00, and is to be paid by the New Buyer to the Original Buyer at the time execution of this agreen
/hat is your project type?	□ Non-Residential Condo □ School □ Shopping Center □ Banks □ in	lustrial Building	and assigns jointly and severally to construct all improvements and make all der approved by the City.		
/hat is your project type? Mixed Residential Duplex	Non-Residential Condo     School     Shopping Center     Banks     In       Telecommunication Tower     Religious Institutions     Residential Condo     Retail     C		and assigns jointly and severally to construct all improvements and make all der	to serve as my agent regarding this application, to	Seller, is \$1.00, and is to be paid by the New Buyer to the Original Buyer at the time execution of this agreen All the terms and conditions of this assignment agreement are hereby binding upon any other assigns or successors of New Buyer.
<b>hat is your project type?</b>   Mixed Residential   Duplex	Non-Residential Condo     School     Sc	lustrial Building	and assigns jointly and severally to construct all improvements and make all der approved by the City. I hereby designate Rob Caudle/David Brown	to serve as my agent regarding this application, to	
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### GENERAL NOTES

- 1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- . THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REOUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM
- RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE. 3. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS
- PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- 4. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY CARY, NORTH CAROLINA OFFICE IN DIGITAL FORMAT AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
   WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE,
- WALL, SIGN, OR PARKED VEHICLE.
  9. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- 10. ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. EQUIPMENT LOCATED ON THE ROOF OF THE BUILDING WITH BE SCREENED WITH THE USE

OF A PARAPET WALL

ENCROACHMENT.

- 11. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO
- ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- 12. HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
   ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY

- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
   WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC
- WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS 17. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
   ALL EIDEWALKS MUCT DE ACCESSION E TO DESECONS WILL ADE DUNYE LOW VISION
- 19. ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
   PRIOR TO START OF CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE A
- 21. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2409 TO SET UP THE MEETING.
- 22. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
  24. ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO
- THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES" ON <u>WWW.RALEIGHNC.GOV</u>. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO <u>RIGHTOFWAYSERVICES@RALEIGHNC.GOV</u>.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
   NO COMMERCIAL USES ARE PROPOSED WITH THIS SITE PLAN.
- 1. SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- 2. THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL
- 3. THIS PROJECT HAS CONTAINERS FOR SOLID WASTE AND RECYCLING TO BE COLLECTED AND TAKEN OFFSITE BY A PRIVATE VENDOR.
- 4. CONTAINERS WILL BE STORED INSIDE THE PARKING GARAGE.
- 5. REFER TO "WILL SERVE" LETTER FROM PRIVATE VENDOR DATED NOVEMBER 7, 2018.

## FIRE DEPARTMENT NOTES

SOLID WASTE INSPECTION STATEMENT

- 1. THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 250 FEET; SPRINKLING SYSTEM PROPOSED TO BE NPFA 13.
- 2. FIRE HYDRANT SHALL BE LOCATED WITHIN 600' AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (COR PUBLIC UTILITIES HANDBOOK, WATER DESIGN STANDARDS, 1.c.3).
  - ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 5 INCH STORZ CONNECTION.
     FIRE FLOW ANALYSIS MUST BE PROVED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

SR-43-18

TRANSACTION NO: 554174

# ADMINISTRATIVE SITE REVIEW FOR TRYON ROAD CONDOS 3704 TRYON RD, RALEIGH, NC 27607 1st Submittal: 05/07/18

2nd Submittal: 07/20/18 3rd Submittal: 10/03/18

4th Submittal: 11/08/18 5th Submittal: 12/04/18

## DEVELOPER/OWNER

TRYON @ GORMAN LLC 5212 CAROLINA BEACH ROAD, SUITE C WILMINGTON, NC 28412 CONTACT: STEVE NIEMEYER PHONE: 919.600.8574 EMAIL: STEVE@WILMINGTON-BUILDERS.COM

## PREPARED BY:



137 S Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832 | www.withersravenel.com

PLANNER: DAVID BROWN, PLA DBROWN@WITHERSRAVENEL.COM CIVIL ENGINEER: ROB CAUDLE, PE RCAUDLE@WITHERSRAVENEL.COM ADMINISTRATIVE SITE REVIEW FOR: TRYON ROAD CONDOS WR PROJECT NO.:02180078.00 SR-43-18 TRANSACTION NO.: 554174

	Sheet List Table
Sheet	Sheet Title
Number	Sheet Inte
C0.0	Cover
-	Existing Condtions Survey
C1.0	Existing Conditions
C2.0	Site Plan
C2.1	Recombination Plan
C3.0	Grading and Drainage Plan
C4.0	Stormwater Management Plan
C4.1	SCM1 Design & Detail
C4.2	SCM 2 Design & Detail
C5.0	Utility Plan
C5.1	Fire Department Plan
L1.0	Landscape Plan
L1.1	Tree Conservation Plan
A100	Sub Level 2 Floor Plan
A101	Sub Level 1 Floor Plan
A102	Ground Floor Plan
A104	6th Floor Plan
A105	Roof Layout with Equipment
A200	South Elevation
A201	West Elevation
A202	North Elevation
A203	East Elevation
A300	Line of Sight Exhibit

	LEGEND	
EXISTING		PROPOSED
© PP o IPS o IPF o S o OHE OHE SS W 	FIRE HYDRANT POWER POLE IRON PIPE SET IRON PIPE FOUND CALCULATED POINT WATER VALVE CATCH BASIN SANITARY MANHOLE BLOW OFF VALVE PROJECT BOUNDARY LINE ADJACENT PROPERTY LINE RIGHT OF WAY OVERHEAD ELECTRIC LINE SANITARY SEWER LINE STORM DRAINAGE LINE WATER LINE MAJOR CONTOUR LINE	ж С С С С С С С С С С С С С С С С С С С

ZONING CONDITIONS

#### ORDINANCE (2015) 436ZC709 EFFECTIVE: 5-5-15

Z-33-14 - TRYON ROAD, LOCATED IN THE NORTHEAST QUADRANT OF ITS INTERSECTION WITH GORMAN STREET, BEING WAKE COUNTY PINS 0782878607 & 0782879687. APPROXIMATELY 3.65 ACRES TO BE REZONED FROM RESIDENTIAL-10 W/ SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT & SPECIAL HIGHWAY OVERLAY DISTRICT-1 (R-10 W/ SRPOD & SHOD-1) TO NEIGHBORHOOD MIXED USE-7 STORIES PARKWAY-CONDITIONAL USE W/ SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT & SPECIAL HIGHWAY OVERLAY DISTRICT-1 (NX-7-PK-CU W/ SRPOD & SHOD-1).

### CONDITIONS DATED: 04/16/15

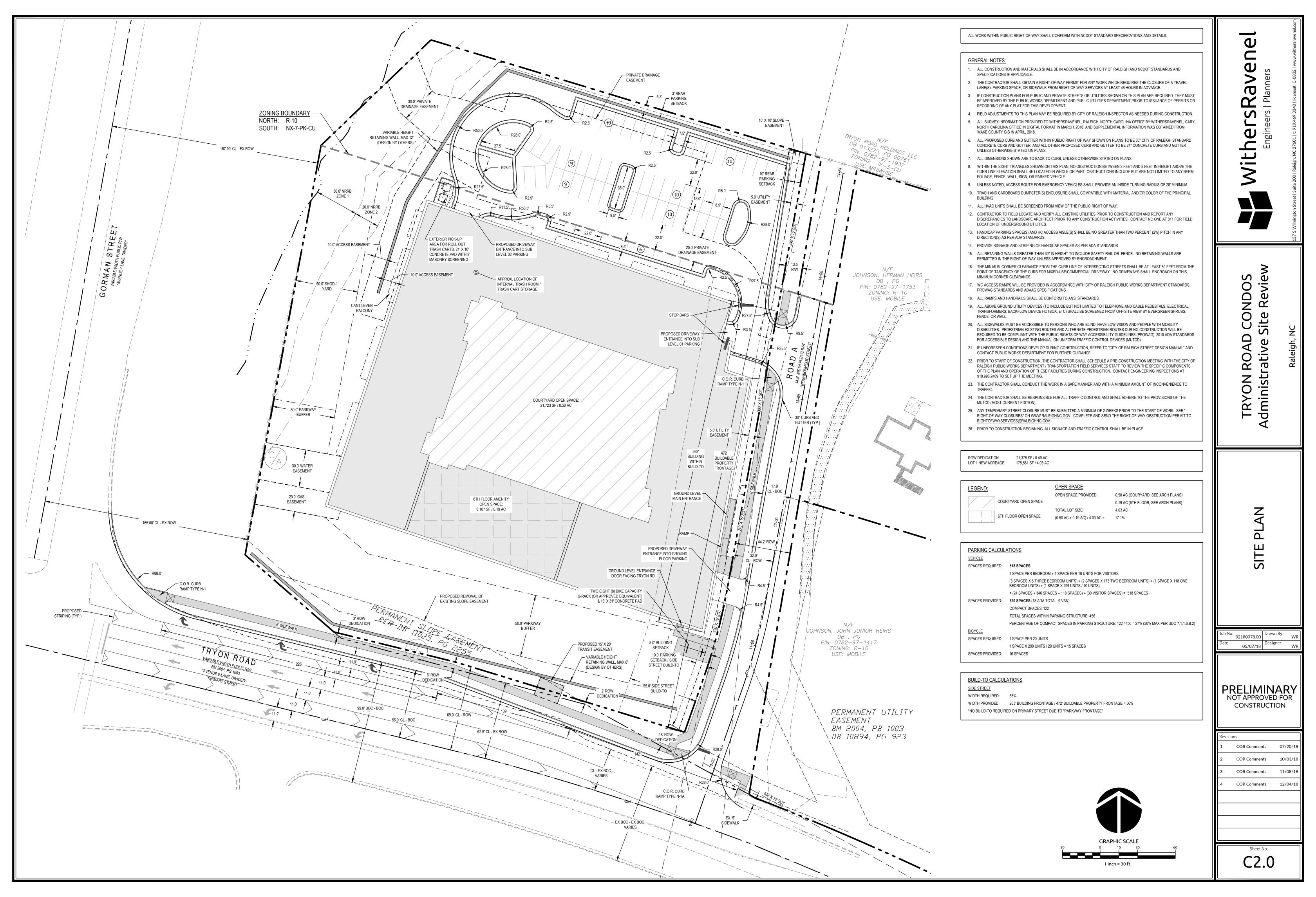
- NON-RESIDENTIAL USES SHALL BE LIMITED TO 20,000 SQUARE FEET TOTAL FOR THE TWO PARCELS THE FOLLOWING USES SHALL BE PROHIBITED: TAVERN, BAR, NIGHTCLUB, LOUNGE, VEHICULAR FUEL SALES, EATING ESTABLISHMENT WITH DRIVE THROUGH. ALCOHOL SALES SHALL BE LIMITED TO ONLY RESTAURANTS AS DEFINED IN N.C.G.S 188-1000(6).
   BUILDING TYPES SHALL BE LIMITED TO: APARTMENT, TOWNHOUSE, GENERAL BUILDING, MIXED
- USE, OPEN LOT. 3. THE BUILD-TO ALONG THE PRIMARY STREET (TRYON ROAD) SHALL BE MAXIMUM OF 120 FEET.
- 4. A MAXIMUM OF 2 BAYS OF SURFACE PARKING WITH A SINGLE DRIVE AISLE SHALL BE PERMITTED BETWEEN ANY BUILDING FRONTING TRYON ROAD, AND THE TRYON ROAD RIGHT OF WAY.
- A MINIMUM OF ONE PRIMARY STREET FACING ENTRANCE SHALL BE PROVIDED FOR EACH BUILDING FRONTING TRYON ROAD. DIRECT PEDESTRIAN ACCESS SHALL BE PROVIDED FROM THE PUBLIC SIDEWALK TO THE PRIMARY STREET FACING ENTRANCE OF THE BUILDING.
   IF SO REQUESTED BY THE TRANSIT DIVISION, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, OR
- RECORDING OF A SUBDIVISION PLAT, WHICHEVER EVENT FIRST OCCURS, THE OWNER OF THE PROPERTY SHALL CONVEY TO THE CITY OF RALEIGH A TRANSIT EASEMENT ON TRYON ROAD MEASURING TWENTY (20) FEET BY FIFTEEN (15) FEET. IF SIDEWALK IMPROVEMENTS ARE PART OF THE REDEVELOPMENT, A 12'X20' CONCRETE PAD WILL BE PLACED UPON THE EASEMENT. THE PRECISE LOCATION OF THE EASEMENT SHALL BE APPROVED BY THE RALEIGH PUBLIC WORKS DEPARTMENT, TRANSIT DIVISION, AND THE CITY ATTORNEY SHALL APPROVE THE TRANSIT EASEMENT DEED PRIOR TO RECORDATION.
- PRIOR TO RECORDATION OF A SUBDIVISION PLAT FOR THE PROPERTY OR ISSUANCE OF A BUILDING PERMIT, WHICHEVER SHALL FIRST OCCUR, THE OWNER OF THE PROPERTY SHALL CAUSE TO BE RECORDED IN THE WAKE COUNTY REGISTRY A RESTRICTIVE COVENANT THAT ALLOCATES THE ALLOWABLE FLOOR AREA GROSS FOR RETAIL SALES USES UPON THE PROPERTY TO ALL LOTS OF RECORD COMPRISING THE PROPERTY. SUCH RESTRICTIVE COVENANT SHALL BE APPROVED BY THE CITY ATTORNEY OR HIS DESIGNEE PRIOR TO RECORDATION OF THE RESTRICTIVE COVENANT, AND SUCH RESTRICTIVE COVENANT SHALL BE RECORDED WITHIN 45 DAYS FOLLOWING ITS APPROVAL BY CITY OFFICIALS. SUCH RESTRICTIVE COVENANT SHALL PROVIDE THAT IT MAY BE AMENDED OR TERMINATED ONLY WITH THE PRIOR WRITTEN CONSENT OF THE CITY ATTORNEY OR HIS DESIGNEE.
   NO 4-BEDROOM 'QUAD' STYLE UNITS ARE PERMITTED.
- 9. ALL SIDES OF ANY NEW BUILDING(S) ON THE SITE WILL BE AT LEAST 25% BRICK. OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OR PANELS. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL, EIFS MAY BE USED AS A TRIM MATERIAL ONLY, FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

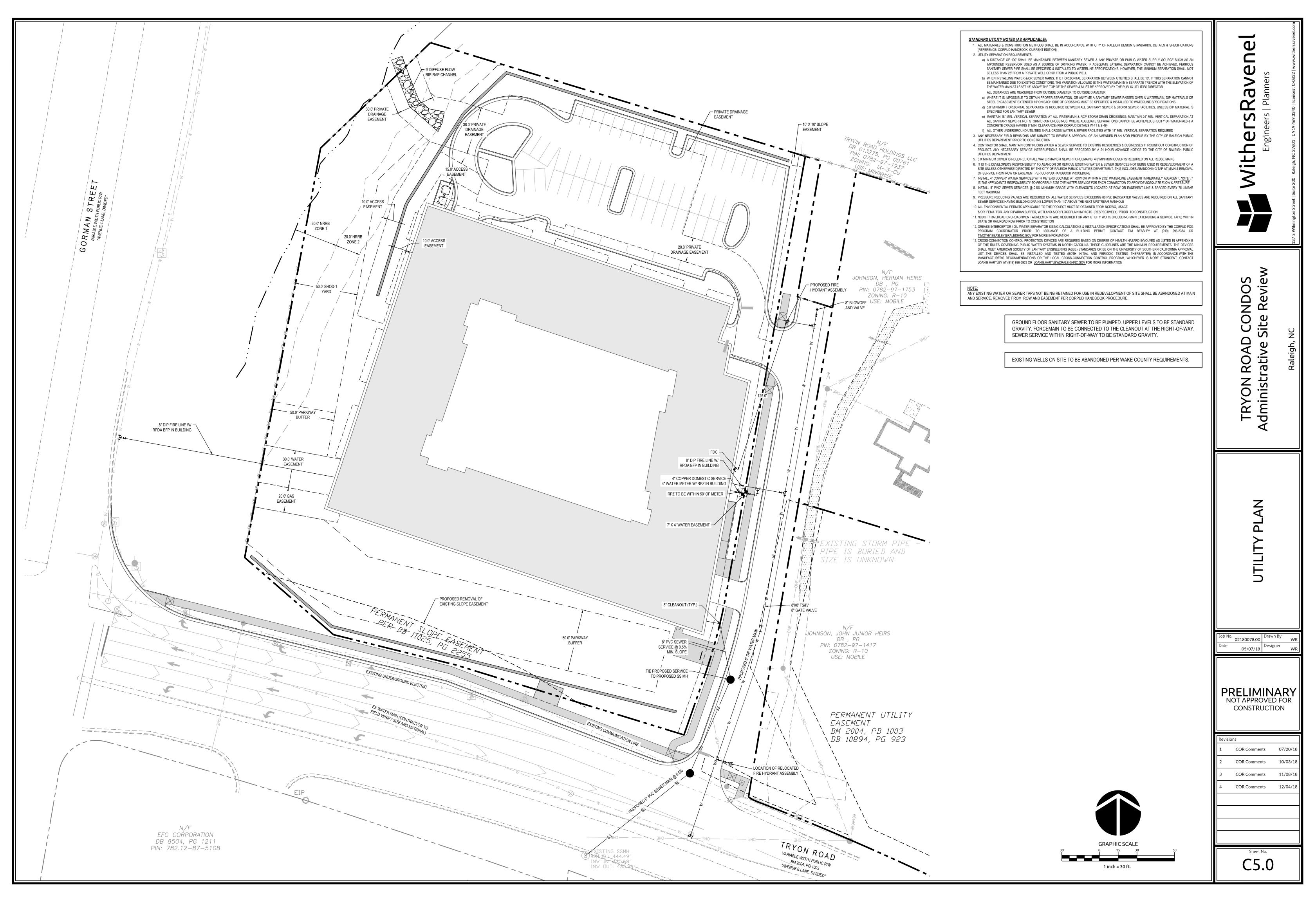
# PRELIMINARY

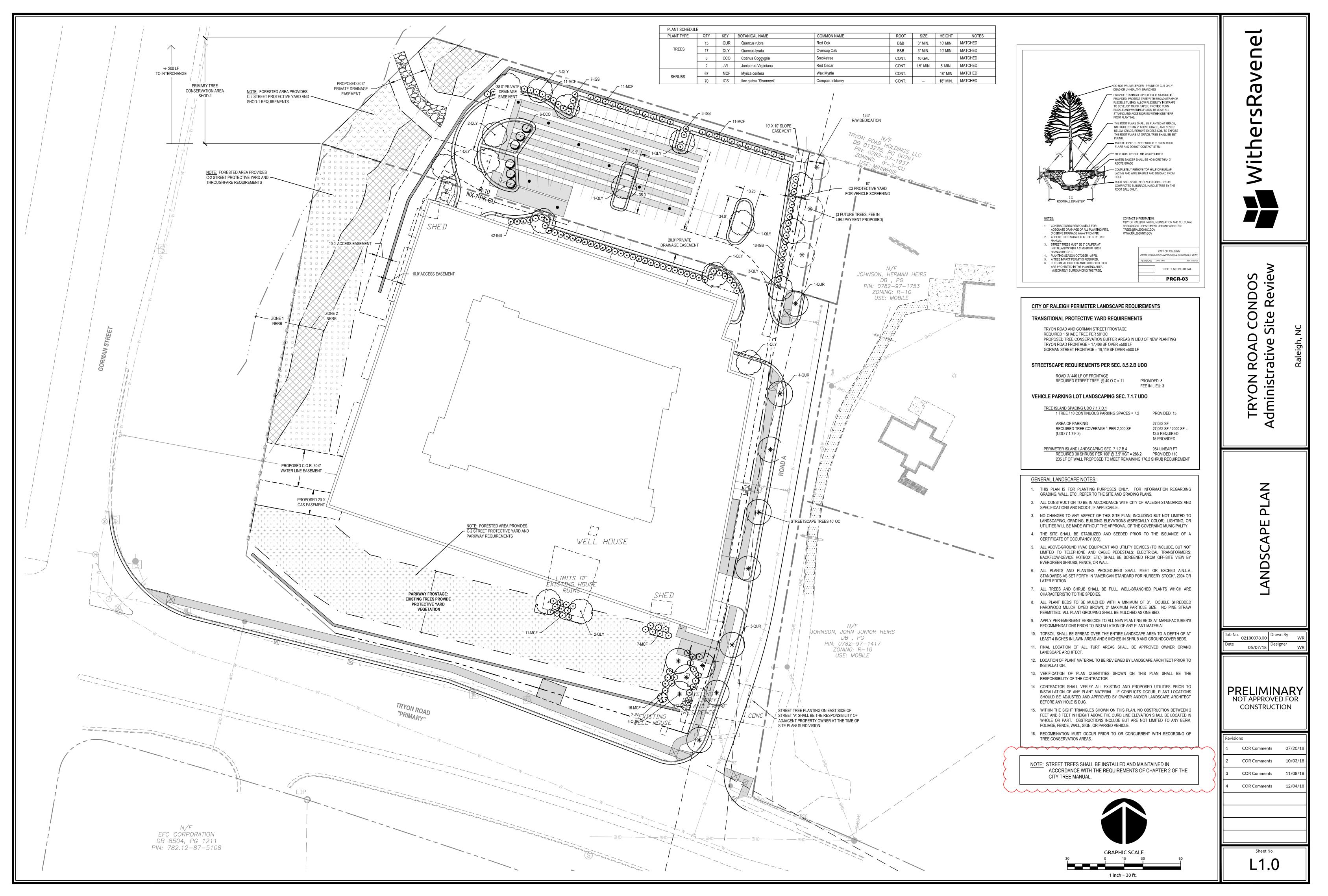
NOT APPROVED FOR CONSTRUCTION



EXISTING SITE DATA:         SITE ADDRESSES:       3704 TRYON RD; 3712 TRYON RD; 3700 TRYON RD         PINS:       0782-87-9687; 0782-87-8087; 0782-87-8089         DEED BOOK:       DB 016982 PG 02513; DB 016060 PG 02750; DB PG         ZONING(S):       NX-7PK-CU; R-10         OVERLAY DISTRICT:       SRP0D - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT         SHOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT       SHOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT         GROSS ACREAGE:       4.53 AC         PROPOSED RW DEDICATION:       0.50 AC         NET ACREAGE:       4.03 AC         EXISTING USE:       0.12 AC         FLOOD HAZARO AREA:       NO         FEMA MAP:       MAP # 3720078200; EFFECTIVE DATE 05/02/2006         ALLWORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.         1       ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.         2       THE CONTRACTOR SHALL GOORDINATE ALL REMOVAL EFFORTS WITH THE OWNER PRIOR TO COMMENCING WORK.         3       SPECIAL CARE SHALL BE TAKEN TO PROTECT AND MAINTAIN ALL EXISTING FEATURES, INCLUDING BELOW         GROUND, NOT MARKED FOR REMOVAL. IN THE EVENT OF ANY MAPACT TO SUCH FEATURES, INCLUDING BELOW         ON DEVOLUTION DEBRIES IS TO BE STORED ON STELL CONSULTION AS OF START OF WORK.         3       NO DEMOLITION DEBRIES IS TO BE STORED ON	Image: State of the state
<ol> <li>TRAVEL LANE(S) AND/OR SIDEWALK FROM THE TRANSPORTATION OPERATION DIVISION/PUBLIC WORKS DEPARTMENT.</li> <li>ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES, PEDESTRIAN EXISTING ROUTES AND ALTERNATE PREDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILTY GUIDELINES (PPOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).</li> <li>IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.</li> <li>IPTIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.962.400 TO SET UP THE MEETING.</li> <li>THE CONTRACTOR SHALL SCHOULD THE WORK IN A SAFE MAINNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCH (MOST CURRENT EDITION).</li> <li>ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE " RIGHT-OF-WAY CLOSURES' ON WWW AALICHCHOLG GOV.</li> <li>PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE</li> <li>CONTRACTOR IS EXPLICING NEGRNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE</li> <li>CONTRACTON DERMIT TO RIGHTOFWAYSERVICES@RALEIGHNC GOV.</li> <li>PRIOR TO CONSTRUCTION DEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE</li> <li>CONTRUCTION DEGRINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE</li> <li>SURVEY INFORMATION PROVIDED BY WITHERSRAVENEL (ARY, NORTH CAROLINA DIS SAPPROXING UTILITIES PRIOR TO CONSTRUCTI</li></ol>	TRYON ROAD CONDOS Administrative Site Review Raleigh, NC
<ul> <li>WETLAND DELINEATION PERFORMED BY WR ON 0207/2018.</li> <li>STREAM LOCATIONS ARE APPROXIMATE, BASED ON GPS LOCATION, WAKE CO. GIS DATA AND TOPOGRAPHIC INTERPRETATION.</li> <li>BUFFER SUBLECTIVITY BASED ON NEUSE RIVER BUFFER RULES.</li> <li>A FORMAL WETLAND DELINEATION WAS NOT PERFORMED.</li> </ul> LEGEND:   E EX. FIRE HYDRANT   B EX. FIRE HYDRANT   C IPP   INDER POLICE   INTERPRETATION.   PF EX. POWER POLE IRON PIPE SET IRON PIPE SET IRON PIPE SET INTERVIEW EX. SANTARY MANHOLE PROJECT BOUNDARY LINE INTERVIEWE INTERVIEW	SNOLIGNOD DNILSKS
NOTE: REFER TO ATTACHED BOUNDARY SURVEY (JOHN A. EDWARDS & CO.) FOR PARCEL INFORMATION	PRELIMINARY NOT APPROVED FOR CONSTRUCTION





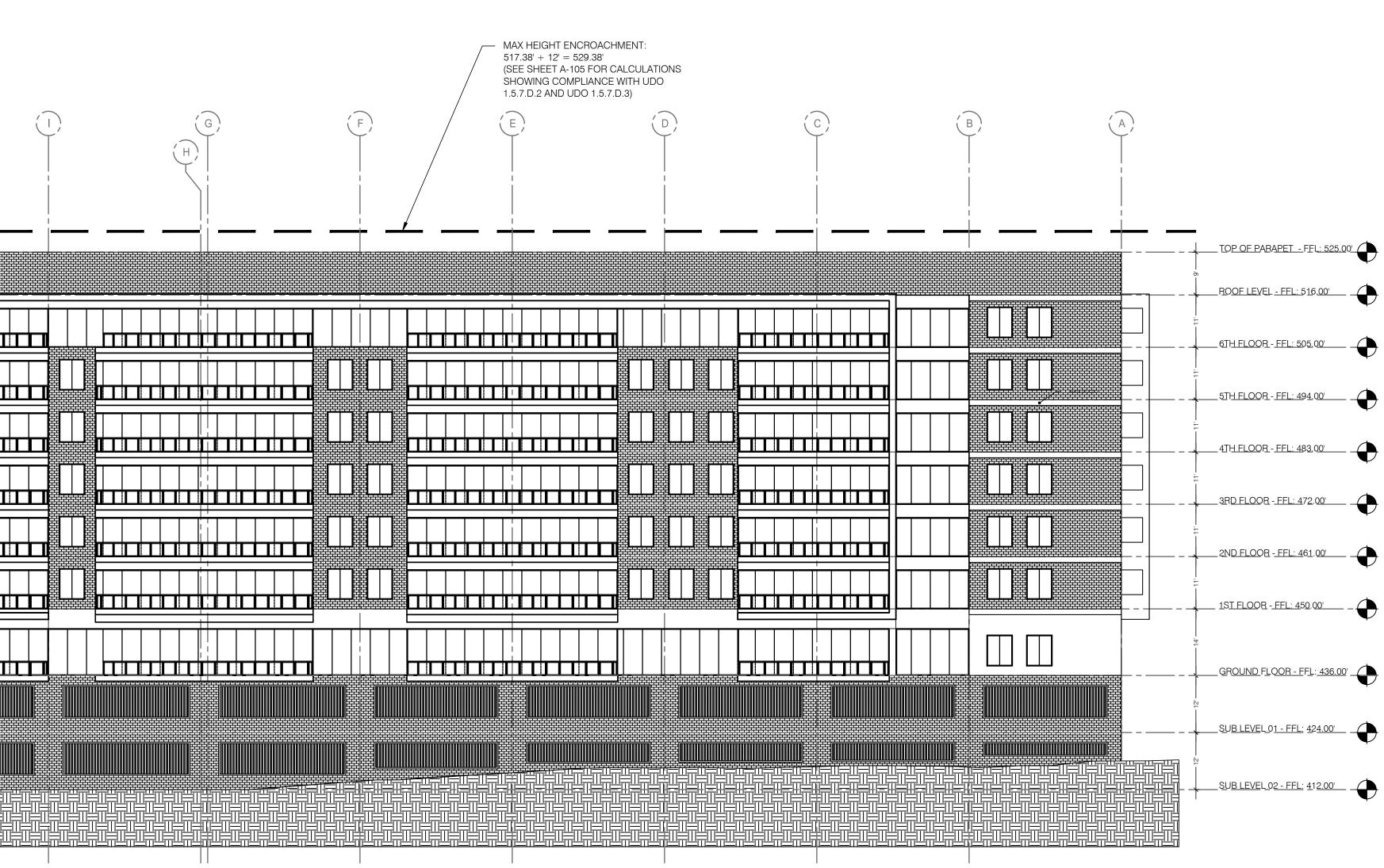


K:\18\18-0070\180078-3704 Tryon Road\CAD\Admin Site Review\L1.0 Landscape Plan.dwg- Monday, December 3, 2018 5:27:31 PM - CAUDLE, ROB

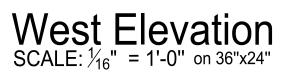
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Stokley Condominium Development





EXISTING GRADES MATCH PROPOSED GRADES



Raleigh, NC

PER Z-33-14 (#9): ALL SIDES OF ANY NEW BUILDINGS(S) ON THE SITE WILL BE AL LEAST 25% BRICK . OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OF PANES. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL, EIFS MAY BE USED AS A TRIM MATERIAL ONLY, FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

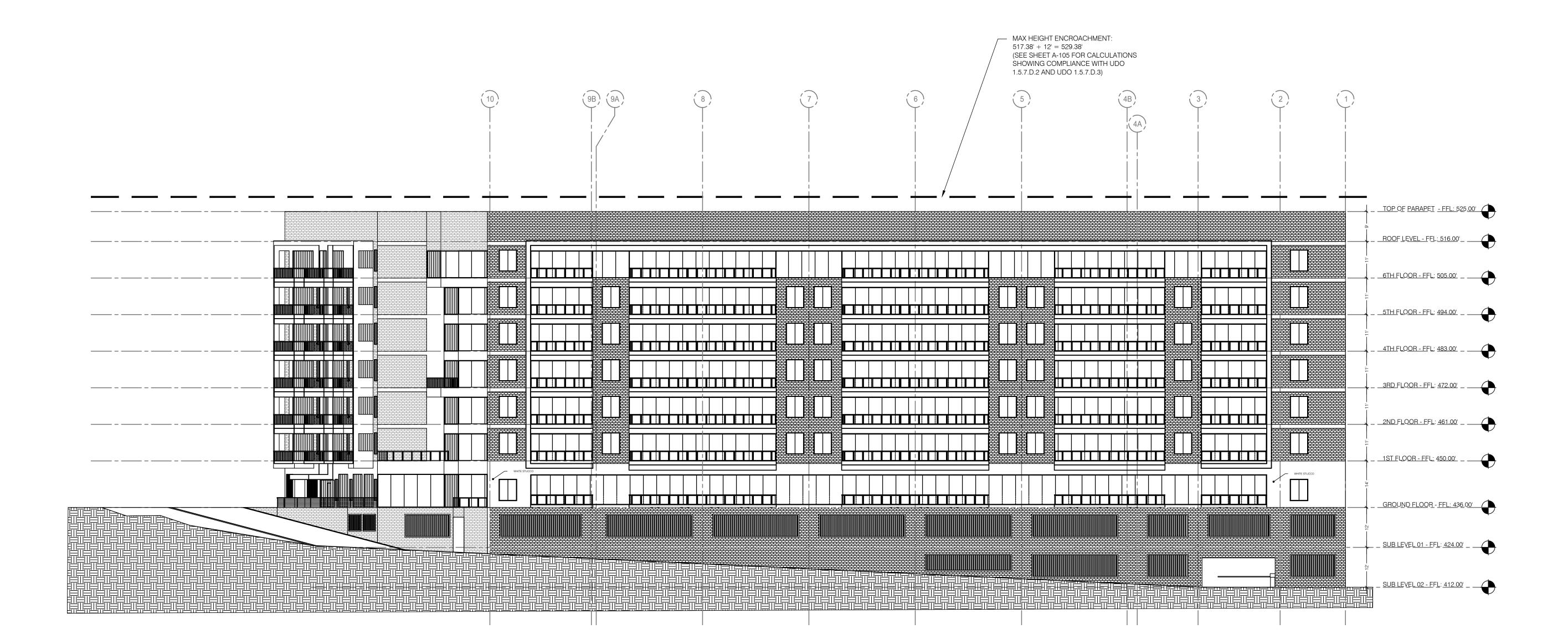
TOTAL FACADE AREA: 28,271 SF

TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 9,323 SF

9,323 SF / 28,271 SF = 33% >25%

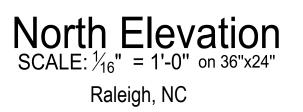
3rd Group Consultancy Engineering





Stokley Condominium Development





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THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

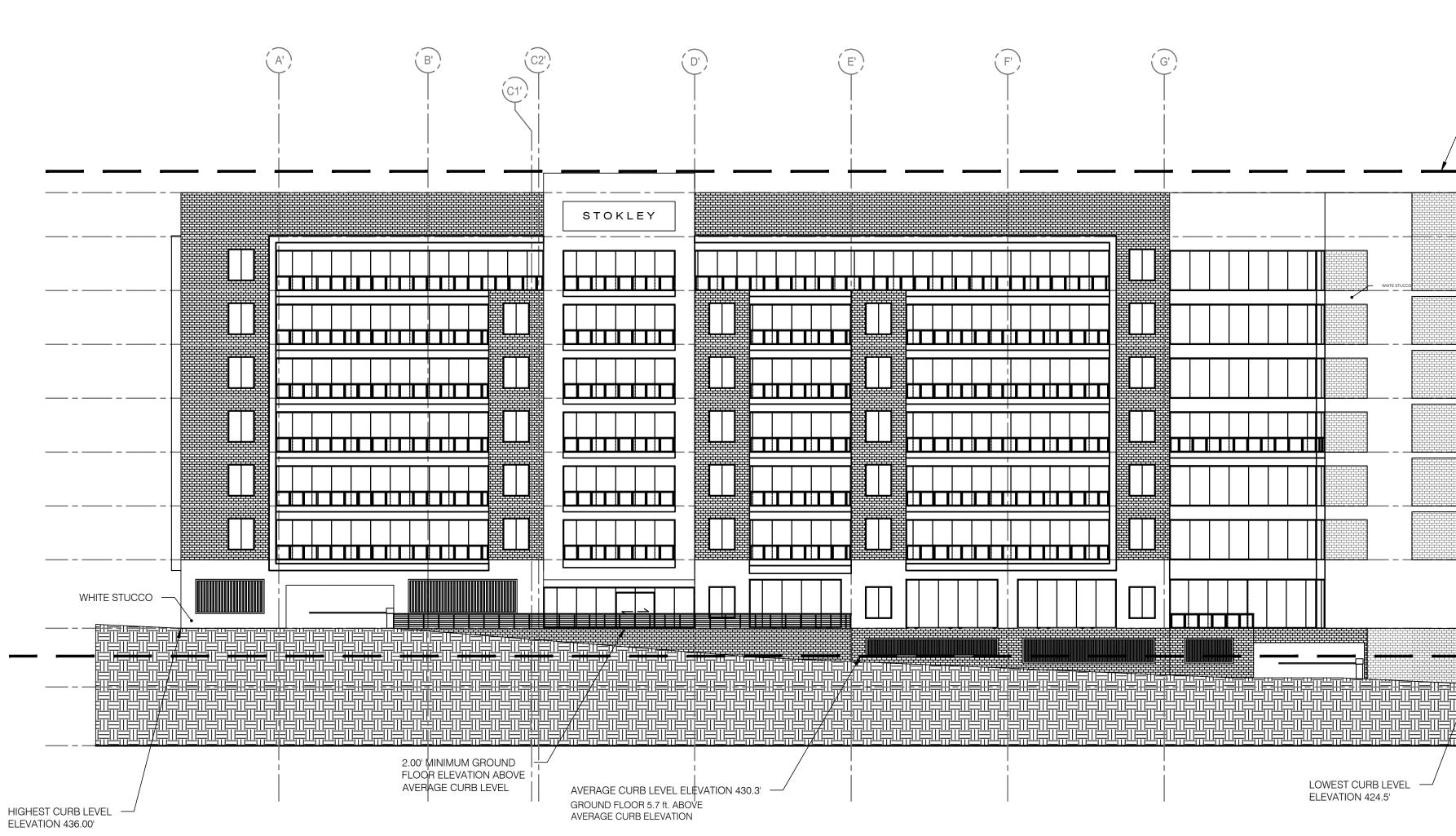
TOTAL FACADE AREA: 33,999 SF

TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 9,509 SF

9,509 SF / 33,999 SF = 28% >25%

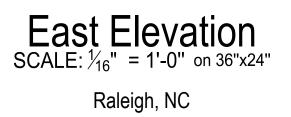
3rd Group Consultancy Engineering





Stokley Condominium Development





MAX HEIGHT ENCROACHMENT: 517.38' + 12' = 529.38' (SEE SHEET A-105 FOR CALCULATIONS SHOWING COMPLIANCE WITH UDO 1.5.7.D.2 AND UDO 1.5.7.D.3)

 	_ T <u>OP OF PARAPET</u> _ F <u>FL: 525.00'</u> _	
	_ROOF LEVEL - FFL: 516.00'	
	_6TH FLOOR - FFL: 505.00'	
	_5TH FLOOR - FFL: 494.00'	
	_4TH FLOOR - FFL: 483.00'	
	_ <u>3RD FLOOR - FFL:</u> 472.00'	
	_2ND FLOOR - FFL: 461.00'	
	_1 <u>ST FLOOR - FFL: 450.00'</u>	
		V
╤┿┅┅┅╌┍┿ <b>╔╌╔╌╷</b>	<u>GROUND FLOOR - FFL: 436.00'</u>	Ð
	_ <u>SUB LEVEL_01 - FFL: 424.00'</u>	Ð
	_SUB LEVEL_02 - FFL: 412.00'	$\bullet$

PER Z-33-14 (#9): ALL SIDES OF ANY NEW BUILDINGS(S) ON THE SITE WILL BE AL LEAST 25% BRICK . OTHER ALLOWABLE SIDING MATERIALS INCLUDE MASONRY, CEMENTITIOUS STUCCO, CEMENTITIOUS SIDING AND/OR PANELS, AND WOOD SIDING OF PANES. NO EIFS OR VINYL SIDING IS ALLOWED AS A SIDING MATERIAL, EIFS MAY BE USED AS A TRIM MATERIAL ONLY, FOR SUCH ELEMENTS AS CORNICES AND DETAILS.

THE FOLLOWING CALCULATIONS ARE INTENDED TO SHOW COMPLIANCE WITH Z-33-14 (#9):

TOTAL FACADE AREA: 24,141 SF

TOTAL BRICK OR OTHER ALLOWABLE SURFACE AREA: 6,817 SF

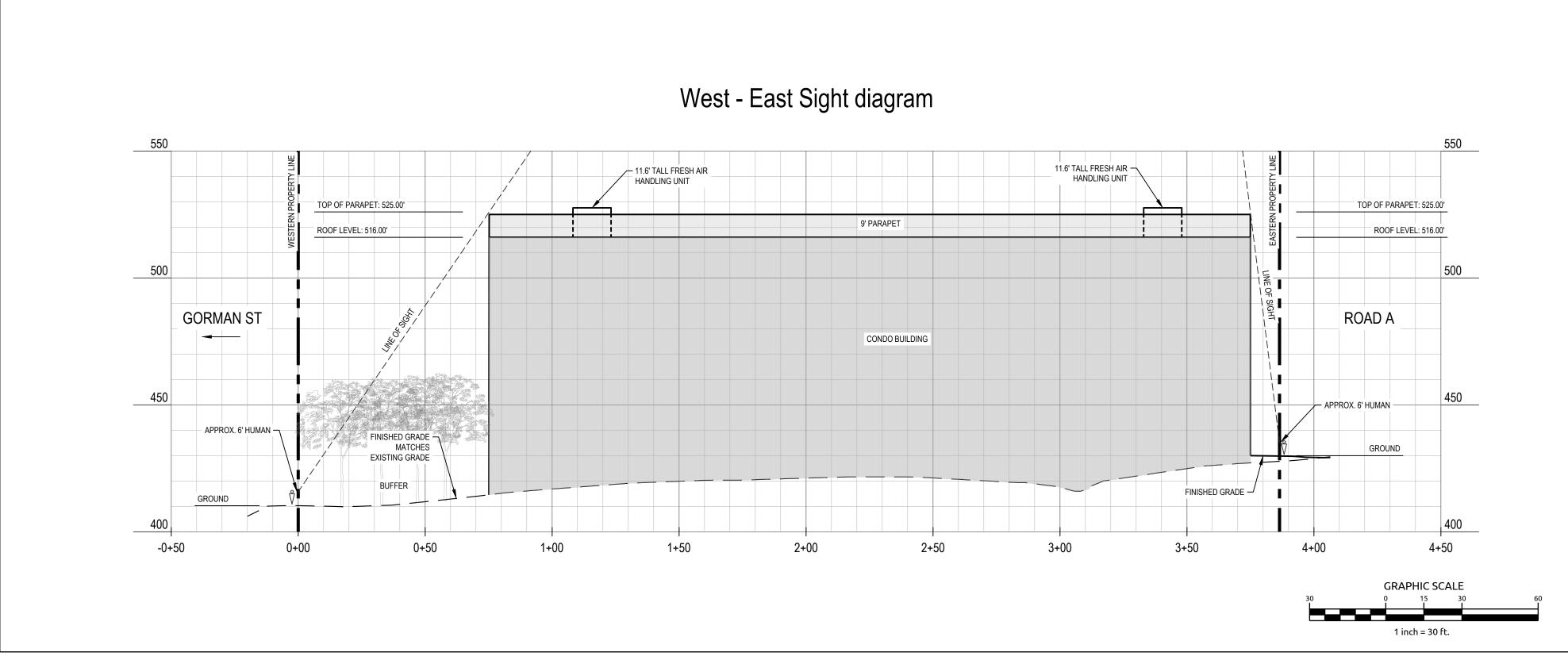
6,817 SF / 24,141 SF = 28% >25%

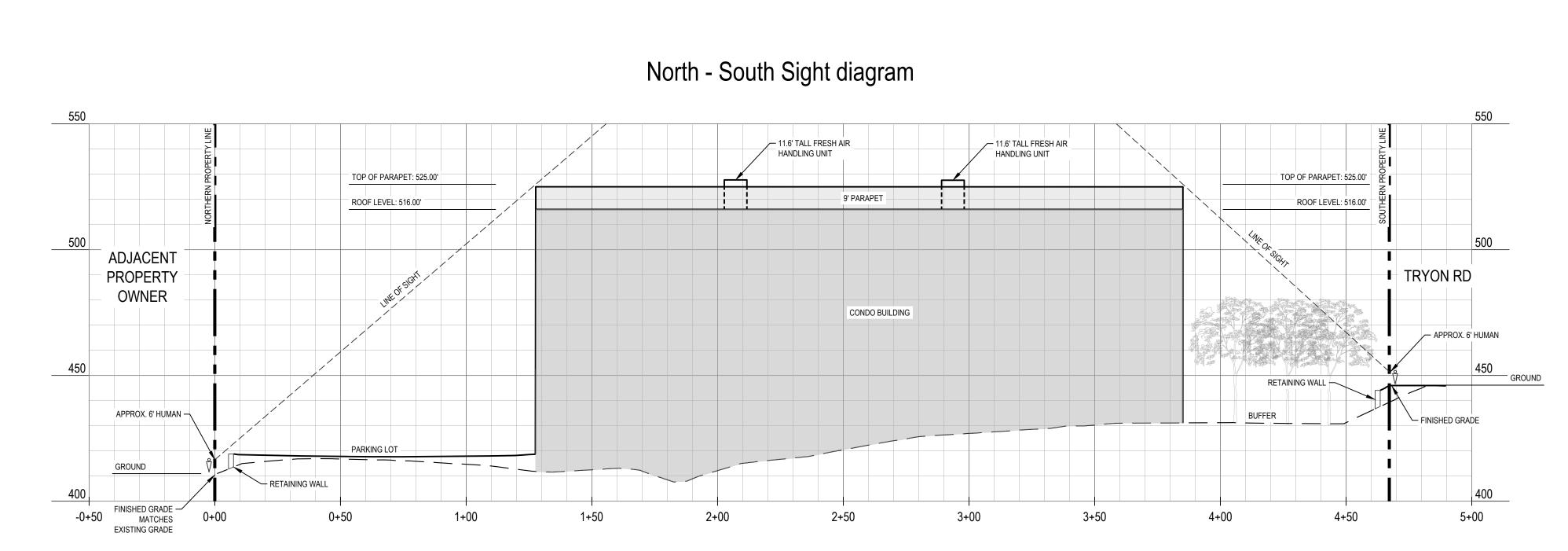
3rd Group Consultancy Engineering



SHEET#: A-203

VALUE THROUGH INNOVATIVE & INTEGRATED SOLUTIONS United States | United Arab Emirates | Saudi Arabia | Jordan





GRAPHIC SCALE 1 inch = 30 ft.

- THIS EXHIBIT IS INTENDED TO SHOW COMPLIANCE WITH UDO 7.2.5.D.2 ONLY. SEE ARCHITECTURAL SHEETS A100 - A203 FOR FURTHER DETAIL.
- 2. ONLY EQUIPMENT THAT IS HIGHER THAN PARAPET WALL SHOWN ON THIS EXHIBIT.
- 3. PARAPET SCREENS ALL ROOF-TOP EQUIPMENT FROM OFF SITE VIEW.

Drawn By W Designer W	AINARY OVED FOR QUCTION ents 07/20/1 ents 10/03/1 ents 11/08/1 ents 12/04/1
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