



# Administrative Approval Action

SR-55-18 / 3800 Glenwood  
Transaction # 557665, AA # 3895

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 east side of Glenwood Avenue, and the west side of National Drive. The site is addressed at 3701 National Drive, which is inside City limits.

**REQUEST:** Development of a 2.71-acre tract zoned OX-7-CU (Z-67-05) into a Mixed-Use building with 118,000 sq ft of gross floor area. There will be 109,000 sq ft for office use, and 9,000 sq ft for eating establishment use. Development of the site will also include a four-level parking structure.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** The developer has submitted design adjustments to the block perimeter requirements of UDO Article 8.3 and the cross access requirements of UDO Article 8.5.

**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 10/18/2018 by SEPI Engineering.

## **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:*

**CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME** – 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.

**CONCURRENT SITE REVIEW** - 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. Vehicle parking space calculations do not include 8 standard spaces shown in the parking level sheets. Calculations will be corrected and be consistent throughout Concurrent Site plans.



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2. The proposed Landscape Plan sheet (L-5.00 of the Administrative Site Review) shows an erosion control device in the location of the proposed parking structure and planted streetyard. This will be revised in the Concurrent Site plans.

**Engineering**

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. 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.

**Stormwater**

5. A stormwater control plan shall be approved (UDO 9.2).
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

<input type="checkbox"/>	City Code Covenant	<input checked="" type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input checked="" type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:

**RECORDED MAP(S)** - 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:***

**Engineering**

7. 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.
8. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of



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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.

9. Slope easements and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

## Stormwater

10. Revised Private Drainage Easements for existing drainage structures must be shown on recorded maps. (UDO 9.2).

## Transportation

11. 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 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.

**BUILDING PERMITS** – 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

12. Comply with all conditions of Z-67-05.
13. Provide fire flow analysis.

## Engineering

14. A fee-in-lieu for 3' in pavement width along a 110' span along the National Drive frontage, 95' of 6' sidewalk along the Glenwood Avenue frontage and 355' of 3.5' sidewalk width along the Glenwood Avenue frontage shall be paid to the City of Raleigh (UDO 8.1.10).
15. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



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16. 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 these documents must be provided to the Development Services Department. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
17. 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

18. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
19. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

## Urban Forestry

20. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 8 street trees along National Drive.

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

21. 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.
22. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
23. All street lights and street signs required as part of the development approval are installed.
24. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
25. An impervious surface as-built survey shall be reviewed and accepted by the Engineering Services Department (UDO 9.2.2.).
26. Final inspection of all right-of-way street trees by Urban Forestry Staff.



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**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:** 11-19-2021

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: 11/19/18

Staff Coordinator: Ryan Boivin

# 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.

<b>PROJECT</b>	Project Name	3800 Glenwood Avenue	
	Development Case Number	SR-55-18	
	Transaction Number	557665	
	Design Adjustment Number	DA - 92 - 2018	
<b>STAFF RESPONSE</b>	<b>Staff recommendation based upon the findings in the applicable code(s):</b>		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	<input type="checkbox"/> Raleigh Street Design Manual	
	Staff <input checked="" type="checkbox"/> SUPPORTS <input type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
	<b>DEPARTMENTS</b>		
	<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering <i>RK 10-12-18</i>	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
	<input type="checkbox"/> Public Utilities		
	<b>CONDITIONS:</b>		
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY			


**KENNETH W. RITCHIE, PE, MPA**
11/19/2018  
ENGINEERING AND INFRASTRUCTURE 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 8.3 Blocks Lots, Access



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.

- 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 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

The developer is applying for design adjustments to the block perimeter requirements of Raleigh UDO Article 8.3. Development Engineering staff is in support of the requests.

The ability to provide cross access to the adjacent parcel is inhibited by steep topography. The cross access would be through the parking deck. The intent of cross access is to limit driveways onto public streets. However in this instance, the use is also an inhibiting issue due to traffic being forced through the parking deck. The introduction of an additional driveway to the parking deck could also provide additional concerns regarding vehicular and pedestrian safety due to limited sight distance and driveway spacing within the deck itself.

The ability to meet the block perimeter requirements is inhibited by the controlled access to Glenwood Avenue as a result of proximity to I-440 and the NCDOT project number I-5870. The developer cannot create a new block for compliance without an additional street cut onto Glenwood Avenue. National Drive is an existing, non-conforming street with respect to maximum dead end length. The subject development - 3800 Glenwood Avenue - makes up one (1) of nine (9) parcels fronting National Drive. Addressing the dead end length would require a more global development submittal.

# Design Adjustment Application



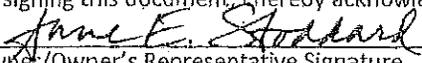
DEVELOPMENT SERVICES DEPARTMENT

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 3800 Glenwood Avenue		
	Case Number SR-55-18		
	Transaction Number 557665		
OWNER	Name Glenwood Place Ventures, LLC		
	Address 3700 Glenwood Avenue, Suite 330		City Raleigh
	State NC	Zip Code 27612	Phone 919.786.9905
CONTACT	Name Jeff Westmoreland		Firm SEPI Engineering
	Address 1025 Wade Avenue		City Raleigh
	State NC	Zip Code 27605	Phone 919.789.9977
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input 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):		
This design adjustment requests relief from the requirement of providing cross access to the property located to the north of the project site.			

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 *Director of Development* *Grove Ventures* Date 8/31/18

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

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto: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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## Article 8.3, Blocks, Lots, Access

### 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;  
The intent of this section of the UDO "is to provide a well-connected street network." In addition, this section promotes "safe, efficient, and convenient vehicular and pedestrian access". The configuration of this lot and the adjacent street network severely limit the effectiveness of a cross connection and would not improve the existing conditions that currently meet the intent of the UDO.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
This request does not prevent or conflict with the City's desire to have a well connected street network that provides good vehicular and pedestrian circulation.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
Traffic flow to and from this site will be directly from National Drive. Access to the parcel to the north already exists immediately adjacent to this site.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
This design adjustment will not create any lots without direct street frontage, the adjacent properties have access to National Drive, this project will not change that.
- 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.

This is a reasonable request based on the limitation of existing topography and the configuration of existing road infrastructure to remain. Further, the cross access connection will not facilitate a shorter overall block length due to the previously stated position by the NCDOT limiting future connections to Glenwood Avenue to the north.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

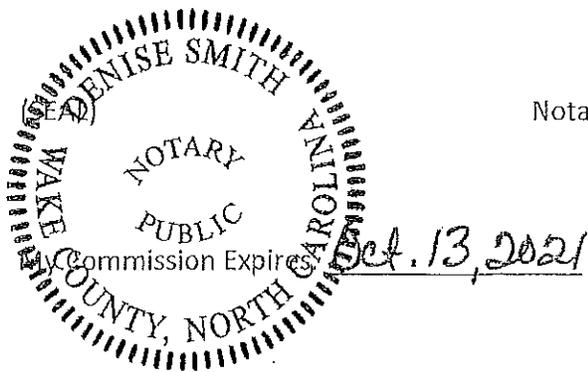
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Denise Smith, a Notary Public do hereby certify that Anne E. Stockard personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 31 day of August, 2018.



Notary Public Denise Smith



1025 Wade Avenue  
Raleigh, NC | 27605  
919.789.9977

11020 David Taylor  
Drive | Suite 115  
Charlotte, NC | 28262  
704.714.4880

5030 New Centre  
Drive | Suite B  
Wilmington, NC  
28403 | 910.523.5715

## Design Adjustment Request – Cross Access

UDO Article 8.3 Blocks, Lots, Access

3800 Glenwood Avenue  
SR-55-18 | Transaction 557665

This request seeks relief from the requirement for a cross access to be provided to an adjacent parcel to the north. This request is based on the following:

- The site to the north is owned by a separate entity and providing cross access to this parcel would prove burdensome to this adjacent landowner and any future development plans.
- The physical constraint of steep topography along the northern boundary of the project site. Near the midpoint of the northern boundary, there is a difference in elevation of approximately 5' over a distance of under 20' (slope in excess of 25%) from the proposed parking garage grade and the existing grade in the parking lot to the north. This slope gets steeper moving to the west along the boundary.
- The configuration of the site and existing infrastructure makes the cross access impractical. The site is bounded on the east by the right-of-way for National and to the west by the Glenwood Avenue right-of-way. The northern boundary is only approximately 167' in length between these two existing roadways. A cross access to the northern property will not create useful interconnectivity, when National drive already connects to the north providing convenient and direct access to existing and any potential future development. A cross access connection would tie directly into a proposed parking deck for this project, creating an access point that would conflict with an already proposed access from the parking structure onto National Drive in very close proximity. This would create potential congestion within a small corner of the project site instead of creating alternate routes of travel.
- The existing sidewalk along National Drive will remain and is located close to the proposed northern driveway entrance into the parking deck. This will provide convenient pedestrian access to the properties to the north of this site, for both the current uses and for future potential redevelopment of that site.

# 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.

<b>PROJECT OWNER</b>	Project Name 3800 Glenwood Avenue		
	Case Number SR-55-18		
	Transaction Number 557665		
	Name Glenwood Place Ventures, LLC		
	Address 3700 Glenwood Avenue, Suite 330		City Raleigh
	State NC	Zip Code 27612	Phone 919.786.9905
	Name Jeff Westmoreland		Firm SEPI Engineering
	Address 1025 Wade Avenue		City Raleigh
	State NC	Zip Code 27605	Phone 919.789.9977
	I am seeking a Design Adjustment from the requirements set forth in the following:		
<input checked="" type="checkbox"/>	UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
<input 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	
<b>REQUEST</b>	Provide details about the request; (please attach a memorandum if additional space is needed):		
	This design adjustment requests relief from the Block Length requirement in the UDO		

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.

*Anne E. Stoddard*  
Owner/Owner's Representative Signature

*Director of Development*  
*Glenwood Ventures*

*August 31, 2018*  
Date

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

Submit all documentation, with the exception of the required addressed envelopes and letters to [designadjustments@raleighnc.gov](mailto: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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## Article 8.3, Blocks, Lots, Access 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;  
The intent of this section of the UDO "is to provide a well-connected street network." In addition, this section promotes "safe, efficient, and convenient vehicular and pedestrian access". The configuration of this lot and the adjacent street network limit the ability of this project to provide a shortened block length.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;  
Plans/studies by the City and NCDOT do not contemplate future connections from this development (or any points northward) to the existing Glenwood Avenue right-of-way, which prevent this site from being able to address any block length concerns.
- C. The requested design adjustment does not increase congestion or compromise Safety;  
Traffic flow to and from this site will be directly from National Drive. Access to the parcel to the north already exists immediately adjacent to this site.
- D. The requested design adjustment does not create any lots without direct street Frontage;  
This design adjustment will not create any lots without direct street frontage, the adjacent properties have access to National Drive, this project will not change that.
- 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.

This is a reasonable request based on the limitation of existing topography, the configuration of existing road infrastructure to remain, and given the previously stated position by the NCDOT limiting future connections to Glenwood Avenue to the north of the project site.

# Individual Acknowledgement



DEVELOPMENT  
SERVICES  
DEPARTMENT

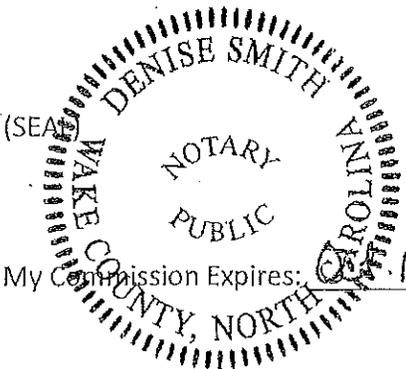
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Denise Smith, a Notary Public do hereby certify that Anne E. Steward personally appeared before me this day and acknowledged the due execution of the forgoing instrument.

This the 31 day of August, 2018.



Notary Public Denise Smith

My Commission Expires: Oct. 13, 2021



1025 Wade Avenue  
Raleigh, NC | 27605  
919.789.9977

11020 David Taylor  
Drive | Suite 115  
Charlotte, NC | 28262  
704.714.4880

5030 New Centre  
Drive | Suite B  
Wilmington, NC  
28403 | 910.523.5715

## Design Adjustment Request – Block Length

UDO Article 8.3 Blocks, Lots, Access

3800 Glenwood Avenue  
SR-55-18 | Transaction 557665

This request seeks relief from the requirement for a maximum block length adjacent to the parcel. This request is based on the following:

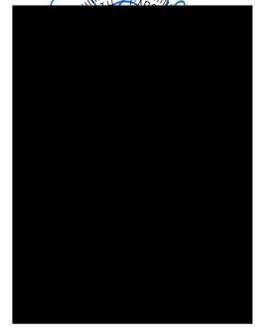
- From the development of the adjacent 3700 Glenwood site to the south of this project, the NCDOT stated that the current right-in, right-out access drive between Woman’s Club Drive and the I-440 beltline will be the northernmost connection to Glenwood Avenue that will be allowed. With this restriction, this site cannot create an additional access to Glenwood and will not be able to solve the block perimeter comment within the limits of this project.
- Article 8.3.1 cites the need “to provide a well-connected street network” (8.3.1.A). Large blocks are noted to “discourage walking, contribute to street congestion, and negatively impact emergency services.” (8.3.1.B) While this is true, in this situation, the nature of existing traffic along Glenwood Avenue does not encourage walking from this site to the west. In addition, adjacent development projects have recently provided connection to the east for the existing Crabtree Creek Greenway which encourages walking and bicycling using an existing City of Raleigh facility. The stated limitation by NCDOT noted above for additional driveway connections to Glenwood Avenue eliminates the opportunity for this project to address any street congestion or access concerns.
- The street network currently provides (8.3.1.C) “safe, direct, and convenient access to Glenwood Avenue, both northbound via the existing private drive, and southbound via the signalized intersection at Women’s Club Drive.
- This design adjustment is warranted due to the potential safety hazard of an additional driveway connection to Glenwood Avenue in close proximity to an existing drive and the adjacent on-ramp for I-440, and the incompatibility of this connection with previous NCDOT reviews and comments.





THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**NOTICE:**  
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SEPI ENGINEERING & CONSTRUCTION, INC.

SR-55-18, AA#3895

**3800 GLENWOOD**  
Concurrent Review Plans

3800 Glenwood Avenue  
Raleigh, NC

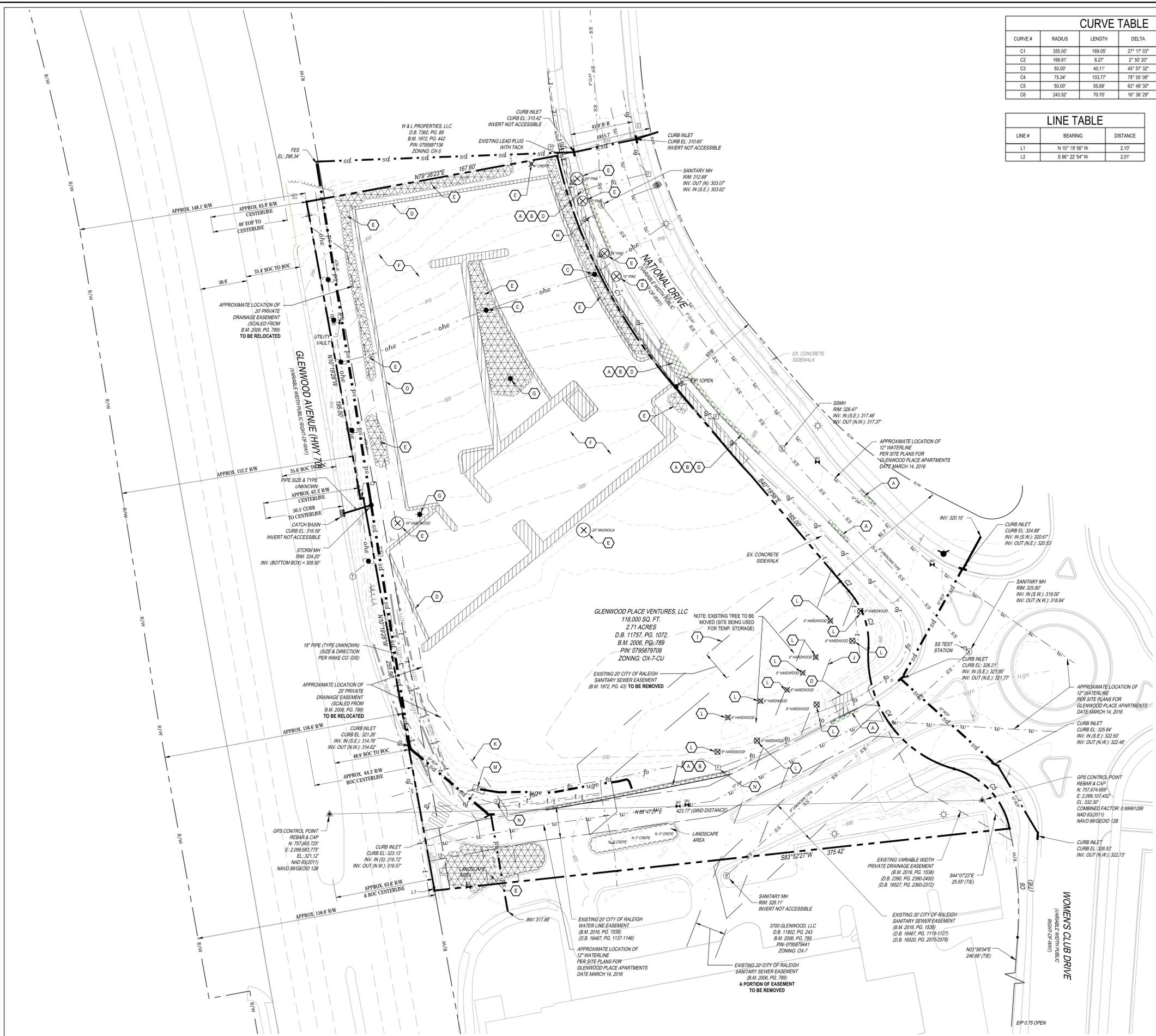
**CLIENT:**  
Grubb Ventures  
3700 Glenwood Avenue  
Suite 330  
Raleigh, NC 27612

**Contact:**  
Anne E. Stoddard  
PH: (919) 786-9905  
astoddard@grubbventures.com

CURVE TABLE				
CURVE#	RADIUS	LENGTH	DELTA	CHORD
C1	355.00'	169.05'	27° 17' 03"	S26° 36' 57" E 167.46'
C2	166.81'	8.27'	2° 50' 20"	S40° 51' 27" E 8.27'
C3	50.00'	40.11'	45° 57' 32"	S18° 58' 59" E 39.04'
C4	75.34'	103.77'	78° 55' 08"	S35° 28' 03" E 95.76'
C5	50.00'	55.66'	63° 48' 30"	S43° 01' 32" E 52.85'
C6	243.92'	70.70'	16° 36' 29"	N04° 13' 36" W 70.46'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 10° 19' 56" W	2.10'
L2	S 86° 22' 54" W	2.01'

LEGEND	
---	PROPERTY LINE (PL)
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	UTILITY EASEMENT
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING GRAVITY SEWER
---	EXISTING WATER LINE
---	EXISTING STORM DRAINAGE PIPE
---	EXISTING GAS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GUARDRAIL
---	EXISTING FENCE
---	EXISTING TREE LINE
---	SURVEY BENCHMARK
---	PROPERTY CORNER/MONUMENT
---	EX IRON PIN
---	EX IRON REBAR
---	STORM CATCH BASIN
---	CATV BOX
---	ELECTRIC SWITCH
---	TRAFFIC SIGNAL HAND HOLE
---	FIRE HYDRANT
---	CULY W/RE
---	LIGHT POLE
---	SANITARY STRUCTURE
---	STREET SIGN
---	ELECTRIC STRUCTURE
---	UTILITY POLE
---	EVERGREEN TREE
---	WATER VALVE
---	REINFORCED CONCRETE PIPE
---	PVC
---	POLYVINYL CHLORIDE
---	BACK OF CURB
---	EDGE OF PAVEMENT
---	SEWER WALK
---	ASBESTOS CEMENT PIPE



**GENERAL NOTES**

- BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" PREPARED FOR GRUBB VENTURES, SITUATED IN THE RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA PREPARED BY SEPI ENGINEERING & CONSTRUCTION DATED DECEMBER 8, 2017, AND WAKE COUNTY GIS.
- TOPOGRAPHICAL INFORMATION GATHERED UNDER THE SUPERVISION OF SEPI ENGINEERING & CONSTRUCTION, INC.
- EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- EXISTING SOIL TYPES TAKEN FROM WAKE COUNTY GIS, WHICH ARE APPROXIMATE ONLY.
- EROSION CONTROL MEASURES AND TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO ENSURE THAT NEW LANDSCAPE AREAS TIE IN SMOOTHLY WITH THE EXISTING UNDISTURBED PORTION.
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED BY RTK GPS AND OPUS OBSERVATIONS.
- COORDINATES SHOWN ARE GRID COORDINATES.
- ALL BEARINGS ARE GRID BEARINGS UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

**DEMOLITION KEYNOTES**

- (A) REMOVE EXISTING 24" CURB AND GUTTER TO THE NEAREST JOINT TO ENSURE PROPER CONSTRUCTION TIE-IN WITH NEW CURB AND GUTTER.
- (B) SAWCUT EXISTING PAVEMENT AT EDGE FOR CLEAN VERTICAL FACE 1/2 FROM EXISTING EDGE OF PAVEMENT; CONTRACTOR TO ENSURE A SMOOTH VERTICAL FACE.
- (C) REMOVE EXISTING ELECTRICAL POLE; CONTRACTOR SHALL COORDINATE WITH DUKE ENERGY FOR RELOCATION OF ELECTRICAL POLES AND SERVICE LINES.
- (D) REMOVE EXISTING CONCRETE; REMOVE EXISTING SIDEWALK TO NEAREST JOINT TO ENSURE PROPER TIE-IN WITH NEW SIDEWALK.
- (E) REMOVE EXISTING TREE/VEGETATION/LANDSCAPING.
- (F) REMOVE EXISTING ASPHALT PAVEMENT.
- (G) REMOVE EXISTING LIGHT POLE.
- (H) RELOCATE EXISTING SIGN.
- (I) EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT (BM 1972, PG 43) TO BE REMOVED.
- (J) EXISTING 20' CITY OF RALEIGH SANITARY SEWER EASEMENT (BM 2016, PG 789) TO BE REMOVED.
- (K) EXISTING 20' PRIVATE DRAINAGE EASEMENT (BM 2006, PG 789) TO BE RELOCATED. SEE LAYOUT PLAN SHEET C-31 FOR NEW LOCATION CENTERED ON EXISTING STORM DRAINAGE ALIGNMENT.
- (L) EXISTING TREE TO BE RELOCATED (COORDINATE RELOCATION WITH OWNER AND LANDSCAPE ARCHITECT FOR LOCATION).
- (M) EXISTING ELECTRICAL STRUCTURE TO BE REMOVED (COORDINATE WITH DUKE ENERGY FOR REMOVAL).
- (N) EXISTING FIBER OPTIC STRUCTURE TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH UTILITY OWNER FOR RELOCATION.

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	_____

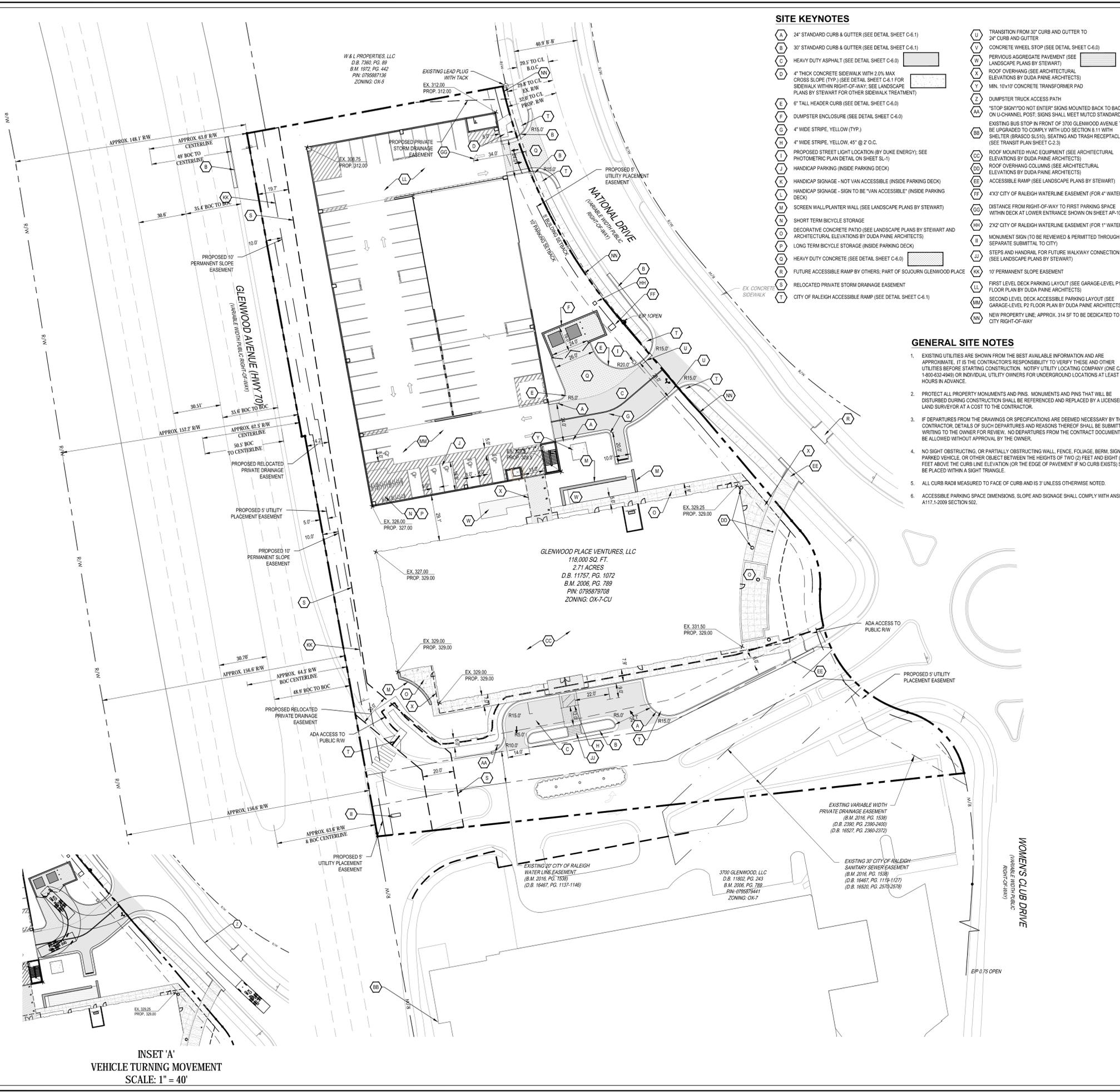
**ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS**



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

PROJECT:	DATE:
SE17.187.00	
ISSUE:	
1st Concurrent Submittal	11-07-2018
2nd Concurrent Submittal	12-06-2018
REVISIONS:	
PROJ. MGR:	J. WESTMORELAND
DRAWN BY:	L. SMITH
CHECKED BY:	J. BEARD

**EXISTING CONDITIONS/  
DEMOLITION PLAN  
C-1.0**



**SITE KEYNOTES**

- A 24" STANDARD CURB & GUTTER (SEE DETAIL SHEET C-6.1)
- B 30" STANDARD CURB & GUTTER (SEE DETAIL SHEET C-6.1)
- C HEAVY DUTY ASPHALT (SEE DETAIL SHEET C-6.0)
- D 4" THICK CONCRETE SIDEWALK WITH 2.0% MAX CROSS SLOPE (TYP.) (SEE DETAIL SHEET C-6.1 FOR SIDEWALK WITH RIGHT-OF-WAY; SEE LANDSCAPE PLANS BY STEWART FOR OTHER SIDEWALK TREATMENT)
- E 6" TALL HEADER CURB (SEE DETAIL SHEET C-6.0)
- F DUMPSTER ENCLOSURE (SEE DETAIL SHEET C-6.0)
- G 4" WIDE STRIPE, YELLOW (TYP.)
- H 4" WIDE STRIPE, YELLOW, 45° @ Z O.C.
- I PROPOSED STREET LIGHT LOCATION (BY DUKE ENERGY); SEE PHOTOMETRIC PLAN DETAIL ON SHEET SL-1
- J HANDICAP PARKING (INSIDE PARKING DECK)
- K HANDICAP SIGNAGE - NOT VAN ACCESSIBLE (INSIDE PARKING DECK)
- L HANDICAP SIGNAGE - SIGN TO BE "VAN ACCESSIBLE" (INSIDE PARKING DECK)
- M SCREEN WALL/PLANTER WALL (SEE LANDSCAPE PLANS BY STEWART)
- N SHORT TERM BICYCLE STORAGE
- O DECORATIVE CONCRETE PATIO (SEE LANDSCAPE PLANS BY STEWART AND ARCHITECTURAL ELEVATIONS BY DUDA PAINE ARCHITECTS)
- P LONG TERM BICYCLE STORAGE (INSIDE PARKING DECK)
- Q HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-6.0)
- R FUTURE ACCESSIBLE RAMP BY OTHERS; PART OF SOJOURN GLENWOOD PLACE
- S RELOCATED PRIVATE STORM DRAINAGE EASEMENT
- T CITY OF RALEIGH ACCESSIBLE RAMP (SEE DETAIL SHEET C-6.1)
- U TRANSITION FROM 30" CURB AND GUTTER TO 24" CURB AND GUTTER
- V CONCRETE WHEEL STOP (SEE DETAIL SHEET C-6.0)
- W PERVIOUS AGGREGATE PAVEMENT (SEE LANDSCAPE PLANS BY STEWART)
- X ROOF OVERHANG (SEE ARCHITECTURAL ELEVATIONS BY DUDA PAINE ARCHITECTS)
- Y MIN. 10'x10' CONCRETE TRANSFORMER PAD
- Z DUMPSTER TRUCK ACCESS PATH
- AA "STOP SIGN"/"DO NOT ENTER" SIGNS MOUNTED BACK TO BACK ON U-CHANNEL POST; SIGNS SHALL MEET MUTCD STANDARDS
- BB EXISTING BUS STOP IN FRONT OF 3700 GLENWOOD AVENUE TO BE UPGRADED TO COMPLY WITH USDOT SECTION 8.11 WITH SHELTER BRACKETS, SEATING AND TRASH RECEPTACLE (SEE TRANSIT PLAN SHEET C-2.3)
- CC ROOF MOUNTED HVAC EQUIPMENT (SEE ARCHITECTURAL ELEVATIONS BY DUDA PAINE ARCHITECTS)
- DD ROOF OVERHANG COLUMNS (SEE ARCHITECTURAL ELEVATIONS BY DUDA PAINE ARCHITECTS)
- EE ACCESSIBLE RAMP (SEE LANDSCAPE PLANS BY STEWART)
- FF 4'x3' CITY OF RALEIGH WATERLINE EASEMENT (FOR 4" WATER METER)
- GG 2'x2' CITY OF RALEIGH WATERLINE EASEMENT (FOR 1" WATER METER)
- HH MONUMENT SIGN (TO BE REVIEWED & PERMITTED THROUGH SEPARATE SUBMITTAL TO CITY)
- II STEPS AND HANDRAIL FOR FUTURE WALKWAY CONNECTION (SEE LANDSCAPE PLANS BY STEWART)
- JJ 10' PERMANENT SLOPE EASEMENT
- KK FIRST LEVEL DECK PARKING LAYOUT (SEE GARAGE-LEVEL P1 FLOOR PLAN BY DUDA PAINE ARCHITECTS)
- LL SECOND LEVEL DECK ACCESSIBLE PARKING LAYOUT (SEE GARAGE-LEVEL P2 FLOOR PLAN BY DUDA PAINE ARCHITECTS)
- MM NEW PROPERTY LINE, APPROX. 314 SF TO BE DEDICATED TO CITY RIGHT-OF-WAY

**GENERAL SITE NOTES**

- EXISTING UTILITIES ARE SHOWN FROM THE BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE AND OTHER UTILITIES BEFORE STARTING CONSTRUCTION. NOTIFY UTILITY LOCATING COMPANY (ONE CALL @ 1-800-632-4949) OR INDIVIDUAL UTILITY OWNERS FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS IN ADVANCE.
- PROTECT ALL PROPERTY MONUMENTS AND PINS. MONUMENTS AND PINS THAT WILL BE DISTURBED DURING CONSTRUCTION SHALL BE REFERENCED AND REPLACED BY A LICENSED LAND SURVEYOR AT A COST TO THE CONTRACTOR.
- IF DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THEREOF SHALL BE SUBMITTED IN WRITING TO THE OWNER FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS WILL BE ALLOWED WITHOUT APPROVAL BY THE OWNER.
- NO SIGHT OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
- ALL CURB RADII MEASURED TO FACE OF CURB AND IS 3' UNLESS OTHERWISE NOTED.
- ACCESSIBLE PARKING SPACE DIMENSIONS, SLOPE AND SIGNAGE SHALL COMPLY WITH ANSI/ICC A117.1-2009 SECTION 502.

**LEGEND**

- PROPERTY LINE (PL)
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- STORM EASEMENT

**SITE DATA SUMMARY**

PROPERTY INFORMATION	
PIN	0795.87.9708
EXISTING ZONING	OX-7-CU
EXISTING ACREAGE	2.71 AC
R/W TO BE DEDICATED	0.01 AC
PROPOSED ACREAGE	2.70 AC
JURISDICTION	CITY OF RALEIGH
RIVER BASIN	NEUSE
FLOODPLAIN	N/A
WATERSHED OVERLAY DISTRICT	N/A
SOIL TYPE	Ur

PROJECT INFORMATION	
PROPOSED USES	
Office	109,000 SF
Restaurant/Bar	9,000 SF
BUILDING SETBACKS	
From Primary Street	5 FT
From Side Street	5 FT
From Side Lot Line	0 or 6 FT
From Rear Lot Line	0 or 6 FT
PARKING SETBACKS	
From Primary Street	10 FT
From Side Street	10 FT
From Side Lot Line	0 or 3 FT
From Rear Lot Line	0 or 3 FT
MAX BUILDING HEIGHT (Z-67-05)	87 ft
PROPOSED BUILDING HEIGHT	74 FT
To Top of Parapet	86 FT
EXISTING IMPERVIOUS COVERAGE (Lots 1&2)	4.16 AC
PROPOSED IMPERVIOUS COVERAGE (Lots 1&2)	4.158 AC
LIMITS OF DISTURBANCE	2.49 AC

PROJECT CALCULATIONS**		
VEHICULAR PARKING	Calculation	Spaces Required
Office	1/400 SF	273
Restaurant/Bar	1/150 SF	60
Total Spaces Required		333
Total Deck Standard Spaces (9' & 8.5')		274
Total Deck Compact Spaces (max 30%)		47
Accessible Spaces	2% of required	6
Van Accessible Spaces		2
Total Standard Surface Spaces		4
Total Spaces Provided (incl. deck & site spaces)		333
SHORT TERM BIKE PARKING	Calculation	Spaces Required
Office	1/10,000 SF (4 min.)	11
Restaurant/Bar	1/50,000 SF (4 min.)	4
Total Spaces Required		15
Total Spaces Provided		15
Note: Short term bike parking to be located in parking deck		
LONG TERM BIKE PARKING	Calculation	Spaces Required
Office	1/5,000 SF (4 min.)	22
Restaurant/Bar	1/25,000 SF (4 min.)	4
Total Spaces Required		26
Total Spaces Provided		26
Note: Long term bike parking to be located in parking deck		
OPEN SPACE	Calculation	Required
Outdoor Amenity Area	10%	0.27 AC
Total Outdoor Amenity Area Required		0.27 AC
Total Outdoor Amenity Area Provided		0.30 AC
STREET YARD CALCULATIONS		
Required 25' average width (450' X 25')		11,250 SF

**CONCURRENT REVIEW APPROVAL**

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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2nd Concurrent Submittal	12-06-2018
PROJ. MGR: J. WESTMORELAND	
DRAWN BY: L. SMITH	
CHECKED BY: J. BEARD	

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



PRELIMINARY - DO NOT USE FOR CONSTRUCTION

**SEPI**

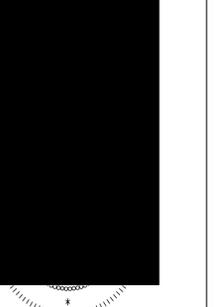
ENGINEERING & CONSTRUCTION  
 1025 WADE AVENUE  
 RALEIGH, NORTH CAROLINA 27603  
 919.788.9977  
 11020 DAVID TAYLOR DR., SUITE 115  
 CHARLOTTE, NORTH CAROLINA 27414-4880  
 5030 NEW CENTRE DR., SUITE B  
 WILMINGTON, NORTH CAROLINA 28403  
 910.525.5715  
 sepengineering.com



Know what's below. Call before you dig.

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 SEPI ENGINEERING & CONSTRUCTION, INC.

SR-55-18, AA#3895

**3800 GLENWOOD**  
 Concurrent Review Plans

3800 Glenwood Avenue  
 Raleigh, NC

**CLIENT:**  
 Grubb Ventures  
 3700 Glenwood Avenue  
 Suite 330  
 Raleigh, NC 27612

**Contact:**  
 Anne E. Stoddard  
 PH: (919) 786-9905  
 astoddard@grubbventures.com

INSET 'A'  
 VEHICLE TURNING MOVEMENT  
 SCALE: 1" = 40'

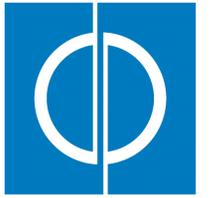
**SITE LAYOUT PLAN**

**C-2.0**









DUDA | PAINE  
ARCHITECTS

**OWNER/DEVELOPER**  
Grubb Ventures, LLC  
3700 Glenwood Avenue, Suite 330  
Raleigh, NC 27612

**ARCHITECT**  
Duda | Paine Architects, PA  
333 Liggett Street  
Durham, NC 27701

**CIVIL ENGINEER**  
**(OWNER CONSULTANT)**  
SEPI Engineering & Construction, Inc.  
1025 Wade Avenue  
Raleigh, NC 27605

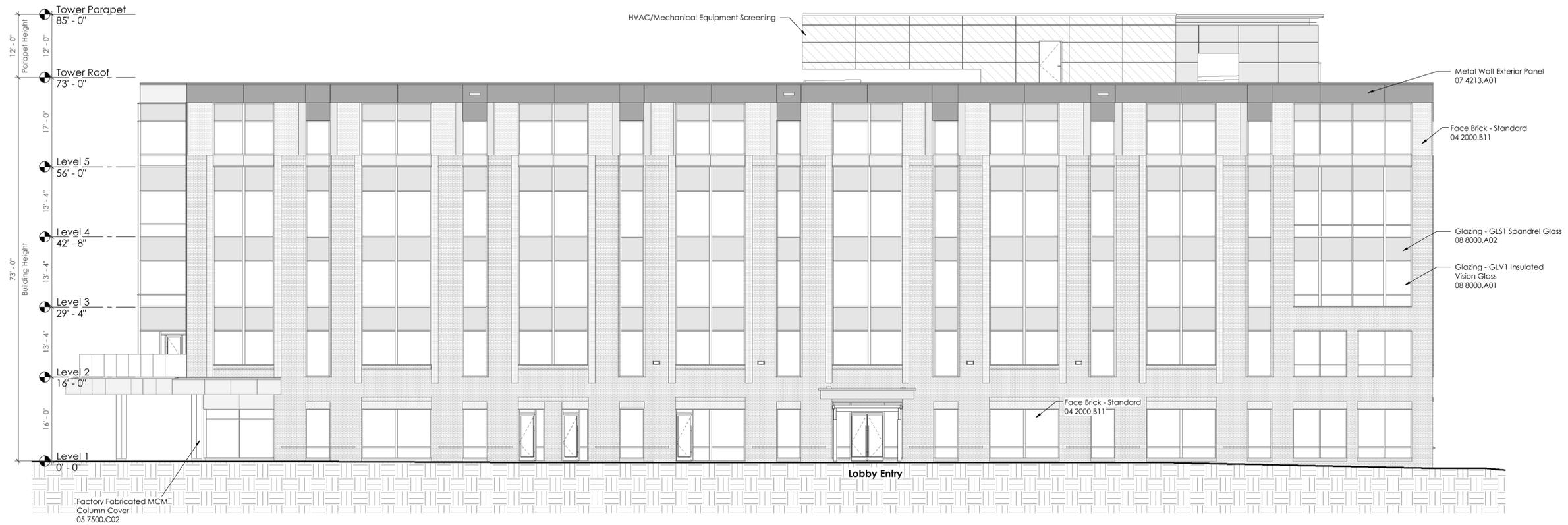
**LANDSCAPE ARCHITECT**  
**(OWNER CONSULTANT)**  
Stewart Inc.  
421 Fayetteville Street, Suite 400  
Raleigh, NC 27601

**CONSTRUCTION MANAGER**  
Brazfield & Gorrie  
3700 Glenwood Avenue, Suite 300  
Raleigh, NC 27612

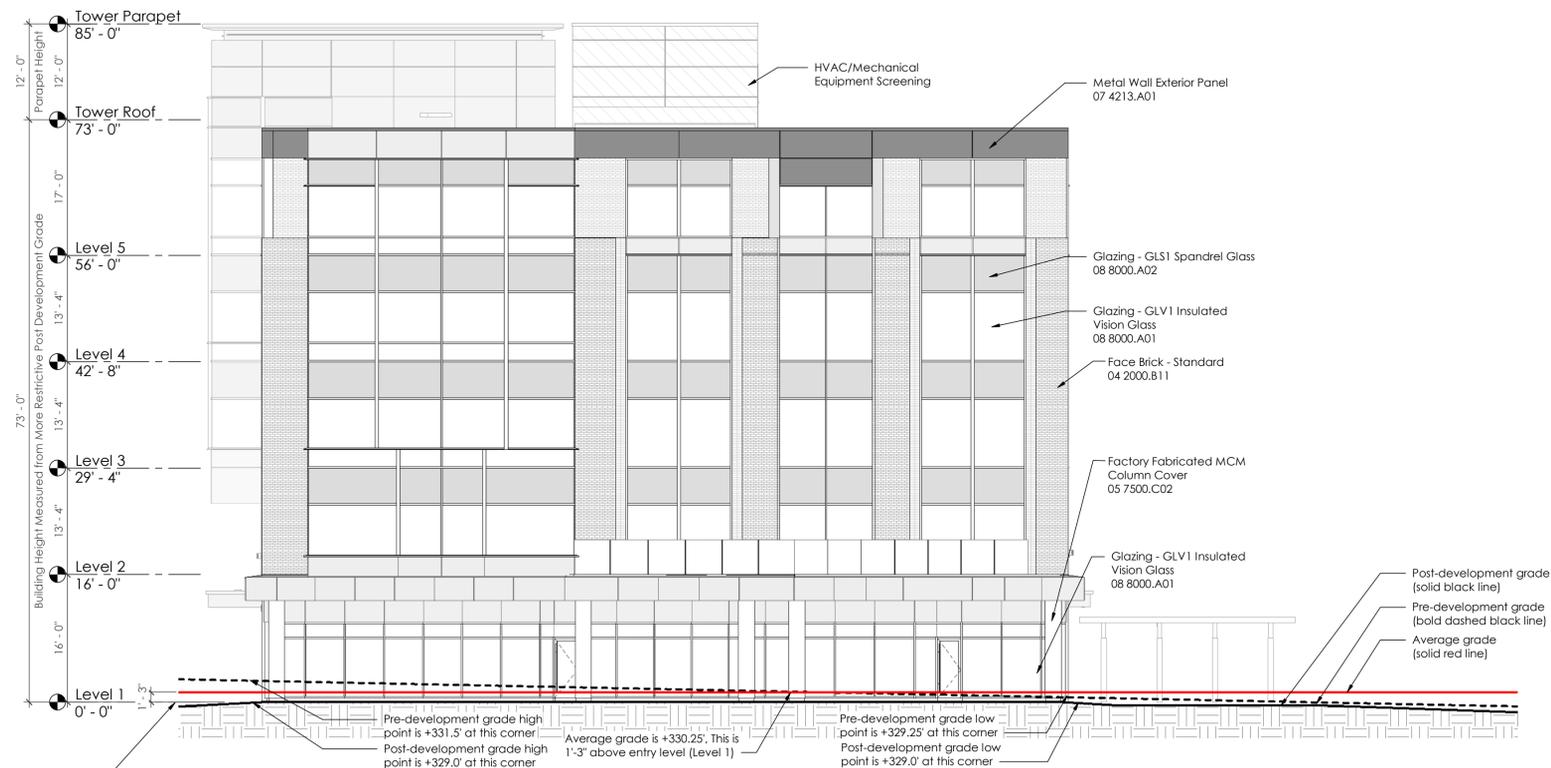
**STRUCTURAL ENGINEER**  
LHC Structural Engineers  
1331 Sunday Drive, Suite 121  
Raleigh, NC 27607

**LIGHTING CONSULTANT**  
Glimmer & Glow, LLC  
6409 Fayetteville Road, Suite 120-377  
Durham, NC 27713

**WATERPROOFING CONSULTANT**  
Wiss, Janney, Elstner Associates, Inc.  
2500 Regency Parkway  
Cary, NC 27518



**2** North Elevation - Facing Parking  
3/32" = 1'-0"



Building Height is measured from the more restrictive Post-development Average grade which is +329.0'

**1** East Elevation - National Drive (Primary Street)  
3/32" = 1'-0"

**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 \_\_\_\_\_

**3800 Glenwood**

3800 Glenwood Avenue  
Raleigh, North Carolina, 27612

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REVISIONS:		
PROJ.MGR:	S. ROBINSON	

**Concurrent Review Plans**

ISSUE DATE: 12/06/2018  
PROJECT NUMBER: 21612

**Exterior Elevations**

**A-202**



**DUDA | PAINE ARCHITECTS**

**OWNER/DEVELOPER**  
Grubb Ventures, LLC  
3700 Glenwood Avenue, Suite 330  
Raleigh, NC 27612

**ARCHITECT**  
Duda | Paine Architects, PA  
333 Liggitt Street  
Durham, NC 27701

**CIVIL ENGINEER**  
**(OWNER CONSULTANT)**  
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Concurrent Review Plans

ISSUE DATE: 12/06/2018  
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**Transparency Calculations**

**A-203**



**4 North Elevation - Facing Parking**  
A-203 1/16" = 1'-0"



**2 East Elevation - National Drive (Primary Street)**  
A-203 1/16" = 1'-0"



**3 West Elevation - Glenwood Ave (Primary Street)**  
A-203 1/16" = 1'-0"



**1 South Elevation - Private Drive**  
A-203 1/16" = 1'-0"

North Elevation (Not Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Upper Story*	13,168 SF	2,634 SF (20%)	5,085 SF (39%)
Ground Story between 3' and 8''	N/A	705 SF (50%)	327 SF (46%)
Ground Story between 0' and 12'	2,817 SF	1,409 SF (50%)	1,410 SF (50%)

West Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Upper Story*	5,698 SF	1,140 SF (20%)	2,434 SF (43%)
Ground Story between 3' and 8''	N/A	305 SF (50%)	327 SF (107%)
Ground Story between 0' and 12'	1,218 SF	609 SF (50%)	626 SF (103%)

\* Reference Elevations above for each respective upper story transparent area. All upper story areas exceed the minimum of 20%.  
\*\* Required Transparent Area between 3' and 8' is based on 50% of the overall ground story required transparent area.

East Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Upper Story*	5,412 SF	1,083 SF (20%)	2,310 SF (43%)
Ground Story between 3' and 8''	N/A	305 SF (50%)	504 SF (167%)
Ground Story between 0' and 12'	1,218 SF	609 SF (50%)	1,009 SF (166%)

South Elevation (Street Facing)	Total Wall Area	Required Transparent Area	Provided Transparent Area
Upper Story*	13,168 SF	2,634 SF (20%)	5,407 SF (41%)
Ground Story between 3' and 8''	N/A	705 SF (50%)	750 SF (106%)
Ground Story between 0' and 12'	2,817 SF	1,409 SF (50%)	1,511 SF (107%)

**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 \_\_\_\_\_



### Exterior Elevation Notes

- A. Exterior precast panels and cast-in-place concrete to receive textured point finish to match existing 3700 Glenwood building.
- B. Exterior precast panels and cast-in-place concrete finish to have reveal pattern as shown in elevations.
- C. Cast in place concrete: finish to match exterior precast



**DUDA | PAINE**  
ARCHITECTS

**OWNER/DEVELOPER**  
Grubb Ventures, LLC  
3700 Glenwood Avenue, Suite 330  
Raleigh, NC 27612

**ARCHITECT**  
Duda | Paine Architects, PA  
333 Liggett Street  
Durham, NC 27701

**CIVIL ENGINEER**  
**(OWNER CONSULTANT)**  
SEPI Engineering & Construction, Inc.  
1025 Wade Avenue  
Raleigh, NC 27605

**LANDSCAPE ARCHITECT**  
**(OWNER CONSULTANT)**  
Stewart Inc.  
421 Fayetteville Street, Suite 400  
Raleigh, NC 27601

**CONSTRUCTION MANAGER**  
Brazfield & Gorrie  
3700 Glenwood Avenue, Suite 300  
Raleigh, NC 27612

**STRUCTURAL ENGINEER**  
LHC Structural Engineers  
1331 Sunday Drive, Suite 121  
Raleigh, NC 27607

**LIGHTING CONSULTANT**  
Glimmer & Glow, LLC  
6409 Fayetteville Road, Suite 120-377  
Durham, NC 27713

**WATERPROOFING CONSULTANT**  
Wis. Janney, Elstner Associates, Inc.  
2500 Regency Parkway  
Cary, NC 27518



## 3800 Glenwood

3800 Glenwood Avenue  
Raleigh, North Carolina, 27612

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PROJECT:	SE17.187.00	DATE:	
ISSUE:	1st Concurrent Submittal	11-07-2018	
	2nd Concurrent Submittal	12-06-2018	
REVISIONS:			
PROJ.MGR:	S. ROBINSON		

### CONCURRENT REVIEW APPROVAL

#### CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

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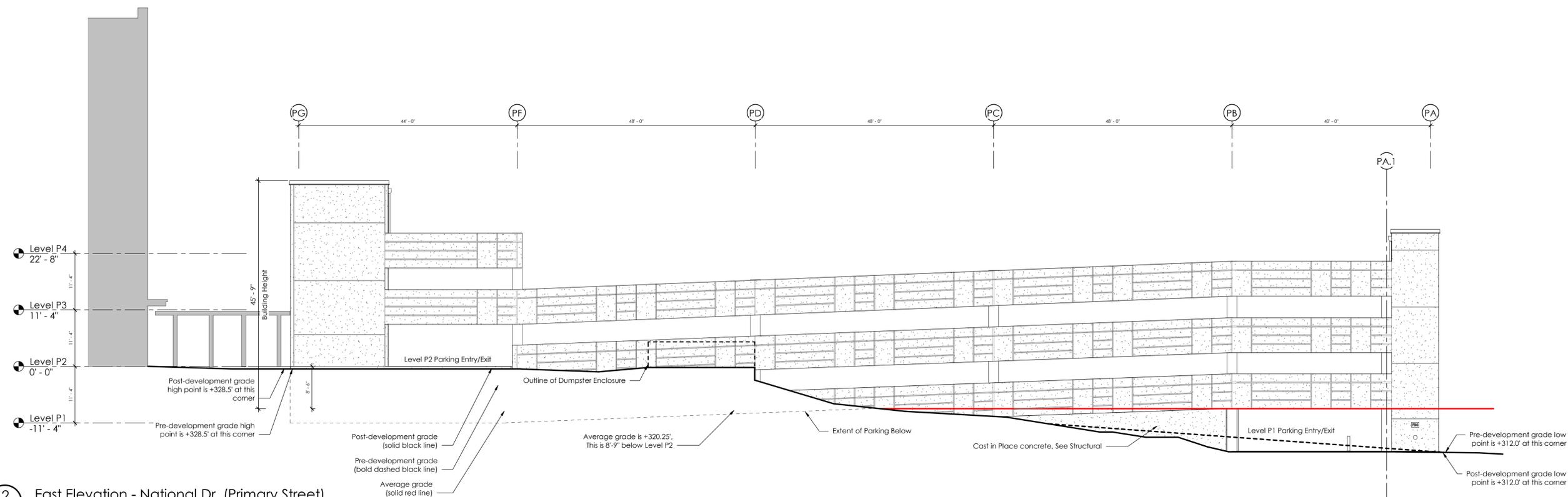
- TRANSPORTATION FIELD SERVICES \_\_\_\_\_
- PUBLIC UTILITIES \_\_\_\_\_
- STORMWATER \_\_\_\_\_
- PLANNING/ZONING \_\_\_\_\_
- FIRE \_\_\_\_\_
- URBAN FORESTRY \_\_\_\_\_
- SITE ACCESSIBILITY \_\_\_\_\_

### Concurrent Review Plans

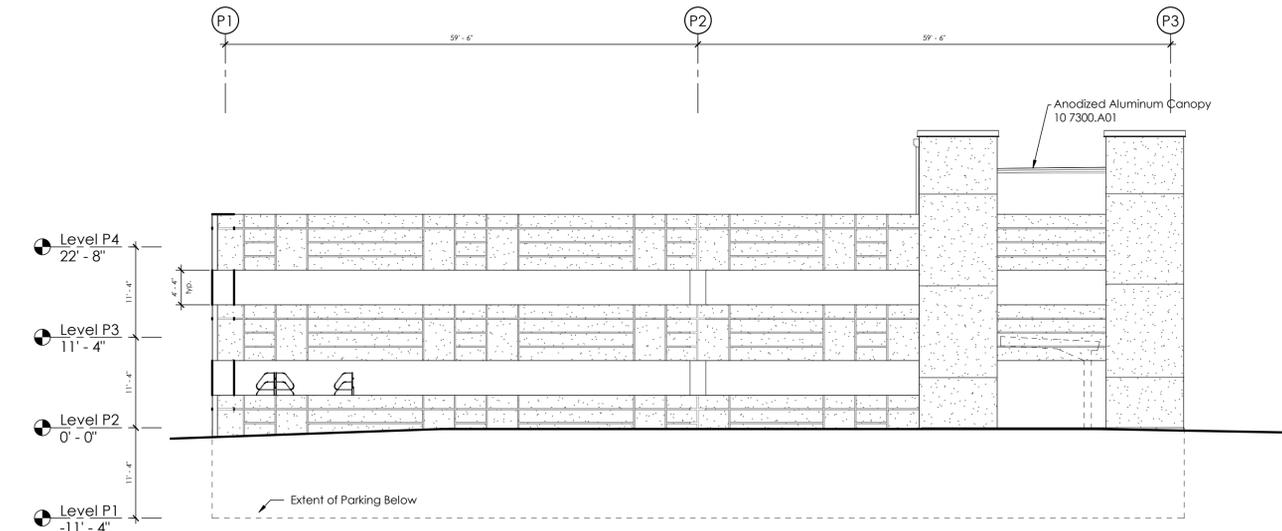
ISSUE DATE: 12/06/2018  
PROJECT NUMBER: 21612

## Garage - Exterior Elevations

# AP-202



**2 East Elevation - National Dr. (Primary Street)**  
3/32" = 1'-0"



**1 South Elevation**  
3/32" = 1'-0"