

Administrative Approval Action

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

Development Services Department

City of Raleigh

AA # 3926 / SR-73-18, Sojourn Glenwood Place Transaction# 564929

LOCATION: This site is located between National Drive and Exchange Glenwood Place at

3700-3716 National Drive, and 3711 Exchange Glenwood Place.

REQUEST: Development of a 343,105 SF mixed use/residential and retail building

consisting of 278 dwelling units, 10,500 SF of retail uses, and a parking facility, all on 3.70 acres. Parking is being shared between multiple phases of the development including the proposed parking deck of this phase. This site is

zoned OX-5.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Granting relief regarding driveway spacing constraints along National Dr. (DA-123-2018)

A parking study was reviewed by the Transportation Planning Manager and a shared parking scenario for the full development of the site (SR-33-05, SR-25-18, SR-55-18, and SR-73-18) was approved.

1. Allowance of shared parking with an allowable reduction of 34% of the required number of spaces (or a need of 1,135 spaces). However, 1709 spaces are being provided and are to be shared.

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 1/09/19, by Priests, Craven, and Associates, Inc.

CONDITIONS OF APPROVAL and NEXT STEPS:

☑ <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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.



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Public Utilities

- 2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
- 3. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.
- 4. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
- 5. 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
- 6. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

- 7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 8. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 9. The recorded Impervious allocation/re-allocation document must be updated and re-recorded to account for the revised impervious allocations associated with treatment from the offsite wet pond.

☑ <u>LEGAL DOCUMENTS</u> - 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.

	City Code Covenant		Slope Easement
	Stormwater Maintenance		Transit Easement
	Covenant		
\boxtimes	Utility Placement Easement		Cross Access Easement
	Sidewalk Easement	\boxtimes	Public Access Easement
		\boxtimes	Other: Impervious Re-
			Allocation Document



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☑ 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

- 1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 2. A 5' 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 the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 3. A public access easement will need to be recorded for the shown 38' access easement that encapsulates Tucker Oaks Ln. The public access easement will need to include the sidewalk that leaves the shown 38' wide easement and connects to the public sidewalk of National Dr.

Public Utilities

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

Stormwater

5. 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).

⊠ 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

1. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).



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- 2. A recombination map shall be recorded, recombining the existing lots as shown on the preliminary plan.
- 3. Demolition permits shall be obtained for the existing structures on site.
- 4. Provide fire flow analysis.

Engineering

- 5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
- 6. A fee-in-lieu for 1' of sidewalk along the frontage of National Dr shall be paid to the City of Raleigh (UDO 8.1.10).
- 7. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 8. 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

- 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).
- 20. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

- 21. 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).
- 22. 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).
- 23. 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

24. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 19 street trees along Exchange Glenwood Place and 22 street trees along National Drive.



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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. Required underground storm drainage improvements shall be completed and as-built plan(s) and
- 4. All street lights and street signs required as part of the development approval are installed.
- 5. Copies of certified inspecton reports for alleys and internal access ways are submitted to the City of Raleigh Development Services - Development Engineering program.
- 6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
- 7. Final inspection of all 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: 2-13-2022

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.

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I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Staff Coordinator: Michael Walters

Date: 2/13/19

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.

	Project Name	Sojourn Glenwood Place Phase II			
JECT	Development Case Number	SR-73-18			
PROJECT	Transaction Number	564929			
	Design Adjustment Number	DA - 123 - 2018			
	Staff recommendation based upon t	he findings in the applicable code(s):			
	UDO Art. 8.3 Blocks, Lots, Acce	UDO Art. 8.5 Existing Streets			
	UDO Art. 8.4 New Streets	Raleigh Street Design Manual			
	Staff SUPPORTS 🗸 DOES NOT SUP	PORT the design adjustment request.			
		DEPARTMENTS			
	Dev. Services Planner	City Planning			
	✓ Development Engineering	Transportation			
	Engineering Services	Parks & Recreation and Cult. Res.			
VSE	Public Utilities				
STAFF RESPONSE					
Dev	elopment Services Director or Desig	nee Action: APPROVE APPROVE WITH CONDITIONS DENY			
Auth	orized Signature	WITH W. PITCHIE, PE, MPA Z/13/Z019 G RUD WPERFORWINGE MINORGE 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 Raleigh Street Design Manual



Α,	YES NO
В.	The requested design adjustment conforms with the Comprehensive Plan and adopted
	City plans;
	YES V NO
C.	The requested design adjustment does not increase congestion or compromise safety;
_	YES NO
D,	The requested design adjustment does not create additional maintenance
	responsibilities for the City; and YES NO
E.	The requested design adjustment has been designed and certified by a Professional
	Engineer.
	YES NO
	FINDINGS
	upports the request for relief regarding driveway spacing of >100' per the Raleigh Street Design I 3.2.3.A for the Avenue 2-Lane, Undivided street section. The closure of existing driveways,
relocati	on of one opposing driveway, alignment of opposing driveways in one location, and the shift that
elimina	tes conflicting left turns in one instance at a location where peak uses differ show that they meet
	ent of the driveway spacing requirement. The only driveway being proposed that does not meet the iveway spacing is a service driveway across from a proposed parking deck entrance. This location
cannot	be aligned due to grade constraints and the offset of the two driveways in done in such a way that
a non c	conflicting left turn is created.
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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.

Project Name Scieure Glosu	rood Plana Phasa II		· · · · · · · · · · · · · · · · · · ·				
n n	Project Name Sojourn Glenwood Place Phase II Case Number DA - 1201 - 2018						
G case (value) (25)							
Name Glenwood Place Po							
Name Glenwood Place Portfolio II LLC Address 3700 Glenwood Ave. Suite 330 City Raleigh State NC Zip Code 27612 Phone							
							Name Tommy Craven Firm Priest, Craven & Associates Inc.
Name Tommy Craven Address 3803 B Computer Dr State NC	ive, Suite 104	Ci	ty Raleigh				
State NC	Zip Code 27609	Pl	one 919-	781-0300			
l am seeking a Design Adjustme	nt from the requiren	ents set forth in	the follow	ing:			
UDO Art. 8.3 Blocks, Lots, Acc	cess	- See page 2 foi	findings				
UDO Art. 8.4 New Streets		- See page 3 for	findings				
UDO Art. 8.5 Existing Streets		- See page 4 for	findings				
Raleigh Street Design Manua	<u> </u>	- See page 5 for	findings				
Provide details about the reque	st; (please attach a n	nemorandum if a	dditional s	pace is needed):			
Applicant must be the Property Owner. By signing this document, I hereby ack	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. The side of the consideration of this request.						
Owner/Owner's Representative Signat	ure			Date /			
CHECKLIST							
Signed Design Adjustment Application Page(s) addressing required findings	n			✓ Included			
			·····	✓ Included			
	Plan(s) and support documentation						
Notary page (page 6) filled out; Must be signed by property owner							
Submit all documentation, with the e							
designadjustments@raleighnc.gov.	,		<u>.</u> ,	••			
Deliver the addressed envelopes and							
Development Services, Development Engineering							
One Exchange Plaza, Suite 500 Raleigh NC, 27601							
For Office Use Only RECEIVED DATE: DA							
TOT OTHER USE OTHY	NECEIVED DATE:		DW.				

Raleigh Street Design Manual 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:

,	and the state of t
A.	The requested design adjustment meets the intent of the Raleigh Street Design Manual; See Attached
В.	The requested design adjustment conforms with the Comprehensive Plan and adopted Cit plans; See Attached
C.	The requested design adjustment does not increase congestion or compromise safety; See Attached
D.	The requested design adjustment does not create additional maintenance responsibilities for the City; and See Attached
E.	The requested design adjustment has been designed and certified by a Professional Engineer. See Attached

Individual Acknowledgement



STATE OF NORTH CAROLINA	INDIVIDUAL
COUNTY OF Wale	
R. Govern Grubb, Pres: dacknowledged the due execution of the for	, a Notary Public do hereby certify that personally appeared before me this day and going instrument.
This the Stage day of 100	ember 2018
GEAR T. TIME	Vand
(SEAS) NOTARL EN	otary Public (Wh()) MC
(SEAD) NOTARL N POBLIC My Commission Market August 31	stano
My Company My Company August 31	

Details About the Request

National Drive is a collector street within an existing 1960's suburban style office development known as Glenwood Place, on Glenwood Avenue at I-440. It is currently under redevelopment to a mixed use development that will include some limited retail uses, office uses, and multifamily residential uses.

National Drive is currently designated as an Avenue 2-Lane Undivided street section.

The proposed change in uses, the more urban form of the redevelopment, the existing driveways and other existing conditions are creating problems complying with the 100 foot minimum driveway separation called for in Section 3.4.3 A of the Raleigh Street Design Manual.

This Design Adjustment is a request for limited relief from that standard based on the existing conditions, the proposed uses, and specifics of each of the proposed and existing driveways.

Raleigh Street Design Manual Administrative Design Adjustment Findings

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;

Section 3.2.3.A of the Raleigh Street Design Manual calls for Driveway Spacing to be greater than 100 feet apart on Avenue 2-Lane streets. This section of the Raleigh Street Design Manual was intended to provide for an orderly separation of driveways. The proposed design adjustment, which is specific to the existing street and drives; to the proposed land uses; and to the specific uses of the proposed driveways, will also provide for an orderly separation of driveways.

The change in use from a suburban 1960's office park to a mixed use development of retail, office and multifamily residential uses creates some complicated drive connections. UDO build to requirements and the lessened building setbacks of the UDO create urban style access conflicts without the typical urban concessions to on street loading areas and solid waste and recycling pickup and access. The use of structured parking has also eliminated the vast areas of off street parking fields which could typically accommodate off street loading and trash pickup with limited access to the public street.

National Drive is currently an existing collector street, with sidewalk on both sides and large pine trees located between the sidewalk and back of curb, with multiple existing driveways to various surface parking areas. There is occasional on street parking on National, and existing off street parking areas are located in close proximity to the right of way. It is not a street that is comfortable to drive fast on.

In its redeveloped state, along the Sojourn frontage, National Drive is to become an Avenue 2 Lane street with bicycle lanes in lieu of the random on street parking, and the oversized, pine street trees will be replaced with a more appropriate species.

Please refer to the Driveway Exhibit included in this request.

Proposed Driveway 1 is a service drive that provides access for service and delivery vehicles to the service area of the proposed retail uses in the building. The vehicles accessing this drive will be primarily waste and recycling pick up, and food service delivery vehicles. The retail use typically restricts deliveries to off peak hours so the use of this drive will be very limited in both the number of trips and the timing of those

trips. Most of the drivers will be commercially licensed operators. This Proposed Driveway 1 is approximately 37 feet north of Proposed Driveway 9 which will serve as one of two entrances to the parking deck of 3800 Glenwood Avenue, SR-55-18 on the opposite side of National Drive. Due to the shape of the existing lots fronting the roundabout, and the UDO build to requirements, the locations of the proposed buildings on this lot and the 3800 Glenwood Avenue lot create a significant site constraint. There is also a significant grade change along this section of National Drive that requires drive access to 3800 be made at certain locations in order to match the elevations of each level of the parking deck. The separation between Proposed Drive 1 to Sojourn Glenwood Place Phase II and Proposed Drive 9 to 3800 Glenwood is approximately 114 feet, exceeding the 100 foot minimum. It should also be noted that within the existing development there is only a 55 foot separation between Existing Driveway 10, serving the existing office uses on the Sojourn site, and the opposing Existing Driveway 17, which served the office uses that were on the 3800 Glenwood site. Both of these existing drives, which are to be closed, were full service drives that provided access to a significant number of vehicles. Given the existing conditions and the very limited use of the Proposed Driveway 1, we believe that the intent of the Raleigh Street Design Manual is being met with this proposal.

Proposed Driveway 2 is one of two drives into the parking deck for Sojourn Glenwood Place Phase II. The other is on Exchange Glenwood Place. Proposed Driveway 2 is located approximately 138 feet from Existing Driveway 16, an existing opposing driveway to the south, and approximately 72 feet south of Existing Driveway 15, an existing opposing driveway to the north. To improve this separation, we are proposing to relocate Existing Driveway 15 approximately 30 feet north at Proposed Driveway 7, to provide access to the existing surface lot and create a 105 foot separation between Proposed Driveway 2 and Proposed Driveway 7. It should also be noted that the current separation between Existing Driveway 11 and Existing Driveway 15 is only approximately 46 feet. These existing drives are both full service, opposing drives that serve significant surface parking areas. We believe that this existing condition will be improved by our proposed redevelopment.

Proposed Driveway 4 is also to provide access to a service area for trash and recycling pick up and move in access, loading and unloading for residents. This service area will generate very few trips, and those will typically be off peak trips and a majority will be commercially licensed operators. Driveway 4 aligns with the opposing Existing Driveway 14 on the other side of National Drive. The separation between Proposed Driveway 4 and Proposed Driveway 6, Tucker Oaks Lane, is approximately 117 feet.

The separation between Proposed Driveway 4 and Existing Driveway 7 is approximately 286 feet.

Below is a summary of the proposed changes to the existing driveways.

Existing Driveway 10 will be closed and replaced by Proposed Driveway 1 for deliveries, solid waste and recycling pickup for the proposed retail and restaurant uses.

Existing Driveway 11 will be closed and replaced by Proposed Driveway 2 increasing the driveway separation above the existing condition.

Existing Driveway 12 will be closed and replaced with Proposed Driveway 4 and 5 for the move in, solid waste and recycling pickup.

Existing Driveway 13 will be closed and replaced with Proposed Driveway 6, an alley that will connect to Exchange Glenwood Place.

Existing Driveway 14 will remain as is.

Existing Driveway 15 will close and be replaced by Proposed Driveway 7 increasing the driveway separation above the existing condition.

Existing Driveway 16 will remain as is.

Existing Driveway 17 will be closed and replaced by Proposed Driveway 9.

Existing Driveway 18 will be closed.

In summary, given the limited use of Proposed Driveways 1 and 4, along with the relocation of Existing Driveway 15 to Proposed Driveway 17, and the closing of Existing Driveways 10, 11, 12, 13, 15, 17 and 18, we believe this design creates a functional and safe series of drives that meets the intent of the Raleigh Street Design Manual.

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

Item A. above addresses the detail of meeting the intent of the Street Design Manual. The Comprehensive Plan, the associated Future Land Use Plan, and the current zoning all encourage a more urban mixed use on these properties. That is exactly what is being provided with this redevelopment proposal. To the best of our knowledge, the proposed uses and supporting Design Adjustment conforms to all adopted City Plans. This Design Adjustment will allow us to provide those uses along with the necessary service vehicle and automobile access, in a safe and efficient manner.

C. The requested design adjustment does no increase congestion or compromise safety;

The requested Design Adjustment does not increase congestion or compromise safety. The separation of service vehicles from the office and residential traffic, along with the reduction of active passenger vehicle driveways serving this site from the three existing, to the one proposed on National Drive and the one proposed on Exchange Glenwood Place will serve to lessen congestion and improve safety.

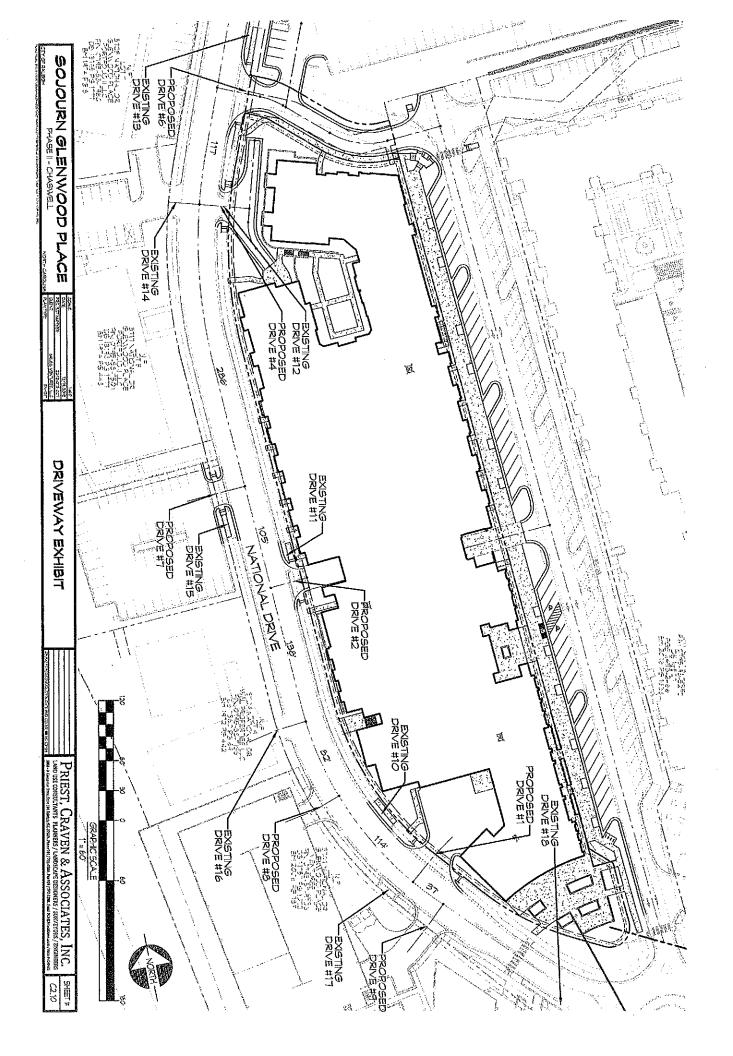
D. The requested design adjustment does not create additional maintenance responsibilities for the City;

If approved, this requested Design Adjustment to driveway spacing will not create additional maintenance responsibilities for the City.

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

The plans for the Sojourn Glenwood Place Phase II development and this Design Adjustment application have been prepared by Priest, Craven & Associates, Inc. under the direct supervision of Thomas F. Craven, PE, NC License Number 10956.

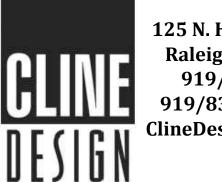




SOJOURN GLENWOOD PLACE PHASE II - CHASWELL

PRELIMINARY SITE PLAN DRAWINGS FOR A MIXED USE AND APARTMENT COMMUNITY

PLANS PREPARED BY:



125 N. Harrington St. Raleigh, NC 27603 919/833-6413 919/836-1280 FAX ClineDesignAssoc.com

PRIEST, CRAVEN & ASSOCIATES, INC.

PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B COMPUTER DRIVE, SUITE 104, RALEIGH, N.C. 27609 PHONE 919 / 781-0300 FAX 919 / 782-1288 EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

PROJECT STATISTICS

PROPERTY OWNER:	
DEVELOPER:	RALEIGH, NC 27612-5538GRUBB VENTURES 3700 GLENWOOD AVENUE, SUITE 510
WAKE COUNTY PIN(S):	RALEIGH, NC 27612-5538 LQT8 - 0795-88-9544 LOT 6 - 0795-88-9173
ZONING:	LOT 6 - 0X-5 LOT 8 - 0X-5
TOTAL ACREAGE:	
EXISTING USE:	OFFICE
PROPOSED USE:	
TOTAL NUMBER OF UNITS:	
2 BEDROOM	
TOTAL PROPOSED BUILDING AREA:	
TOTAL EXISTING BUILDING AREA TO BE DEMOLISHED:	53,337 SF
OUTDOOR AMENITY AREA REQUIRED (10%):	
OUTDOOR AMENITY AREA PROVIDED:	
SUMMARY OF LOT AREAS	RESTAURANT/RETAIL USE REQUIREMENTS

COMPLIANCE PER UDO 6.4.10.C.2 \$ 6.4.11.C.2:

SHALL BE GREATER THAN 4,000 SF.

PERMITTED IN THE FUTURE.

DISTRICT BOUNDARY LINE).

PROVIDED (82%)

ALL RESTAURANT AND RETAIL SPACE SHALL BE WITHIN OR ATTACHED TO THE

MULTI-TENANT BUILDING, AND SHALL NOT BE LOCATED IN A STANDALONE BUILDING.

THE FLOOR AREA OF RESTAURANT AND RETAIL SPACE DOES NOT EXCEED 15% OF THE

GROSS FLOOR AREA OF THE ENTIRE BUILDING OR 4,000 SQUARE FEET, WHICHEVER IS

SPACE IS 10,500 SF, OR 3.06% OF THE GROSS FLOOR AREA. NO INDIVIDUAL SPACE

HOURS OF OPERATION FOR RESTAURANT AND RETAIL SPACES WILL BEGIN NO EARLIER

NO DRIVE-THRU OR DRIVE-IN FACILITIES ARE PRESENT ON THE PLAN, AND SHALL NOT BE

RESIDENTIAL DISTRICT (MEASURED IN STRAIGHT LINE FROM THE NEAREST POINT OF THE BUILDING CONTAINING THE EATING ESTABLISHMENT TO THE BOUNDARY LINE OF THE

NO VEHICLE FUEL SALES, CHECK CASHING OR PAYDAY LOAN FACILITIES ARE PROPOSED,

LENGTH OF RIGHT-OF-WAY: 932 LF

364 LF

655 LF

REQUIRED (35%):

PROVIDED (70%):

NO RESTAURANT SPACE IS LOCATED CLOSER THAN 150 FEET FROM THE ABUTTING

597 LF

702 LF

THAN 6 AM AND END NO LATER THAN 11 PM, INCLUDING ALL DELIVERIES.

NOR SHALL THOSE USES BE PERMITTED IN THE FUTURE

BUILD-TO CALCULATIONS

GREATER INDIVIDUALLY OR CUMULATIVELY IN COMBINATION WITH ANY OTHER ALLOWED LIMITED COMMERCIAL USE PER LOT. THE TOTAL COMBINED RESTAURANT AND RETAIL

ORIGINAL AREA OF LOT 12. ORIGINAL AREA OF LOT 9. ORIGINAL AREA OF LOT 8. ORIGINAL AREA OF LOT 6.	2.90 AC 2.08 AC
AREA OF RIGHT OF WAY FROM LOT 12AREA OF RIGHT OF WAY FROM LOT 6	
AREA OF LOT 12 TO BE RECOMBINED INTO LOT 6	0.22 AC
INTO LOT 8	0.27 AC
INTO LOT 9	0.02 AC
INTO LOT 9	0.46 AC
REVISED AREA OF LOT 12	
REVISED AREA OF LOT 9	
REVISED AREA OF LOT 8REVISED AREA OF LOT 6	
NATIONAL DRIVE RIGHT-OF-WAY DEDICATION	
RECOMBINED AREA OF LOTS 6 AND 8	

SR-25-18, TRANSACTION NUMBER 548635, PROVIDED FOR THE DEDICATION OF THE RIGHT OF WAY OF EXCHANGE GLENWOOD PLACE, AND THE RECOMBINATION OF PROPERTY FROM LOT 12 INTO LOT 6 AND LOT 8. PARKING INFORMATION:

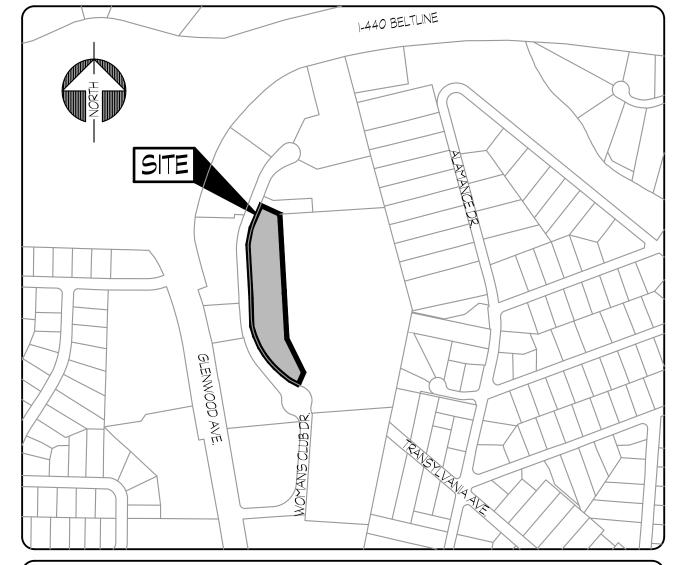
LENGTH OF RIGHT-OF-WAY: 852 LF REQUIRED (70%):

Table 1: Glenwood Place Required Parking Tracking Based on ULI Parking Model Dated August 7, 2018

		Existing	Approved Background (Partially Existing) Proposed					
Land Use	Unit	Office Bldg 1	Phase 1 Apts	Office Bldg 2 Phase 2 Apts		III I Darking Study Hoos	Parking Space Required	
Land Ose	Onit	3700 Glenwood Ave	3710 Exchange Glenwood Place	3800 Glenwood Ave	XXXX Exchange Glenwood Place	ULI Parking Study Uses	Parking Space Required	
		SR-33-05	SR-25-18	SR-55-18	SR-73-18			
Retail Sales	sf	5000	3750	-	(*)	8750	30	
Restaurant/Bar	sf	1000	6250	9000	10000	26250	175	
Retail Total	sf	6000	10000	9000	10000	35000	205	
0-1 BR Apartments	units	3-0	147	-	181	328	328	
2 BR Apartments	units	181	123		69	192	384	
3 BR Apartments	units	151	26	-	25	51	153	
Apartment Guests	units		30		28	58	58	
Total Apartments	units		296	-	275	571	923	
Office	sf	112000		109000	-	3000		
Office Building Total	sf	118000		118000	-	236000	590	
Status		Constucted	Newly Constructed. Partially Leased	Proposed	Proposed	Total UDO Required Parking Spaces	1718	
						ULI Parking Model Reduction	-583	-34%
					А	ULI Shared Parking Spaces Required	1135	
	Density "o	louble counted" for cons	servative estimate in Parking Study.		В	Parking Spaces Provided	1709	
		In other words, office u	use based on table above totals 221,000 SF and	d ULI Model assumes 23	6,000 SF			

RALEIGH, NC SR-73-18

T # 5 6 4 9 2 9



SHEET INDEX:

SHEET TITLE

VICINITY MAP

	CO.00	COVER SHEET
	C1.00	EXISTING CONDITIONS PLAN
	C1.01	PRELIMINARY DEMOLITION PLAN
	C2.00	PRELIMINARY SITE LAYOUT & TRANSPORTATION PLAN
	C3.00	PRELIMINARY UTILITY PLAN
	C3.01	FIRE PROTECTION PLAN
	C3.05	PRELIMINARY SEWER CAPACITY STUDY
	C4.00	PRELIMINARY GRADING PLAN
	C4.05	STORMWATER MANAGEMENT PLAN PRE-DEVELOPMENT
	C4.06	STORMWATER MANAGEMENT PLAN POST-DEVELOPMENT
	C4.07	STORMWATER MANAGEMENT PLAN SCM 1
	C4.08	STORMWATER MANAGEMENT PLAN SCM 2 & 3
-	C9.00	CITY OF RALEIGH UTILITY DETAILS
	C9.01	CITY OF RALEIGH UTILITY DETAILS
	C9.02	STANDARD DETAILS
	TC1.00	TREE CONSERVATION EXHIBIT
	LP1.00	CODE LANDSCAPE PLAN
	LP2.00	PUBLIC TREE PLANTING DETAILS
	LP2.10	PLANT SCHEDULE AND DETAILS
	LT1.00	LIGHTING PLAN
	A1-0	AVERAGE GRADES
	A1-1	PARKING DECK PLANS
	A2-1	OVERALL BUILDING EXTERIOR ELEVATIONS
	A2-2	ADMIN. SITE WEST ELEVATION DIAGRAMS
	A2-3	ADMIN. SITE EAST ELEVATION DIAGRAMS
	A2-4	ADMIN. SITE NORTH AND SOUTH ELEVATION DIAGRAMS

OWNER / DEVELOPER:

GRUBB VENTURES

3700 GLENWOOD AVENUE, SUITE 510 RALEIGH, NC 27612-5538 PHONE 919 / 786-9905

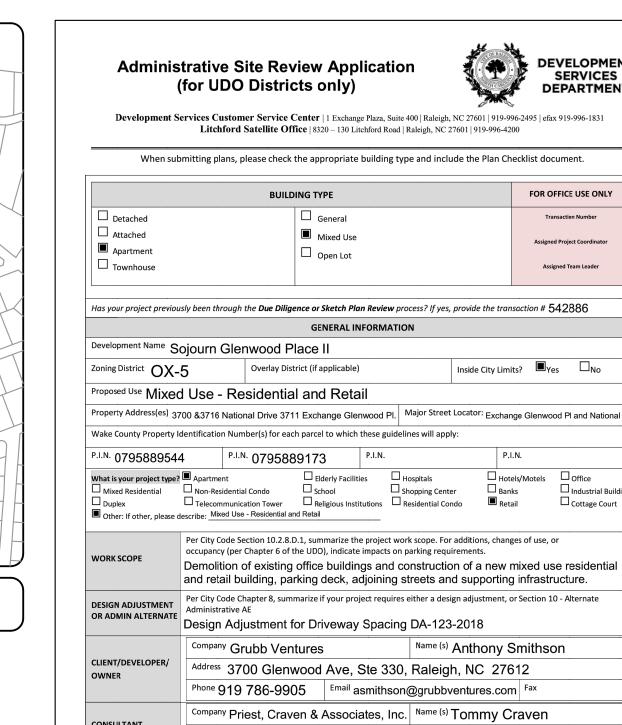
DEVELOPMENT

Assigned Project Coordinato

Inside City Limits?

Hotels/Motels Office

REVISION 05.13.16



	BLE (Applicable to all	developments)
Zoning Information		Building Information
Zoning District(s) OX-5	Proposed	building use(s) Mixed Use - Residential and Re
If more than one district, provide the acreage of each: n/a	Existing Bu	illding(s) sq. ft. gross 53 337
Overlay District None	Proposed	Building(s) sq. ft. gross 343,105
Total Site Acres Inside City Limits Yes No 3,63 ac	Total sq. f	t. gross (existing & proposed) 343, 105 ex to be d
Off street parking: Required 492 Provided Per Shared P	rking Study Proposed	height of building(s) approx 70'-1-1/2"
COA (Certificate of Appropriateness) case # n/a	# of storie	š
BOA (Board of Adjustment) case # A- n/a	Ĉeiling hei	ght of 1st Floor Retail 18'Residenta
CUD (Conditional Use District) case # Z- n/a	87 20 80 48	
Stormwate "Stormwate "" "" "" "" "" "" "" "" ""	Information	
Existing Impervious Surface 2.40 ac acres/square feet	Flood Haz	ard Area 🔲 Yes 🔲 No
Proposed Impervious Surface. 3,96 ac acres/square feet	If Yes, ple	ase provide:
Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☐ No	Alluvial Sc FEMA Ma	
FOR RESIDENTIA	DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 273	5. Bedroom Units: 1t	or 1642br 86 3br 23 4br or more 0
Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development	
3. Total Number of Hotel Units	7. Open Space (only)	pr Amenity tbd?
4. Overall Total # Of Dwelling Units (1=6 Above) 273	8. Is your project a co	ttage court?
and assigns jointly and severally to construct all improvements and mak approved by the City.	nly bind ourselves, my/o all dedications as show	ur heirs, executors, administrators, successor n on this proposed development plan as
In filing this plan as the property owner(s), I/we do hereby agree and fir and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate	ily bind ourselves, my/o all dedications as show to serve ny behalf and to represe	ur heirs, executors, administrators, successor in on this proposed development plan as e as my agent regarding this application, to nt me in any public meeting regarding this
In filing this plan as the property owner(s), I/we do hereby agree and fir and assigns jointly and severally to construct all improvements and make approved by the City. I hereby designate	to service the service of the servic	ur heirs, executors, administrators, successor on this proposed development plan as eas my agent regarding this application, to nt me in any public meeting regarding this ments applicable with the proposed developments.

GENERAL NOTES:

(Contact Person for

- BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY PREPARED BY THIS OFFICE.
- SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A FIELD SURVEY BY THIS OFFICE. PLANEMETRIC AND TOPOGRAPHIC INFORMATION FOR AREAS OUTSIDE OF THIS SITE ARE TAKEN FROM
- FIELD SURVEYS BY THIS OFFICE AND WAKE COUNTY GIS INFORMATION. 4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF RALEIGH, NCDOT, AND NCDEQ STANDARDS AND SPECIFICATIONS.

Address 3803-B Computer Drive, Ste 104, Raleigh, NC 27609

WWW.RALEIGHNC.GOV

Phone 919 781-0300 Email tcraven@priestcraven.com Fax 919 782-1288

- THERE ARE NO FEMA DESIGNATED FLOOD ZONES ON THIS PROPERTY. NO INFRASTRUCTURE TO BE CONSTRUCTED PRIOR TO CONSTRUCTION PLAN APPROVAL AND UTILITY
- PERMIT ISSUANCE BY THE CITY OF RALEIGH. 1. STRUCTURAL DESIGN OF ALL RETAINING WALLS TO BE PERFORMED BY OTHERS. RETAINING WALLS
- SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL
- EXISTING ABOVE AND BELOW GROUND UTILITY FIELD LOCATION PRIOR TO ANY CONSTRUCTION. 9. HANDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD
- DRAWING STD T-20.01 OR ANSI 406.7(a). SEE SHEET C30. 10. ALL STREET DIMENSIONS SHOWN ON PLANS ARE FROM THE BACK OF CURB (BOC) UNLESS OTHERWISE
- 11. NO NEW BUFFER IMPACTS SHALL OCCUR PRIOR TO APPROVAL FROM NCDENR.

ATTENTION CONTRACTORS The CONSTRUCTION CONTRACTOR responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for Contacting the PUBLIC UTILITIES DEPARTMENT at <u>919-946-4540</u> at

least TWENTY FOUR HOURS prior to beginning any of their construction. FAILURE to notify both CITY DEPARTMENTS in advance of beginning construction, will result in the issuance of MONETARY FINES, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

FAILURE to call for INSPECTION INSTALL A DOWNSTREAM PLUG have PERMITTED PLANS on the JOBSITE, or any other VIOLATION OF CITY OF RALEIGH STANDARDS will result in a FINE AND POSSIBLE EXCLUSION from future work in the CITY OF RALEIGH.

PRIVATE STREET INSPECTION STATEMENT: THE CONSTRUCTION INSPECTION OF PRIVATE STREETS WITHIN CLUSTER UNITS, CONDOMINIUMS, GROUP HOUSING, TOWNHOUSE DEVELOPMENTS AND MOBILE HOME PARKS SUBMITTED FOR CITY APPROVAL IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. COPIES OF CERTIFIED

INSPECTION REPORTS INVOLVING SUBGRADE/ AGGREGATE BASE PROOF ROLLS. AGGREGATE BASE AND ASPHALT DENSITIES AND THICKNESS AND OTHER PERTINENT INFORMATION MUST BE SUBMITTED TO THE CITY'S ENGINEERING INSPECTIONS MANAGER AT P.O. BOX 590. RALEIGH, NC 27602 OR FAXED TO (919) 831-6339. CONTACT PAUL KALLAM AT (919)516-2159 TO OBTAIN DETAILS OF THE ABOVE REQUIREMENTS.

SOLID WASTE INSPECTION NOTE:

- THE DEVELOPER ACKNOWLEDGES THE PLAN MUST BE IN COMPLIANCE WITH AND DESIGNED IN ACCORDANCE TO THE CITY OF RALEIGH'S SOLID WASTE DESIGN MANUAL.
- THIS SITE WILL RECEIVE CENTRALLY LOCATED PRIVATE WASTE COLLECTION.



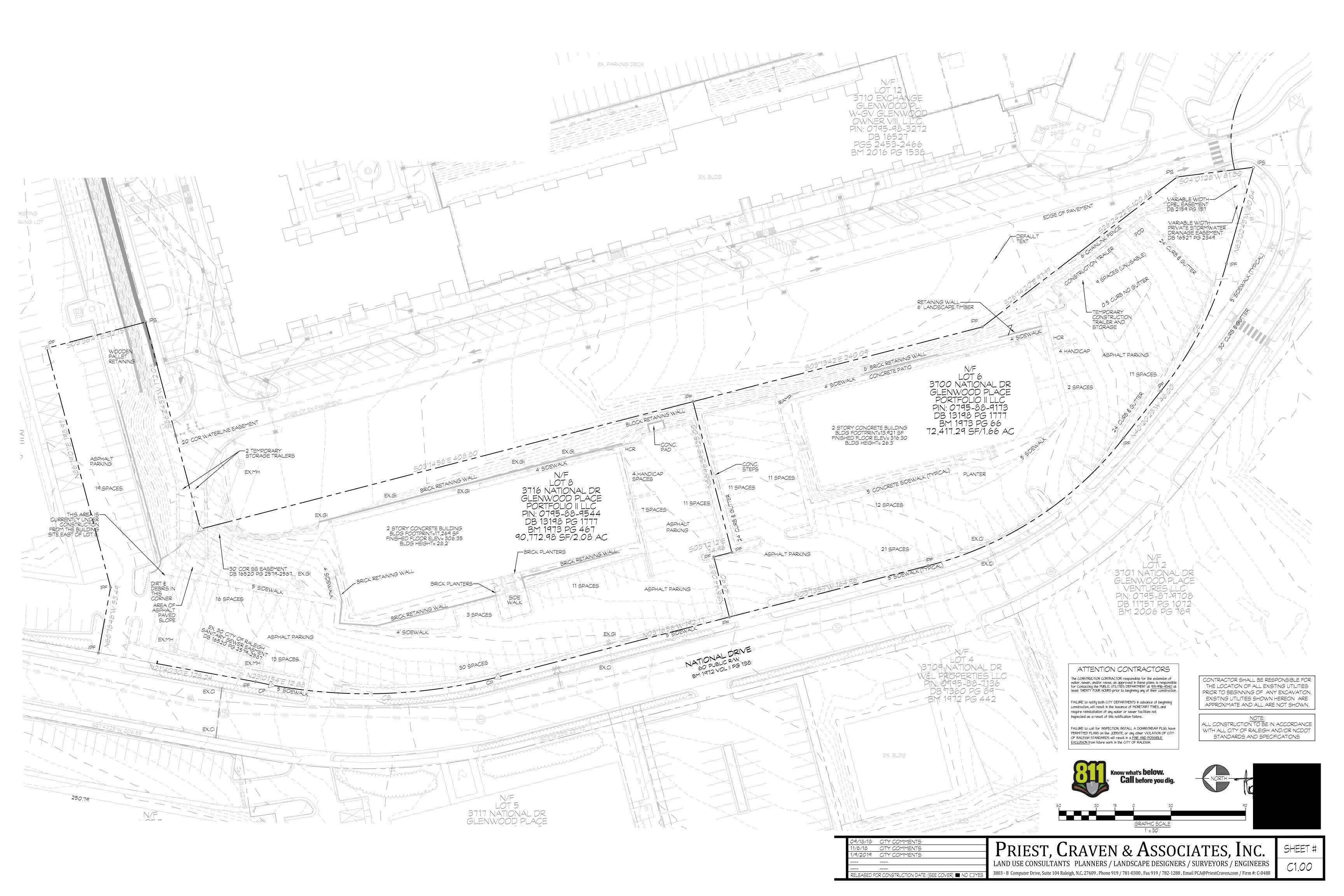
CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF ANY EXCAVATION EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE AND ALL ARE NOT SHOWN.

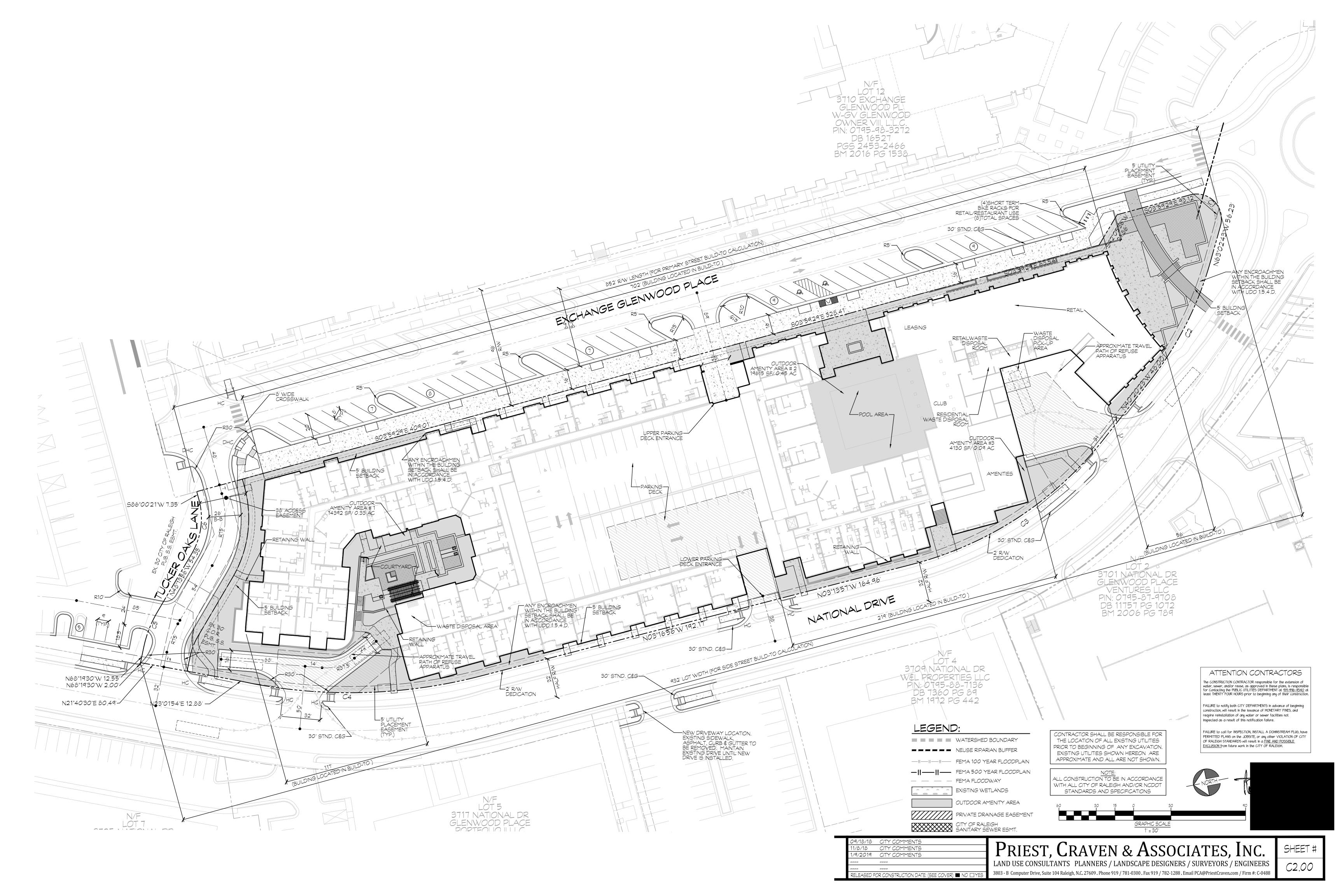
CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS

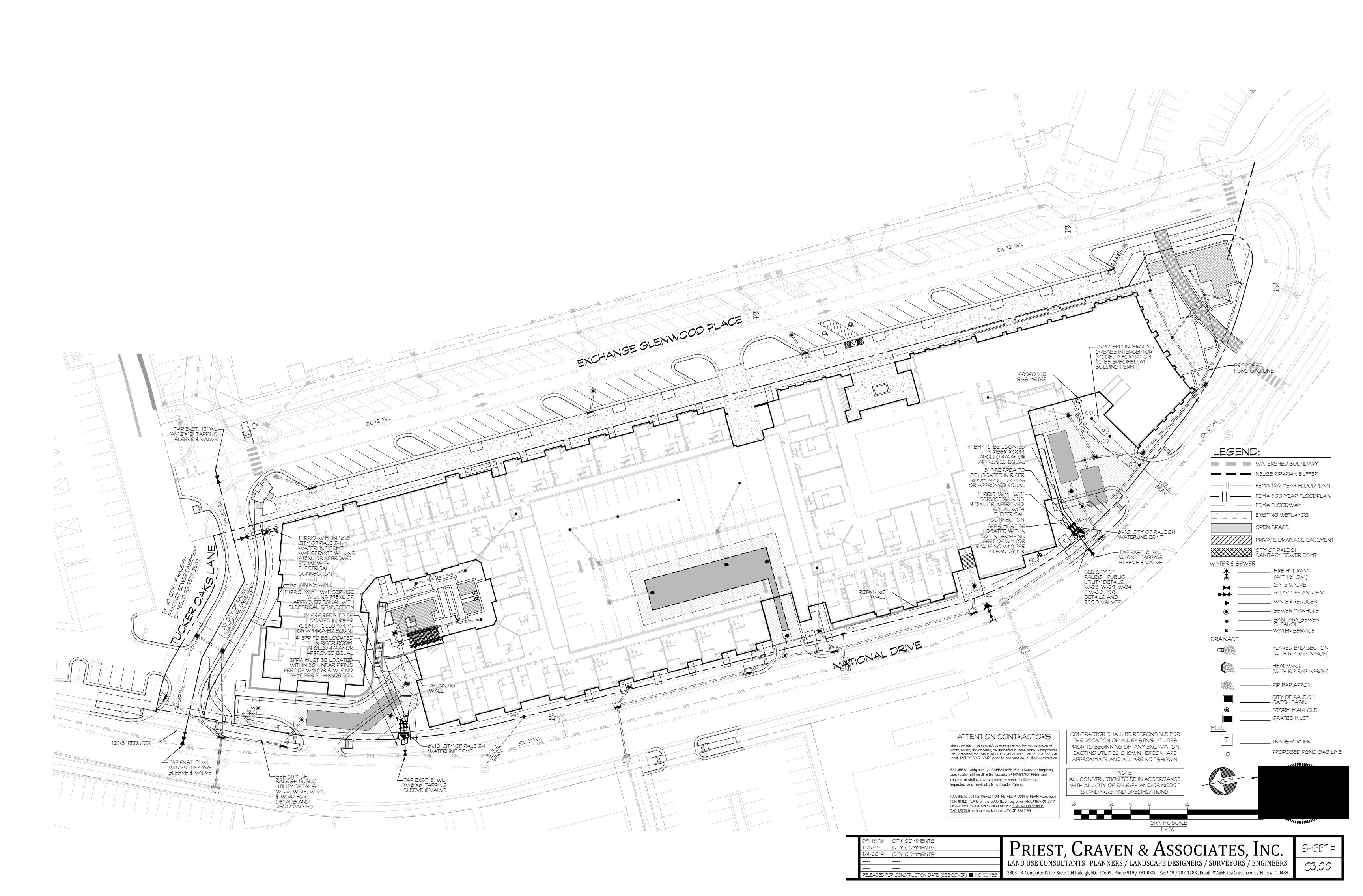
VERTICAL DATUM - NAVD88

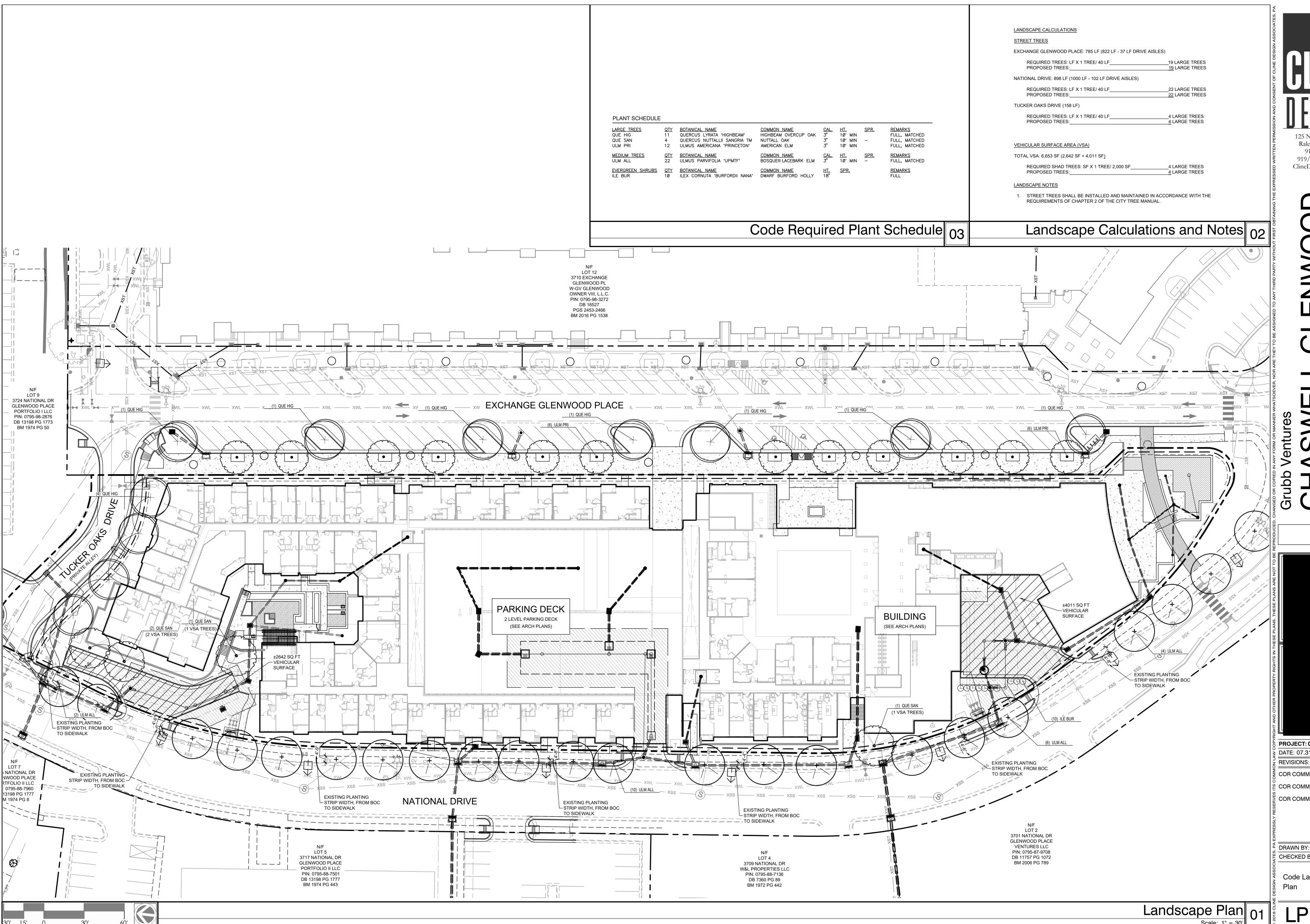
		411111111	HORIZONTAI	L DATUM - NAD83
REVISIO	DNS:	SUBMITTAL DATE:	7/27/2018	
09/18/18	CITY	COMMENTS		CHEET #
11/8/18	CITY	COMMENTS		SHEET #
1/9/2019	CITY	COMMENTS		
				1 <i>CO OO</i>
RELEASE				











CLINE DESIGN

125 N. Harrington St. Raleigh, NC 27603 919/833-6413 919/836-1280 FAX ClineDesignAssoc.com

LL GLENWOOD HASE II

CHAS/

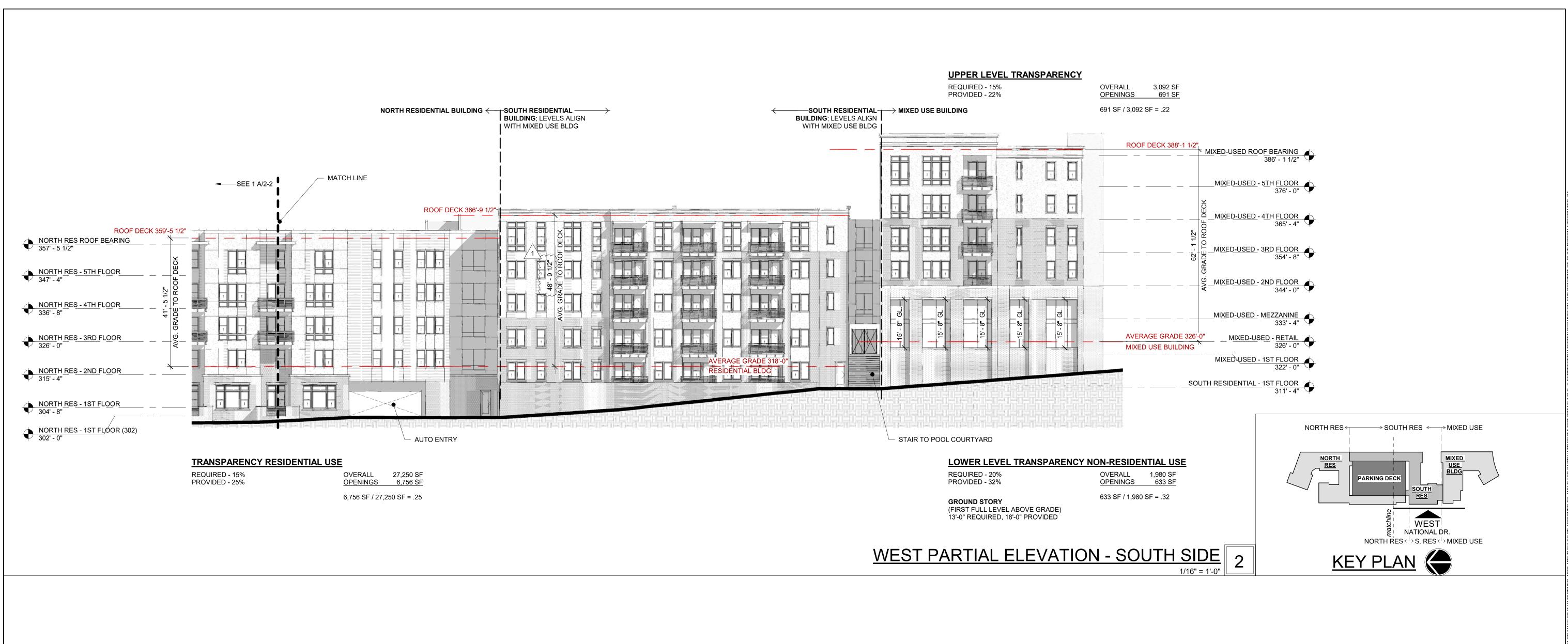
PROJECT: 017217
DATE: 07.31.2018

DRAWN BY: EWB
CHECKED BY: MWL

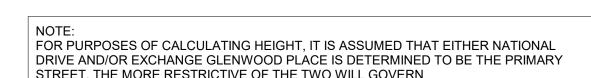
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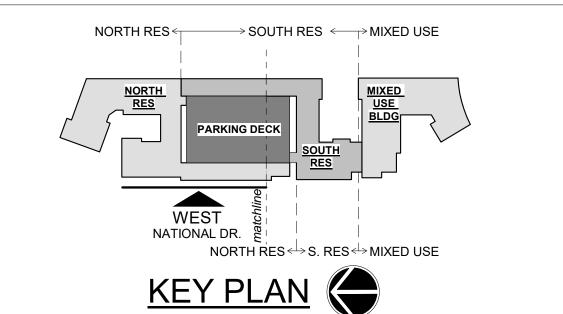
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STREET. THE MORE RESTRICTIVE OF THE TWO WILL GOVERN

WEST PARTIAL ELEVATION - NORTH SIDE

6,756 SF / 27,250 SF = .25

125 N. Harrington St. Raleigh, NC 27603 919/833-6413 919/836-1280 FAX

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VENTURES

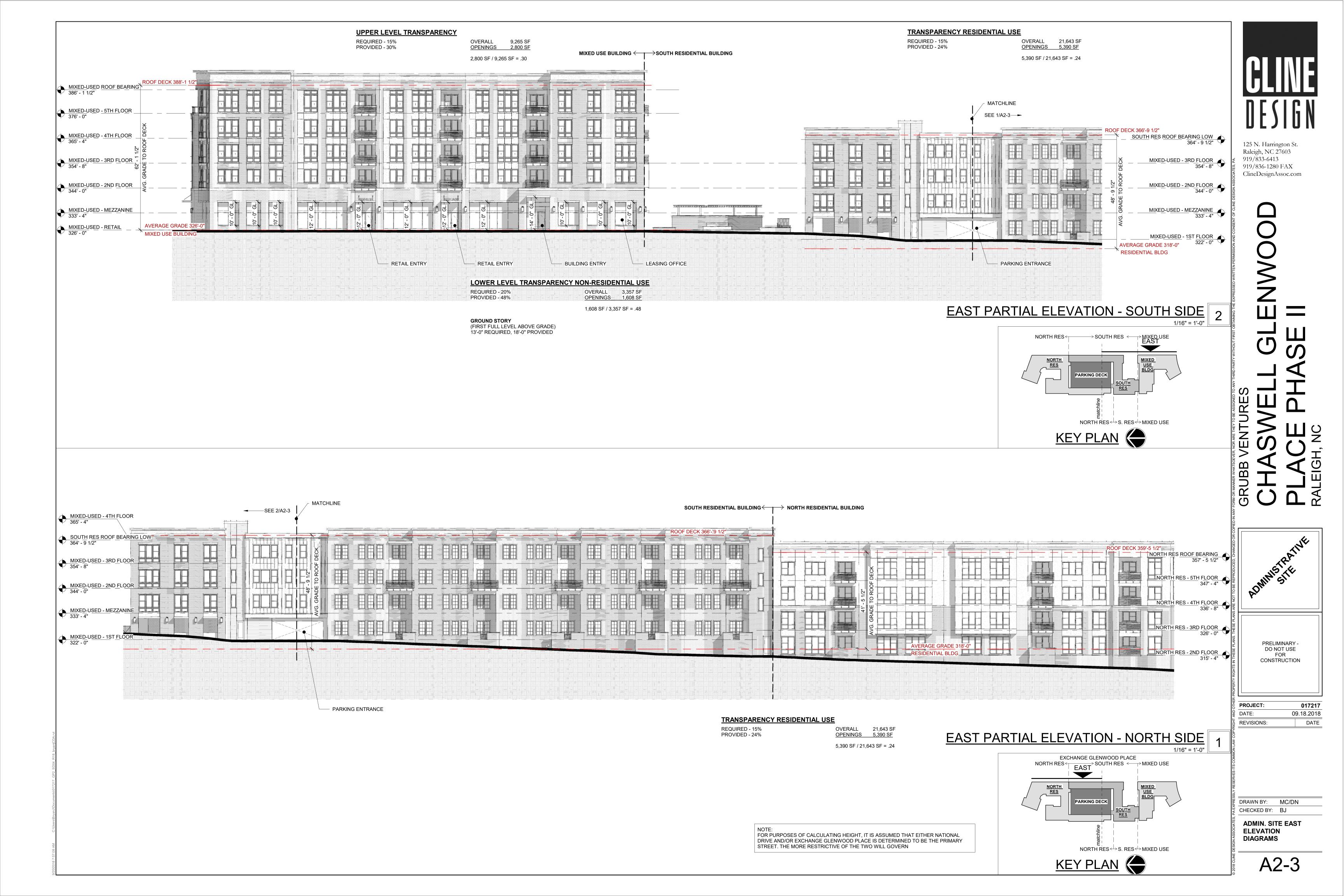
PRELIMINARY -DO NOT USE CONSTRUCTION

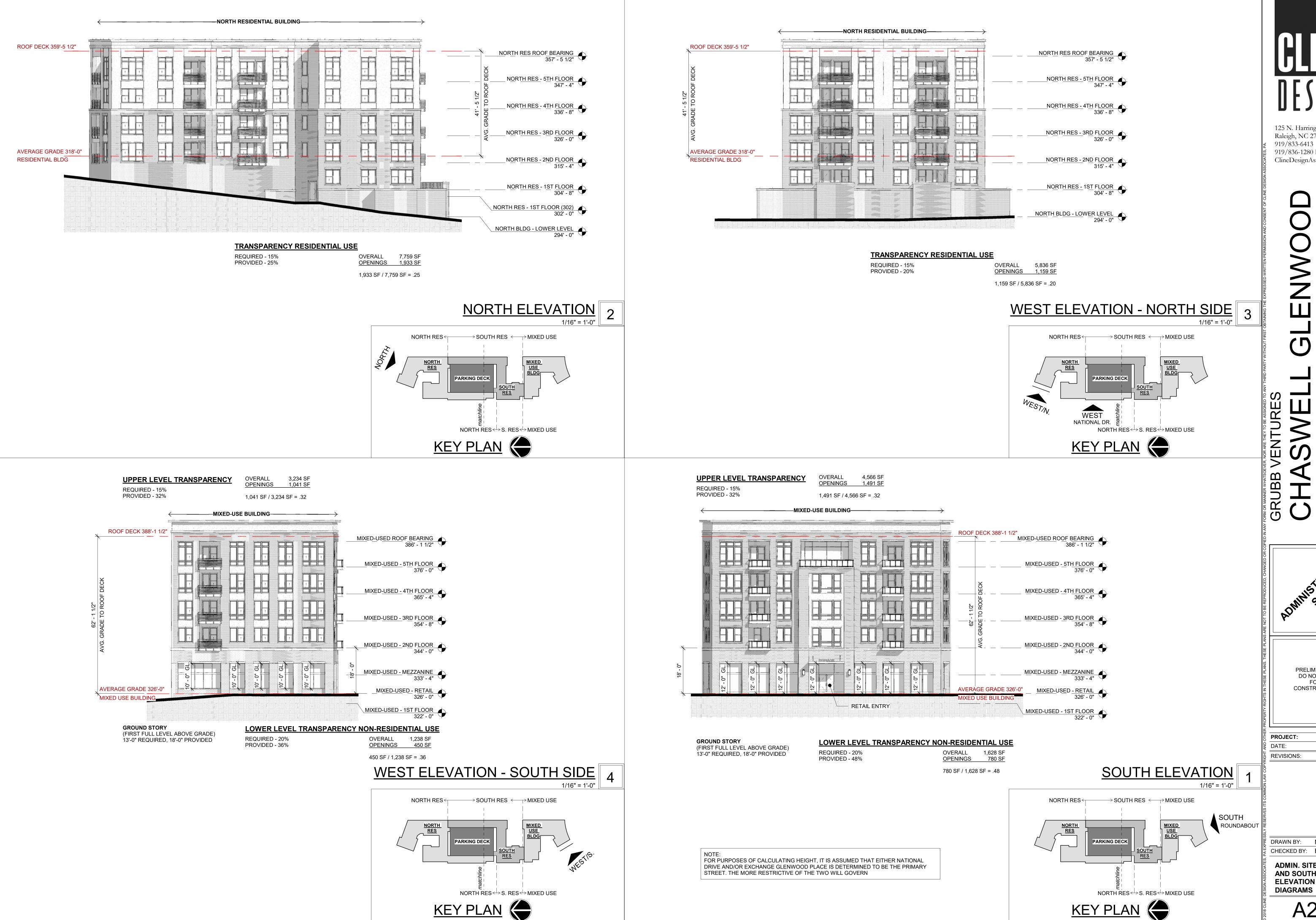
PROJECT: 017217 09.18.2018 DATE: DATE **REVISIONS:** REVISIONS

DRAWN BY: MC/DN CHECKED BY: BJ

ADMIN. SITE WEST **ELEVATION DIAGRAMS**

A2-2





125 N. Harrington St. Raleigh, NC 27603 919/833-6413 919/836-1280 FAX

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ENWOOD

PRELIMINARY DO NOT USE FOR CONSTRUCTION

PROJECT: 017217 09.18.2018 DATE **REVISIONS:**

MC/DN DRAWN BY: CHECKED BY: BJ

ADMIN. SITE NORTH AND SOUTH ELEVATION

A2-4