LOCATION: This site is located between N. West Street and N. Harrington Street, north of W. North Street, at 506-524 N. West Street, and 413 N. Harrington Street.

REQUEST: Development of multiple tracts totaling 3.57 acres zoned DX-12-SH, and IX-12 into a multi-family residential (281 dwelling units) and a retail and office mixed use development. The development consists of two residential, office, and retail mixed use buildings, totaling 531,731 SF with associated parking deck.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved for this project, noted below. Design Adjustment (DA-133-2018)

1. Relief to driveways spacing requirements for the Avenue two lane Undivided Street sections.
2. Supports the use of 4’ x 16’ street tree planters in place of 4’x6’ grates for block continuity

Three Administrative Alternates have been approved by the Planning Director for this project, noted below.

1. Transparency (AAD-26-18)
2. Pedestrian Access (AAD-26-18)
3. Building Massing Standards (AAD-26-18)

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 01/10/2019 by Withers Ravenel

CONDITIONS OF APPROVAL and NEXT STEPS:

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

☐ 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:

Engineering

1. An encroachment agreement for pavers within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

2. 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.

Public Utilities

3. Prior to issuance of building permits, the utility re-alignment construction must be substantially completed to eliminate any conflicts with the new building.

4. Verification of water available for fire flow is required as part of the building permit process, Any water system improvements recommended by this analysis to meet fire flow requirements will also be required by the developer.

Stormwater

5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

8. 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).

9. 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

10. A Design Adjustment must be approved for the 4’ x 16’ street tree planters
LEGAL DOCUMENTS - Email to 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.

| ☒ City Code Covenant | ☐ Slope Easement |
| ☒ Stormwater Maintenance Covenant | ☐ Transit Easement |
| ☐ Utility Placement Easement | ☐ Cross Access Easement |
| ☒ Sidewalk Easement | ☐ Public Access Easement |
| ☐ 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:

General

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. 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.

4. The site plan must be updated to show the public right-of-way dedication along N West St to be the UDO approved one-half of the required 64’ public right-of-way from the shown centerline on the approved preliminary plan. The preliminary plan shows a dedication of 29’ and all future submissions associated with this project need to show a dedication of 32’.

5. A cross access agreement among the lots associated with the proposed development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development
Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

7. 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

8. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

10. 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).

2. A recombination map shall be recorded recombining the existing lots as shown on the preliminary plan.
3. A demolition permit shall be obtained.

4. Provide fire flow analysis.

**Engineering**

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**Public Utilities**

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

   6. 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).

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

**Urban Forestry**

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 12 street trees along N. West St., 7 street trees along W. Johnson St., and 11 street trees along N. Harrington St. for a total of 30 street trees.

**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 certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection 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 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: 2-1-2022
Obtain a valid building permit for the total area of the project, or a phase of the project.

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

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) ________________________________ Date: 2/11/15

Staff Coordinator: Michael Walters
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.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Smokey Hollow Phase 2</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-97-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>572059</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 133 - 2019</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [x] UDO Art. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [x] Raleigh Street Design Manual

Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.

DEPARTMENTS

- [ ] Dev. Services Planner
- [x] Development Engineering
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

CONDITIONS:

Development Services Director or Designee Action: [x] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: [Signature]

Date: 2/1/2019

*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).
A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
   YES ☑ NO ☐

B. The requested design adjustment conforms with the Comprehensive Plan and adopted
   City plans;
   YES ☑ NO ☐

C. The requested design adjustment does not increase congestion or compromise safety;
   YES ☑ NO ☐

D. The requested design adjustment does not create additional maintenance
   responsibilities for the City; and
   YES ☑ NO ☐

E. The requested design adjustment has been designed and certified by a Professional
   Engineer.
   YES ☑ NO ☐

STAFF FINDINGS

Staff supports the request for relief pertaining to driveway spacing requirements for the Avenue 2-Lane,
Undivided street sections of N Harrington St and N West St in the shown locations of the attached site
plan. The proposed driveways support different uses with different peak times of operation. Driveways
with similar functions are spaced in a way to maximize their distance from each other so the conflicting
driveways don't overlap in their main use.

Staff supports the request for the use of 4"x16" street tree planters in place of the 4"x6" street tree grates.
This request is supported by Urban Forestry and maintains continuity of the block by matching what is
being constructed as part of the adjacent Smokey Hollow Phase I.
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.

<table>
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<td>SR-97-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>572059</td>
</tr>
<tr>
<td>Name</td>
<td>WK Smokey Hollow, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>4321 Lassiter at North Hills Ave, Ste 250</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27609</td>
</tr>
<tr>
<td>Phone</td>
<td>919-369-4096</td>
</tr>
<tr>
<td>Name</td>
<td>David Parker</td>
</tr>
<tr>
<td>Firm</td>
<td>Kane Realty Corporation</td>
</tr>
<tr>
<td>Address</td>
<td>4321 Lassiter at North Hills Ave, Ste 250</td>
</tr>
<tr>
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<td>919-369-4096</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access - See page 2 for findings
- [ ] UDO Art. 8.4 New Streets - See page 3 for findings
- [ ] UDO Art. 8.5 Existing Streets - See page 4 for findings
- [x] Raleigh Street Design Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

A design adjustment is being submitted for the exemption of the conflicts from the existing driveways (RSDM 3.2.3.A) given the nature of the surrounding properties and their corresponding possibility of being redeveloped within the immediate future.

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.

[Signature]
Owner/Owner’s Representative Signature

Date

CHECKLIST

- [x] Signed Design Adjustment Application
- [x] Included
- [x] Page(s) addressing required findings
- [x] Included
- [x] Plan(s) and support documentation
- [x] Included
- [x] Notary page (page 6) filled out; Must be signed by property owner
- [x] Included
- [x] First Class stamped and addressed envelopes with completed notification letter
- [x] Included

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

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

For Office Use Only

WWW.raleighnc.gov

REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual; given the low volume of traffic from the surround properties, and the imminent possibility of redevelopment of the surrounding properties, the location of the driveways maximizes safety for vehicular travel to and from our site, while providing adequate access for the immediate future.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   
   The proposed driveways will have no effect of the comprehensive plan and the adopted city plans.

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

   The proposed design locates the driveways in such a way to improve sight distance, and does not compromise safety.

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

   No additional maintenance responsibilities will be required.

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

   A Professional Engineer has designed and certified the requested design adjustment.
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Nicole C. Allamon, a Notary Public do hereby certify that Laffee G. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 31 day of December, 2018.

My Commission Expires: 4/25/2022

Notary Public

My Comm. Exp. 04-25-2022
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.

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- UDO Art. 8.3 Blocks, Lots, Access - See page 2 for 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 Manual - See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

This is a request to provide 4' x 16' street tree planters in place of the 4' x 6' street tree grates that are specified in the Raleigh Street Design Manual. This is pursuant with what was previously approved with Smokey Hollow Ph 1, SR-53-16.

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.

[Signature] [Date]

Owner/Owner's Representative Signature

CHECKLIST

- Signed Design Adjustment Application Included
- Page(s) addressing required findings Included
- Plan(s) and support documentation Included
- Notary page (page 6) filled out; Must be signed by property owner Included
- First Class stamped and addressed envelopes with completed notification letter Included

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

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

For Office Use Only

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

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
   The proposed 4' x 16' street tree planters will provide a larger area to accommodate growth than the typical 4' x 6' street tree grates. The proposed street tree planters are consistent with the cross-sectional dimensions specified in the Street Type Overview section of the Raleigh Street Design Manual.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The proposed street tree planters will have no effect on the Comprehensive Plan and adopted City plans.

C. The requested design adjustment does not increase congestion or compromise safety;
   There will be a 12' clearance behind the proposed street tree planters.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   The proposed street tree planters eliminates cost and maintenance responsibilities of metal grates. No additional maintenance responsibilities will be required.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   A Professional Engineer has designed and certified the requested design adjustment (see plans).
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Nicole C. Allamon, a Notary Public do hereby certify that Lottie G. Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 21 day of December, 2018.

Notary Public

My Commission Expires: 4/25/2022
PROPOSED 16' CONCRETE SIDEWALK (TYP.)

5'-0".

9'-0"

5.67%

4'-0"

9'-0"

3.92%

BUILDING 1

RETAIL & OFFICE

RETAIL WEST FACING

RETAIL EAST FACING

RETAIL A

3155 SF

RETAIL B

200 SF

RETAIL D

401 N WEST LLC

RETAIL F

567.6'

RETAIL E

20.5'

278.00

RETAIL J

18' UHaul

TRAN

43.2'

56.6'

VAN

22.6'

22.3'

20'-1"

VAN

20'-1"

32' CLEARANCE REQUIRED

EXISTING 16' CONCRETE SIDEWALK (TYP.)

MAXIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF WORK.

EXISTING TWIN 8' X 7' BOX CULVERT

PROPOSED PROPERTY LINE

EXISTING 16' CONCRETE SIDEWALK (TYP.)

LIMIT OF C&G

EXISTING DOUBLE HANDICAP RAMPS

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG.

GROUNDWATER CONDUIT

4" SCH 40 PVC

BUILDING 2

RETAIL & OFFICE

RETAIL WEST FACING

RETAIL EAST FACING

RETAIL A

3155 SF

RETAIL B

200 SF

RETAIL D

401 N WEST LLC

RETAIL F

567.6'

RETAIL E

20.5'

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EXISTING TWIN 8' X 7' BOX CULVERT

PROPOSED PROPERTY LINE

EXISTING 16' CONCRETE SIDEWALK (TYP.)

LIMIT OF C&G

EXISTING DOUBLE HANDICAP RAMPS

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG.

GROUNDWATER CONDUIT

4" SCH 40 PVC

BUILDING 2

RETAIL & OFFICE

RETAIL WEST FACING

RETAIL EAST FACING

RETAIL A

3155 SF

RETAIL B

200 SF

RETAIL D

401 N WEST LLC

RETAIL F

567.6'

RETAIL E

20.5'

278.00

RETAIL J

18' UHaul

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MAXIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF WORK.

EXISTING TWIN 8' X 7' BOX CULVERT

PROPOSED PROPERTY LINE

EXISTING 16' CONCRETE SIDEWALK (TYP.)

LIMIT OF C&G

EXISTING DOUBLE HANDICAP RAMPS

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG.

GROUNDWATER CONDUIT

4" SCH 40 PVC

BUILDING 2

RETAIL & OFFICE

RETAIL WEST FACING

RETAIL EAST FACING

RETAIL A

3155 SF

RETAIL B

200 SF

RETAIL D

401 N WEST LLC

RETAIL F

567.6'

RETAIL E

20.5'

278.00

RETAIL J

18' UHaul

TRAN

43.2'

56.6'

VAN

22.6'

22.3'

20'-1"

VAN

20'-1"

32' CLEARANCE REQUIRED

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MAXIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF WORK.

EXISTING TWIN 8' X 7' BOX CULVERT

PROPOSED PROPERTY LINE

EXISTING 16' CONCRETE SIDEWALK (TYP.)

LIMIT OF C&G

EXISTING DOUBLE HANDICAP RAMPS

WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG.
CEMENTITIOUS PANEL REVEAL SYSTEM

METAL WINDOWS WITH INDUSTRIAL AESTHETIC

RED BRICK WITH SMOOTH FINISH

VINYL WINDOWS

FINISHED WOOD SHIPLAP SIDING

GALVALUME PANELS

BLACK BRICK

CAST IN PLACE CONCRETE WITH RUBBED FINISH

PAINTED STEEL CHANNELS

ALUMINUM CANOPY

ALUMINUM STOREFRONT WITH KYNAR FINISH

PAINTED METAL PANELS

GRAY PRECAST PANELS

PAINTED WINDOW WALL SYSTEM WITH HIGH PERFORMANCE LOW-E COATING

PERFORATED PAINTED METAL MECHANICAL SCREEN - BUILDING SIGANGE TBD

PAINTED ALUMINUM CURTAINWALL AT DOUBLE HEIGHT BALCONIES

PRECAST CONCRETE PANELS TO MATCH OFFICE BUILDING

PARKING DECK

BUILDING MATERIAL ELEVATIONS

SP2.01

Smokey Hollow - Phase 2

12.20.2018
### Building Transparency Elevations

**Johnson Street Elevation:**
- **Total Area (12' Above Sidewalk):** 15,288 SF
- **Total Transparent Area:** 10,415 SF
- **Percent Transparent:** 69%

**Harrington Street Elevation:**
- **Total Area (12' Above Sidewalk):** 25,471 SF
- **Total Transparent Area:** 19,331 SF
- **Percent Transparent:** 76%

**Average Transparency per Street:**
- **First 12':** 69%
- **Upper Floors:** 69%
- **Avg. Transparency/Street:** 69%

### Office Building - Upper Levels
- **Total Area:** 15,16 SF
- **Total Transparent Area:** 1,281 SF
- **Percent Transparent:** 85%
  - (50% Required for Mixed Use in IX District)

### Residential Building - Upper Levels
- **Total Area:** 3,016 SF
- **Total Transparent Area:** 2,029 SF
- **Percent Transparent:** 67%
  - (66% Required for Mixed Use in DX District)

### Office Building - First 12'
- **Total Area:** 9,148 SF
- **Total Transparent Area:** 6,364 SF
- **Percent Transparent:** 69%
  - (20% Required for Mixed Use in IX District)

### Residential Building - First 12'
- **Total Area:** 4,652 SF
- **Total Transparent Area:** 1,165 SF
- **Percent Transparent:** 25%
  - (20% Required for Mixed Use in IX District)

### Ground Floor Elevation

**Office Building:**
- **Total Area:** 14,679 SF
- **Total Transparent Area:** 9,250 SF
- **Percent Transparent:** 63%
  - (20% Required for Mixed Use in IX District)

**Apartment Building:**
- **Total Area:** 289.0' Ground Floor
- **Average Grade Plane:** 289.0' Ground Floor

**Average Curb Height - Johnson Street:**
- **277.3'**

### Office Building - Upper Levels
- **Total Area:** 4,652 SF
- **Total Transparent Area:** 1,165 SF
- **Percent Transparent:** 25%
  - (20% Required for Mixed Use in IX District)

### Residential Building - Upper Levels
- **Total Area:** 3,016 SF
- **Total Transparent Area:** 2,029 SF
- **Percent Transparent:** 67%
  - (66% Required for Mixed Use in DX District)

### Ground Floor Elevation

**Office Building:**
- **Total Area:** 276.9' Ground Floor

**Apartment Building:**
- **Total Area:** 289.0' Ground Floor
- **Average Grade Plane:** 289.0' Ground Floor
- **Average Curb Height - Johnson Street:** 277.3'