



Administrative Approval Action

AA #3930 / SR-116-18, Glenlake VII
Transaction# 579203

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 west side of Parklake Avenue, between the intersections of Parklake Avenue and Glen Eden Drive, and Parklake Avenue and Edwards Mill Road. The site is located at 4131 Parklake Avenue.
- REQUEST:** Development of 6.04 acre tract zoned OX-7-UL CU (Z-40-06) with the addition of 130,125 square foot office building and the expansion of an existing parking deck. The total office square footage (existing and proposed) on site equals 302,225 square feet.
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** One Design Adjustment has been approved for this project, noted below. (DA-8-19)
1. Due to existing and environmental conditions, a Design Adjustment has been approved waiving the block perimeter and cross access requirement (8.3).
- A hardship variance has been granted by the Board of Adjustment for this project, for the following, noted below. (A-4-19)
1. Reduction of required outdoor amenity area from 10% to 4.94% (1.5.3 D)
 2. Granting relief from the primary entrance requirement (3.4.7 E 2)
- 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 18 February 2019, by Piedmont Land Design, LLP.

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.



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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.

Stormwater

2. 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).
3. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).
4. A stormwater control plan showing how the site complies with impervious assumptions per approved subdivision and previous site plan shall be approved (UDO 9.2).
5. A surety equal to 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. 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:

Engineering

1. 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



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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.

2. The proposed waterline easement shall be dedicated to the City of Raleigh as shown on the preliminary plan and be shown on all plats for recording.

☒ **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. Comply with all conditions of Z-40-2006.
2. Provide fire flow analysis.

Engineering

3. A fee-in-lieu for 3' of sidewalk across your property frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. A cross access agreement among the lots identified as PINs 0795189797 (subject site) and 0795199134 (adjacent site to the north) 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, further recordings and building permit issuance will be withheld.
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Stormwater

19. 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).

Urban Forestry

20. A tree impact permit must be obtained for the installation of tree protection fence in the right of way.



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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 within ROW 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 impervious survey shall be submitted and accepted by the Engineering Services Department
7. Final inspection of all existing 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: 2-28-2022

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: 2/28/19

Staff Coordinator: Michael Walters

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

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

PROJECT	Project Name	GlenLake Building VII	
	Development Case Number	SR-116-2018	
	Transaction Number	579203	
	Design Adjustment Number	DA - 8 - 2019	
STAFF RESPONSE	Staff recommendation based upon the findings in the applicable code(s):		
	☒ <u>UDO Art. 8.3 Blocks, Lots, Access</u>	☐ <u>UDO Art. 8.5 Existing Streets</u>	
	☐ <u>UDO Art. 8.4 New Streets</u>	☐ <u>Raleigh Street Design Manual</u>	
	Staff SUPPORTS ☒ DOES NOT SUPPORT ☐ the design adjustment request.		
	DEPARTMENTS		
	☐ Dev. Services Planner	☐ City Planning	
	☒ Development Engineering	☐ Transportation	
	☐ Engineering Services	☐ Parks & Recreation and Cult. Res.	
	☐ Public Utilities		
	CONDITIONS:		
Development Services Director or Designee Action: ☒ APPROVE ☐ APPROVE WITH CONDITIONS ☐ DENY			


DANIEL G. KING, PE
2/28/19
 Authorized Signature ENGINEERING REVIEW MANAGER Date

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

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
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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

Staff supports the request for relief from block perimeter standards due to the outlined reasons given on the application attachment. Existing buildings on the site prohibit the creation of a new public street and adjacent properties are developed with incompatible uses with existing structures blocking any proposed public right-of-way extension.

Staff supports the request for relief from block perimeter standards due to the outlined reasons given on the application attachment. Existing topography makes any proposed connections unfeasible and the properties to the north and west are previously developed incompatible uses. The use to the north is a public school and the use to the west is a previously developed town-home community where the rear of existing structures butts up to the property line.

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 GlenLake Building VII		
	Case Number SR-116-2018		
	Transaction Number 579203		
	Name Highwoods Properties, Inc.		
	Address 3100 Smoketree Court, Suite 600		City Raleigh
	State NC	Zip Code 27604	Phone 919-872-4924
	Name Ron Hendricks		
	Firm Piedmont Land Design, LLP		
	Address 8522-204 Six Forks Road		City Raleigh
	State NC	Zip Code 27615	Phone 919-845-7600
OWNER	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	
	☐ Raleigh Street Design Manual	See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	We are requesting a Design Adjustment to the block perimeter and cross-access requirements contained in UDO Section 8.3.2 and 8.3.5.		

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

1/18/2019
Date

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 -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
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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;
Refer to the attachment.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
No road extensions are shown on these plans that impact this property.

- C. The requested design adjustment does not increase congestion or compromise Safety;
The design adjustment does not impact congestion or traffic safety.

- D. The requested design adjustment does not create any lots without direct street Frontage;
No additional lots are being created as part of this project. All adjacent lots have direct street access.

- 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.

Refer to the attachment.

Individual Acknowledgement



DEVELOPMENT
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DEPARTMENT

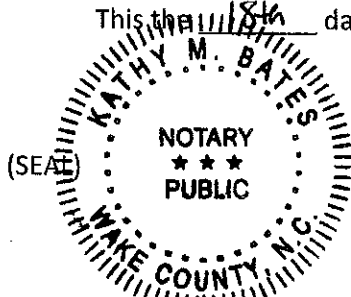
STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Kathy M. Bates, a Notary Public do hereby certify that
Jeff Emerson personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 18th day of January, 2019.



Notary Public Kathy M. Bates

My Commission Expires: 12/18/2022



Piedmont Land Design, LLP

8522-204 Six Forks Road • Raleigh, NC 27615 • (919) 845-7600 • Fax: (919) 845-7703

January 22, 2019

DESIGN ADJUSTMENT APPLICATION ATTACHMENT

We are requesting a Design Adjustment to the block perimeter and cross-access requirements contained in UDO Section 8.3.2 and 8.3.5.

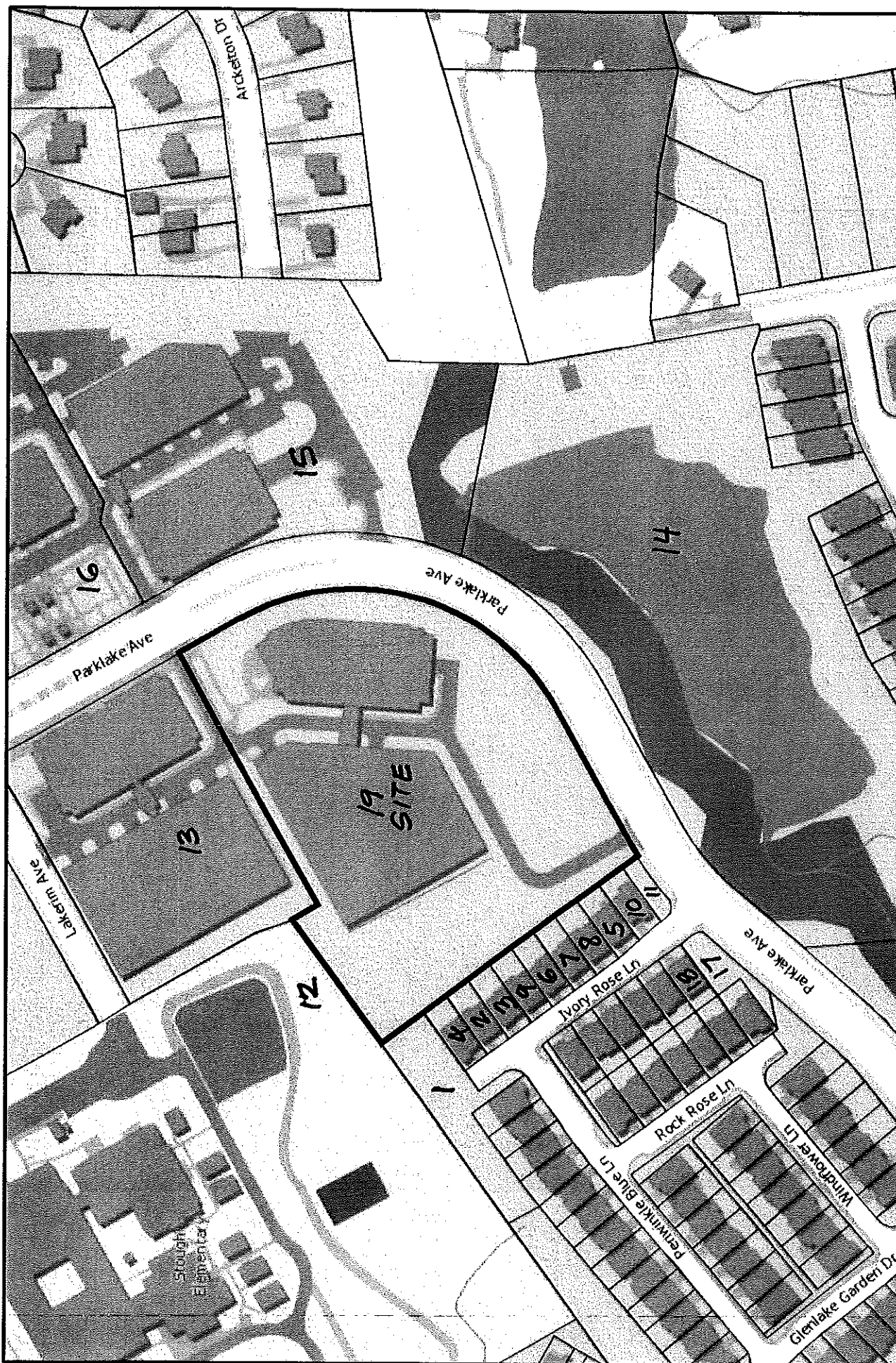
The existing block perimeter exceeds the 2,500' maximum allowed in the OX district. The block perimeter is approximately 9000'. An additional public street is not appropriate on this property for the following reasons:

1. The location of the existing office building and parking deck on this lot does not allow the extension of a public street to the adjacent lot to the north. This adjacent lot is developed with an office building and parking deck too and is too shallow to have a public street parallel to Parklake Avenue.
2. The adjacent lot to the northwest is developed with a public elementary school. In addition the school lot is significantly higher than this lot.
3. The adjacent lots to the west were recently developed with residential townhomes. The rear of these homes faces this lot along the common property line.

Cross-access has been provided with the adjacent lot to the north. Cross-access is not appropriate with the adjacent lots located to the northwest and west for the following reasons:

1. The adjacent lot to the northwest is developed with a public elementary school. Cross-access with a public school is not appropriate. In addition, the school lot is significantly higher than this lot.
2. The adjacent lots to the west were recently developed with residential townhomes. The rear of these homes faces this lot along the common property line.

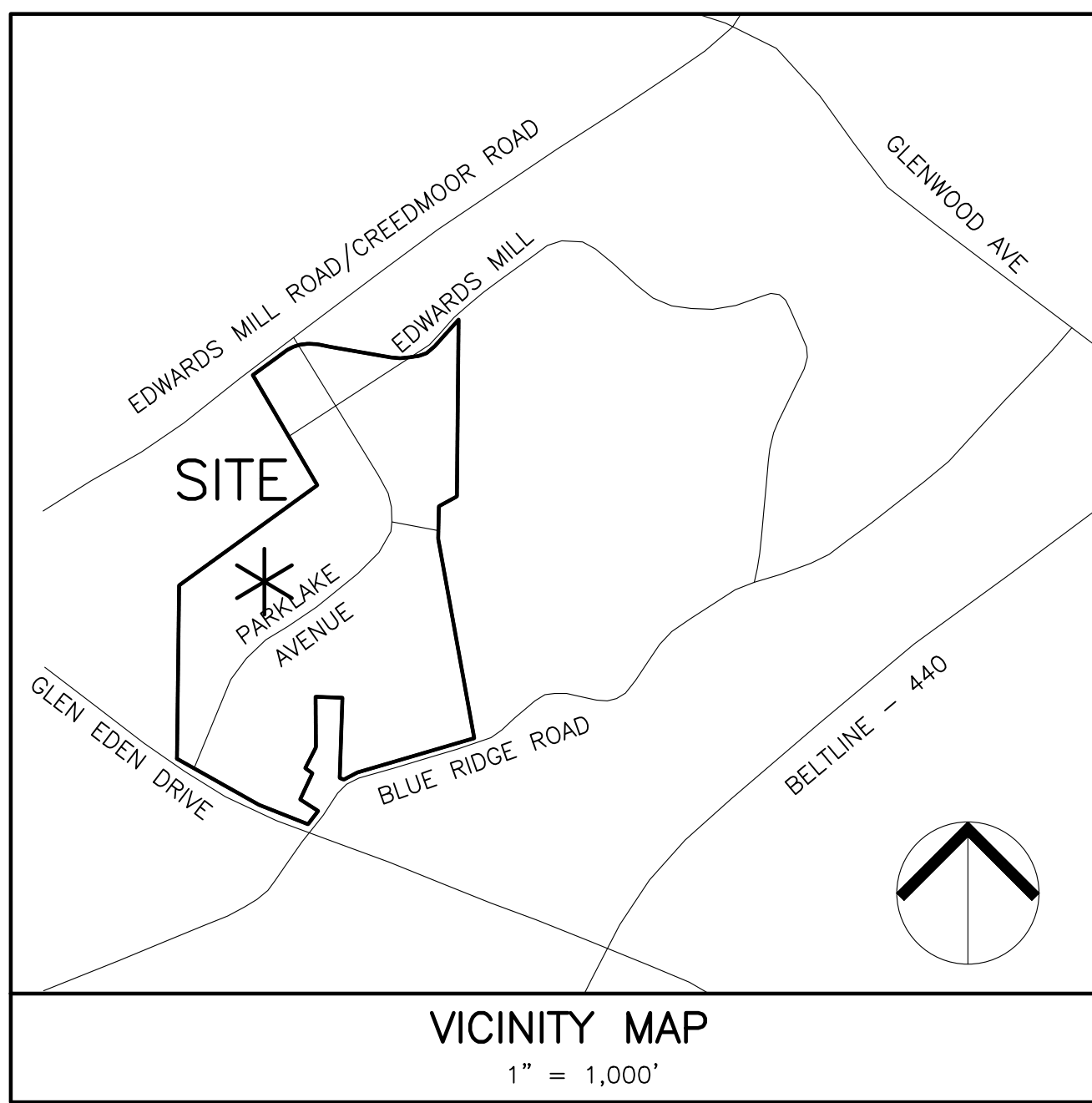
HWDPB7 RPH:rph



Disclaimer

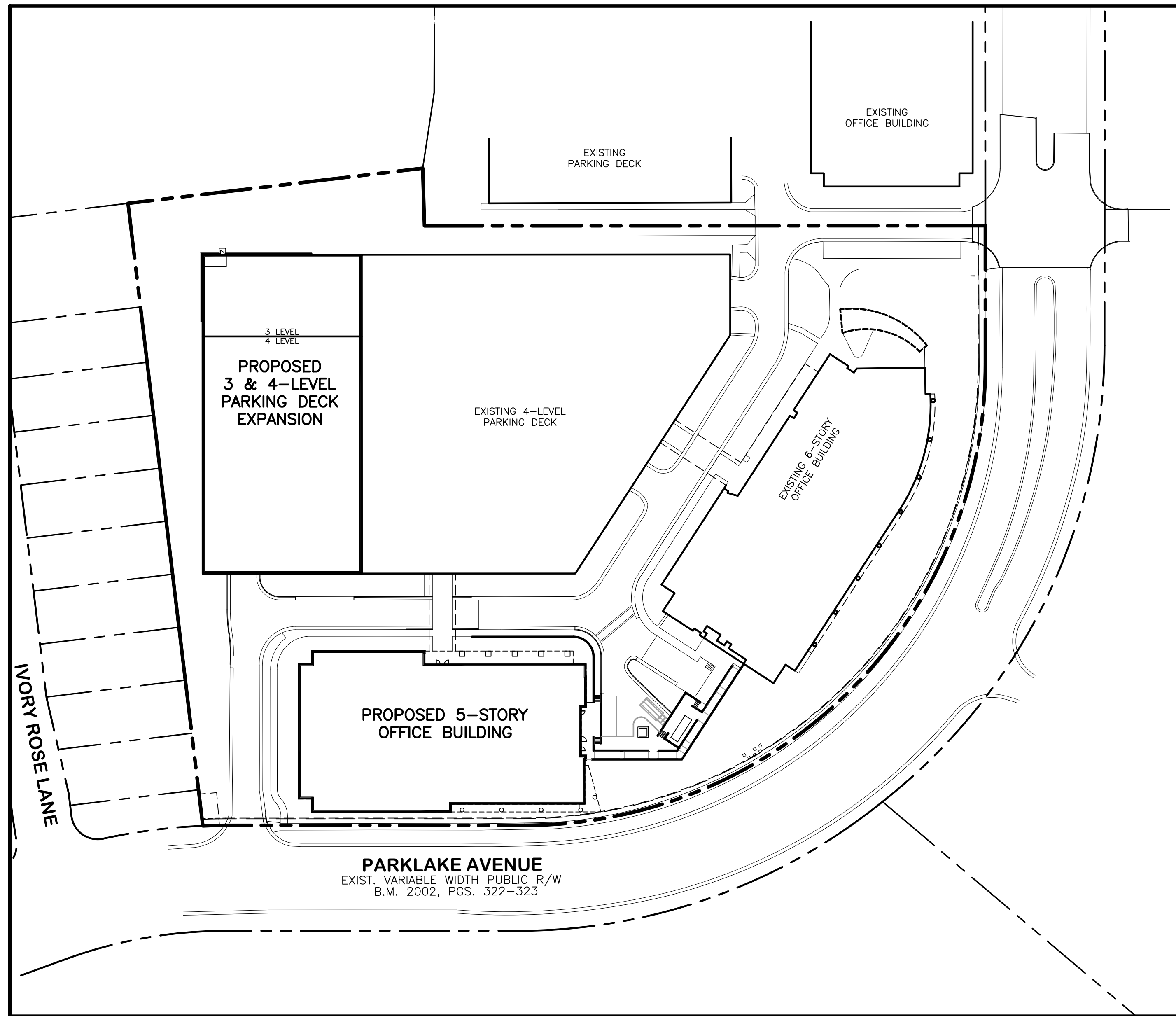
(SR-116-2018 & TRANS # 579203 & A-4-2019)

4123 & 4137 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA



CITY OF RALEIGH SITE PLAN INFORMATION

	PLAN	REQUIRED APPROVAL BY PLANNING COMMISSION OR CITY COUNCIL:	YES	NO	X
1.	DEVELOPMENT NAME:	GLENAKE OFFICE BUILDING VII			
2.	STREET ADDRESS:	4123 (BLDG) & 4137 (PARKING DECK) PARKLAKE AVENUE RALEIGH, NORTH CAROLINA			
3.	WAKE COUNTY P.I.N.:	0795-18-9797			
4.	TOTAL NUMBER OF LOTS:	1			
5.	TOTAL AREA:	6.04 ACRES (263,182 SF.)			
6.	ZONING:	OX-7-UJ--CU (Z-40-2006)			
7.	BUILDING GROSS FLOOR AREA & USE:	172,101 SF. EXISTING OFFICE 300,126 SF. PROPOSED OFFICE 302,226 SF. TOTAL OFFICE (75.6% INCREASE)			
8.	MAXIMUM BUILDING HEIGHT:	BUILDING - 75.69' AND PARKING DECK - 31.67'			
9.	PARKING SUMMARY: BASIS OF DETERMINATION: TOTAL REQUIRED: TOTAL PROVIDED: NEW VEHICULAR SURFACE AREA: TOTAL HANDICAPPED SPACES:	1 SPACE PER 500 SF. 434 SPACES 1,066 SPACES (INCLUDES HC SPACES) 1,066 S.F. 22 SPACES INCLUDING 4 VAN SPACES			
10.	BICYCLE PARKING SUMMARY: BASIS OF DETERMINATION:	1 SHORT TERM SPACE/10,000 CSF 1 LONG TERM SPACE/5,000 CSF 30 SPACES MAXIMUM 10 SHORT TERM AND 20 LONG TERM SPACES			
	PARKING SPACES REQUIRED/PROVIDED:				
11.	TOTAL IMPERVIOUS SURFACE AREA:	2.82 ACRES +/- (EXIST.) 1.49 ACRES +/- (NEW) 4.31 ACRES +/- (TOTAL)			
12.	INSIDE CITY LIMITS:	YES			
13.	INSIDE FLOOD HAZARD BOUNDARY:	NO			
14.	INSIDE FALLS LAKE OR SWIFT CREEK DRAINAGE AREA:	NO			
15.	DEDICATED STREET RIGHT OF WAY:	NONE			
16.	AMENITY AREA (BOARD OF ADJUSTMENT VARIANCE GRANTED ON JAN. 14, 2019):	13,676 SF. PROVIDED			
	MINIMUM REQUIRED BUILDING SETBACKS:	PRIMARY STREET - 0' SIDE STREET - 0' SIDE LOT LINE - 0 OR 6' REAR LOT LINE - 0 OR 6' ALLEYWAY - 5' REAR LOT ADJACENT TO STOUGH ELEMENTARY ZONE 1-A - 30' SETBACK FOR PARKING STRUCTURES ZONE 1 - 25' TALL FROM STOUGH PROPERTY LINE ZONE 2 - 100' SETBACK FOR 4-STORY BUILDINGS ZONE 3 - 250' SETBACK FOR 6-STORY BUILDINGS			
18.	DEVELOPER:	HIGHWOODS PROPERTIES, INC. 3100 SMOKETREE COURT, SUITE 600 RALEIGH, NC 27604 (919) 872-4924 (PHONE) (919) 876-4200 (FAX) JEFF.EMERSON@HIGHWOODS.COM (E-MAIL)			
19.	CONTACT PERSON:	PEDMONT LAND DESIGN, LLP c/o RON HENDRICKS 8522-204 SIX FORKS ROAD RALEIGH - NORTH CAROLINA 27615 (919) 845-7600 (PHONE) (919) 845-7703 (FAX) ronh@pedmontlanddesign.com (E-MAIL)			



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXIST. UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXIST. UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY, SURVEY, AND HORIZONTAL/VERTICAL DATUM INFORMATION IS TAKEN FROM SURVEY BY JOHN A. EDWARDS & CO. VERTICAL DATUM FROM NAVD 88. HORIZONTAL DATUM FROM NAD 83.
5. ALL CONSTRUCTION SHALL CONFORM TO NORTH CAROLINA STATE BUILDING AND HANDICAPPED ACCESSIBILITY ACTS AND A.D.A. STANDARDS.
6. THIS DEVELOPMENT SHALL CONFORM TO ZONING CONDITIONS FOR Z-40--2006.
7. ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH ZONING ORDINANCE.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.
9. NO ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING "CUTS AND ELEVATIONS" AND SHALL NOT BE REQUIRED ALONG THE PUBLIC ROW. CURB IS TO BE DEPRESSIONED AT ALL RAMP LOCATIONS SHOWN ON STD #10.
10. A FEE-IN-LIEU OF CONSTRUCTION FOR 3' OF SIDEWALK ON PARKLANK AVENUE SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

DRAWING INDEX

PA.1	COVER SHEET
PA.1.01	ZONING CONDITIONS & OUTDOOR AMENITIES PLAN
PA.2	EXISTING CONDITIONS PLAN
PA.3	STAKING PLAN
PA.4	GRADING AND STORM DRAINAGE PLAN
PA.5	UTILITY PLAN
PA.6	LANDSCAPE PLAN
AS-01	ARCHITECTURAL ELEVATIONS
AS-02	ARCHITECTURAL ELEVATIONS
AS-03	ARCHITECTURAL ELEVATIONS
AS-10	ARCHITECTURAL SECTIONS
AP1-0B	PARKING DECK PLAN-BASEMENT
AP1-01	PARKING DECK PLAN-FIRST FLOOR
AP1-02	PARKING DECK PLAN-SECOND FLOOR
AP1-03	PARKING DECK PLAN-THIRD FLOOR
AP4-01	PARKING DECK ELEVATIONS

LEGEND

BC	BACK OF CURB
CB	CATCH BASIN
CS	CENTER OF STRUCTURE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
ED	EDGE OF PAVEMENT
FES	FLARED END SECTION
FH	FIRE HYDRANT
IOV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
RC	REINFORCED CONCRETE PIPE
RP	RIP RAP
S	SIGN
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
UTV	UTILITY VALVE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE

SOLID WASTE COMPLIANCE STATEMENT:

SOLID WASTE WILL BE HANDLED WITH AN ONSITE DUAL RECYCLING COMPACTOR (MODEL: RAMJET DRCII). THE OWNER WILL USE A PRIVATE HAULER.

BOARD OF ADJUSTMENT APPROVAL (A-4-19):

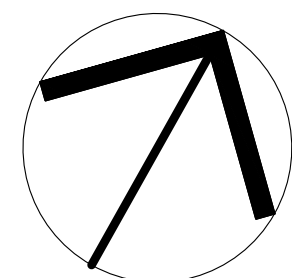
ON 1-14-2019, THE BOARD OF ADJUSTMENT GRANTED A VARIANCE TO THE PEDESTRIAN ACCESS REQUIREMENT AND THE OUTDOOR AMENITY AREA REQUIREMENT OF THE UDO.

TREE CONSERVATION NOTE:

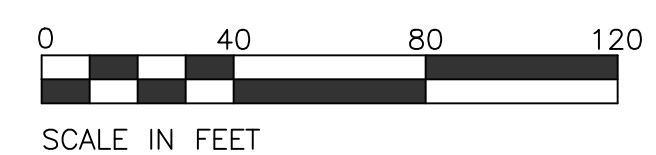
TREE CONSERVATION AREAS HAVE BEEN PROVIDED WITH APPROVAL OF
S-89-06 AND RECORDED IN BOOK 2007 PAGES 1288-1290

PENDING DESIGN ADJUSTMENTS:

1. BLOCK PERIMETER
2. CROSS-ACCESS



NORTH



PLD

PIEDMONT LAND DESIGN, LI
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 2761
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE OFFICE BUILDING VII

4123 & 4137 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 23 OCT 2018

REVISIONS:

- | | |
|---------------------------|-------------|
| ① | 4 DEC 2018 |
| ISSUED FOR CITY REVIEW | |
| ② | 17 JAN 2019 |
| REVISED PER CITY COMMENTS | |
| ③ | 18 FEB 2019 |
| REVISED PER CITY COMMENTS | |

DRAWN BY: CRP
CHECKED BY: RPH

PROJECT: HWDPB7

COVER

COVER SHEET

SHEET

244

DWG. NO. **PA.1**

EXHIBIT C. Request for Zoning Change

Please use this form only - form may be photocopied - please type or print. See instruction, page 8.

1) Conditional Use Zone Requested: NB-CUD (s33.25 acres) and R-10-CUD (s19.75 acres)

2) Narrative of conditions being requested:

A. As used herein, the following definitions shall apply:

1. "Property" shall mean and refer to those certain tracts or parcels consisting of approximately 44.04 acres of land and identified by the following Wake County PINs: 0795.05-19-9134, 0795.05-19-7505, 0795.05-25-1780, 0795.05-25-5052, 0795.05-25-5948 and a portion of 0795.05-19-5414 (as shown on the attached Exhibit ZN.1).

2. "Tract A" shall mean and refer to that portion of the Property identified as "Tract A" on the attached Exhibit ZN.1. Tract A is the area proposed in this case for NB-CUD.

3. "Tract B" shall mean and refer to that portion of the Property identified as "Tract B" on the attached Exhibit ZN.1. Tract B is the area proposed in this case for R-10-CUD.

B. Conditions of Zoning

1. Control of Stormwater: Incident to the development of the Property, a stormwater management system will be implemented, and thereafter maintained, which directs no less than ninety percent (90%) of the stormwater upon the Property to the lake near the northern boundary of the Property which will be expanded in size. Incident to the development of the Property, a new dam shall be constructed for the lake which will increase the size of the lake sufficiently to provide retention of stormwater to maintain existing (pre-development) discharge rates from the pond for the two (2) and ten (10) year storms. Stormwater upon the Property which does not flow into the pond will be detained in accordance with Part 10, Chapter 9 of the Raleigh City Code. This condition has been performed. The stormwater management system referenced herein will be hereafter maintained after its installation.

2. Right-of-Way Reimbursement: Reimbursement for future right of way dedication affecting the Property shall be based on Residential-4 District values.

3. Landscaped Streetway: A streetway a minimum of fifty (50) feet in width and landscaped in accordance with the SHOD-3 standards of the Raleigh City Code shall be maintained along the boundary of the Property with the right-of-way of Edwards Mill Road. Utility lines, curb cuts and signage authorized by the Raleigh City Code may be located within such streetway.

Note: If additional space is necessary, attach extra pages of Exhibit C signed and dated by all property owners.

Highwoods Realty Limited Partnership HRLP, LLC

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

4815-3284-0721.04
LJB Kennedy Corrigan

EXHIBIT C. Request for Zoning Change

Please use this form only - form may be photocopied - please type or print. See instruction, page 8.

2) Narrative of conditions being requested (continued):

4. Protective Yards (Buffers) - Martinique, Arckelton and Carnegie Park Neighborhoods: Protective yards entirely without buildings or parking structures shall be maintained within those portions of the Property within seventy-five (75) feet of the boundary of the Property with any tax parcel zoned for residential use (excluding the portion of tax parcel 0795.05-19-5414 (Highwoods Realty Limited Partnership) not proposed for rezoning in this case, tax parcel 0795.05-19-3132 (Stough Elementary School)), and tax parcel 0795.05-07-3859 (Livingston Farms Apartments, Inc.). The protective yards shall be vegetated and improved with berms as shown in the attached Exhibit C-1. The map submitted herewith as Exhibit C-1A shows the protective yards and designates areas which have existing vegetation and will remain natural and areas to be revegetated. Fallen trees and hurricane debris shall be removed from the protective yards. Such protective yards and the landscaped streetway referenced in the foregoing condition 3 are referred to hereinafter as "Zone 1". The respective protective yards required by these conditions (other than condition number 6) will be installed as adjacent areas of the Property are developed.

5. Uses Within Tract B: No parking structures shall be allowed within Tract B. Only residential dwelling units no greater than forty (40) feet in height shall be allowed within Tract B. Residential dwelling units allowed within Tract B shall consist only of single family detached dwelling units and/or townhomes. Tract B shall be developed at a density not to exceed eight (8) units per acre.

6. Additional Protective Yard - Martinique Neighborhood: The owner of the Property shall continue to maintain the landscaping upon the Property within the former right-of-way of Edwards Mill Road (Street Closing Resolution STC-17-2000, recorded at Book 2002, Page 215 of the Wake County Registry).

7. Protective Yards - Stough Elementary School: Along the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), there shall be maintained a protective yard entirely without buildings or parking structures thirty (30) feet in width. This protective yard is referenced to hereinafter as "Zone 1-A". The protective yards provided in the condition 7 shall be vegetated as provided in Exhibit C-3.

8. Additional Setback Area: Subject to the total prohibition of parking structures within Tract B, parking structures no greater than twenty-five (25) feet in height shall be erected within those portions of the Property within twenty-five (25) feet of Zone 1, within fifty (50) feet of Zone 1-A, within seventy (70) feet of Zone 1-A. The area described in this condition is referred to hereinafter as "Zone 2". Except as hereinafter provided, no other buildings may be constructed in Zone 2. Within that portion of Zone 2 contained entirely within Tract B, there may be constructed single family detached dwelling units and/or townhomes not to exceed forty (40) feet in height.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 11 through Page 13 of the Zoning Application Instructions.

Highwoods Realty Limited Partnership HRLP, LLC

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

4815-3284-0721.04
LJB Kennedy Corrigan

EXHIBIT C. Request for Zoning Change

Please use this form only - form may be photocopied - please type or print. See instruction, page 8.

2) Narrative of conditions being requested (continued):

9. Height Limits: Subject to the foregoing condition 8, which deals with building height within Tract B, buildings no greater than four (4) stories entirely above grade or sixty (60) feet in height shall be constructed within those portions of the Property within one hundred fifty (150) feet of Zone 2 and within that portion of the Property south of an extension into the Property of the boundary line between tax parcels 0795.05-19-3132 (Stough Elementary School) and 0795.05-19-2729 (Carnegie Park Homeowners Association). The area described in this condition is referred to hereinafter as "Zone 1-A". Within the remaining portions of the Property (other than Zones 1, 1-A, 1-B, 2, and 3), there shall be constructed no building greater than six (6) stories entirely above grade or ninety (90) feet in height. Attached as Exhibit D is a map depicting the Zones provided in these Conditions.

10. Limit on Square Footage of Improvements within Tract A: Limit on Non-Office Uses within Tract A: Buildings (other than parking structures) constructed upon Tract A cumulatively shall not exceed 985,000 square feet floor area gross, of which not more than 30,000 square feet floor area gross shall be developed for non-office uses.

11. Prohibited Uses in Tract A: Tract A shall not be utilized for any of the following uses otherwise authorized in the Neighborhood Business District: automotive service and repair facility, bar (other than incidental to an eating establishment), nightclub or lounge; eating establishment with drive-through service, hotel/motel, indoor movie theater, utility service and substation, Emergency Shelter Type A or Emergency Shelter Type B, landfill, manufacturing, mini-warehouse storage facility, adult establishment, veterinarian hospital with kennel/cattery, limited home business, riding stable, correctional facility, and outdoor stadium, outdoor theater, or outdoor racetrack.

12. Limited Commercial Uses within Tract A: Only the first floor of any multi-story office building constructed upon Tract A may contain non-office uses permitted in the Neighborhood Business District. No single non-office use shall exceed 10,000 square feet floor area gross.

13. No Extension of Arckelton Drive: Unless required by the City, Arckelton Drive shall not be extended into the Property.

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 11 through Page 13 of the Zoning Application Instructions.

Highwoods Realty Limited Partnership HRLP, LLC

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

4815-3284-0721.04
LJB Kennedy Corrigan

EXHIBIT C. Request for Zoning Change

Please use this form only - form may be photocopied - please type or print. See instruction, page 8.

2) Narrative of conditions being requested (continued):

14. Fence: A vinyl clad chain link fence six (6) feet in height shall be installed (as hereinafter provided) and maintained along the boundary of the Property with any tax parcel zoned for residential use other than the right-of-way of Edwards Mill Road and the portion of tax parcel 0795.05-19-5414 (Highwoods Realty Limited Partnership) not proposed for rezoning in this case. Except with respect to the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), such fence shall be set back from such boundary at least twenty (20) feet into the Property. The fence contemplated by this condition has been previously constructed and the owner of the Property shall maintain such fence as provided herein.

15. Prohibition of Telecommunication Towers: No telecommunication tower shall be located upon the Property.

16. Limit on Number of Curbcuts: Incident to the development of the Property, there shall be provided not more than one curbcut on Edwards Mill Road, not more than one curbcut on Glen Eden Drive, and not more than one curbcut on Blue Ridge Road. For purposes of this condition, the intersection of a roadway having a median and a public street shall be considered only a single curbcut.

17. Transit Easements: Prior to any subdivision approval or the issuance of any building permit following the approval of this case, whichever shall first occur, the owner of the Property shall deed to the City two transit easements measuring twenty (20) feet long adjacent to the right-of-way by fifteen (15) feet wide. The locations of the transit easements shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deeds prior to recordation. The transit easements provided pursuant to this condition shall not be in addition to any transit easement conveyed to the City pursuant to the Streetscape and Parking Plan (SPP-1-01, approved in association with Zoning Case Z-24-2001) previously approved with respect to the Property.

18. Limitation on Height of Office Building: Notwithstanding condition number 9 above, any office building constructed upon the portion of the Property which is the subject of SPP-29-2004 (Building Six, Glenlake, 4130 Parklake Avenue, Raleigh, North Carolina, PIN 0795-29-5948) shall be limited in height to five (5) floors and seventy-five (75) feet. Any parking deck constructed on said property which is the subject of SPP-29-2004 shall be limited in height to four (4) levels and thirty-five (35) feet (excluding any stair enclosure).

I acknowledge that these restrictions and conditions are offered voluntarily and with knowledge of the guidelines stated on Page 11 through Page 13 of the Zoning Application Instructions.

Highwoods Realty Limited Partnership HRLP, LLC

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

By: Thomas S. Hill, III
Title: Vice President
Date: 1/20/2016

4815-3284-0721.04
LJB Kennedy Corrigan

ZONING CONDITION COMPLIANCE SUMMARY

Z-40-06

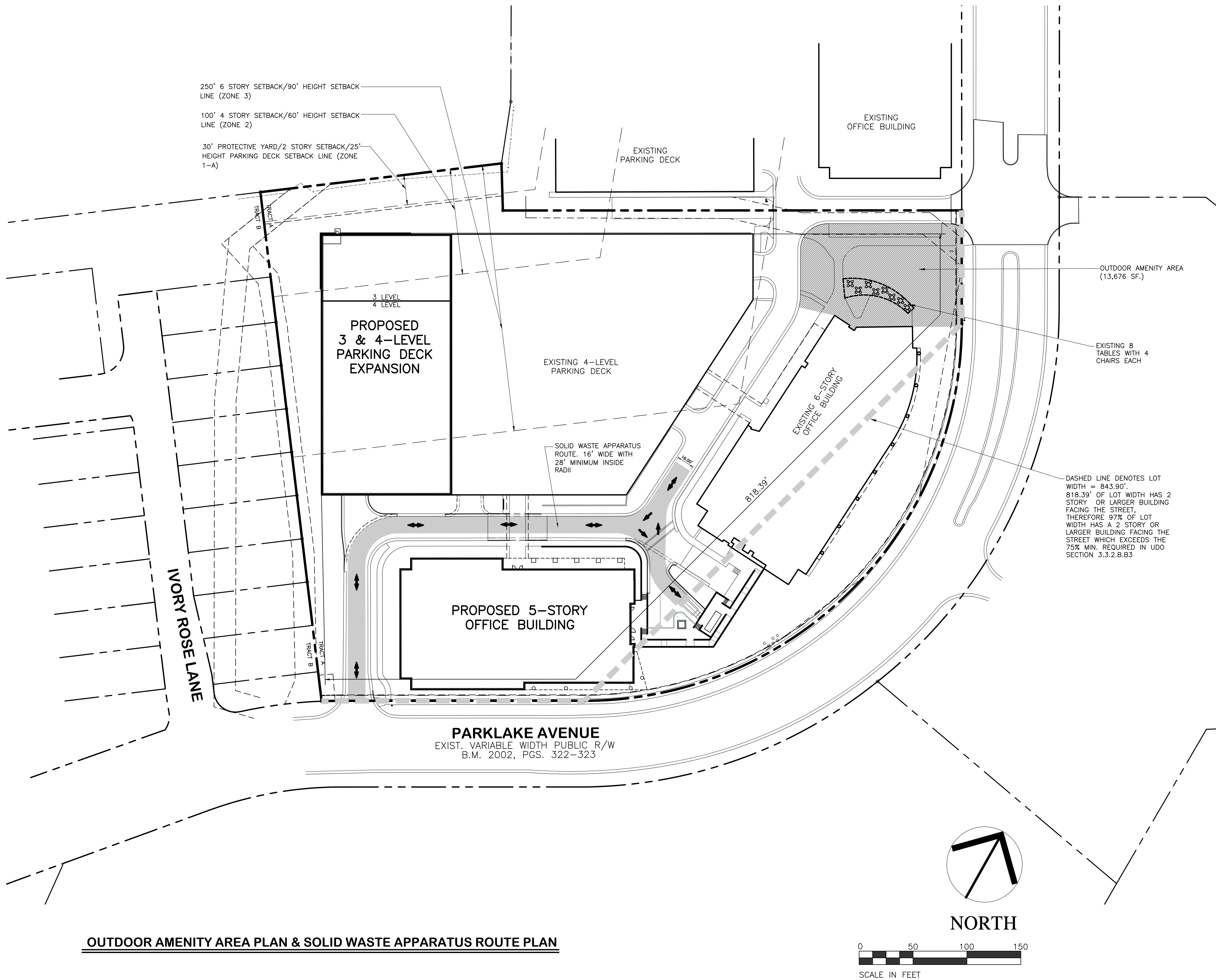
- 1.) EXISTING POND MEETS THIS REQUIREMENT.
- 2.) NOT APPLICABLE SINCE NO RIGHT-OF-WAY DEDICATION IS PROPOSED.
- 3.) NOT APPLICABLE SINCE NO FRONTAGE ON EDWARDS MILL ROAD.
- 4.) NOT APPLICABLE SINCE NOT ADJACENT TO MARTINIQUE, ARCKELTON, OR CARNEGIE PARK.
- 5.) NOT APPLICABLE SINCE NOT ON TRACT B.
- 6.) NOT APPLICABLE SINCE NOT ADJACENT TO MARTINIQUE NEIGHBORHOOD.
- 7.) REQUIRED BUFFER IS PROVIDED.
- 8.) EXISTING PARKING DECK HEIGHT WAS LESS THAN 25' WHEN CONSTRUCTED. PROPOSED DECK WILL BE 3 STORIES WITHIN THE ZONING SETBACK TO COMPLY WITH HEIGHT RESTRICTION.
- 9.) OFFICE BUILDING HEIGHT IS LESS THAN 90' (SEE OFFICE BUILDING HEIGHT CALCULATIONS. OFFICE BUILDING IS LOCATED OUTSIDE OF ZONE, 1, 1-A, 1-B, 2, AND 3.)
- 10.) PROPOSED BUILDING SQUARE FOOTAGE IS 130,125 SF. REFER TO OFFICE SQUARE FOOTAGE ALLOCATION TABLE.
- 11.) NONE OF THE PROHIBITED USES ARE PROPOSED.
- 12.) NO COMMERCIAL USES ARE PROPOSED.
- 13.) DRIVE IS NOT PROPOSED TO BE EXTENDED.
- 14.) REQUIRED FENCE HAS BEEN PROVIDED.
- 15.) A TELECOMMUNICATION TOWER IS NOT PROPOSED.
- 16.) NOT APPLICABLE SINCE NO FRONTAGE ON THESE ROADS.
- 17.) TRANSIT EASEMENT HAS BEEN DEDICATED.
- 18.) NOT APPLICABLE SINCE APPLIES TO LOT ACROSS STREET.

OFFICE SQUARE FOOTAGE ALLOCATION TABLE

LOT NO.	BLDG. SF
LOT 1	19,000
LOT 2	165,900
LOT 3	126,380
LOT 5	165,900
LOT 6	302,226
LOT 9	19,000
TOTAL	789,406

985,000 SF IS ALLOWED, THEREFORE 195,594 SF IS REMAINING FOR FUTURE DEVELOPMENT.

LOT 4 HAS BEEN REZONED (Z-25-17) AND IS NO LONGER INCLUDED IN OFFICE SQUARE FOOTAGE ALLOCATION FOR Z-40-06.



OUTDOOR AMENITY AREA PLAN & SOLID WASTE APPARATUS ROUTE PLAN

PLD

PIEDMONT LAND DESIGN, INC.
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27617
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE OFFICE BUILDING VII
4123 & 4137 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 4 DEC 2018

REVISIONS:

17	JAN	2019	
REVISED	PER	CITY	COMMENTS
12	FEB	2019	
REVISED	PER	CITY	COMMENTS
18	FEB	2019	
REVISED	PER	CITY	COMMENTS

DRAWN BY: CRP
CHECKED BY: RPH

PROJECT: HWDPB7

ZONING
CONDITIONS &
OUTDOOR
AMENITIES PLAN

DWG. NO. PA.1.01

PIEDMONT LAND DESIGN, LLC
3522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE OFFICE BUILDING VII

ISSUED: 23 OCT 2018

REVISIONS:

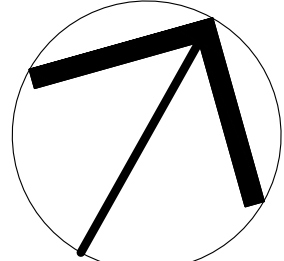
1	4 DEC 2018
ISSUED FOR CITY REVIEW	
2	17 JAN 2019
REVISED PER TOWN COMMENTS	

DRAWN BY: CRP
CHECKED BY: RPH

PROJECT: HWDPB7

EXISTING CONDITIONS PLAN

DWG. NO. **PA.2**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°19'11" E	43.88'
L2	S 29°19'24" E	104.95'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	350.00'	549.77'	494.97'	S 15°40'34" W	89°59'56"	349.99'

CITY OF RALEIGH STANDARD UTILITY NOTES

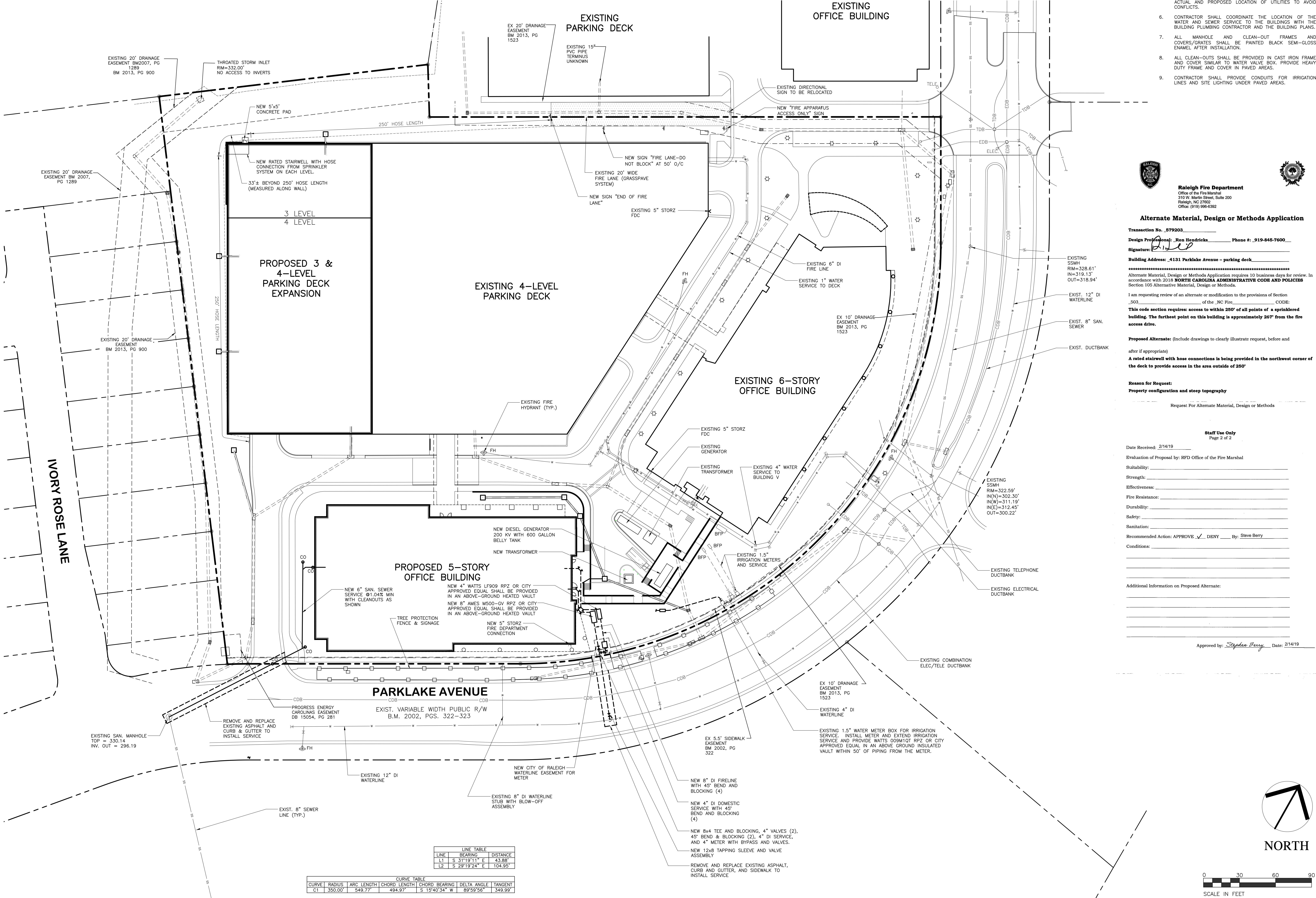
- ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS (REFERENCE: CORPUD HANDBOOK, CURRENT EDITION).
- UTILITY SEPARATION REQUIREMENTS:
 - A DISTANCE OF 100' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPOUNDED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FERROUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 25' FROM A PRIVATE WELL OR 50' FROM A PUBLIC WELL.
 - WHEN INSTALLING WATER &/OR SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IS THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 18" ABOVE THE TOP OF THE SEWER & MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - 5.0' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS DIP MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - MAINTAIN 18" MIN. VERTICAL SEPARATION AT ALL WATERMAIN & RCP STORM DRAIN CROSSINGS. MAINTAIN 24" MIN. VERTICAL SEPARATION AT ALL SANITARY SEWER & RCP STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DIP MATERIALS & A CONCRETE CRADLE HAVING 6" MIN. CLEARANCE (PER CORPUD DETAILS W-41 & S-49).
 - ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN. VERTICAL SEPARATION REQUIRED.
- ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

APPROVAL OF AN AMENDED PLAN &/OR PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.

- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
- 3.0' MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCEMANS. 4.0' MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
- INSTALL 4" DUCTILE IRON* WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 5'X5' WATERLINE EASEMENT IMMEDIATELY ADJACENT.
- INSTALL 6" PVC* SEWER SERVICES @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75 LINEAR FEET MAXIMUM.

- PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 80 PSI. BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 1.0' ABOVE THE NEXT UPSTREAM MANHOLE.
- ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDWM, USACE &/OR FEMA FOR ANY RIPARIAN BUFFER, WETLAND &/OR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
- NCDOT ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK (INCLUDING MAIN EXTENSIONS &/OR SERVICE TAPS) WITHIN STATE ROW PRIOR TO CONSTRUCTION.
- GREASE INTERCEPTOR OIL WATER SEPARATOR SIZING CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUD PFG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TIM BEASLEY AT (919) 250-7625 OR TIMOTHY.BEASLEY@RALEIGH.GOV FOR MORE INFORMATION.

- CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIX-B OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE GUIDELINES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT.
- * EDIT TYPICAL SERVICE SIZE & MATERIAL AS APPROPRIATE



UTILITY NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-632-4949) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ELECTRIC, GAS, AND TELEPHONE SERVICE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- THIS PLAN IS DIAGRAMMATIC AND REPRESENTS THE APPROXIMATE LOCATION OF UTILITIES UNLESS SPECIFICALLY DIMENSIONED. THE CONTRACTOR SHALL COORDINATE THE ACTUAL AND PROPOSED LOCATION OF UTILITIES TO AVOID CONFLICTS.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE WATER AND SEWER SERVICE TO THE BUILDINGS WITH THE BUILDING PLUMBING CONTRACTOR AND THE BUILDING PLANS.
- ALL MANHOLE AND CLEAN-OUT FRAMES AND COVERS/GRATES SHALL BE PAINTED BLACK SEMI-GLOSS ENAMEL AFTER INSTALLATION.
- ALL CLEAN-OUTS SHALL BE PROVIDED IN CAST IRON FRAME AND COVER SIMILAR TO WATER VALVE BOX. PROVIDE HEAVY DUTY FRAME AND COVER IN PAVED AREAS.
- CONTRACTOR SHALL PROVIDE CONDUITS FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVED AREAS.



Raleigh Fire Department
Office of the Fire Marshal
310 W. Martin Street, Suite 200
Raleigh, NC 27602
Office: (919) 996-6392

Alternate Material, Design or Methods Application

Transaction No. 579203

Design Professional: Ron Hendricks Phone #: 919-845-7600

Signature: [Signature]

Building Address: 4131 Parklake Avenue - parking deck

Alternate Material, Design or Methods Application requires 10 business days for review. In accordance with 2018 NORTH CAROLINA ADMINISTRATIVE CODE AND POLICIES Section 105 Alternative Material, Design or Methods.

I am requesting review of an alternate or modification to the provisions of Section _____ of the NC Fire _____ CODE. This code section requires: access to within 250' of all points of a sprinklered building. The furthest point on this building is approximately 267' from the fire access drive.

Proposed Alternate: (Include drawings to clearly illustrate request, before and after if appropriate)
A rated stairwell with hose connections is being provided in the northwest corner of the deck to provide access in the area outside of 250'

Reason for Request:
Property configuration and steep topography

Request For Alternate Material, Design or Methods

Staff Use Only
Page 2 of 2

Date Received: 2/14/19
Evaluation of Proposal by: RFD Office of the Fire Marshal
Suitability: _____
Strength: _____
Effectiveness: _____
Fire Resistance: _____
Durability: _____
Safety: _____
Sanitation: _____
Recommended Action: APPROVE ☒ DENY ☐ By: Steve Berry
Conditions: _____

Additional Information on Proposed Alternate:

Approved by: [Signature] Date: 2/14/19

PLD

PIEDMONT LAND DESIGN, LLI
8522-204 SIX FORKS ROAD
RALEIGH, NORTH CAROLINA 27615
919.845.7600 PHONE
919.845.7703 FAX
FIRM LICENSE #F-0843

PRELIMINARY
NOT FOR CONSTRUCTION

GLENLAKE OFFICE BUILDING VII
4123 & 4137 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA

ISSUED: 23 OCT 2018

REVISIONS:

- 4 DEC 2018
ISSUED FOR CITY REVIEW
- 17 JAN 2019
REVISED PER CITY COMMENTS
- 15 FEB 2019
REVISED PER CITY COMMENTS

DRAWN BY: CRP
CHECKED BY: RPH

PROJECT: HWDPB7

UTILITY
PLAN

DWG. NO. PA.5

LAWN SEEDING SHALL BE AT THE FOLLOWING RATES:

PER 1000 S.F. OF LAWN AREA:

3 LBS. TURF TYPE FESCUE "TYPE A"

3 LBS. TURF TYPE FESCUE "TYPE B"

(TWO DIFFERENT FESCUES TO BE SELECTED FROM VARIETIES RECOMMENDED FOR PROJECT AREA)

1 LB. KENTUCKY BLUE GRASS

SOD SHALL BE EITHER HYBRID BERMUDA OR TALL FESCUE/BUEGRASS BLEND. REFER TO PLANS FOR LOCATION.

NOTE: CONTRACTOR SHALL PERFORM A SOIL TEST IN BOTH SEDED LAWN AND SOD AREAS AND FURNISH SOIL WITH FERTILIZER, LIME, PEAT, COMPOST, ETC. AS RECOMMENDED BY THE SOIL ANALYSIS PRIOR TO INSTALLATION OF LAWN.

WAKE COUNTY BOARD OF EDUCATION
STOUGH ELEMENTARY SCHOOL
D.B. 13625, PG. 1724
B.M. 2001, PG. 1512
P.I.N. 0795.05-19-3132
ZONED: R-4
USE: SCHOOL

HRLP RALEIGH, L.P.
D.B.13659, PG. 1416
LOT 5
B.M. 2002 PG. 389
P.I.N. 0795.05-19-9134
ZONED: NB-CUD W/ PBOD

KEY	BUILDING VII PLANT LIST		QUAN.	CAL.	HT.	ROOT	REMARKS
	BOTANICAL NAME	COMMON NAME					
TREES							
CJ1	Cryptomeria japonica "Radicans"	Japanese Cryptomeria	7		10'	B&B	
CJ2	Cryptomeria japonica "Radicans"	Japanese Cryptomeria	12		6' MIN	B&B	
CM	Ilex cornuta "Burford"	Tree Form Burford Holly	6	1	6' MIN	B&B	
MGH	Magnolia grandiflora "Hesse"	Hesse Magnolia	14		14'	B&B	
PT	Pinus mitis "Peggy Clarke"	Pinus mitis	2	2"	8'	B&B	
PT	Pinus torreyi	Loblolly Pine	2	2"	8'	B&B	
QH	Quercus hemisphaerica	Laurel Oak	1	2"	8'	B&B	
SHRUBS							
BMG	Buxus "Green Velvet"	Green Velvet Boxwood	274		24"	B&B	24" O.C.
BMG	Buxus microphylla "Wintergreen"	Japanese Boxwood	39		24"	B&B	
BT	Berberis thunbergii atropurpurea	Berberis	17		24"	5 GAL	
EB	Ilex x Emily Brunner	Emily Brunner Holly	7		6' MIN	B&B	
LC	Lonicera chinensis "Ruby"	Chinese Witchhazel	16		24"	5 GAL	
PL	Prunus laurocerasus "Otto Luyken"	Otto Luyken Laurel	28		24"	5 GAL	
TO	Thuja occidentalis "Emerald"	Emerald	63		36" MIN	15 GAL	

1. CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., IN LANDSCAPE AREAS DISTURBED BY CONSTRUCTION. LANDSCAPE BEDS SHALL BE SUBMITTED TO A DEPTH OF 6" AND GRADED SMOOTH TO ALLOW FOR POSITIVE DRAINAGE.
2. FINISHED GRADE IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURBS.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUVED OR STAKED PER THE DETAIL.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL BE RESPONSIBLE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, OR APPLIANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTINGS AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (OR AS INDICATED IN THE LANDSCAPE SPECIFICATIONS) FROM THE DATE OF THE SPECIFICATIONS ONLY AND SHALL CONSTITUTE PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINES FOR SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
12. SHRUB BEDS ARE TO BE COMPLETELY COVERED WITH PINE STRAW TO A MINIMUM DEPTH OF THREE (3) INCHES.
13. NEW TREES ARE TO BE COMPLETELY COVERED WITH PINE STRAW TO A MINIMUM DEPTH OF FOUR (4) INCHES BY (5) FIVE FOOT DIAMETER.
14. IRRIGATION PLANS SHALL BE PREPARED BY OTHERS.
15. SEASONAL COLOR AREAS SHOWN ON PLANS SHALL VARY CONSIST OF ANNUAL FLOWERING PLANTS. IF PLANTS ARE NOT AVAILABLE IN THIS REGION, CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS PRIOR TO PURCHASING FROM REGIONS WHERE USDA PLANT HARDINESS ZONE IS 6 OR LESS.
16. NO PLANT REPLACEMENTS WILL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND/OR THE LANDSCAPE ARCHITECT.

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PRELIMINARY
NOT FOR CONSTRUCTION

**GLENLAKE OFFICE BUILDING VII
4123 & 4137 PARKLAKE AVENUE
RALEIGH, NORTH CAROLINA**

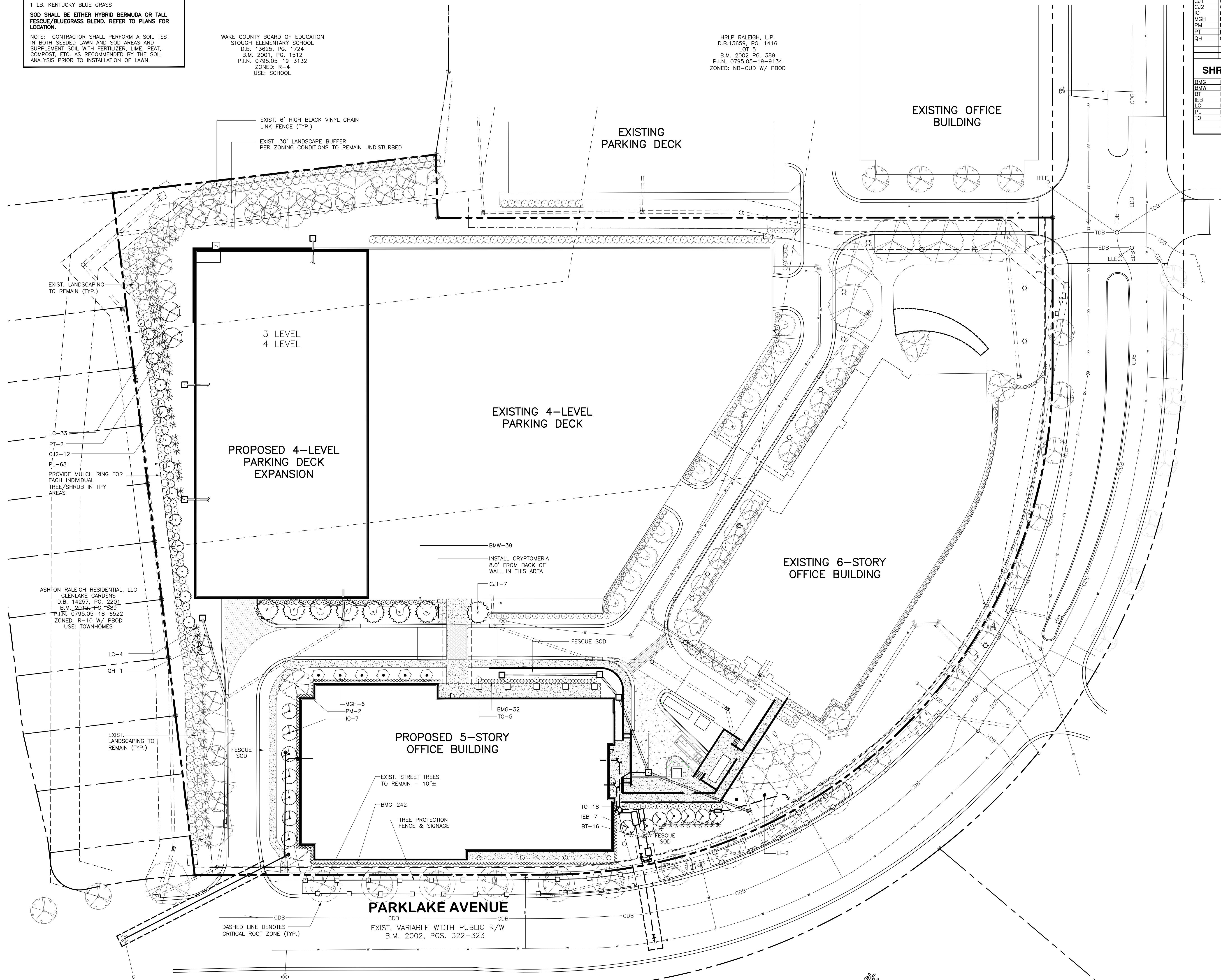
ISSUED: 23 OCT 2018

REVISIONS:

4 DEC 2018	ISSUED FOR CITY REVIEW
17 JAN 2019	REVISED PER CITY COMMENTS
18 FEB 2019	REVISED PER CITY COMMENTS

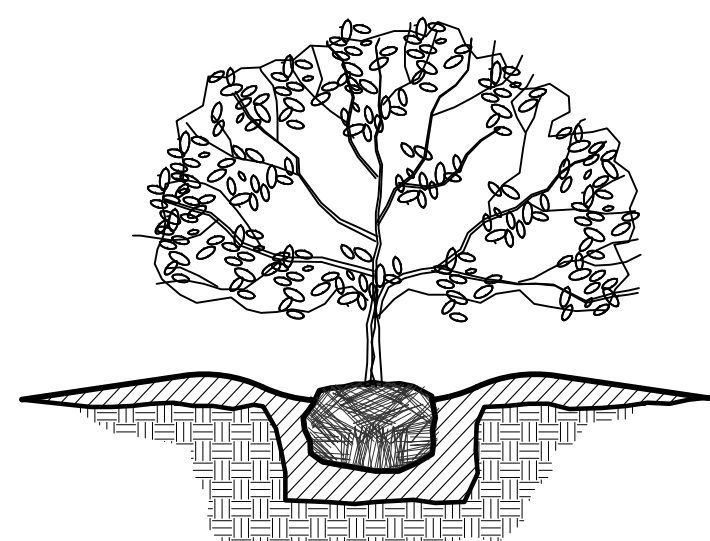
DRAWN BY: MGD
CHECKED BY: RPH
PROJECT: HWDPB7

**PRELIMINARY
LANDSCAPE
PLAN**

DWG. NO. **PA.6**

STREETWAY REQUIREMENTS: 882 L.F. PARKLAKE AVE.
6" TREE CAL. REQ'D PER SHrub = 982/50 x 6" = 105.8" CAL. REQUIRED
19'-9" CAL. EXISTING TREES PROVIDED/EXISTING

BUFFER REQUIREMENTS FOR STOUGH ELEMENTARY SCHOOL PROPERTY LINE:
2 SHADE TREES & 11 EVERGREEN TREES PER 100 L.F. REQUIRED
EVERGREEN SHRUBS PER 100 L.F. REQUIRED
225 L.F. = 5 SHADE TREES & 25 EVERGREEN TREES REQUIRED/5 & 26 PROVIDED
225 L.F. = 63 EVERGREEN SHRUBS REQUIRED AND 70 PROVIDED.



SHRUB PLANTING

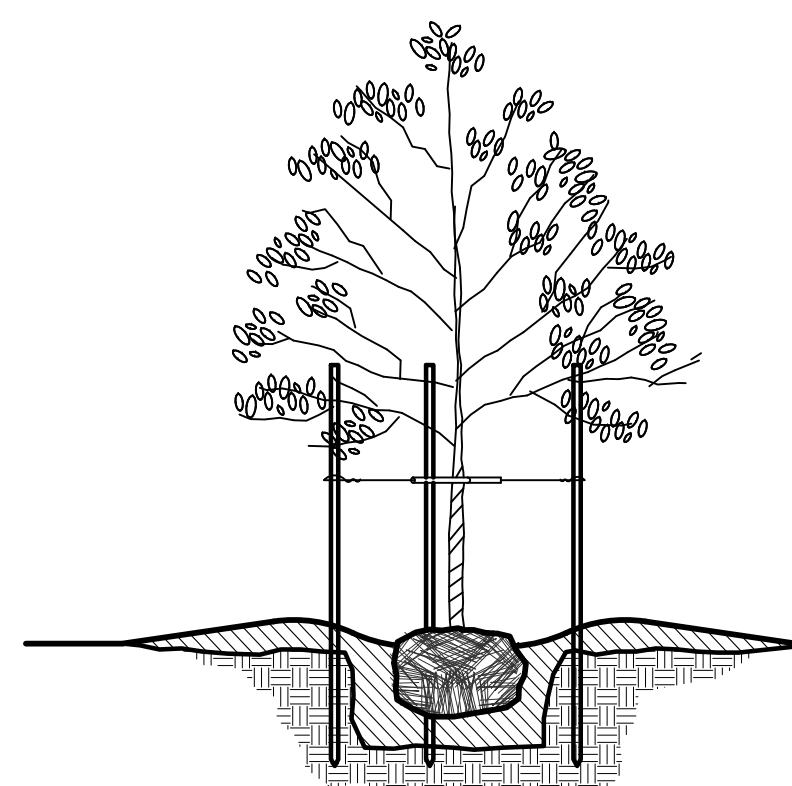
TO PROMOTE AERATION AND PERCOLATION IN
HEAVY SOIL, PLANT ROOTBALL ABOVE EXISTING
GRADE AS SHOWN.

PROVIDE AN EARTH SAUCER FOR WATER
RETENTION.

BACKFILL WITH 80% PARENT MATERIAL AND 20%
DECOMPOSED ORGANIC MATERIAL BY VOLUME
WELL MIXED AS APPROVED BY THE ARCHITECT.

PROVIDE 6" MINIMUM OF BACKFILL ON EACH SIDE
OF ROOTBALL TO PROMOTE RAPID REESTABLISHMENT.

PROVIDE MINIMUM 4" THICK PINE STRAW IN
PLANTING BEDS OR AS DIRECTED ON PLAN.



TREE PLANTING

USE 2" X 2" X 6" HARDWOOD STAKES AND $\frac{3}{4}$ "
USE ENCASED IN RUBBER HOSE FOR STAKING
WHEN NEEDED OR AS DIRECTED BY ARCHITECT.

USE TREE WRAP UP TO FIRST WHIRL OF BRANCHES
AND ABOVE 1-1/2" CALIPER TO PREVENT
SCALDING.

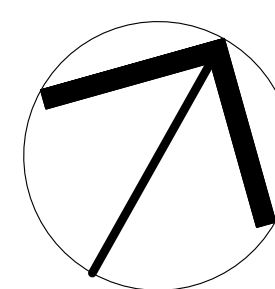
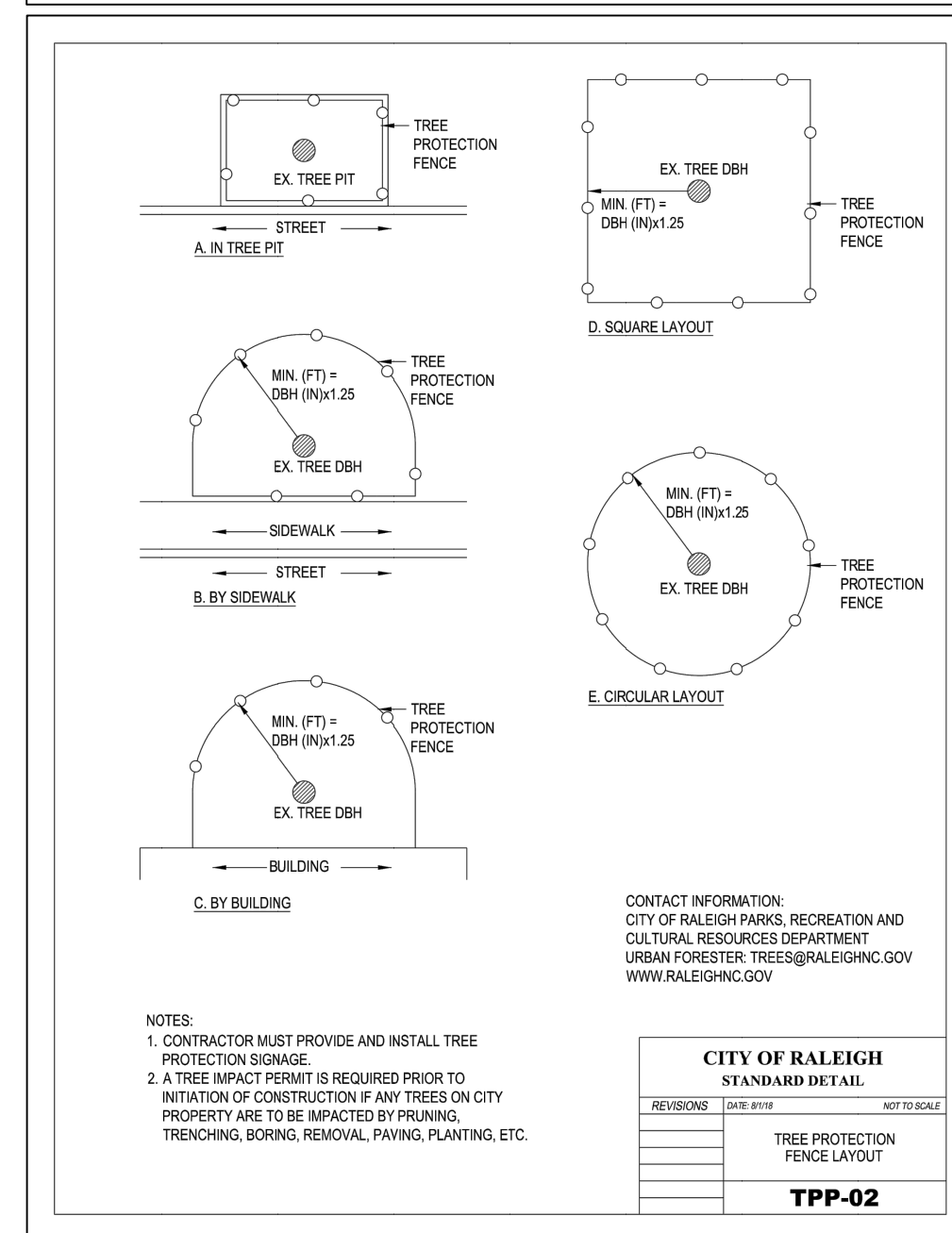
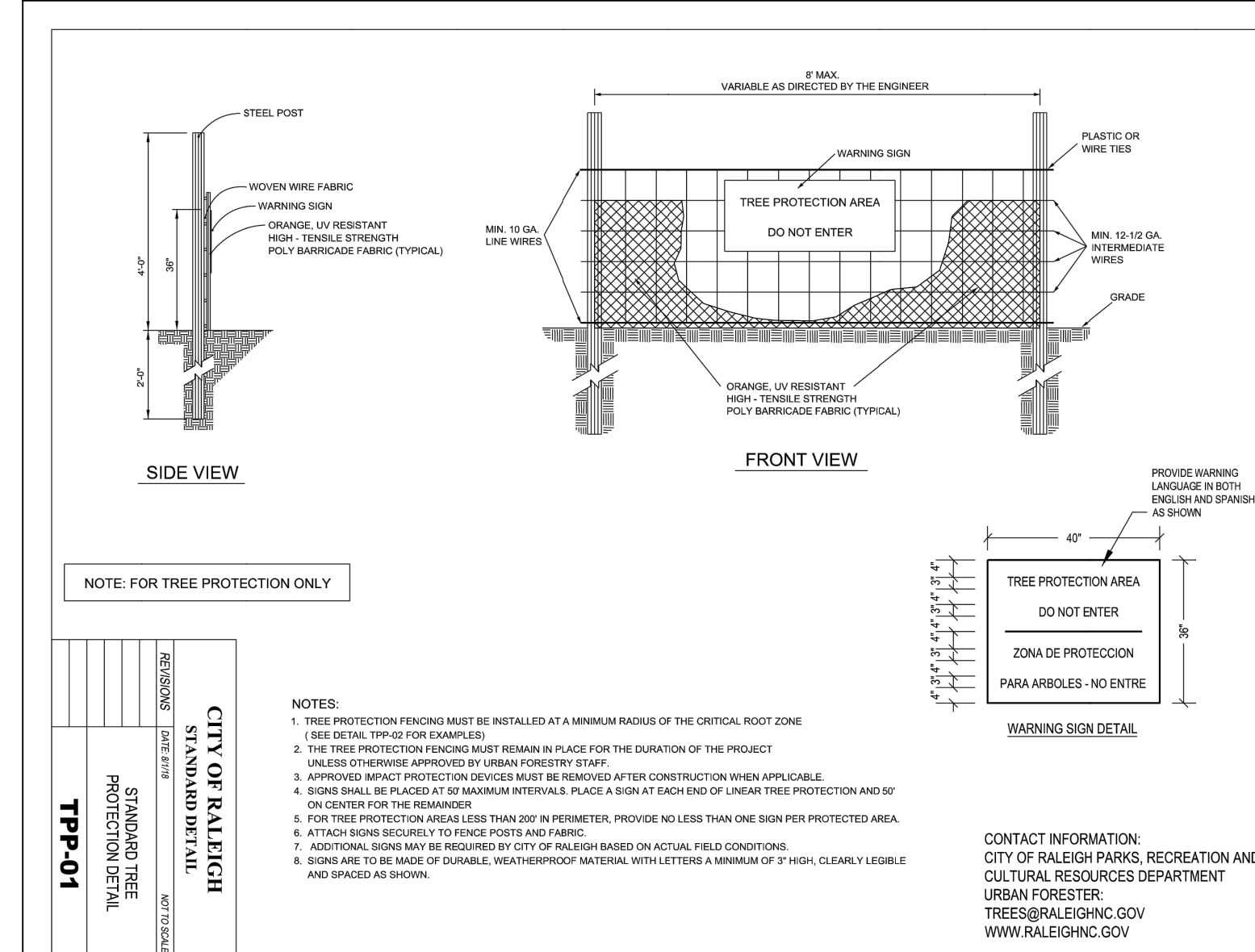
TO PROMOTE AERATION AND PERCOLATION IN
HEAVY SOILS, PLANT ROOTBALL ABOVE EXISTING
GRADE AS SHOWN.

BACKFILL WITH 80% PARENT MATERIAL AND 20%
DECOMPOSED ORGANIC MATTER BY VOLUME
WELL MIXED.

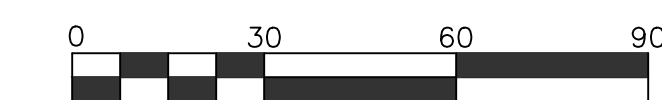
PROVIDE 6" MINIMUM OF BACKFILL ON EACH
SIDE OF ROOTBALL TO PROMOTE RAPID RE-
ESTABLISHMENT.

PROVIDE AN EARTH SAUCER FOR WATER
RETENTION.

MINIMUM 4" THICK PINE STRAW IN 5'
DIAMETER CIRCLE OR AS SHOWN ON PLANS.

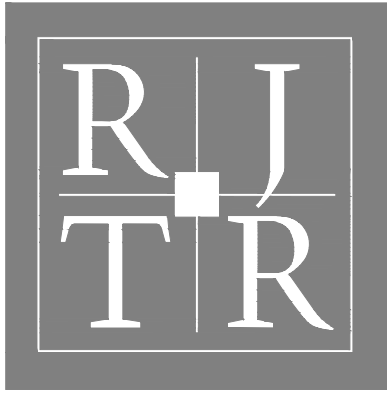


NORTH



SCALE: 1" = 30'

REFER TO DWG. NO. PA. 1 FOR GENERAL NOTES



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DATE	ISSUE/REVISION
10/23/2018	SCHEMATIC DESIGN
11/29/2018	ADMINISTRATIVE SITE PLAN SUBMITTAL
12/14/2018	DESIGN DEVELOPMENT
01/11/2019	CD PROGRESS SET
01/15/2019	ADMINISTRATIVE SITE PLAN RESUBMITTAL

BUILDING ELEVATIONS

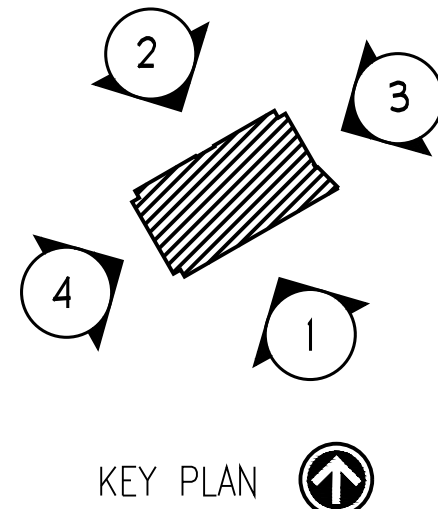
GLENLAKE VII
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COMMISSION NO. 16-015.00

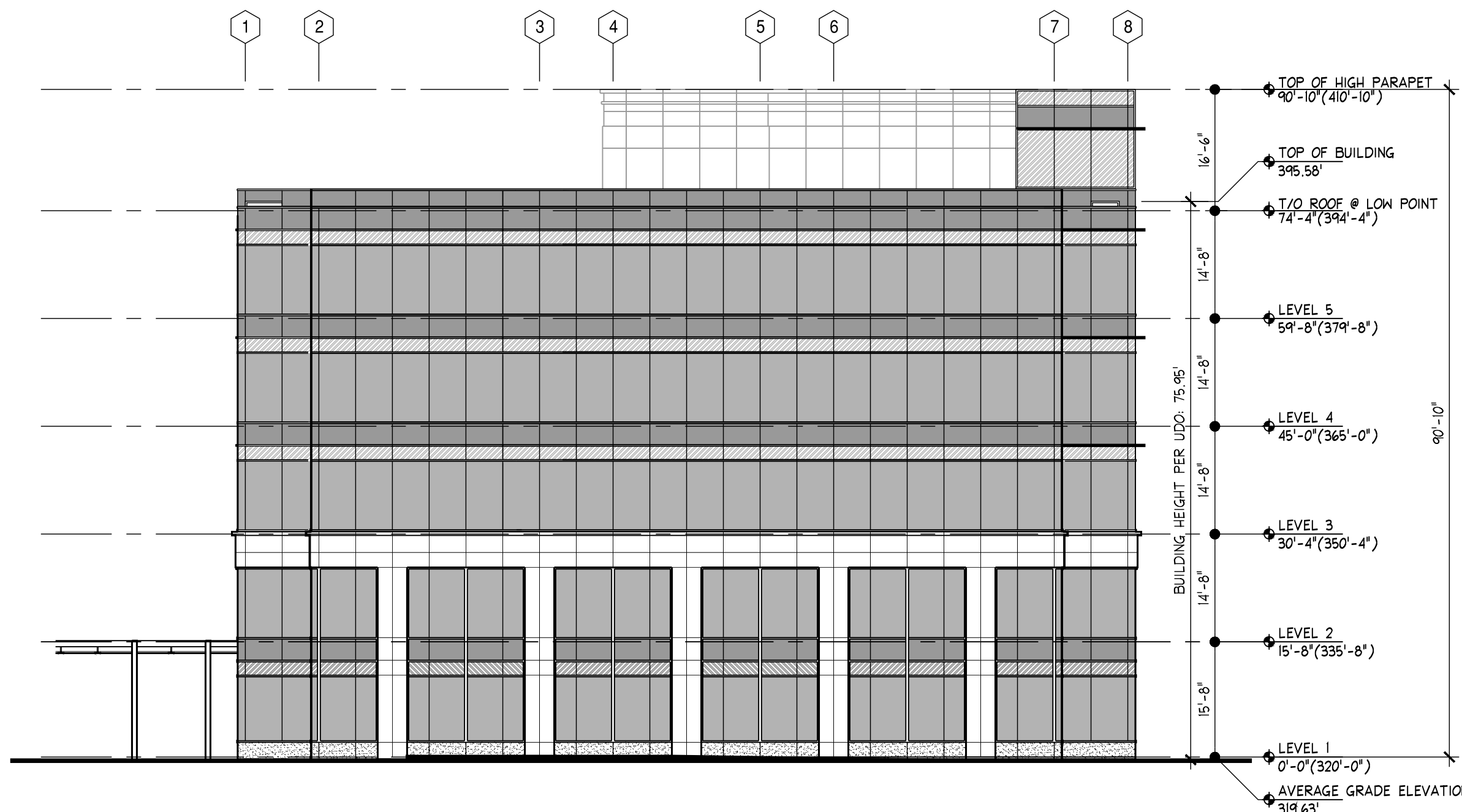
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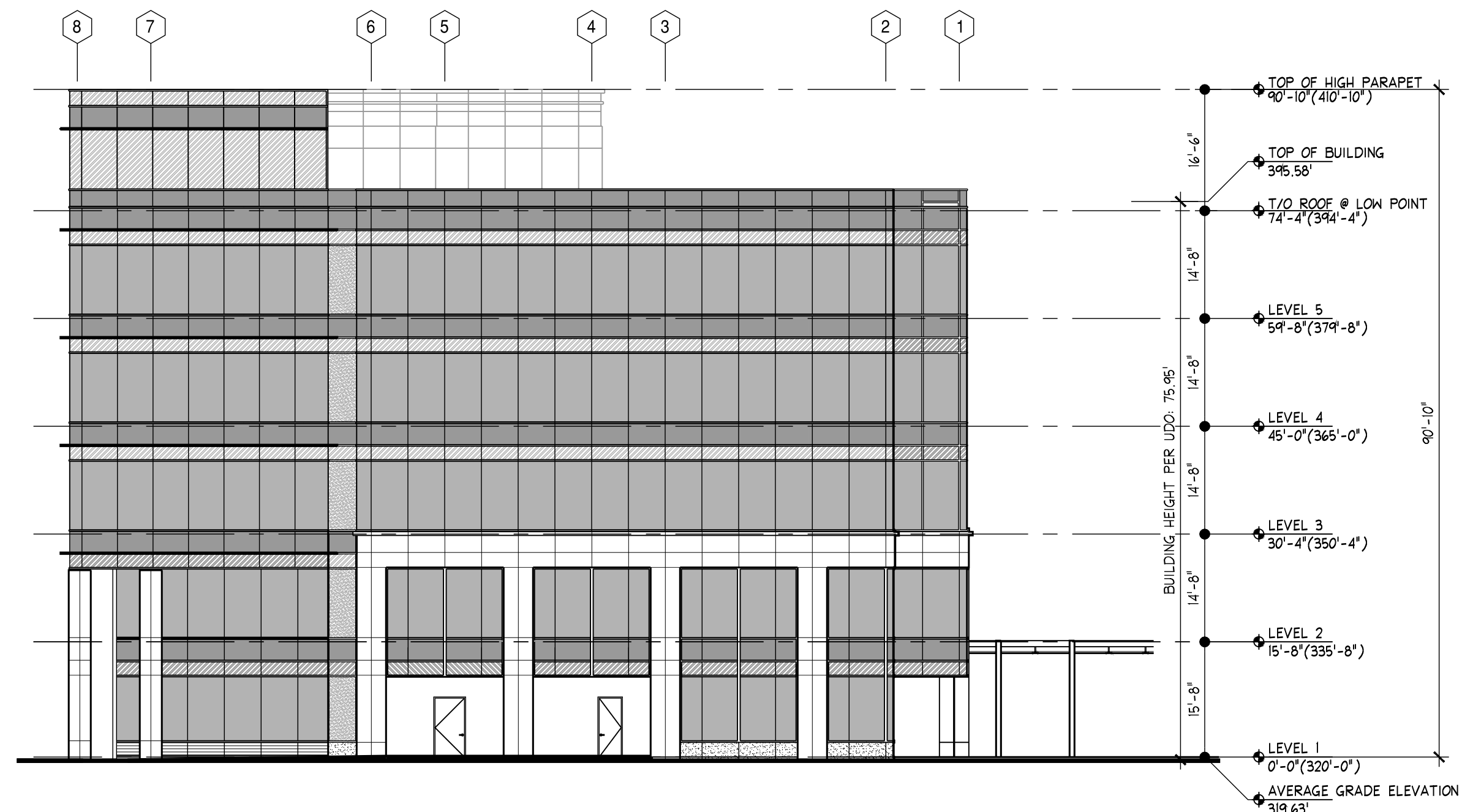
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KEY PLAN



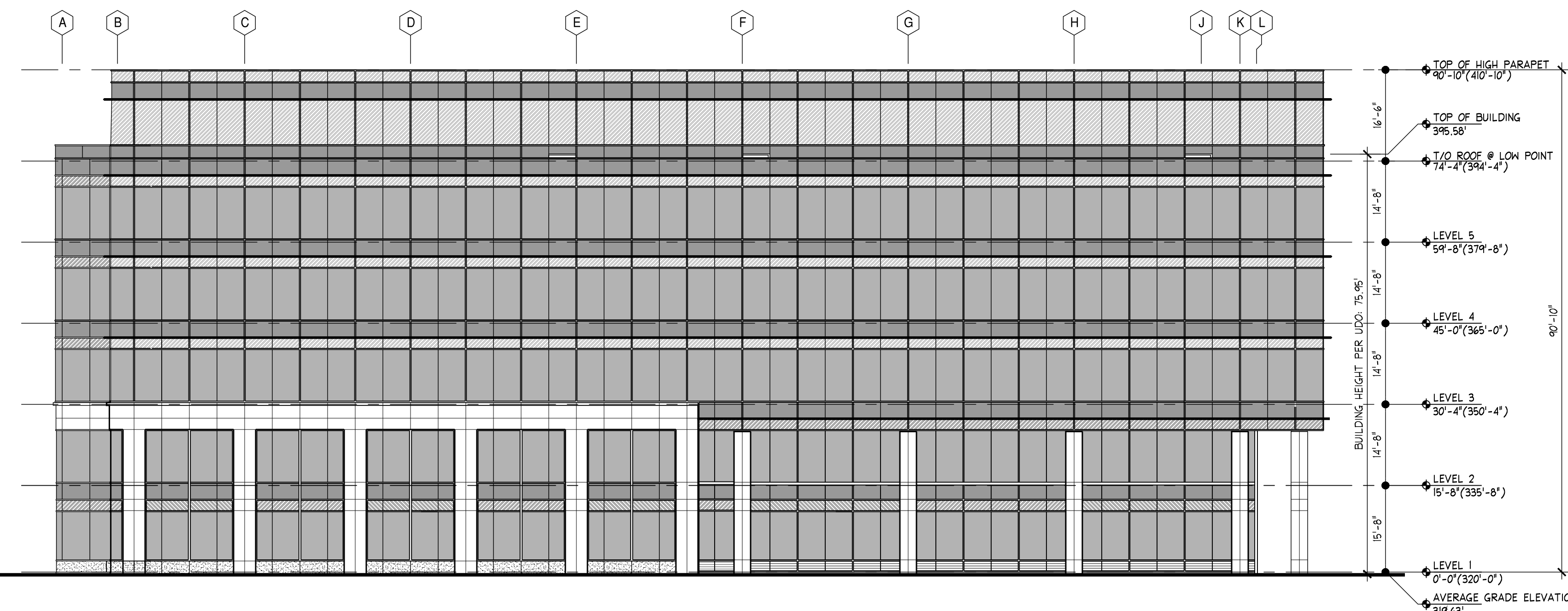
4 WEST ELEVATION
Scale: 1/16"=1'-0"



3 EAST ELEVATION
Scale: 1/16"=1'-0"



2 NORTH ELEVATION
Scale: 1/16"=1'-0"

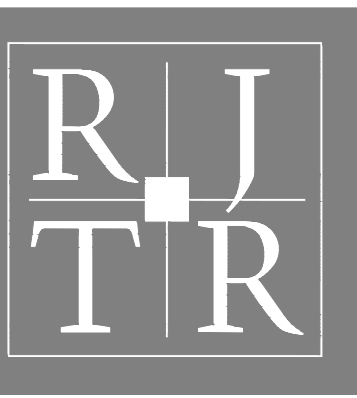


1 SOUTH ELEVATION
Scale: 1/16"=1'-0"

ELEVATION LEGEND:			
KEY	SYMBOL	MANUFACTURER	DESCRIPTION
A	[Symbol]	VIRACON VRE 1-38	VISION GLASS
B	[Symbol]	VIRACON VP1-22	VISION GLASS
C	[Symbol]	VIRACON VRE 1-38 #2 HS/HS W/ V933 #4	V933-WARM GRAY VIRASPAN #4
D	[Symbol]	VIRACON VP1-22 #2 HS/HS W/V908 #4	V908-GRAY VIRASPAN #4
E	[Symbol]	VIRACON VE 1-2M	CLEAR
F	[Symbol]	GLAZED IN PRE-FINISHED COMPOSITE ALUMINUM PANEL TO MATCH CURTAINWALL SYSTEM	

FACADE TRANSPARENCY:		
SOUTH (PARKLAKE AVE.) ELEVATION SEC. 3.2.5 F AND 1.5.9		
LEVEL	REQUIRED	PROVIDED
LEVEL 1	33%	45%
LEVEL 2	20%	51%
LEVEL 3	20%	64%
LEVEL 4	20%	64%
LEVEL 5	20%	64%

NOTE: USE ABOVE 75'-0" IS A MECHANICAL PENTHOUSE AND MECHANICAL ENCLOSURE HOLDING PUMPS, ENERGY RECOVERY UNIT AND COOLING TOWERS.



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ENLARGED BUILDING ELEVATIONS

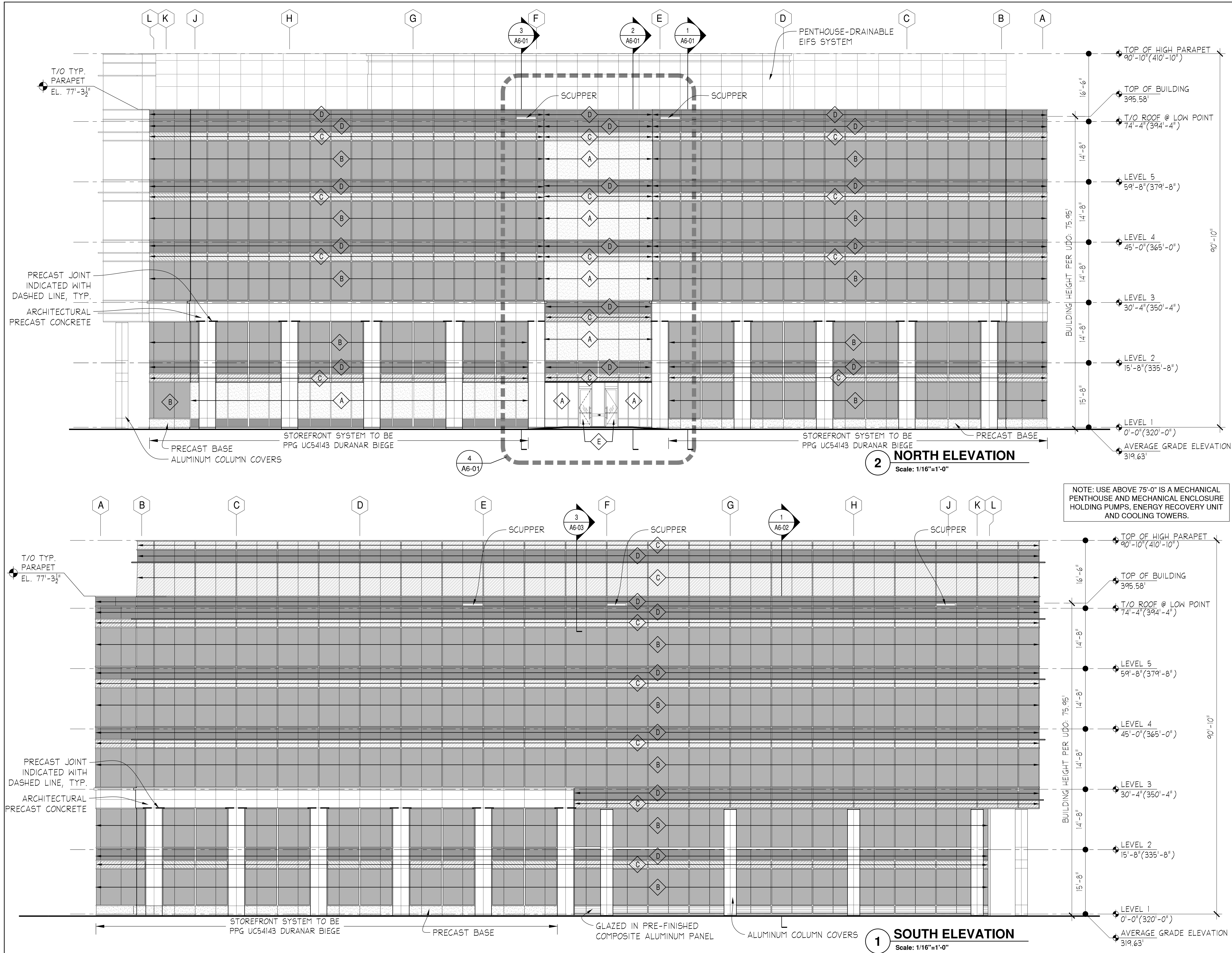
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2 NORTH ELEVATION

Scale: 1/16"=1'-0"

1 SOUTH ELEVATION

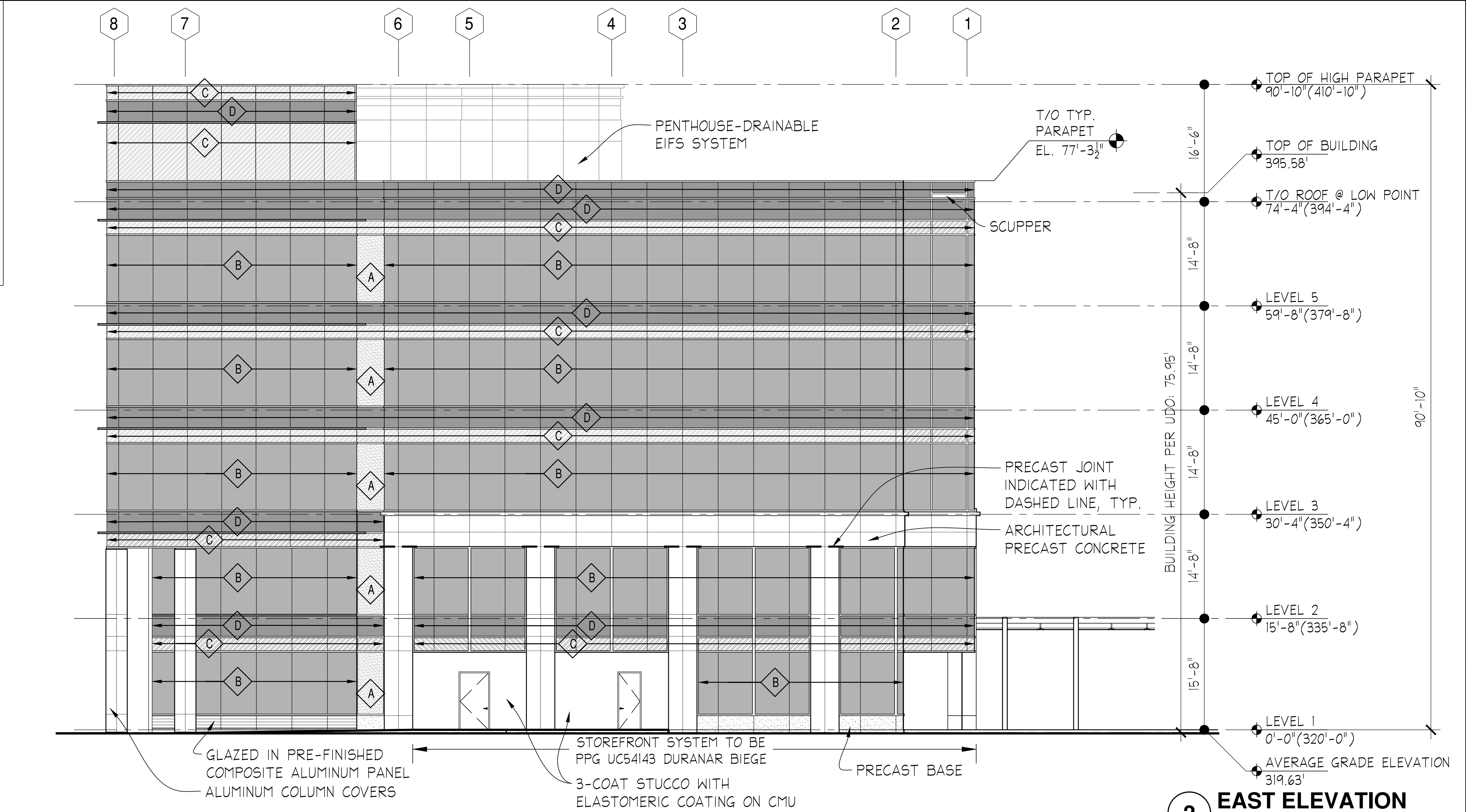
Scale: 1/16"=1'-0"

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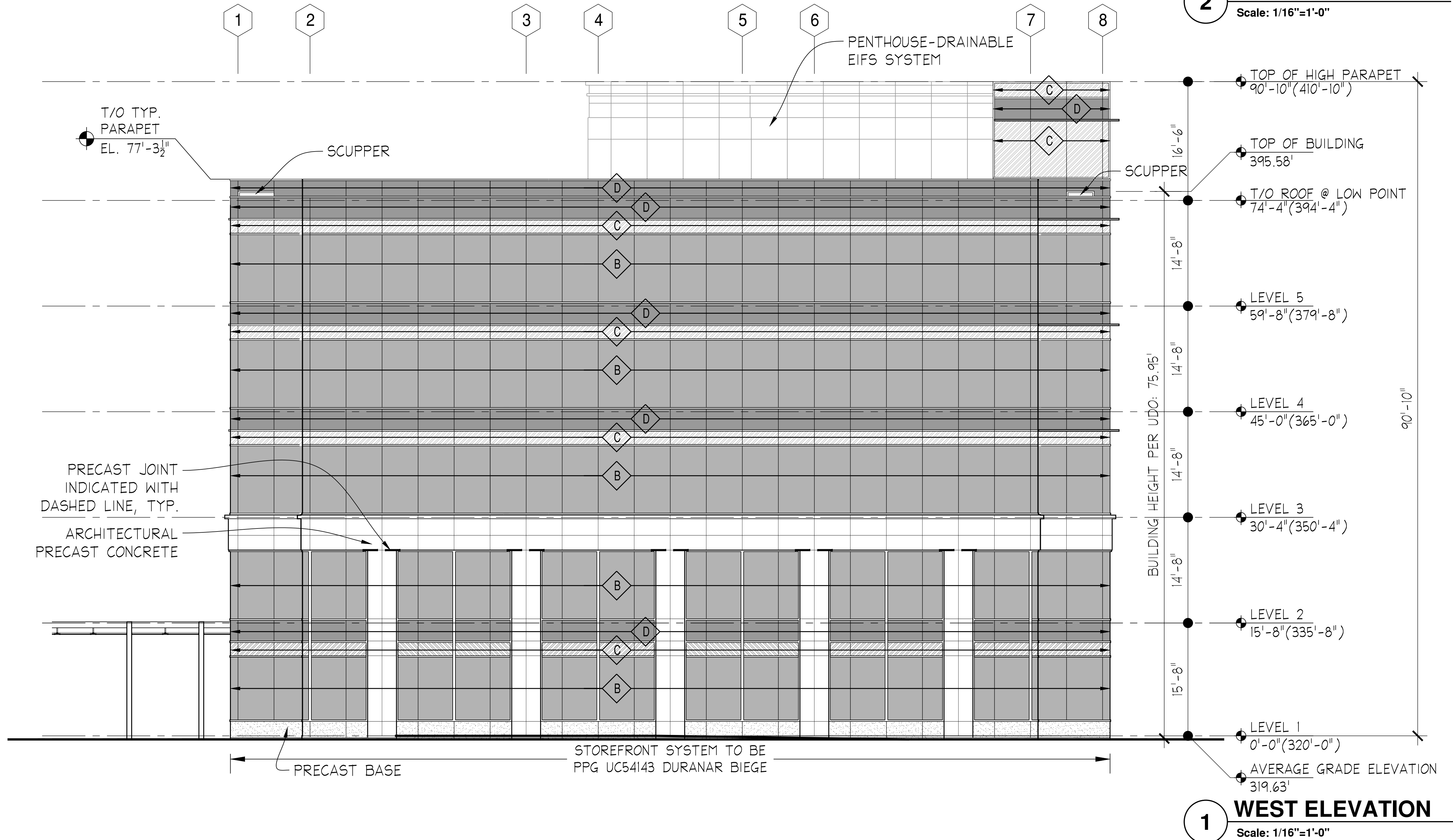
ELEVATION LEGEND:

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B		VIRACON VP1-22	VISION GLASS
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E		VIRACON VE 1-2M	CLEAR
F		GLAZED IN PRE-FINISHED COMPOSITE ALUMINUM PANEL TO MATCH CURTAINWALL SYSTEM	

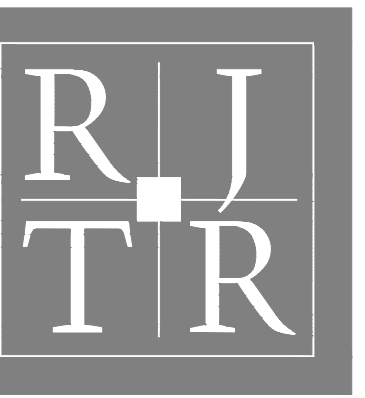
NOTE: USE ABOVE 75'-0" IS A MECHANICAL PENTHOUSE AND MECHANICAL ENCLOSURE HOLDING PUMPS, ENERGY RECOVERY UNIT AND COOLING TOWERS.



2 EAST ELEVATION
Scale: 1/16"=1'-0"



1 WEST ELEVATION
Scale: 1/16"=1'-0"



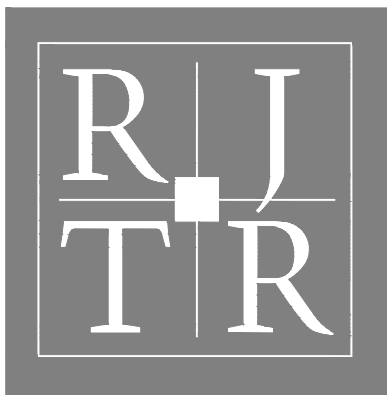
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ENLARGED BUILDING ELEVATIONS
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COMMISSION NO: 16-015.00
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12/14/2018	DESIGN DEVELOPMENT
01/11/2019	CD PROGRESS SET
01/15/2019	ADMINISTRATIVE SITE PLAN RESUBMITTAL

BUILDING SECTION

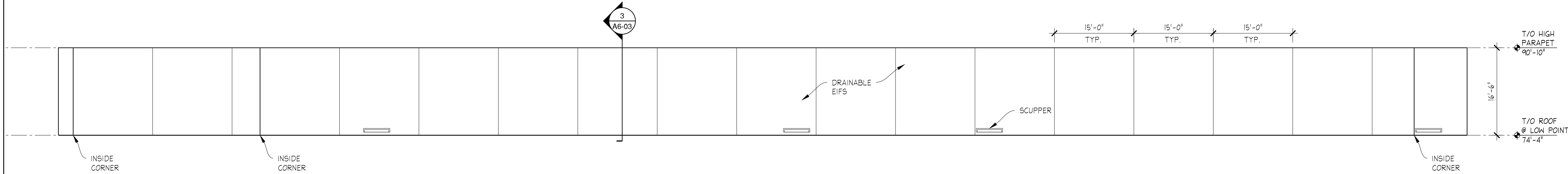
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RALEIGH, NORTH CAROLINA 27612

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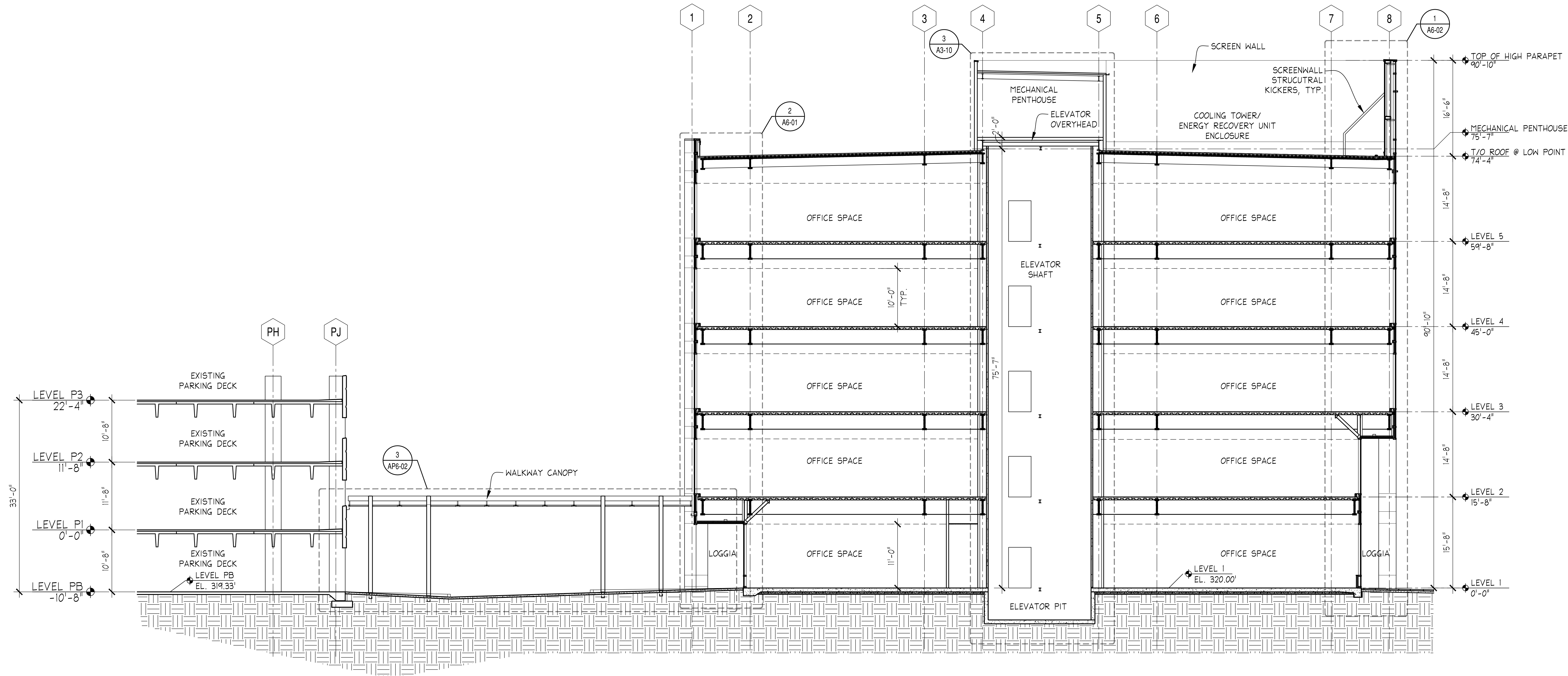
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2 SCREEN WALL @ ROOF - UNFOLDED ELEVATION
Scale: 1/8" = 1'-0"



1 BUILDING SECTION
Scale: 1/8" = 1'-0"

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