

Administrative Site Review Application (for UDO Districts only)

(SR-91-18)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 570159 Assigned Project Coordinator <i>NaTasha Stegall</i> Assigned Team Leader
Has your project previously been through the <i>Due Diligence or Sketch Plan Review</i> process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 3020 Highwoods Blvd.		
Zoning District OP-3	Overlay District (if applicable) <small>NCOD-New Bern Edenton Overlay</small>	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Office		
Property Address(es) 3020 Highwoods Blvd.		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1715746030	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Duplex <input type="checkbox"/> Other: If other, please describe: _____		
<input type="checkbox"/> Elderly Facilities <input type="checkbox"/> School <input type="checkbox"/> Religious Institutions		
<input type="checkbox"/> Hospitals <input type="checkbox"/> Shopping Center <input type="checkbox"/> Residential Condo		
<input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Banks <input type="checkbox"/> Retail		
<input checked="" type="checkbox"/> Office <input type="checkbox"/> Industrial Building <input type="checkbox"/> Cottage Court		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing office building and construction of new office building. Tree Conservation dedication, Renovations to existing parking, landscaping, solid waste, fire access, etc. lot to meet UDO regulations.	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/OWNER	Company Debnam Properties, LLC	Name (s) Carey Dean Debnam
	Address 2912 Highwoods Blvd, Suite 100	
	Phone	Email
CONSULTANT (Contact Person for Plans)	Company John A. Edwards & Company	Name (s) Jason Meadows
	Address 333 Wade Ave	
	Phone 919.828.4428	Email jason@jaeco.com

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) OP-3	Proposed building use(s) Office
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 25,326 SF
Overlay District	Proposed Building(s) sq. ft. gross 96,706
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 4.1496 ac.	Total sq. ft. gross (existing & proposed) 96,706
Off street parking: Required 173 Provided 181	Proposed height of building(s) 50' Max.
COA (Certificate of Appropriateness) case #	# of stories 3
BOA (Board of Adjustment) case # A-	Celling height of 1 st Floor 18'
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface, 99,258 SF acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 96,706 SF acres/square feet	If Yes, please provide: Alluvial Soils Flood Study FEMA Map Panel #
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FOR RESIDENTIAL DEVELOPMENTS


1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate Jason G. Meadows, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

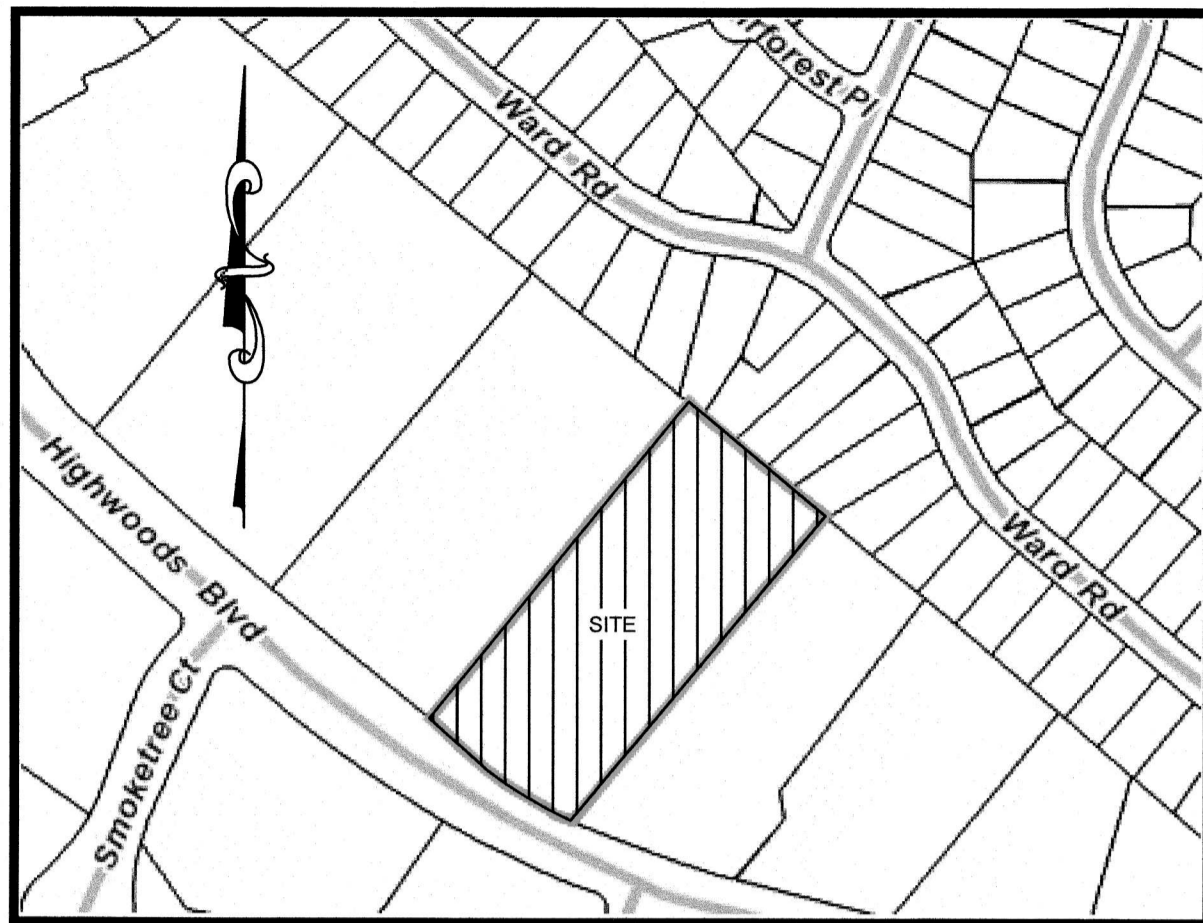
Signed  Date 9/20/18

Printed Name Carey Dean Debnam (Manager) Debnam Properties

Signed _____ Date _____

Printed Name _____

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>		✓		
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-	
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			



VICINITY MAP
NOT TO SCALE

3020 HIGHWOODS BLVD.

ADMINISTRATIVE SITE REVIEW

SR-91-18

TRANS. #570159

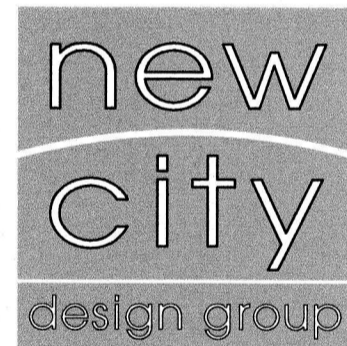
RALEIGH, NORTH CAROLINA

JANUARY, 2019

OWNER:

DEBNAM PROPERTIES LLC
2912 HIGHWOODS BLVD
SUITE 100
RALEIGH, NC 27604

ARCHITECT:



NEW CITY DESIGN GROUP
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

LANDSCAPE ARCHITECT:



SITE COLLABORATIVE
727 WEST HARGETT ST. - SUITE 101
RALEIGH, NC 27603
919.805.3586

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
NC LICENSE F-0289
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAECO.COM

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

PROPOSED PROJECT WILL REDUCE IMPERVIOUS COVERAGE AND IS THEREFORE EXEMPT FROM STORMWATER CONTROLS IN ACCORDANCE WITH UDO ARTICLE 9.2.

SOLID WASTE INSPECTIONS STATEMENT DEVELOPER IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. PRIVATE SERVICE TO BE PROVIDED.

FEE-IN-LIEU REQUEST

THE PROJECT IS REQUESTING TO PAY FEE-IN-LIEU FOR 6' SIDEWALK ALONG HIGHWOODS BLVD.

SITE DATA	
PROPERTY OWNER:	DEBNAM PROPERTIES LLC 2912 HIGHWOODS BLVD. SUITE 100 RALEIGH, NC 27604
SITE ADDRESS:	3020 HIGHWOODS BLVD.
WAKE COUNTY PIN #:	1715746030
ZONING DISTRICT:	OP-3
OVERLAY DISTRICT:	N/A
GROSS SITE ACREAGE:	180,756 S.F. (4.1496 AC.)
AREA OF R.O.W. DEDICATION:	474 S.F. (0.0109 AC.)
NET SITE ACREAGE:	180,282 S.F. (4.1387 AC.)
EXISTING USE:	OFFICE
PROPOSED USE:	OFFICE
EXISTING BUILDING AREA:	25,326 SF (1,996 SF TO REMAIN AFTER DEMO)
PROPOSED BUILDING ADDITION AREA:	68,725 SF
PROPOSED TOTAL BUILDING AREA:	70,721 SF
MAX BUILDING HEIGHT:	50' max
REQUIRED OUTDOOR AMENITY AREA:	18,058 S.F. (10%)
PROPOSED OUTDOOR AMENITY AREA:	18,058 S.F. (10%)
EXISTING IMPERVIOUS AREA:	99,258 S.F. (2,2787 AC.)
PROPOSED IMPERVIOUS AREA:	98,656 S.F. (2,2648 AC.)
REQUIRED SETBACKS:	FROM STREET: 5' BUILDING / 10' PARKING SIDE: 0' OR 6' BUILDING / 0' OR 3' PARKING REAR: 0' OR 6' BUILDING / 0' OR 3' PARKING
REQUIRED PARKING:	TOTAL SPACES REQUIRED = 177 SPACES (70,721 S.F. OFFICE @ 1/400 = 177) ACCESSIBLE PARKING = 5 SPACES + 1 VAN SHORT-TERM BICYCLE PARKING 1 SPACE PER 10,000 SF = 7 SPACES LONG-TERM BICYCLE PARKING 1 SPACE PER 5,000 SF = 14 SPACES
PROPOSED PARKING:	178 PARKING SPACES (INCLUDES 5 ACCESSIBLE PARKING SPACES + 1 VAN ACCESSIBLE) SHORT TERM BICYCLE PARKING = 8 SPACES LONG TERM BICYCLE PARKING = 14 SPACES

SHEET INDEX

- C-1.0 EXISTING CONDITIONS PLAN
- C-1.1 DEMOLITION PLAN
- C-2 SITE PLAN
- C-3 ADA ROUTE, GARBAGE & FIRE APPARATUS PLAN
- C-4 UTILITY PLAN
- C-5 GRADING & STORMWATER PLAN
- L100 TREE CONSERVATION AREA PLAN
- L101 TREE CONSERVATION AREA CALCULATIONS
- L200 PLANTING PLAN, NOTES & DETAILS
- L201 PLANTING DETAILS
- A101 DEMOLITION PLAN
- A114 ROOF PLAN
- A201 BUILDING ELEVATIONS
- A202 BUILDING ELEVATIONS



When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Transaction Number	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader	
<input type="checkbox"/> Townhouse			

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name: 3020 Highwoods Blvd.

Zoning District: OP-3 Overlay District (if applicable): ACCO-New Ben Eden Overlay Inside City Limits? Yes No

Proposed Use: Office

Property Address(es): 3020 Highwoods Blvd. Major Street Locator:

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 1715746030 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo Schools Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: if other, please describe: _____

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Demolition of existing office building and construction of new office building. Tree Conservation dedication, Renovations to existing parking, landscaping, solid waste, fire access, etc. lot to meet UDO regulations.

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Company: Debnam Properties, LLC Name(s): Carey Dean Debnam
Address: 2912 Highwoods Blvd, Suite 100
Phone: Email: Fax:

CONSULTANT (Contact Person for Plans)

Company: John A. Edwards & Company Name(s): Jason Meadows
Address: 333 Wade Ave
Phone: 919.828.4428 Email: jason@jaeco.com Fax: 919.828.4711

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Off street parking: Required 177	Provided 178	Proposed height of building(s) 50' Max.	
COA (Certificate of Appropriateness) case #		# of stories 3	
BDA (Board of Adjustment) case # A-		Ceiling height of 1 st Floor 18'	
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Stormwater Information			
Existing Impervious Surface	99,258 SF acres/square feet	Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	98,656 SF acres/square feet	If Yes, please provide:	
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Alluvial Soils	Flood Study
		FEMA Map Panel #	

FOR RESIDENTIAL DEVELOPMENTS			
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I hereby designate **Jason G. Meadows, P.E.** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed: *Jason G. Meadows* Date: 11/15/18

Printed Name: *Carey Dean Debnam (Manager) Debnam Properties*

Signed: _____ Date: _____

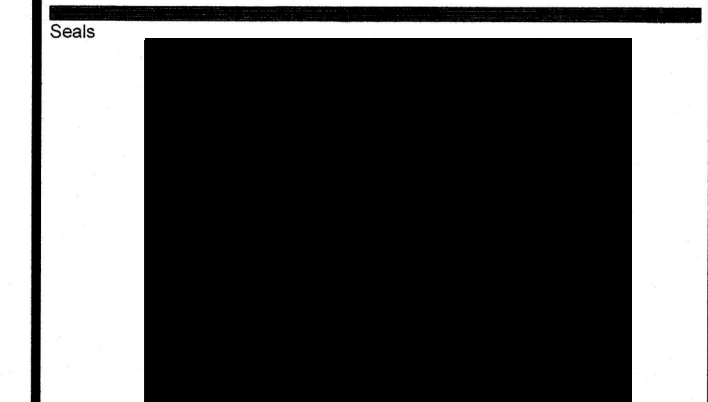
Printed Name: _____



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and Land Surveyors

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Project
3020 HIGHWOODS BOULEVARD

Client
NEW CITY DESIGN
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

Revisions

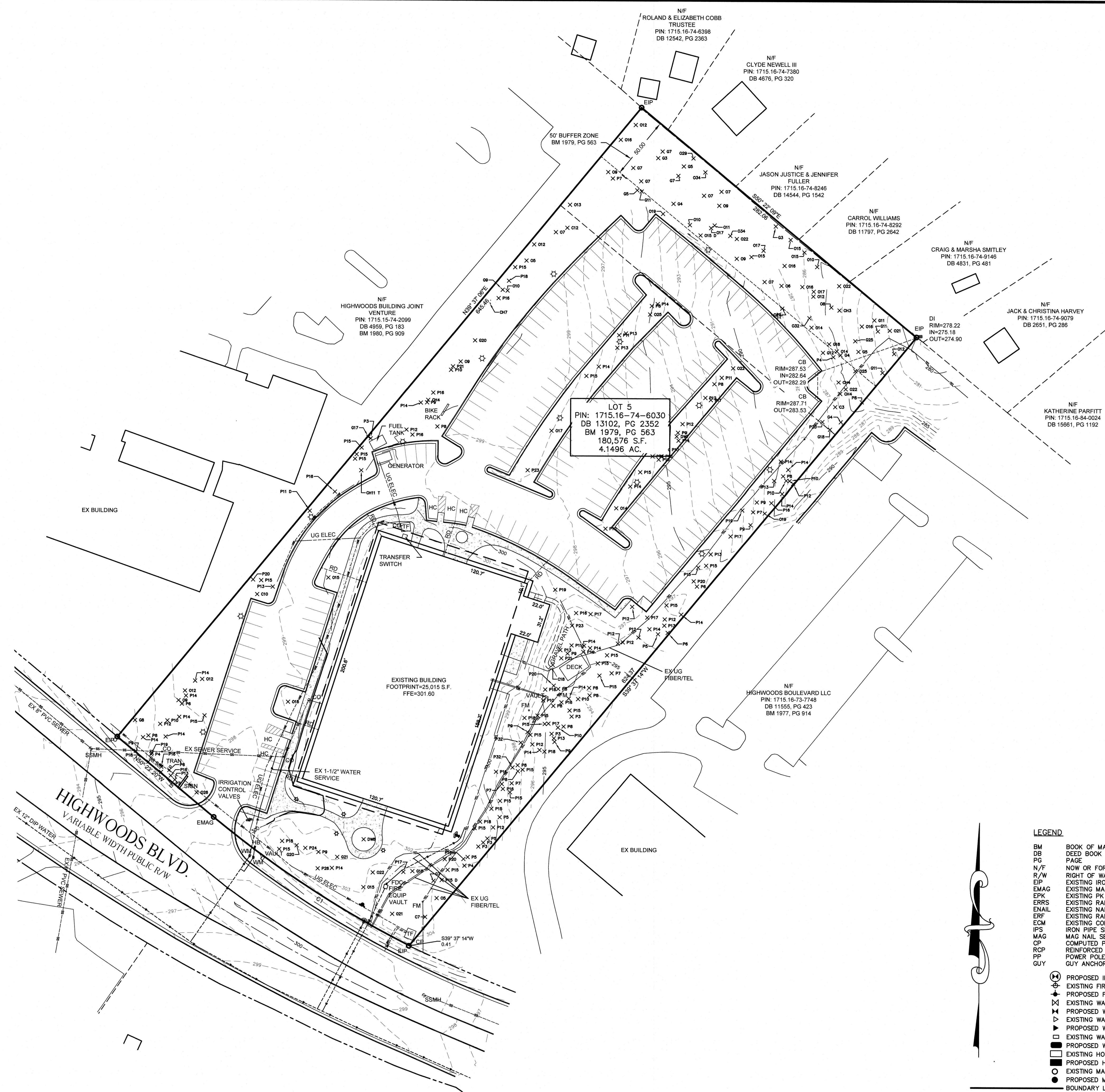
Number	Description	Date

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

Drawing Title
EXISTING CONDITIONS PLAN

JAECO # 951-10
Drawn By CJZB
Checked By JRC
Date Issued 9/18/18

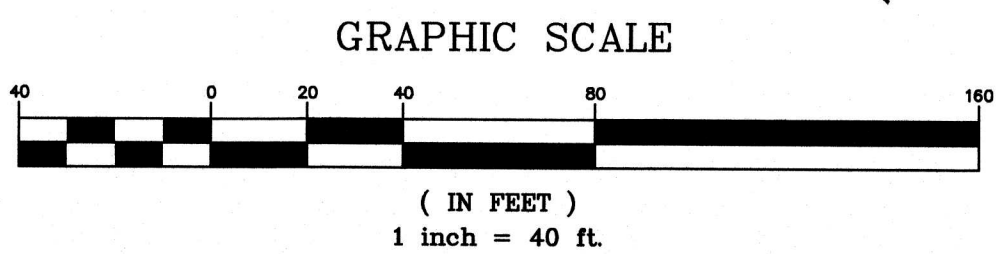
C-1.0



TREE LEGEND

ABBREVIATION	TREE TYPE
P	PINE
C	CEDAR
O	OAK
CH	CHERRY
G	SWEETGUM
DW	DOGWOOD

TREE SIZES LISTED IN INCHES AFTER ABBREVIATION, A "D" AFTER THE ABBREVIATION DENOTES DOUBLE TRUNK, A "T" AFTER THE ABBREVIATION DENOTE TRIPLE TRUNK & A "Q" AFTER THE ABBREVIATION DENOTE A QUADRUPLE TRUNK



- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - EMAG EXISTING MAG NAIL
 - EPK EXISTING PK NAIL
 - ERRS EXISTING RAILROAD SPIKE
 - ENAIL EXISTING NAIL FOUND
 - ERF EXISTING RAIL FOUND
 - ECM EXISTING CONCRETE MONUMENT
 - IPI S IRON PIPE SET
 - MAG MAG NAIL
 - CP COMPUTED POINT
 - RCP REINFORCED CONCRETE STORM PIPE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - (X) PROPOSED INSERTION VALVE
 - (H) EXISTING FIRE HYDRANT
 - (F) PROPOSED FIRE HYDRANT
 - (V) EXISTING WATER VALVE
 - (WV) PROPOSED WATER VALVE
 - (R) EXISTING WATER REDUCER
 - (RV) PROPOSED WATER REDUCER
 - (M) EXISTING WATER METER
 - (MW) PROPOSED WATER METER
 - (H) EXISTING HOT BOX
 - (HB) PROPOSED HOT BOX
 - (M) EXISTING MANHOLE
 - (O) PROPOSED MANHOLE
 - (B) BOUNDARY LINE
 - (---) RIGHT OF WAY LINE
 - (---) LINES NOT SURVEYED
 - (---) EASEMENT LINES
 - (---) OVERHEAD ELECTRICAL LINES
 - (---) EXISTING WATER LINE
 - (---) PROPOSED WATER LINE
 - (---) EXISTING SANITARY SEWER LINE
 - (---) PROPOSED SANITARY SEWER LINE
 - (---) EXISTING STORM DRAINAGE LINE
 - (---) PROPOSED STORM DRAINAGE LINE

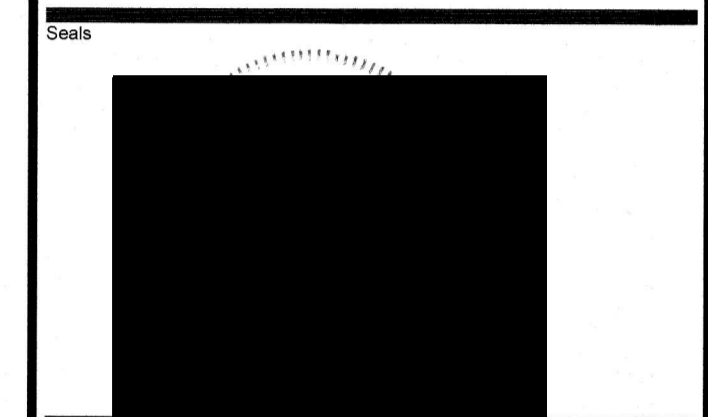
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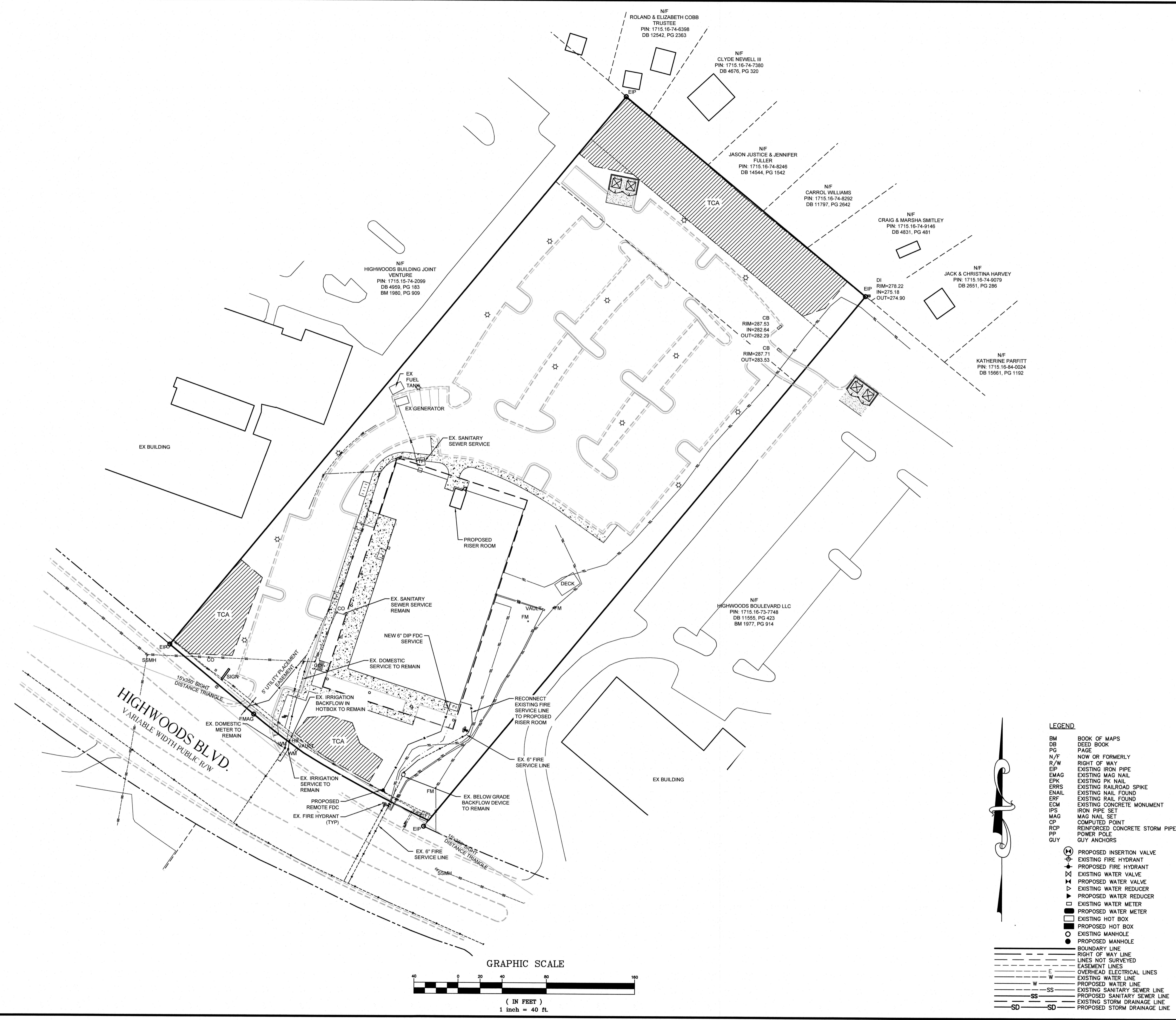
Number	Description	Date

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UTILITY PLAN

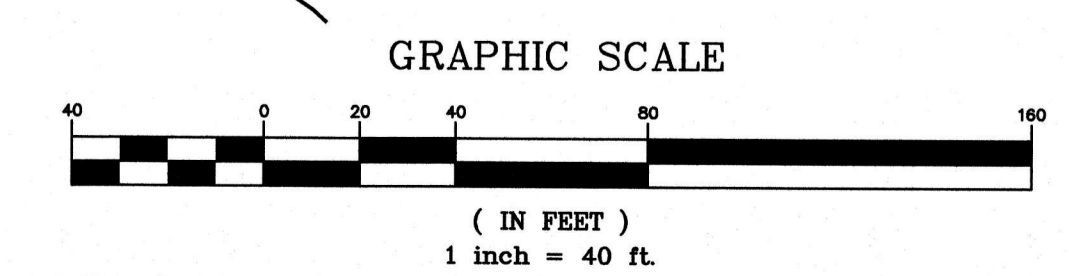
JAECO # 951-10
Drawn By CZB
Checked By JRC
Date Issued 9/18/18

C-4



LEGEND

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- EXISTING WATER LINE
- PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAINAGE LINE
- PROPOSED STORM DRAINAGE LINE



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LEGEND	
SYMBOL	DESCRIPTION
	Critical Root Zones of trees with 70% outside of Tree Conservation Areas (NOT counted in TCA calculations)
	Critical Root Zones of trees with at least 70% inside of Tree Conservation Areas (counted in TCA calculations)

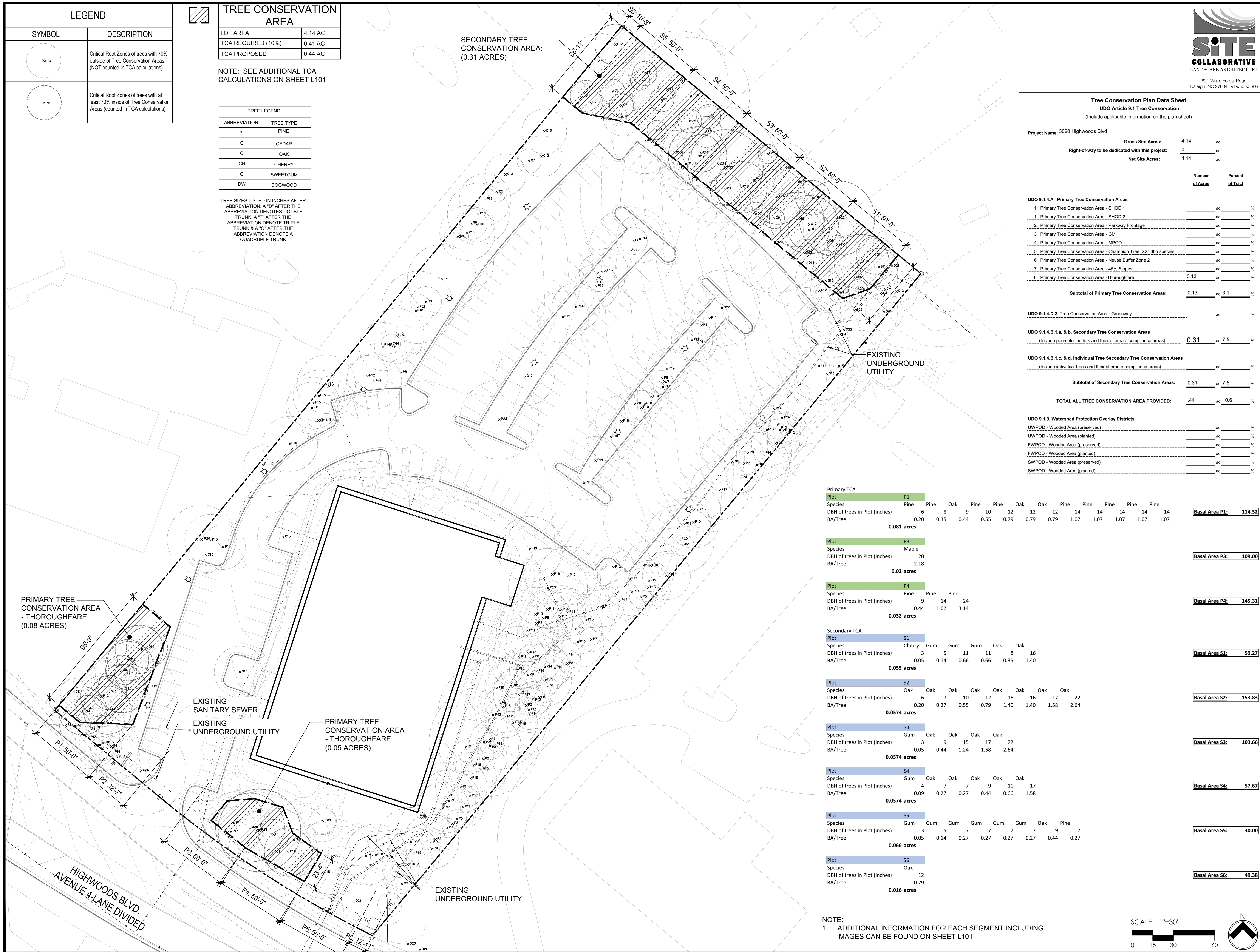
TREE CONSERVATION AREA	
LOT AREA	4.14 AC
TCA REQUIRED (10%)	0.41 AC
TCA PROPOSED	0.44 AC

NOTE: SEE ADDITIONAL TCA CALCULATIONS ON SHEET L101

TREE LEGEND	
ABBREVIATION	TREE TYPE
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G	SWEETGUM
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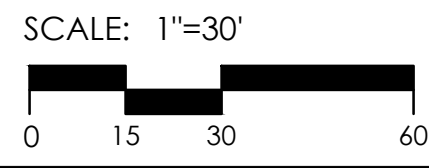
SECONDARY TREE CONSERVATION AREA: (0.31 ACRES)



Tree Conservation Plan Data Sheet			
UDO Article 9.1 Tree Conservation			
(Include applicable information on the plan sheet)			
Project Name: 3020 Highwoods Blvd		Gross Site Acres:	4.14 ac
		Right-of-way to be dedicated with this project:	0 ac
		Net Site Acres:	4.14 ac
		Number of Acres	Percent of Tract
UDO 9.1.4.A. Primary Tree Conservation Areas			
1. Primary Tree Conservation Area - SHOD 1			
2. Primary Tree Conservation Area - SHOD 2			
3. Primary Tree Conservation Area - Parkway Frontage			
4. Primary Tree Conservation Area - CM			
5. Primary Tree Conservation Area - MPOD			
6. Primary Tree Conservation Area - Champion Tree XX" dbh species			
7. Primary Tree Conservation Area - Neuse Buffer Zone 2			
8. Primary Tree Conservation Area - Thoroughfare	0.13		
Subtotal of Primary Tree Conservation Areas:	0.13	ac	3.1 %
UDO 9.1.4.D.2 Tree Conservation Area - Greenway			
UDO 9.1.4.B.1.a. & b. Secondary Tree Conservation Areas			
(Include perimeter buffers and their alternate compliance areas)	0.31	ac	7.5 %
UDO 9.1.4.B.1.c. & d. Individual Tree Secondary Tree Conservation Areas			
(Include individual trees and their alternate compliance areas)			
Subtotal of Secondary Tree Conservation Areas:	0.31	ac	7.5 %
TOTAL ALL TREE CONSERVATION AREA PROVIDED:	0.44	ac	10.6 %
UDO 9.1.9. Watershed Protection Overlay Districts			
LWPOD - Wooded Area (preserved)			
LWPOD - Wooded Area (planted)			
FWPOD - Wooded Area (preserved)			
FWPOD - Wooded Area (planted)			
SWPOD - Wooded Area (preserved)			
SWPOD - Wooded Area (planted)			

Primary TCA														
Plot P1														
Species	Pine	Pine	Oak	Pine	Pine	Oak	Oak	Pine	Pine	Pine	Pine	Pine	Pine	
DBH of trees in Plot (inches)	6	8	9	10	12	12	12	14	14	14	14	14	14	14
BA/Tree	0.20	0.35	0.44	0.55	0.79	0.79	0.79	1.07	1.07	1.07	1.07	1.07	1.07	1.07
	0.081 acres													
Basal Area P1: 114.32														
Plot P3														
Species	Maple													
DBH of trees in Plot (inches)	20													
BA/Tree	2.18													
	0.02 acres													
Basal Area P3: 109.00														
Plot P4														
Species	Pine	Pine	Pine											
DBH of trees in Plot (inches)	9	14	24											
BA/Tree	0.44	1.07	3.14											
	0.032 acres													
Basal Area P4: 145.31														
Secondary TCA														
Plot S1														
Species	Cherry	Gum	Gum	Gum	Oak	Oak								
DBH of trees in Plot (inches)	3	5	11	11	8	16								
BA/Tree	0.05	0.14	0.66	0.66	0.35	1.40								
	0.055 acres													
Basal Area S1: 59.27														
Plot S2														
Species	Oak	Oak	Oak	Oak	Oak	Oak	Oak	Oak						
DBH of trees in Plot (inches)	6	7	10	12	16	16	17	22						
BA/Tree	0.20	0.27	0.55	0.79	1.40	1.40	1.58	2.64						
	0.0574 acres													
Basal Area S2: 153.83														
Plot S3														
Species	Gum	Oak	Oak	Oak	Oak									
DBH of trees in Plot (inches)	3	9	15	17	22									
BA/Tree	0.05	0.44	1.24	1.58	2.64									
	0.0574 acres													
Basal Area S3: 103.66														
Plot S4														
Species	Gum	Oak	Oak	Oak	Oak	Oak								
DBH of trees in Plot (inches)	4	7	7	9	11	17								
BA/Tree	0.09	0.27	0.27	0.44	0.66	1.58								
	0.0574 acres													
Basal Area S4: 57.67														
Plot S5														
Species	Gum	Gum	Gum	Gum	Gum	Oak	Pine							
DBH of trees in Plot (inches)	3	5	7	7	7	7	9	7						
BA/Tree	0.05	0.14	0.27	0.27	0.27	0.27	0.44	0.27						
	0.066 acres													
Basal Area S5: 30.00														
Plot S6														
Species	Oak													
DBH of trees in Plot (inches)	12													
BA/Tree	0.79													
	0.016 acres													
Basal Area S6: 49.38														

NOTE: 1. ADDITIONAL INFORMATION FOR EACH SEGMENT INCLUDING IMAGES CAN BE FOUND ON SHEET L101

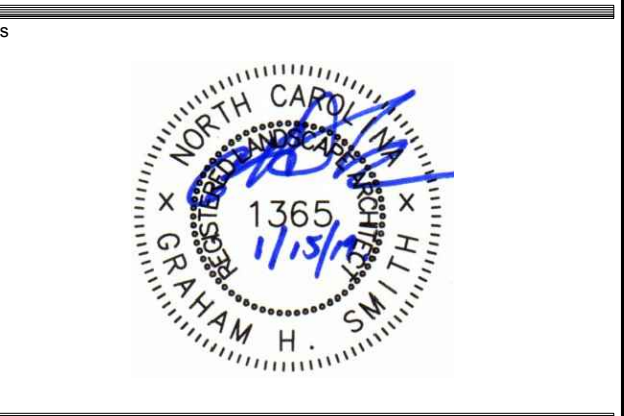


821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

JOHN A. EDWARDS & COMPANY
Consulting Engineers
and Land Surveyors

NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

www.jaeco.com



3020 HIGHWOODS BOULEVARD

NEW CITY DESIGN
1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
FAX 919.831.9737

LEGEND	
BM	BOOK OF MAPS
DB	DEED BOOK
PC	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CS	COTTEN SPINDLE
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
HB	HOT BOX
ST	STORM
GW	GUY ANCHOR
CB	STORM CATCH BASIN
WV	WATER VALVE
DI	DROP INLET
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
GM	GAS METER
TP	TELEPHONE PEDESTAL
FH	FIRE HYDRANT
PP	POWER POLE
EMH	ELECTRIC MANHOLE
STMH	STORM MANHOLE
---	DENOTES CONCRETE
XXX	DENOTES ADDRESS
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
---	EASEMENT LINE

Revisions		
Number	Description	Date
#1	ASR Resubmittal	11.08.18
#2	ASR Resubmittal	01.15.19

REF #

Drawing Scale 1"=30'

Drawn By JEA

Checked By GHS

Date Issued 09/18/2018

L100

Not For Construction

REVISION SCHEDULE

REVISION DATE	REVISION NUMBER	REVISION DESCRIPTION
02.05.19 A	1	C.O.R Review 2 Comments

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Workplace Options Operations Building
3020 Highwoods Blvd.
Raleigh, NC 27604
SITE PLAN SUBMITTAL

PROJECT NUMBER 7828

SHEET TITLE
Exterior Elevations

SHEET NUMBER

A201

Transparency Calculations:

South Elevation - Highwoods Blvd.

GROUND LEVEL SURFACE AREA:	2,208 SF
AREA OF RED'D WINDOWS & DOORS (33%):	729 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED:	1,234 SF (56%)
AREA OF RED'D WINDOWS & DOORS WITHIN 3'-0" - 8'-0" (50% OF RED'D WINDOW/DOOR AREA):	365 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED:	514 SF (71%)
SECOND LEVEL SURFACE AREA:	1,988 SF
AREA OF RED'D WINDOWS & DOORS (20%):	394 SF
ACTUAL AREA OF TRANSPARENCY:	1,039 SF (52%)
THIRD LEVEL SURFACE AREA:	2,215 SF
AREA OF RED'D WINDOWS & DOORS (20%):	443 SF
ACTUAL AREA OF TRANSPARENCY PROVIDED:	1,039 SF (47%)

West Elevation - Highwoods Blvd. (Entry Elevation)

GROUND LEVEL SURFACE AREA:	3,257 SF
AREA OF RED'D WINDOWS & DOORS (33%):	1,074 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 0'-0" - 12'-0" PROVIDED:	1,928 SF (59%)
AREA OF RED'D WINDOWS & DOORS WITHIN 3'-0" - 8'-0" (50% OF RED'D WINDOW/DOOR AREA):	537 SF
ACTUAL AREA OF TRANSPARENCY WITHIN 3'-0" - 8'-0" PROVIDED:	803 SF (75%)
SECOND LEVEL SURFACE AREA:	3,220 SF
AREA OF RED'D WINDOWS & DOORS (20%):	644 SF
ACTUAL AREA OF TRANSPARENCY PROVIDED:	1,790 SF (56%)
THIRD LEVEL SURFACE AREA:	3,513 SF
AREA OF RED'D WINDOWS & DOORS (20%):	703 SF
ACTUAL AREA OF TRANSPARENCY PROVIDED:	2,006 SF (57%)

Exterior Materials:

Exterior Finish	
M-1	TYPE: METAL PANEL SYSTEM, OR SIM. CENTRIA OR EQ. COLOR: TBD LOCATION: AS SHOWN NOTES:
M-2	TYPE: ALUMINUM PERFORATED METAL PAC-CLAD OR EQ. COLOR: TBD LOCATION: AS SHOWN NOTES:
M-3	TYPE: ALUMINUM PERFORATED METAL PAC-CLAD OR EQ. COLOR: TBD LOCATION: MECHANICAL ROOF SCREEN NOTES:
M-4	TYPE: 6" ALUMINUM STOREFRONT SYSTEM TBD CLEAR ANODIZED ALL EXTERIOR STOREFRONT SYSTEM NOTES:
G-1	TYPE: 1" INSULATED LOW "E" GLAZING PPG OR APPROVED EQ. COLOR: SOLARBAN 90XL - TBD - PROVIDE ALT. 70 W/ GREEN TINT LOCATION: ALL EXTERIOR STOREFRONT GLAZING NOTES:
P	TYPE: 1" INSULATED LOW "E" GLAZING - SPANDREL PPG OR APPROVED EQ. COLOR: SOLARBAN 90XL - TBD - PROVIDE ALT. 70 W/ - PURPLE TINT LOCATION: ALL EXTERIOR STOREFRONT GLAZING NOTES:
O	TYPE: 1" INSULATED LOW "E" GLAZING PPG OR APPROVED EQ. COLOR: SOLARBAN 90XL - TBD - PROVIDE ALT. 70 W/ - WHITE TINT LOCATION: ALL EXTERIOR STOREFRONT GLAZING NOTES:
BRK - 1	TYPE: MASONRY VENEER OR SIM. TBD TBD LOCATION: AS SHOWN NOTES:
S-1	TYPE: STUCCO STO POWERWALL OR EQ. TBD LOCATION: AS SHOWN NOTES:

AVERAGE GRADE CALCULATION

PER SECTION 1.5.7.A.2 (TC-17-16) OF THE UDO, BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF EXCLUDING THE PARAPET.

AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGHEST AND LOWEST ELEVATION ALONG PRE-DEVELOPMENT GRADE OR IMPROVED GRADE (WHICHEVER IS MOST RESTRICTIVE) ALONG EACH BUILDING ELEVATION AND AVERAGING ALL ELEVATIONS.

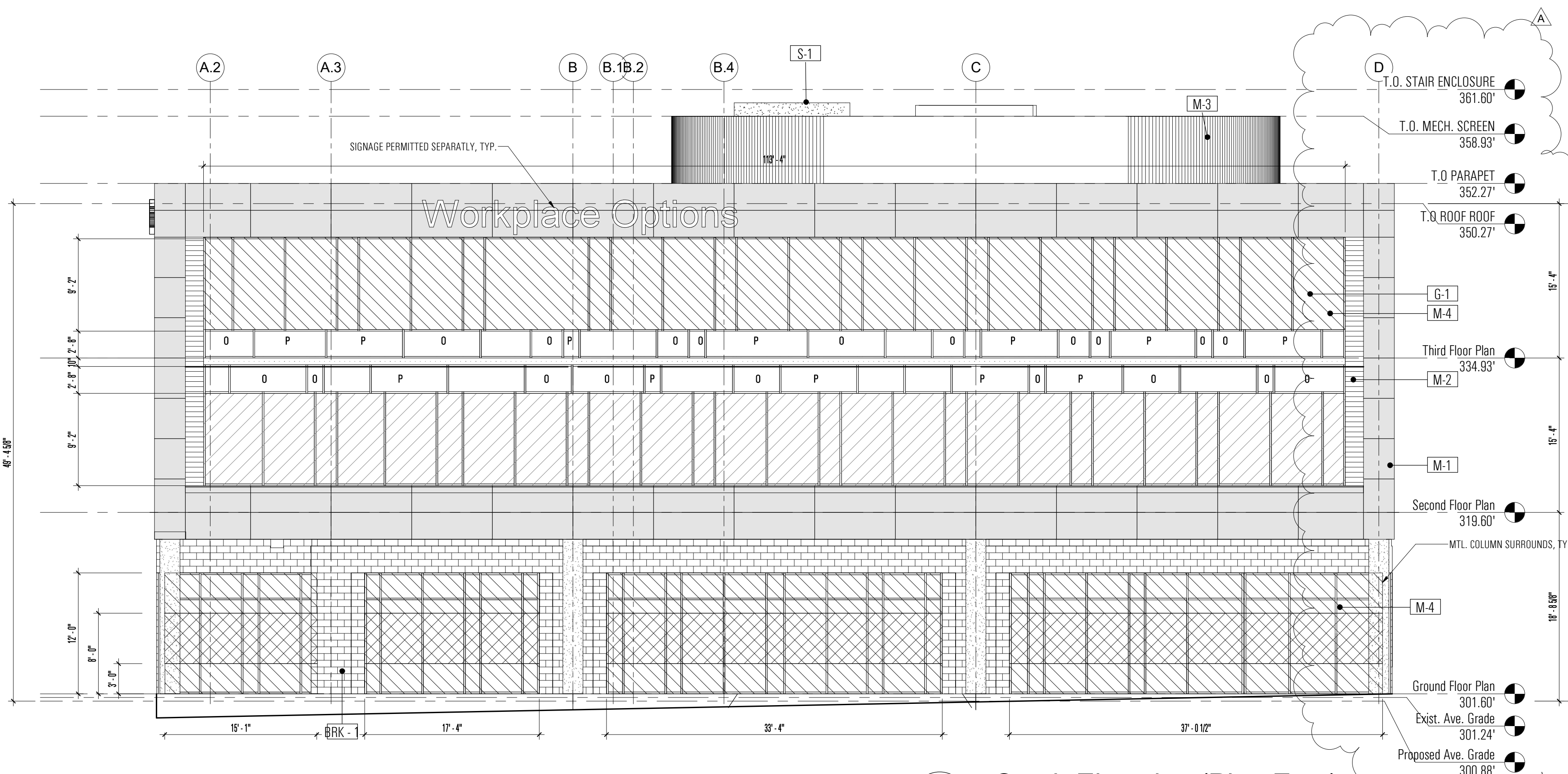
AVERAGE GRADE CALCULATION

	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE	301.60	300.90	301.25	301.60	299.20	300.40
REAR PLANE	301.60	301.10	301.35	301.60	301.10	301.35
LEFT PLANE	301.10	300.90	301.00	301.60	299.20	300.40
RIGHT PLANE	301.60	301.10	301.35	301.60	301.10	301.35
AVERAGE OF WALL PLANES			301.24			300.88

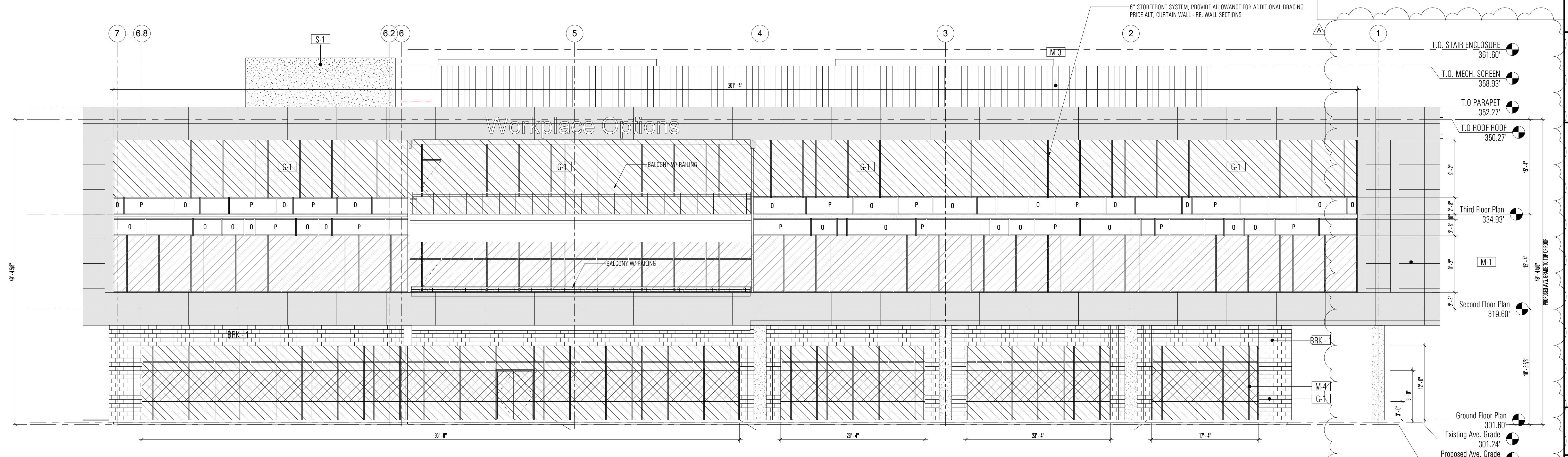
THE MORE RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITION WITH AN AVERAGE GRADE CALCULATION OF 300.88'.

Notes:

- ALL EXTERIOR GLAZING TO COMPLY WITH REQUIREMENTS OF THE CURRENT EDITION OF THE NC ENERGY CONSERVATION CODE. SEE BUILDING CODE SUMMARY ON G SERIES SHEETS FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR WINDOW FRAMES TO BE THERMALLY BROKEN. FINISH AS INDICATED.
- WHERE APPLICABLE, A SEPARATE PERMIT SHALL BE REQUIRED FOR SIGNAGE AND AWNINGS.
- GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS AND PHYSICAL SAMPLES FOR ALL EXTERIOR MATERIALS TO NEW CITY DESIGN GROUP FOR REVIEW AND COMMENT/APPROVAL PRIOR TO ORDERING MATERIALS.
- PROVIDE SEALANTS BETWEEN DISSIMILAR MATERIALS. MATCH COLOR TO ADJACENT WALL MATERIAL, TYP.
- PATCH/REPAIR ALL DAMAGED MATERIALS AND TRIM AS REQUIRED FOR A UNIFORM, LIKE-NEW APPEARANCE.



2 South Elevation (Plan East)
A201 SCALE: 1/8" = 1'-0"



1 West Elevation (Plan South)
A201 SCALE: 1/8" = 1'-0"

Not For Construction

REVISION SCHEDULE

REVISION DATE	REVISION NUMBER	REVISION DESCRIPTION
02.05.19 A	1	C.O.R Review 2 Comments

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**Workplace Options
Operations Building**
3020 Highwoods Blvd.
Raleigh, NC 27604

PROJECT NUMBER 7828

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A202

SITE PLAN SUBMITTAL

Exterior Materials:

Code	Type	Material
M-1	TYPE: MANUF. COLOR: LOCATION: NOTES:	METAL PANEL SYSTEM, OR SIM. CENTRIA OR EQ. COLOR: TBD. LOCATION: AS SHOWN.
M-2	TYPE: MANUF. COLOR: LOCATION: NOTES:	ALUMINUM PERFORATED METAL PAC-CLAD OR EQ. COLOR: TBD. LOCATION: AS SHOWN.
M-3	TYPE: MANUF. COLOR: LOCATION: NOTES:	ALUMINUM PERFORATED METAL PAC-CLAD OR EQ. COLOR: TBD. LOCATION: MECHANICAL ROOF SCREEN.
M-4	TYPE: MANUF. COLOR: LOCATION: NOTES:	6" ALUMINUM STOREFRONT SYSTEM. TBD. CLEAR ANODIZED. ALL EXTERIOR STOREFRONT SYSTEM.
G-1	TYPE: MANUF. COLOR: LOCATION: NOTES:	1" INSULATED LOW "E" GLAZING. PPG OR APPROVED EQ. SOLARBAN SOXL - TBD - PROVIDE ALT. 70 W/ GREEN TINT. ALL EXTERIOR STOREFRONT GLAZING.
P	TYPE: MANUF. COLOR: LOCATION: NOTES:	1" INSULATED LOW "E" GLAZING - SPANDREL. PPG OR APPROVED EQ. SOLARBAN SOXL - TBD - PROVIDE ALT. 70 W/ PURPLE TINT. ALL EXTERIOR STOREFRONT GLAZING.
O	TYPE: MANUF. COLOR: LOCATION: NOTES:	1" INSULATED LOW "E" GLAZING. PPG OR APPROVED EQ. SOLARBAN SOXL - TBD - PROVIDE ALT. 70 W/ WHITE TINT. ALL EXTERIOR STOREFRONT GLAZING.
BRK-1	TYPE: MANUF. COLOR: LOCATION: NOTES:	MASONRY VENEER OR SIM. TBD. AS SHOWN.
S-1	TYPE: MANUF. COLOR: LOCATION: NOTES:	STUCCO STO POWERWALL OR EQ. TBD. AS SHOWN.

Notes:

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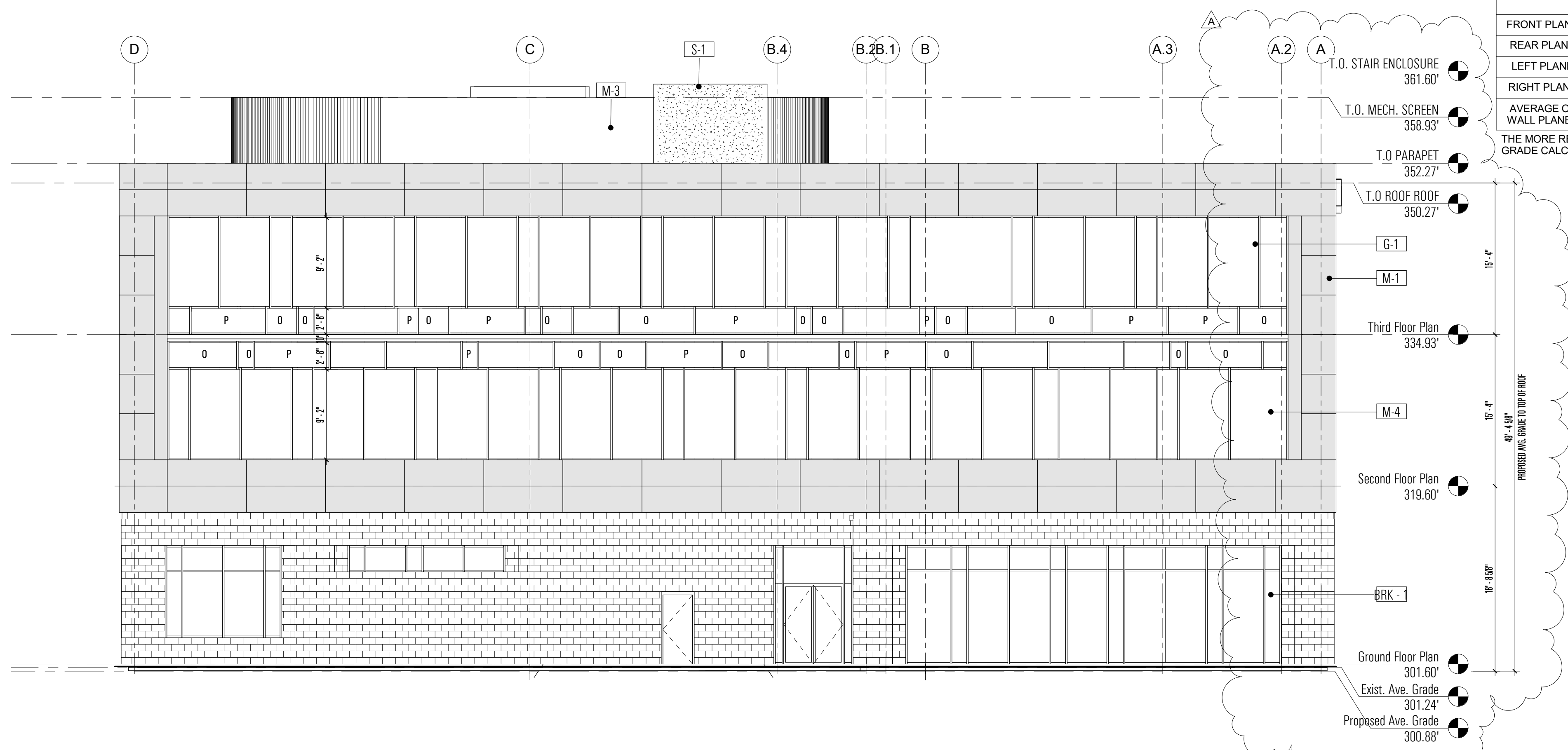
AVERAGE GRADE CALCULATION

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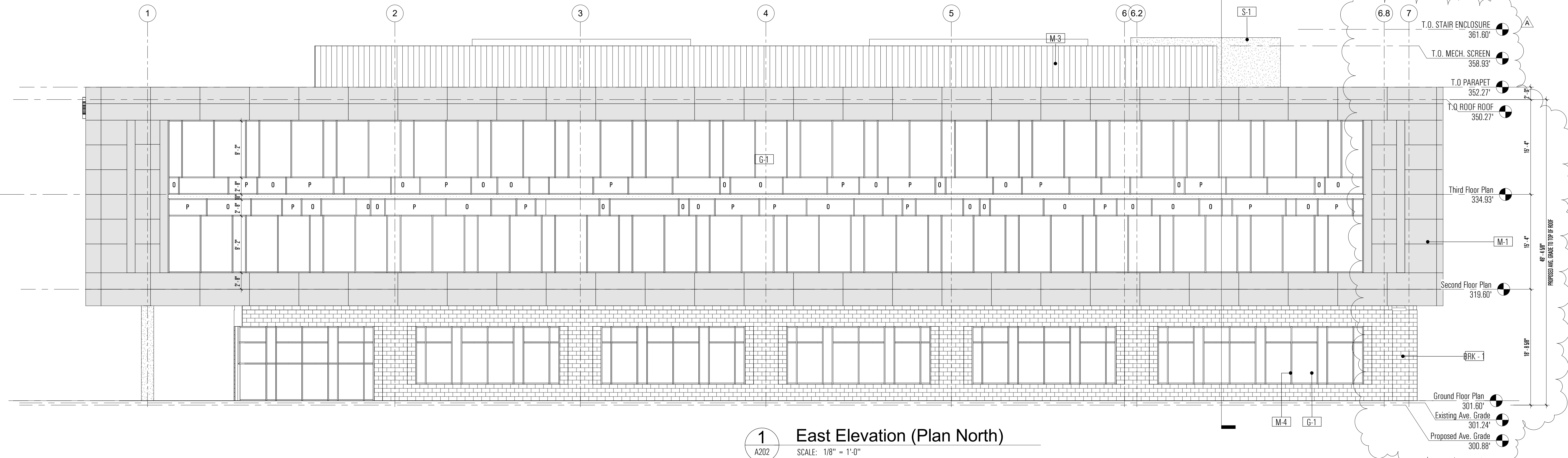
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	EXISTING ELEVATIONS			PROPOSED ELEVATIONS		
	HIGHEST	LOWEST	AVERAGE	HIGHEST	LOWEST	AVERAGE
FRONT PLANE	301.60	300.90	301.25	301.60	299.20	300.40
REAR PLANE	301.60	301.10	301.35	301.60	301.10	301.35
LEFT PLANE	301.10	300.90	301.00	301.60	299.20	300.40
RIGHT PLANE	301.60	301.10	301.35	301.60	301.10	301.35
AVERAGE OF WALL PLANES			301.24			300.88

THE MORE RESTRICTIVE CONDITION OCCURS IN THE PROPOSED CONDITION WITH AN AVERAGE GRADE CALCULATION OF 300.88'.



2 North Elevation (Plan West)
SCALE: 1/8" = 1'-0"



1 East Elevation (Plan North)
SCALE: 1/8" = 1'-0"