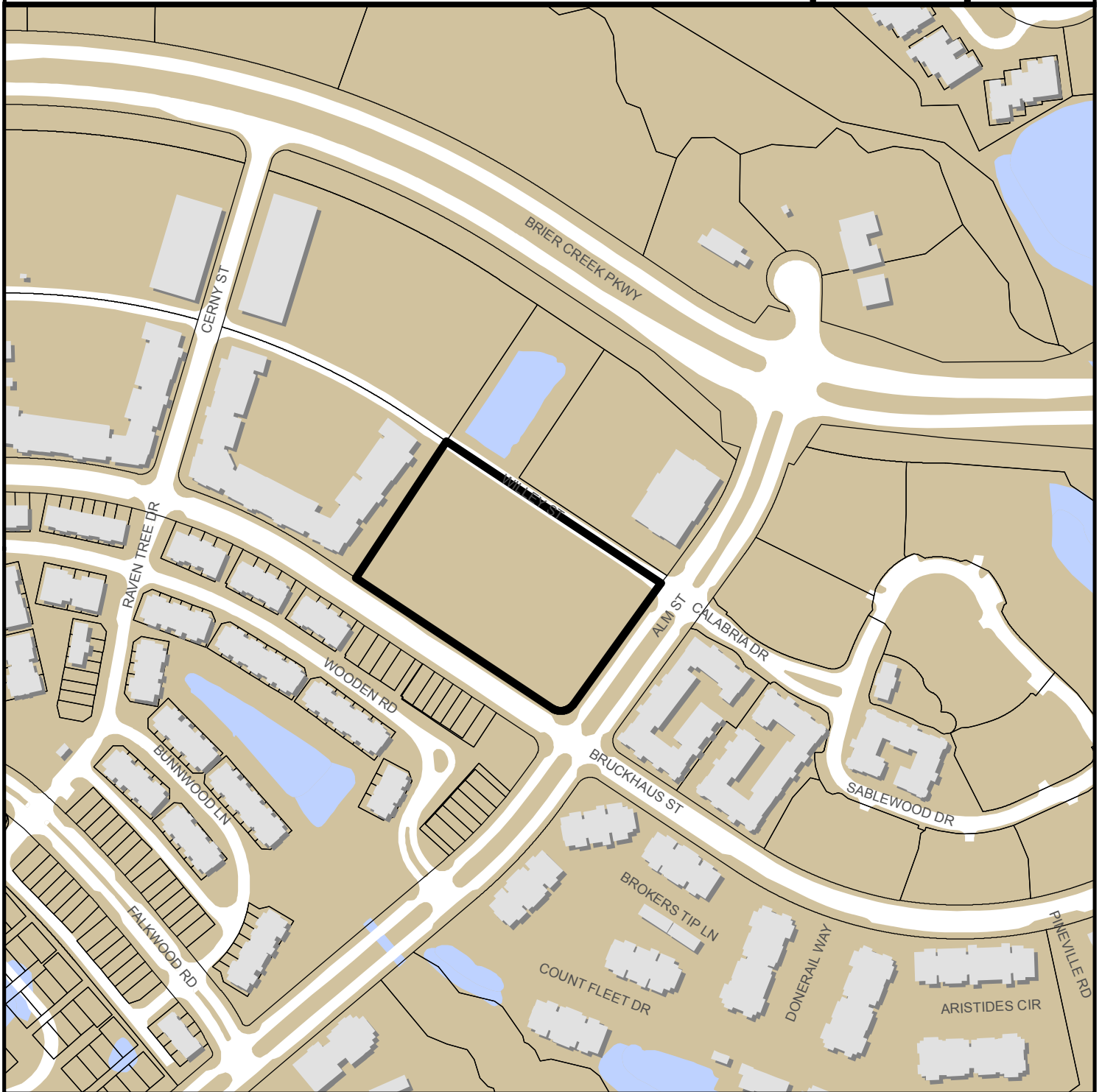


EXCHANGE II SR-101-2017



0 300 600 Feet

Zoning: **CX-5-ULCU**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **3.77**
Sq. Ft.: **157,322**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Woodfield
Investments**
Phone: **(919) 341-3034**





Administrative Approval Action

Exchange II: SR-101-17, AA# 3708
Transaction# 536509

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

LOCATION: Development of a 3.77 acre site zoned Commercial Mixed Use-5 Stories/Urban Limited/Conditional Use (CX-5-UL-CU) into a 157,322 square foot apartment building containing 108 dwelling units, amenity area and swimming pool.

REQUEST: This site is addressed as 9200 Bruckhaus Street and is located on the north side of Bruckhaus Street, at its intersection with Bruckhaus Street and Alm Street. This property is located inside of the City limits. Please note previously approved site plan case SR-49-17 was withdrawn for this site.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:

- **Design Adjustment:** A Design Adjustment has been approved to not dedicate additional right-of-way based on the existing surrounding development having been completed under old code and matching the existing street and sidewalk infrastructure provides the intended connectivity and pedestrian access.

Design Adjustment: A Design Adjustment has been approved to grant relief from dedicating a 5' General Utility Placement easement. The proposed development is the final parcel in the surrounding area to be developed with the surrounding properties establishing the street section.
- **Variance:** A Variance of the required minimum ground floor elevation of 2 feet has been granted by the Board of Adjustment, BOA Case A-102-17.

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 submitted by Ryan Akers of McAdams

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

General

1. A schematic including elevation drawings and materials of the proposed dumpster enclosure must be provided as per UDO Sec 7.2.5 C.3
2. A lighting plan must be provided to show compliance with UDO Article 7.4.4 Design and Installation Requirements and UDO Sec 7.1.7.G. Parking Lot Lighting

ENGINEERING

3. Next Step: 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.



Administrative Approval Action

Exchange II: SR-101-17, AA# 3708
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STORMWATER

4. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Z-44-16.
2. Site must show compliance with UDO Sec 1.5.3.D.4., more specifically how the site is accommodating 328 linear feet of seating for each 50 square feet of required open space area.
3. Provide fire flow analysis.

ENGINEERING

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for an additional 2 feet of sidewalk, along Bruckhaus St and Alm St to meet the Urban Limited Frontage requirement shall be paid to the City of Raleigh.
5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Bruckhaus Street and Alm Street is paid to the Development Services Department;
6. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

7. A final plat must be recorded with the Wake County Register of Deeds office for the dedication of CORWLE's for the domestic and irrigation meters

STORMWATER

8. 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.

URBAN FORESTRY

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.



Administrative Approval Action

Exchange II: SR-101-17, AA# 3708
Transaction# 536509

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
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2. Next Step: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
3. Next Step: All street lights and street signs required as part of the development approval are installed.
4. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
6. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas 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: 1-19-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

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

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee) *Angie Billy Zee* Date: 1/19/2018

Staff Coordinator: Daniel L. Stegall

**Administrative Site Review Application
(for UDO Districts only)**



Development Services Customer Service Center | 1 Exchange Plaza, Suite 401 | Raleigh, NC 27601 | (919) 996-2495 | (fax) 919-996-1833
Lithoford Satellite Office | 1201 S. Salisbury Road, Raleigh, NC 27604 | (919) 996-4200

When submitting plans, please check the appropriate building type and include the Plan Check List 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 Number	
<input checked="" 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 # **488313**

GENERAL INFORMATION

Development Name: **Exchange II**

Zoning District: **CX-5-UL-CU** (Overlay District if applicable) **N/A** Inside City Limits? Yes No

Proposed Use: **108-unit multi-story apartment development**

Property Address: **9200 Bruckhaus Street, Raleigh, NC 27617** (Map Street Location)

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

P.I.N. **0758925523** P.I.N. P.I.N. P.I.N.

What is your project type?

New Residential Non-Residential Condo Religious Institutions Other

Existing Residential Existing Non-Residential Condo Existing Religious Institutions Existing Other

New Commercial New Industrial New Office New Public Works New Other

New Office New Public Works New Other

WORK SCOPE

Per City Code Section 10.3.8.D.1, summarize the proposed work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.

Parcel is currently undeveloped. Project involves development of the parcel for a 108-unit multi-story apartment complex with associated parking and amenities.

Per City Code Chapter 6, summarize if your project requires either a design adjustment, or Section 10 - Alternative Administrative AE.

CLIENT/DEVELOPER/OWNER

Company: **Woodfield Investments LLC** Name: **Scott Underwood**
Address: **11425 Horseman's Trail, Raleigh, NC 27613**
Phone: **919-535-8947** Email: **underwood@woodfieldinvestments.com**

CONSULTANT

Company: **McAdams** Name: **Ryan Akers, PE**
Address: **2905 Meridian Parkway, Durham, NC 27713**
Phone: **919-361-5000** Email: **akers@mcadamsco.com**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

EXCHANGE II

ADMINISTRATIVE SITE REVIEW

TRANSACTION NUMBER: 536509

CASE NUMBER: SR-101-17

9200 BRUCKHAUS STREET
RALEIGH, NORTH CAROLINA

PROJECT NUMBER: WDF-16000

DATE: NOVEMBER 15, 2017
REVISED: DECEMBER 21, 2017

OWNER:

**CIP BRIER CREEK, LLC C/O
THE CROWN COMPANIES, LLC
121 N. CRUTCHFIELD STREET
DOBSON, NORTH CAROLINA 27107
CONTACT: C. PATRICK CROSBY, JR.
PHONE: 336-386-9790
EMAIL: patc@crown-companies.com**

**CONTRACT PURCHASER/DEVELOPER:
WF EXCHANGE BRIER CREEK, LLC C/O
WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NORTH CAROLINA 27613
CONTACT: MIKE UNDERWOOD
PHONE: 919-341-3034
EMAIL: munderwood@woodfieldinvestments.com**

SHEET INDEX

- C-1 EXISTING CONDITIONS
- C-2 PROJECT NOTES
- C-3 SITE PLAN
- C-4 GRADING AND STORM DRAINAGE PLAN
- C-5 UTILITY PLAN
- LS-1 LANDSCAPE PLAN
- D-1 SITE DETAILS
- A-1 BUILDING ELEVATIONS
- A-2 BUILDING ELEVATIONS
- PD-1 EXISTING STORMWATER MANAGEMENT FACILITY (FOR REFERENCE ONLY)

SOLID WASTE COMPLIANCE STATEMENT

1. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
2. THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY A PRIVATE SERVICE.
3. REFUSE WILL BE COLLECTED IN DUMPSTERS LOCATED ON SITE.

MASTER PLAN (S-43-04) FOR THIS AREA WAS APPROVED PRIOR TO THE TREE CONSERVATION ORDINANCE OF 5/11/2005. THERE WERE THREE (3) 50 FT RESOURCE MANAGEMENT NATURAL PROTECTIVE YARD AND GREENWAY RECORDED BM 2005 PG 1918

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



Know what's below.
Call before you dig.



**THE JOHN R. McADAMS
COMPANY, INC.**

2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com
Contact: Ryan Akers, P.E.
Akers@mcadamsco.com



Case File: A-102-17

Property Address: 9200 Bruckhaus Street
Property Owner: CIP Brier Creek LLC
Project Contact: Michael Birch

Nature of Case: A request for a 2' variance to Section 3.2.4 F.1. of the Unified Development Ordinance, to allow for a ground floor elevation of 0' in an apartment building on a 3.77 acre parcel zoned Commercial Mixed-Use-5 Urban Limited Conditional Use and located at 9200 Bruckhaus Street.



9200 Bruckhaus Street - Location Map

NATURE OF REQUEST		OFFICE USE ONLY	
Nature of variance request (if more space is needed, submit additional on separate sheet): <i>Positional requests a variance to UDO section 3.2.4 F.1, governing the minimum ground floor elevation for a residential use, to permit a minimum ground floor elevation of zero (0) feet.</i>		Transaction Number	
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		A-101-17	

A-102-17 WHEREAS CIP Brier Creek LLC, property owner, requests a 2' variance to Section 3.2.4 F.1. of the Unified Development Ordinance, to allow for a ground floor elevation of 0' in an apartment building on a 3.77 acre parcel zoned Commercial Mixed-Use-5 Urban Limited Conditional Use and located at 9200 Bruckhaus Street.

Decision: Approved as requested.

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

Zoning Information	Building Information
Zoning District: CX-5-UL-CU	Proposed building use: Residential
Minimum floor-to-floor height, provide the average of each:	Existing building(s) use: N/A
Overlay District: N/A	Proposed building(s) use: N/A
Total Site Area: Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.77 AC.	Total sq. ft. gross (existing & proposed): 157,322
Off street parking: Required: 108 Provided: 134	Proposed height of building: 75'
COA (Certificate of Appropriateness) case #	# of stories: 5 stories
BOA (Board of Adjustment) Case # A-102-17	Calling height of 1 st floor
CUD (Conditional Use District) case # 44-16	

Stormwater Information

Existing Impervious Surface: **.37** acres/square feet Flood Hazard Area: Yes No

Proposed Impervious Surface: **2.89** acres/square feet If Yes, please provide: Flood Study

New or River Buffer: Yes No Wetlands: Yes No FEMA Map Panel #

FOR RESIDENTIAL DEVELOPMENTS

1. Total # of Apartment, Condominium or Residential Units: **108**
2. Total # of Congregate Care or Life Care Dwelling Units: **N/A**
3. Total Number of Hotel Units: **N/A**
4. Overall Total of Dwelling Units (1-4 Above): **108**

SIGNATURE BLOCK (Applicable to all developments)

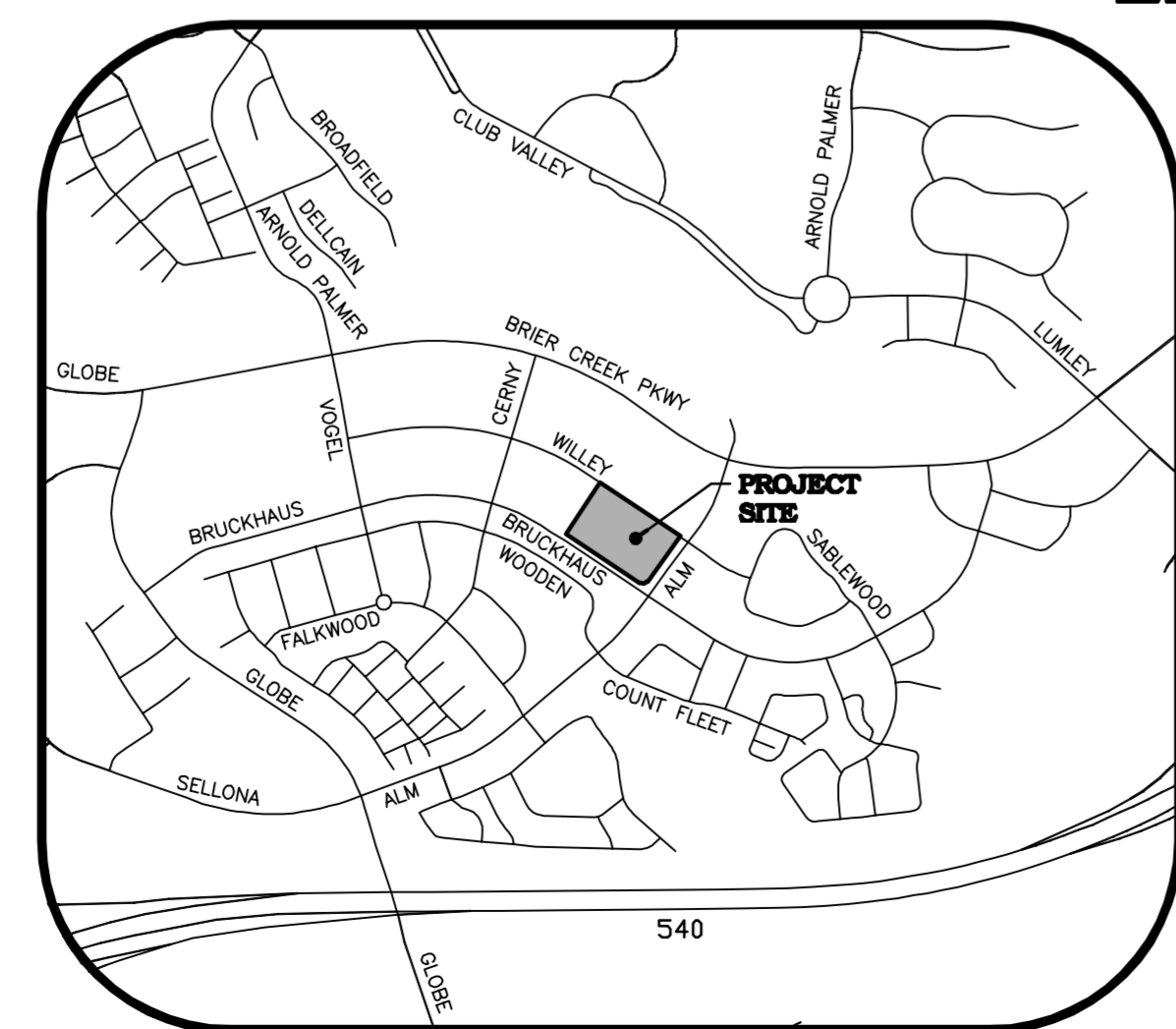
In filing this plan as the property owner(s), I/We do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Ryan Akers** 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.

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

Signature: *Scott Underwood* Date: _____
Printed Name: **Scott Underwood**

Signature: _____ Date: _____
Printed Name: _____



VICINITY MAP
1" = 1000'

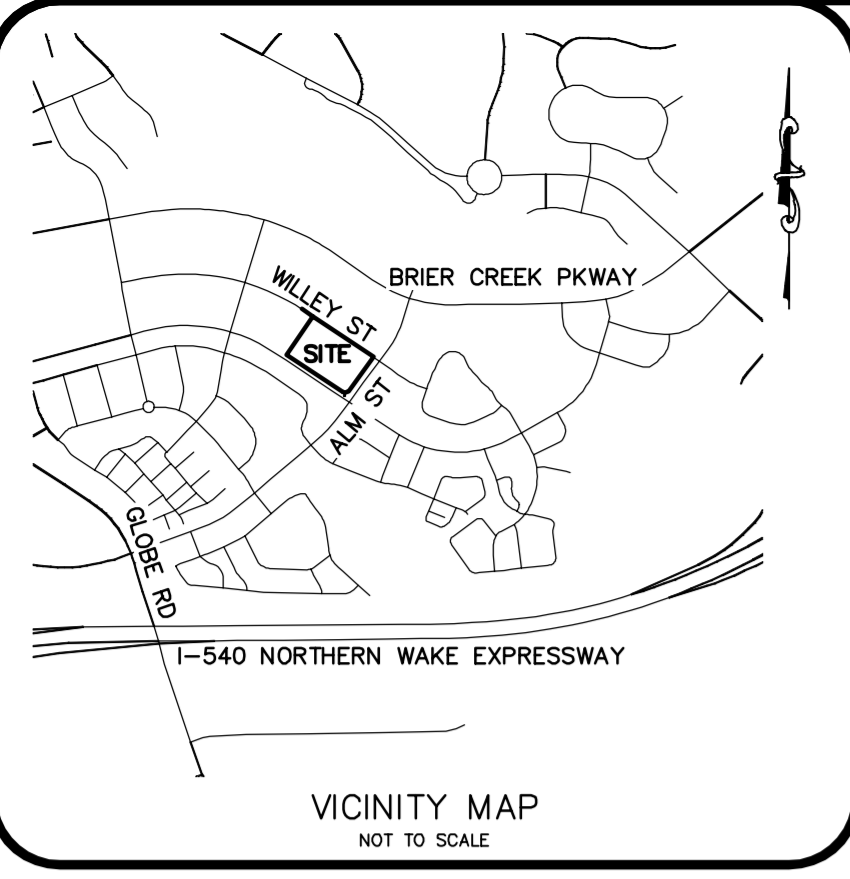
ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department at (919) 996-2409, and the Public Utilities Department at (919) 996-4540 at least **twenty four hours** prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for Inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a **Fine and Possible Exclusion** from future work in the City of Raleigh.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.



I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE PHYSICAL FEATURES THEREON AT THE TIME OF THIS SURVEY.

RONALD T. FREDERICK, P.L.S. L-4720

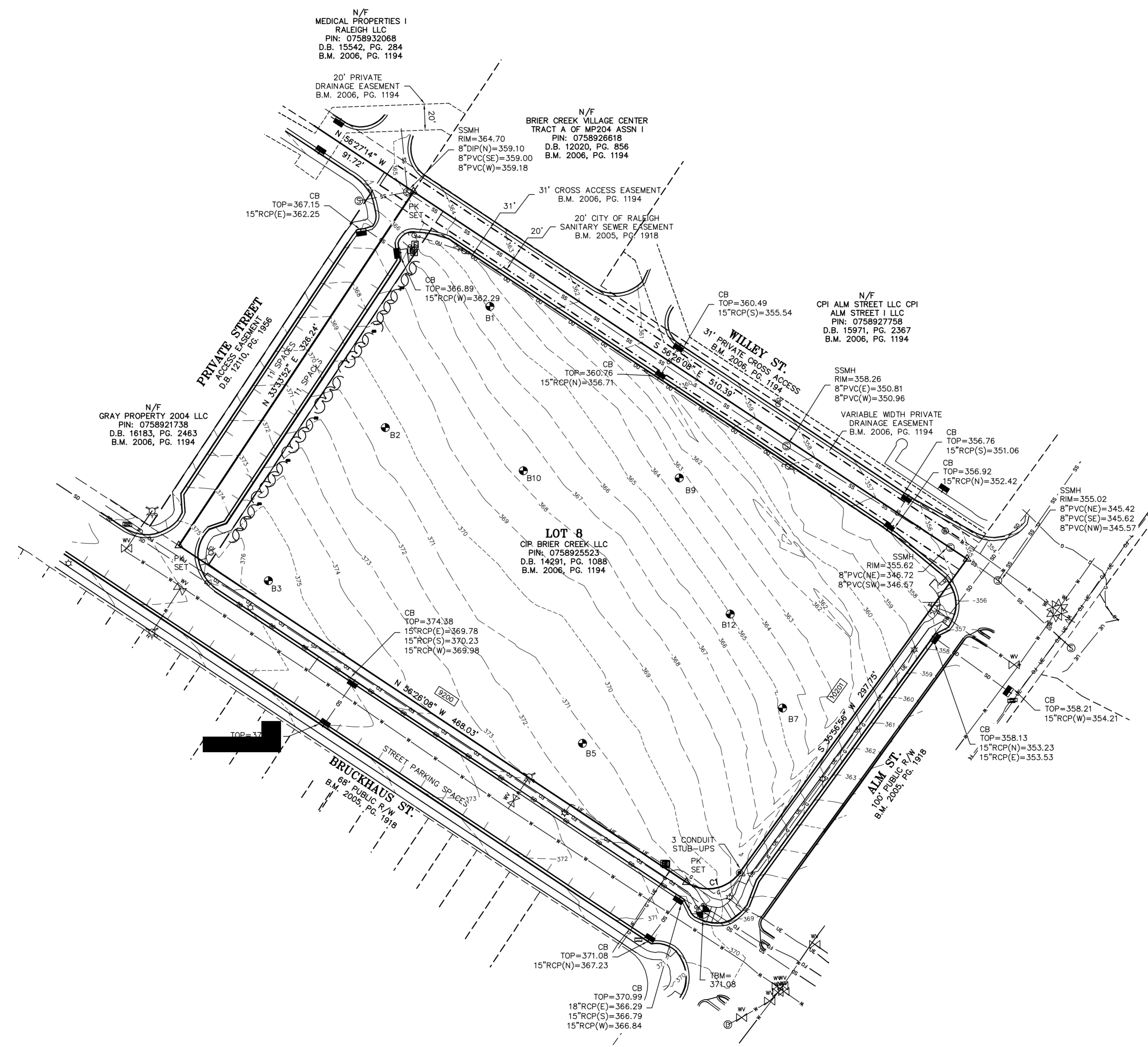
DATE _____

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES



GENERAL NOTES

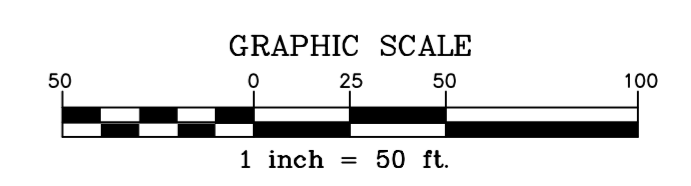
- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- ZONING: CX-5-UL-CU PER RALEIGH GIS
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. F.I.R.M. COMMUNITY PANEL #3720075800J DATED MAY 2, 2006.
- REFERENCES: AS SHOWN
- UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- UNDERGROUND UTILITIES MARKED BY 811
- ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD 88 BENCH MARK "TBM" ELEV. = 266.20'



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- CALCULATED POINT
- PARKER KAYLON NAIL
- COTTON PICKER'S SPINDLE
- BORE HOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- LIGHT POLE
- POWER POLE
- GUY WIRE
- CURB INLET
- IRRIGATION
- IRRIGATION CONTROL VALVE
- SD STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- T TELEPHONE LINE
- G GAS LINE
- UE UNDERGROUND ELECTRIC
- UT UNDERGROUND TELEPHONE
- SHRUB LINE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	45.87'	S 79°45'24" W	41.53'



X:\Projects\WDF-16000\Land\Site Plan\Current Drawings\Working Files\WDF16000-XCI (From Survey).dwg, 12/21/2017, 10:56:19 AM, Jones, Connor

THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
Phone: 919-487-0288
Fax: 919-487-0288
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REVISIONS:

NO.	DATE	DESCRIPTION

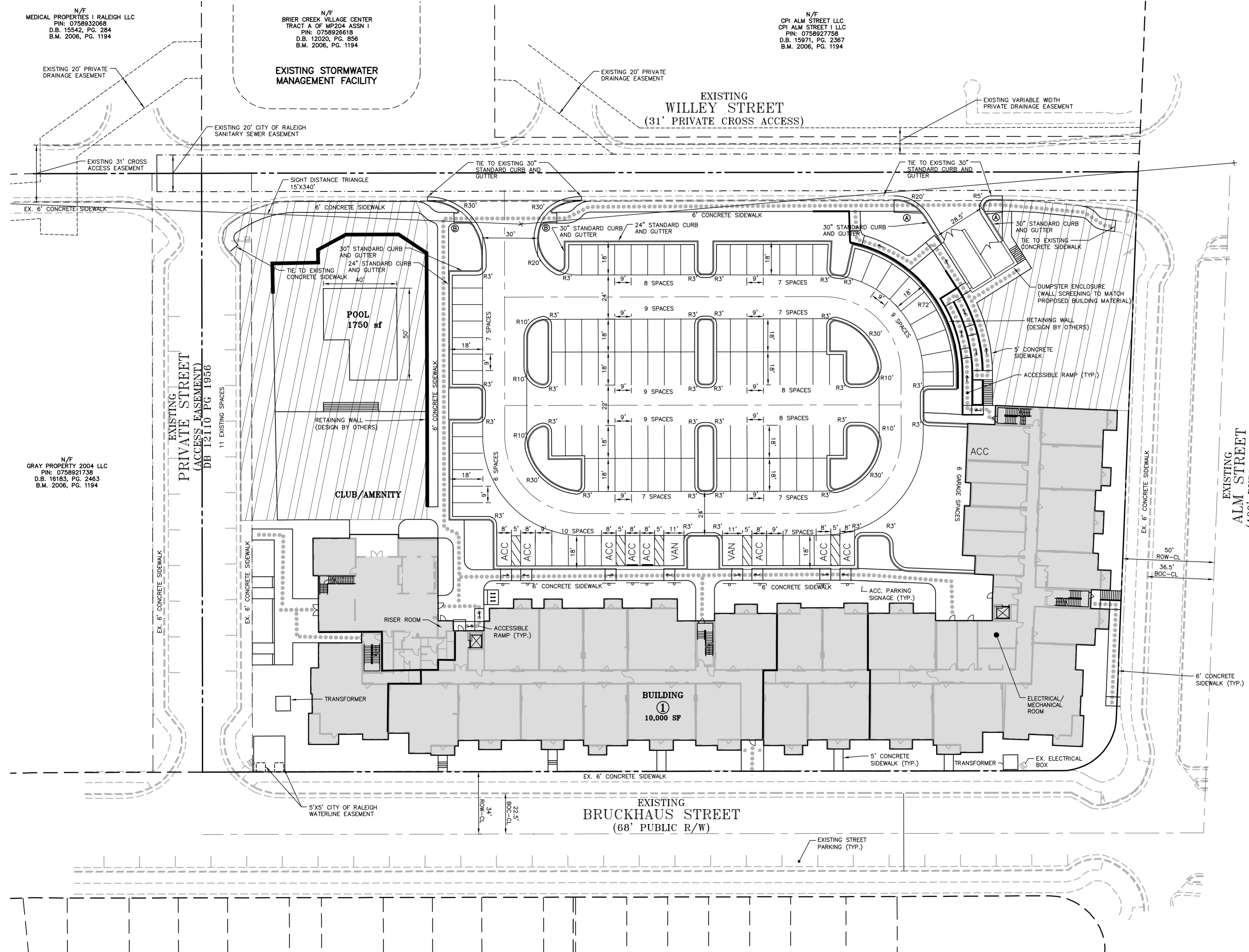
SURVEY FOR:
WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NC 27613

EXCHANGE II
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
EXISTING CONDITIONS

PROJECT NO:	WDF-16000
FILENAME:	WDF16000-XCI
SURVEYED BY:	RTF
DRAWN BY:	DJM
SCALE:	1" = 50'
DATE:	11/15/2017
SHEET NO.	C-1



X:\Projects\WDF-16000\Land\Site Plan\Current Drawings\WDF16000-S1.dwg, 12/21/2017 10:57:55 AM, Jones, Connor



SITE LEGEND

[Symbol]	SIGNAGE
[Symbol]	YARD LIGHTS
[Symbol]	LIGHT POLE
[Symbol]	POWER POLE
[Symbol]	BICYCLE RACK
[Symbol]	TRAFFIC DIRECTIONAL ARROW
ACC	ACCESSIBLE PARKING STALL
VAN	VAN ACCESSIBLE PARKING STALL
ACC. G	ACCESSIBLE GARAGE PARKING
G	GARAGE PARKING
[Symbol]	ACCESSIBLE RAMPS
TYPE A	ACCESSIBLE ROUTE
TYPE B	PHASE LINE
TYPE C	PROPERTY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	CENTERLINE
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	OUTDOOR AMENITY AREA (SEE TABLE, THIS SHEET)

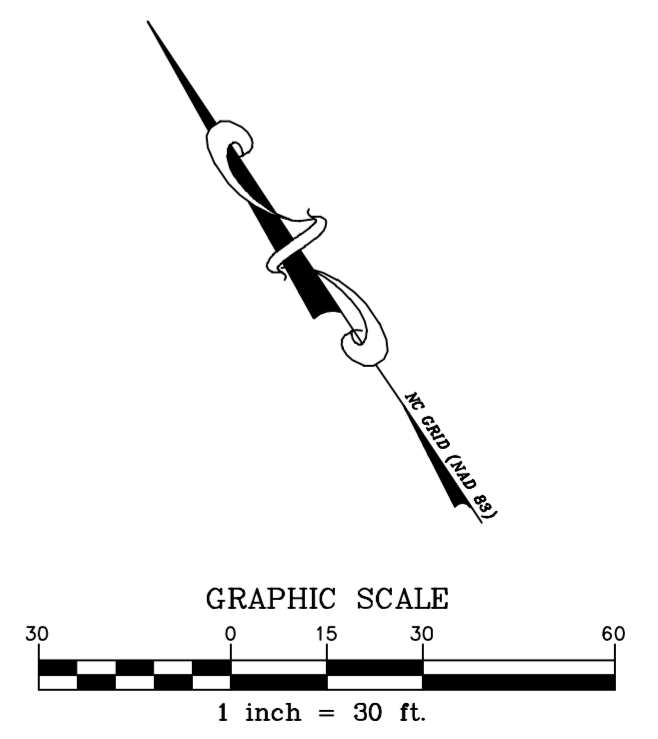
UNIT DESCRIPTIONS

A1	1 BR/1 BA
A2	1 BR/1 BA DEN
B1	2 BR/2 BA
B2	2 BR/2 BA
B3	2 BR/2 BA
C1	3 BR/2 BA
SI	STUDIO/1 BA
B4	2 BR/2 BA LOFT

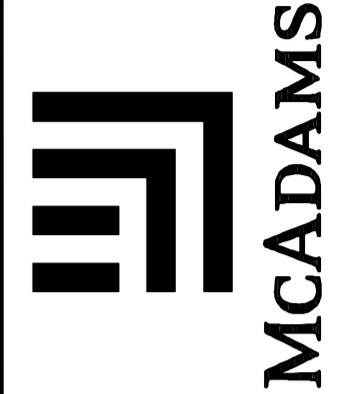
SITE DATA

PHYSICAL ADDRESS	9200 BRUCKHAUS STREET RALEIGH, NORTH CAROLINA
DEVELOPER	WOODFIELD INVESTMENTS 11425 HORSEMAN'S TRAIL, RALEIGH, NORTH CAROLINA 27613 CONTACT: MIKE UNDERWOOD
OWNERS/PINS	OIP BRIER CREEK, LLC, CHEROKEE ADVISORS, LLC 111 EAST HARGETT STREET, SUITE 300 RALEIGH, NORTH CAROLINA 27601 PIN: 0758-92-5523
EXISTING ZONING	CX-5-UL-CU
2030 LAND USE MAP DESIGNATION	REGIONAL MIXED USE
RIVER BASIN	NEUSE (FALLS LAKE)
SITE AREA	TOTAL SITE AREA: 3.77 AC.
HISTORIC PROPERTIES ON SITE	NONE
URBAN LIMITED (UL) FRONTAGE REQUIREMENTS	PRIMARY STREET BUILD-TO (MIN/MAX): 0'/20' BUILDING WIDTH IN PRIMARY BUILD-TO (MIN): 50% SIDE STREET BUILD-TO (MIN/MAX): 0'/20' BUILDING WIDTH IN SIDE BUILD-TO (MIN): 25%
DISTURBED AREA	DISTURBED AREA TOTAL: 3.48 AC.
PROPOSED USE	MULTIFAMILY
PROPOSED NUMBER OF UNITS	108
PROPOSED BUILDING HEIGHT	5 STORIES/75 FEET MAX.
PROPOSED CLUBHOUSE & AMENITY AREA	6,717 SF
PARKING	REQUIRED PER 7.1.3.C OF THE UDO: MINIMUM: 1 PARKING SPACE PER UNIT = 108 SPACES MAXIMUM: 2 PARKING SPACES PER UNIT = 216 SPACES PROVIDED: 124 (INCLUDING 6 SINGLE CAR GARAGE SPACES) ACCESSIBLE SPACES REQUIRED: 5 SPACES (+6 ACC UNIT SPACES) = 11 ACCESSIBLE PROVIDED: 11 (2 VAN)
SHORT TERM BIKE PARKING	REQUIRED: 1 SPACE PER 20 UNITS, 4 MINIMUM 108 UNITS X 1 BIKE SPACE/20 UNITS = 5.4 BIKE SPACES PROVIDED: 6 BIKE SPACES

OUTDOOR AMENITY AREA REQUIREMENTS:
 TOTAL SITE ACREAGE: 3.77 AC
 OUTDOOR AMENITY REQUIRED: 0.37 AC (10.0%)
 OUTDOOR AMENITY PROVIDED: 0.38 AC (10.0%)



THE JOHN R. MCADAMS COMPANY, INC.
 2905 Meridian Parkway
 Durham, North Carolina 27713
 New York, NY 10019
 (800) 733-5646 • mcadamsco.com



REVISIONS:

1	2017-12-21 - PER CITY OF RALEIGH COMMENTS
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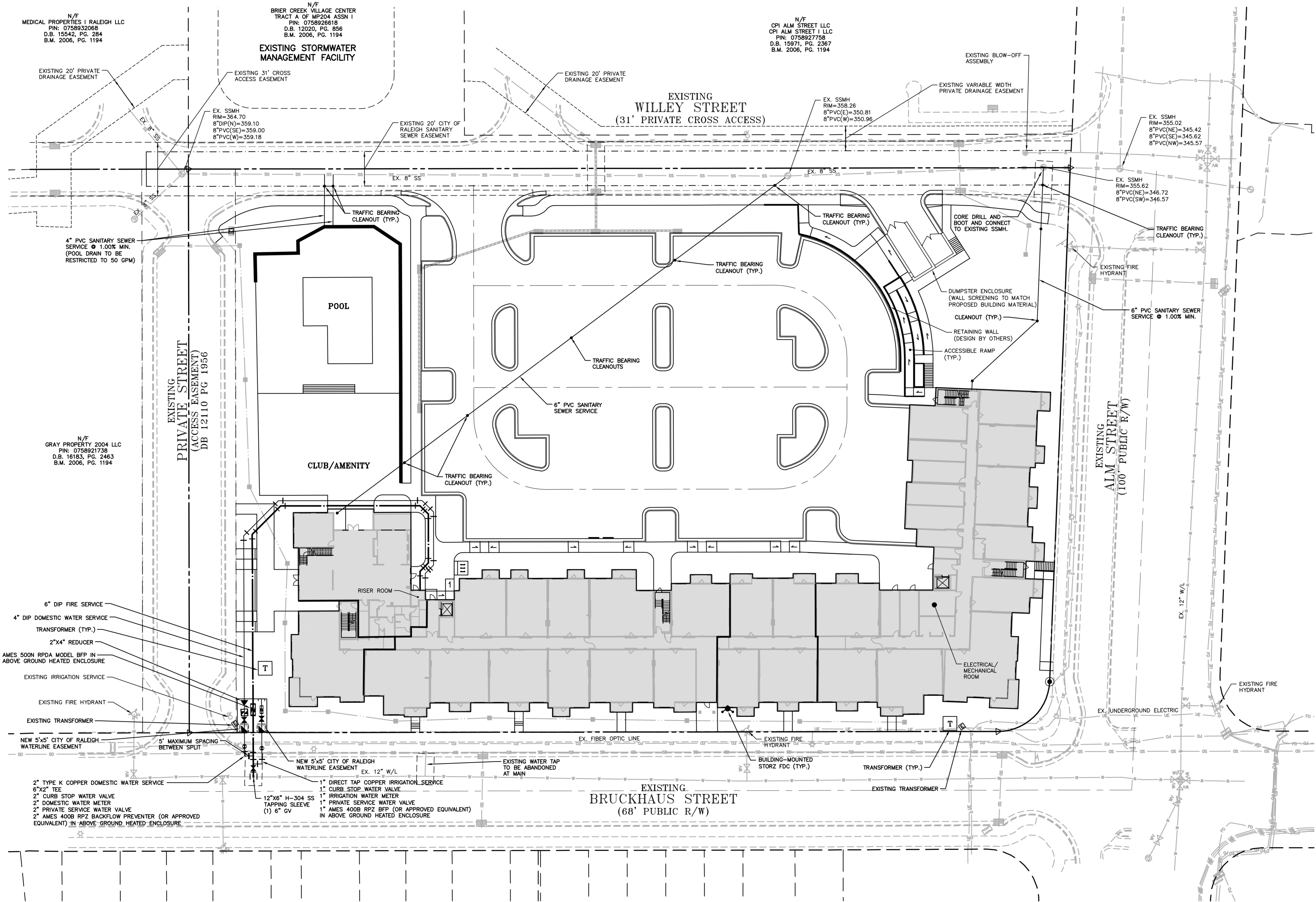
DEVELOPER:
 WOODFIELD INVESTMENTS, LLC
 11425 HORSEMAN'S TRAIL
 RALEIGH, NORTH CAROLINA 27613

EXCHANGE II
 ADMINISTRATIVE SITE REVIEW
 RALEIGH, NORTH CAROLINA
 SITE PLAN

PROJECT NO.	WDF-16000
FILENAME	WDF16000-S1
CHECKED BY:	RCA
DRAWN BY:	KWH
SCALE:	1"=30'
DATE:	11-15-17
SHEET NO.	C-3



X:\Projects\WDF-16000\Land\Site Plan\Current Drawings\WDF16000-U1.dwg, 12/21/2017 10:58:44 AM, Jones, Connor



UTILITY LEGEND

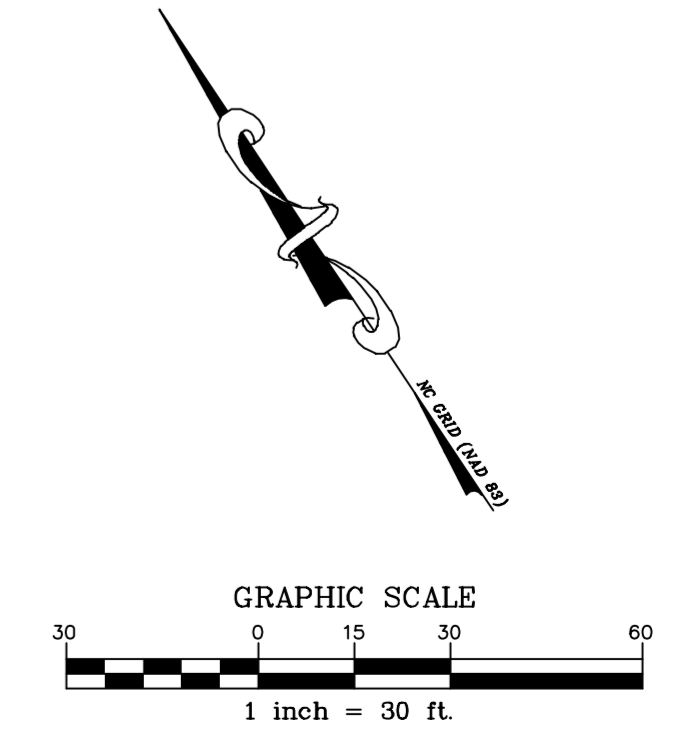
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- VALVE IN MANHOLE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW-OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER CLEAN-OUT
- GREASE TRAP
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BREAK SYMBOL
- WATERLINE
- WATER SERVICE LINE
- UTILITY SLEEVE
- SANITARY SEWER
- SEWER SERVICE LINE
- SEWER FORCE MAIN
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- UNDERGROUND FIBER OPTIC
- EASEMENT LINE
- ACCESSIBLE GARAGE PARKING
- GARAGE PARKING

UNIT DESCRIPTIONS

A1	1 BR/1 BA
A2	1 BR/1 BA DEN
B1	2 BR/2 BA
B2	2 BR/2 BA
B3	2 BR/2 BA
B4	3 BR/2 BA
C1	STUDIO/1 BA
B4	2 BR/2 BA LOFT

UTILITY NOTES:

- FIRE DEPARTMENT CONNECTION SHALL BE STORZ CONNECTION PER RALEIGH FIRE DEPARTMENT REQUIREMENT.



THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
P.O. Box 20285
Raleigh, NC 27620
(800) 733-5646 • mcadamsco.com



REVISIONS:

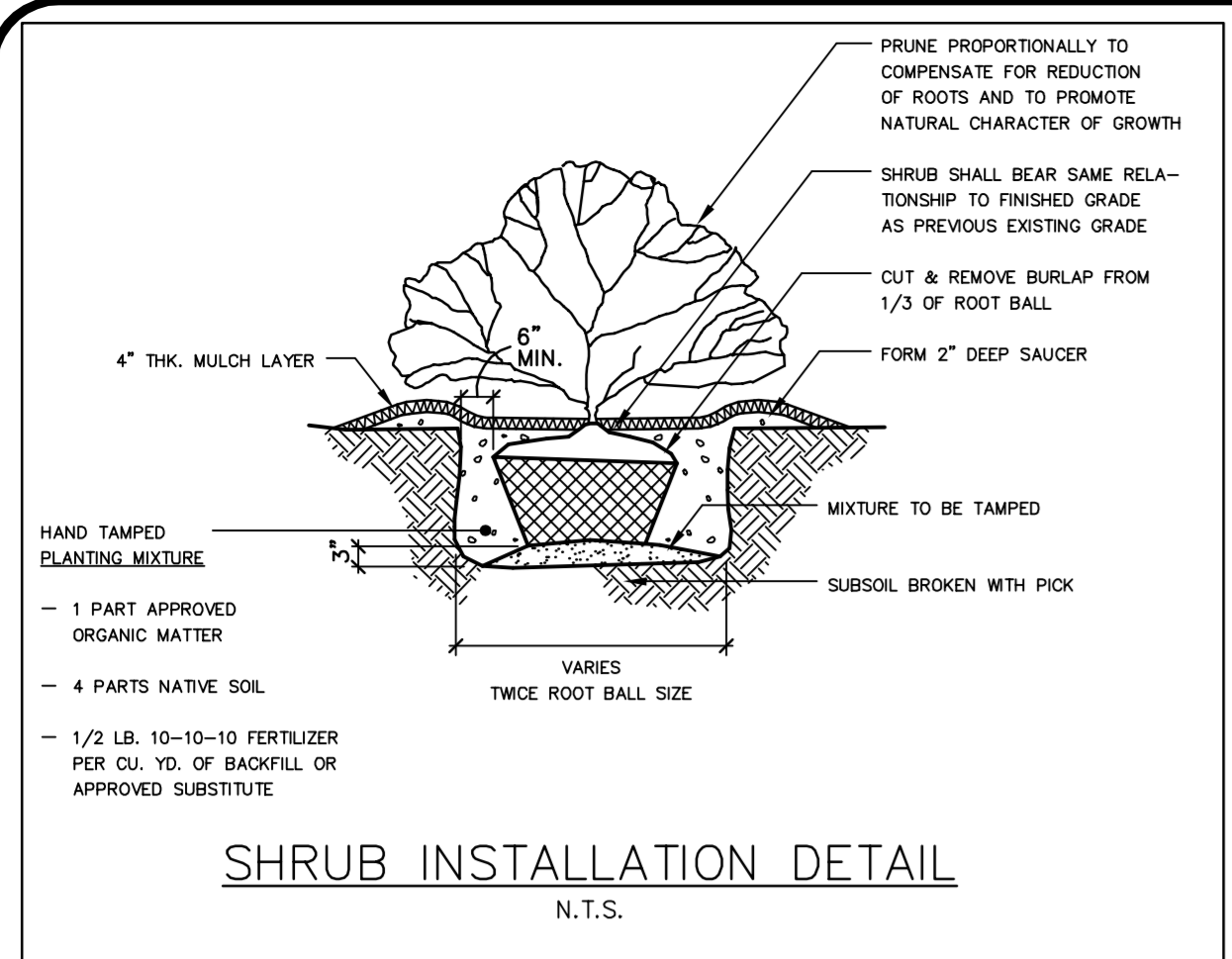
NO.	DATE	DESCRIPTION

DEVELOPER:
WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NORTH CAROLINA 27613

EXCHANGE II
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
UTILITY PLAN

PROJECT NO.	WDF-16000
FILENAME	WDF16000-U1
CHECKED BY:	RCA
DRAWN BY:	KWH
SCALE:	1" = 30'
DATE:	11-15-17
SHEET NO.	C-5





N/F
BRIER CREEK VILLAGE CENTER
TRACT A OF MP004 ASSN 1
PIN: 0758926618
D.B. 12020, PG. 856
B.M. 2006, PG. 1194

EXISTING STORMWATER
MANAGEMENT FACILITY

N/F
CPI ALM STREET LLC
CPI ALM STREET 1 LLC
PIN: 0758927758
D.B. 15971, PG. 2367
B.M. 2006, PG. 1194

20' PRIVATE DRAINAGE
EASEMENT

20' CITY OF RALEIGH
SANITARY SEWER
EASEMENT

DUMPSTER ENCLOSURE
(WALL SCREENING TO MATCH
PROPOSED BUILDING MATERIAL)

EXISTING
WILLEY STREET
(31' PRIVATE CROSS ACCESS)

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	GAL	HGT
	ABA	7	Southern Sugar Maple	Acer barbatum	3"	10'
	ALE	12	Chalk Maple	Acer leucoderme	3"	10'
	ARG	2	October Glory Maple	Acer rubrum 'October Glory' TM	3"	10'
	BNI	4	Duraheat River Birch	Betula nigra 'Duraheat'	3"	10'
	PXO	11	Okame Cherry	Prunus x okame	3"	10'
	QUN	10	Nuttall Oak	Quercus nuttallii	3"	10'
	UPA	11	Princeton Lacebark Elm	Ulmus parvifolia 'Princeton'	3"	10'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	HGT	QC
	ICDB	40	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	18"	
	ILCS	28	Steeds Japanese Holly	Ilex crenata 'Steeds'	18"	
	LCPD	38	Fringe Flower	Loropetalum chinense 'Purple Diamond'	18"	

LANDSCAPE CALCULATIONS

STREET TREES

BRUCKHAUS STREET: 448 LF
TREES REQUIRED: 11 (1/40 LF)
TREES PROVIDED: 11

ALM STREET: 298 LF
TREES REQUIRED: 7 (1/40 LF)
TREES PROVIDED: 7

10' AVERAGE C-3 STREET PROTECTIVE YARD

WILLEY STREET: 185 LF
SQUARE FOOTAGE REQUIRED: 1,850 SF (185 X 10 LF)
SQUARE FOOTAGE PROVIDED: 1,850 (SF)

SHRUBS REQUIRED: 56 (30/100 LF)
SHRUBS PROVIDED: 56

VEHICULAR USE AREA

VEHICLE USE AREA: 42,797 SF
TREES REQUIRED: 22 (1/2,000 SF)
TREES PROVIDED: 22

URBAN PLAZA

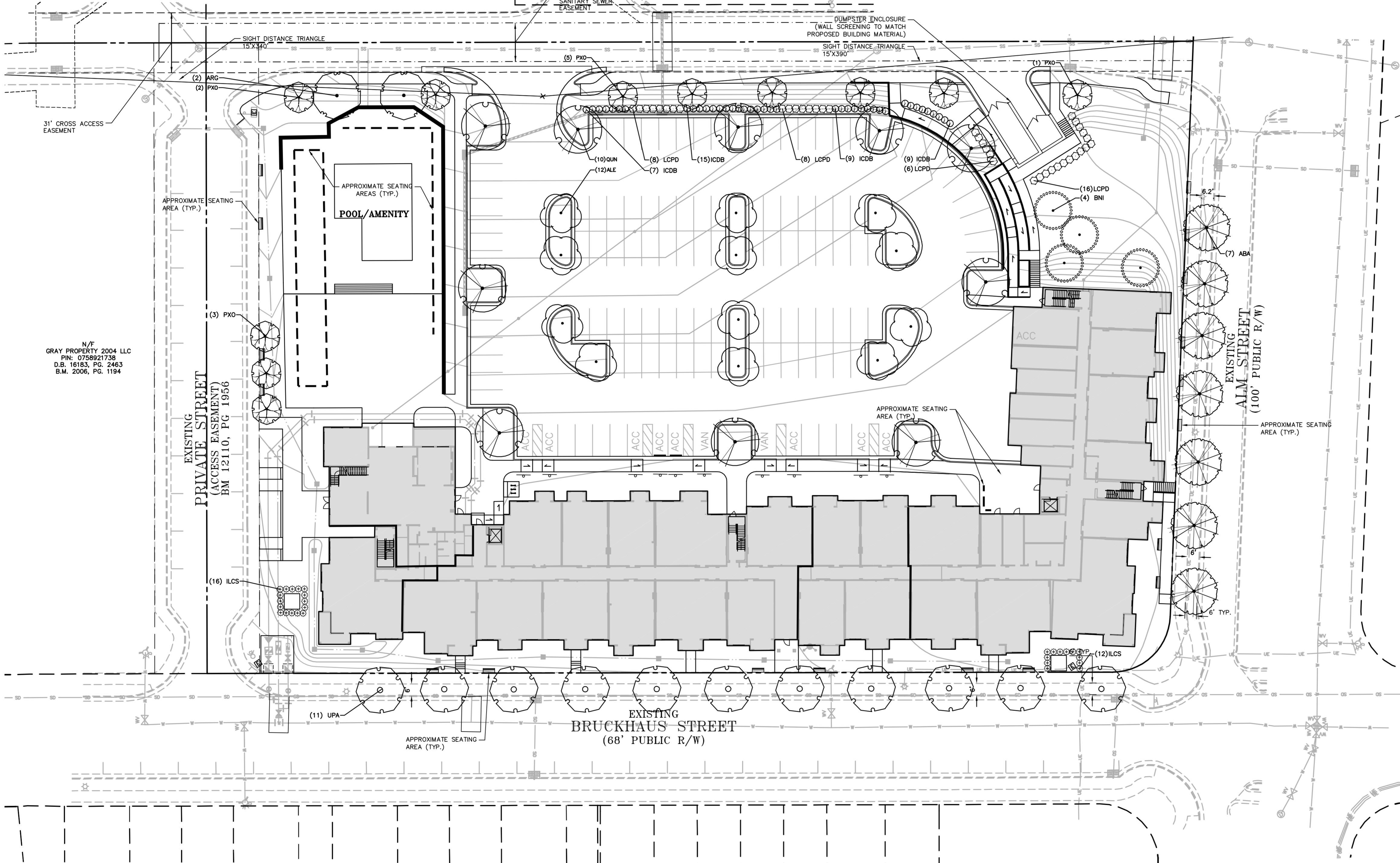
TREES REQUIRED: 17 (1/1,000 SF OF OPEN SPACE)
TREES PROVIDED: 17

SEATING REQUIRED: 328 LF (1/50 SF OF OPEN SPACE)
SEATING PROVIDED: 328 LF

*SEATING AREAS SHALL INCLUDE BUT NOT BE LIMITED TO BENCHES, LOUNGE CHAIRS, OUTDOOR DINING TABLES, OUTDOOR HIGH-TOP TABLES, MOVABLE/FIXED CHAIRS AND/OR SEAT WALLS. SEATING MAY BE PROVIDED ANYWHERE WITHIN THE OUTDOOR ACTIVE AMENITY AREA. ALL LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

- NOTES:**
- SEATING OPTIONS WILL BE PROVIDED FOR THE OUTDOOR AMENITY AREA PER UDO SEC. 1.5.3.D.
 - FINAL DESIGN OF THE AMENITY AREA LOCATION AND AMENITY ELEMENTS SHALL BE DETERMINED AT TIME OF CONSTRUCTION DOCUMENTATION.
 - PROPOSED PARKING LOT FIXTURES MUST MEET THE CLEARANCE REQUIREMENTS OF UDO SEC. 7.1.7.G. LIGHTING FIXTURES MUST BE LOCATED AT LEAST 20 FEET FROM A TREE, MEASURED FROM THE POLE OF THE LIGHTING FIXTURE TO THE TRUNK OF THE TREE.
 - SEE SHEET D-1 FOR TREE CITY OF RALEIGH TREE INSTALLATION DETAIL.

- GENERAL LANDSCAPING 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 IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
 - ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
 - VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 - CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 - ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
 - ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
 - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
 - PROPOSED TREES TO BE PLANTED A MINIMUM 20 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
 - PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
 - CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
 - TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEEOUS MATERIAL.
 - LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
 - PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIFLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, ROOT SYSTEMS FROM SUN SCALD, DRYING, SWAITING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
 - DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
 - SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
 - EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
 - CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
 - REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
 - FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.



N/F
GRAY PROPERTY 2004 LLC
PIN: 0758921738
D.B. 16183, PG. 2463
B.M. 2006, PG. 1194

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THE JOHN R. MCADAMS COMPANY, INC.
2905 Meridian Parkway
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(800) 733-5646 • mcadamsco.com

MCADAMS

REVISIONS:
2017-12-21 - PER CITY OF RALEIGH COMMENTS

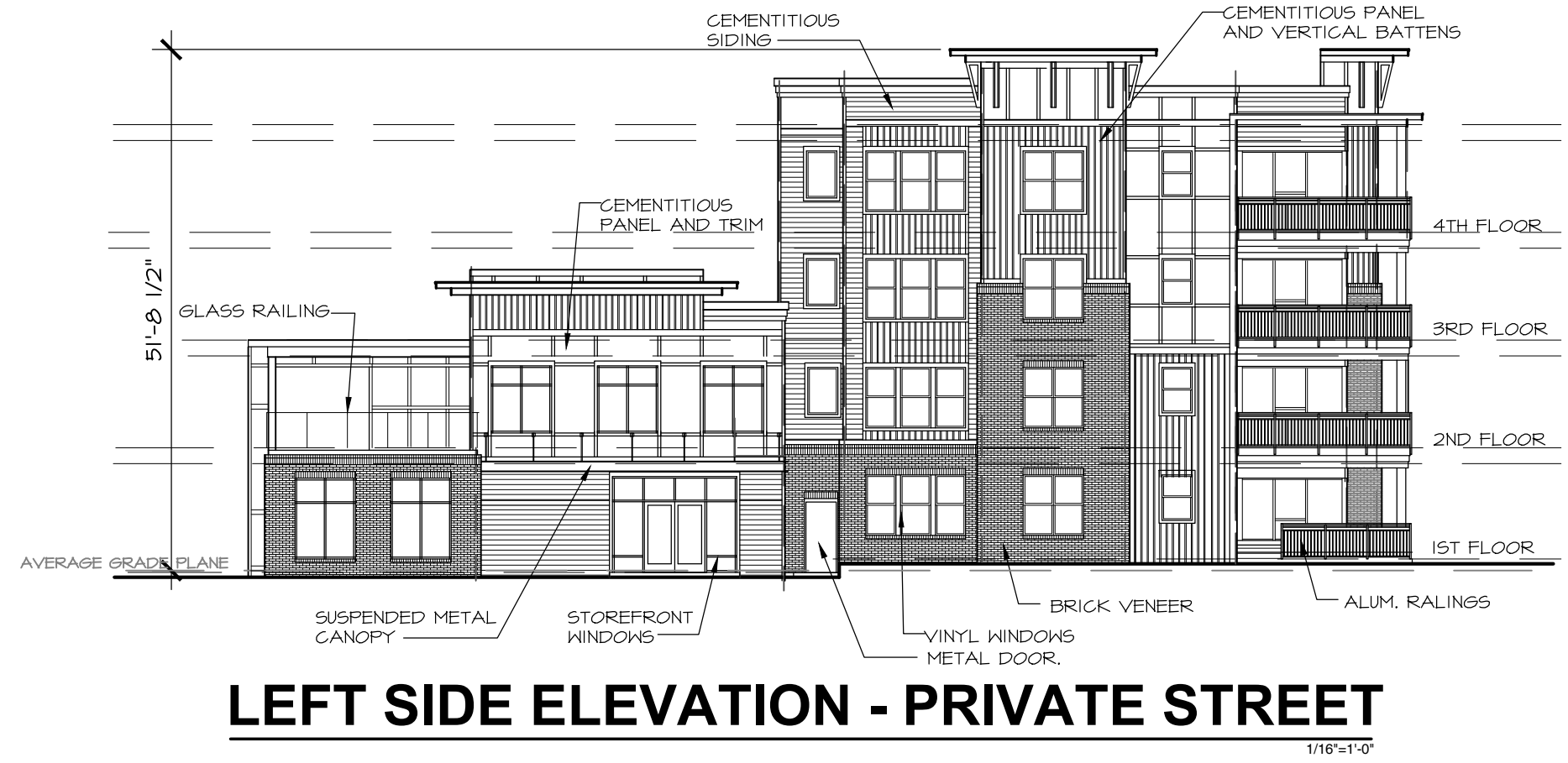
DEVELOPER:
WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NORTH CAROLINA 27613

EXCHANGE II
ADMINISTRATIVE SITE REVIEW
RALEIGH, NORTH CAROLINA
LANDSCAPE PLAN

PROJECT NO: WDF-16000
FILENAME: WDF16000-LS1
CHECKED BY: RCA
DRAWN BY: KWH
SCALE: 1"=30'
DATE: 11-15-17
SHEET NO: **LS-1**

MCADAMS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



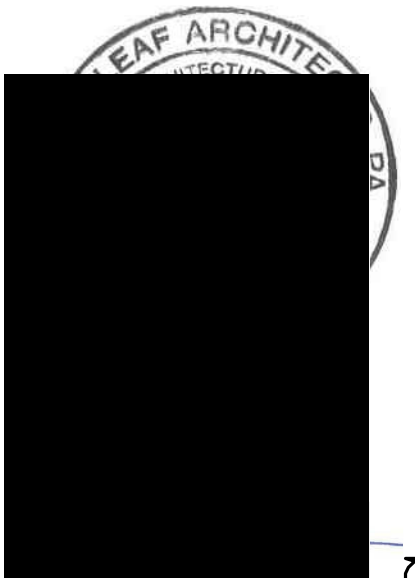
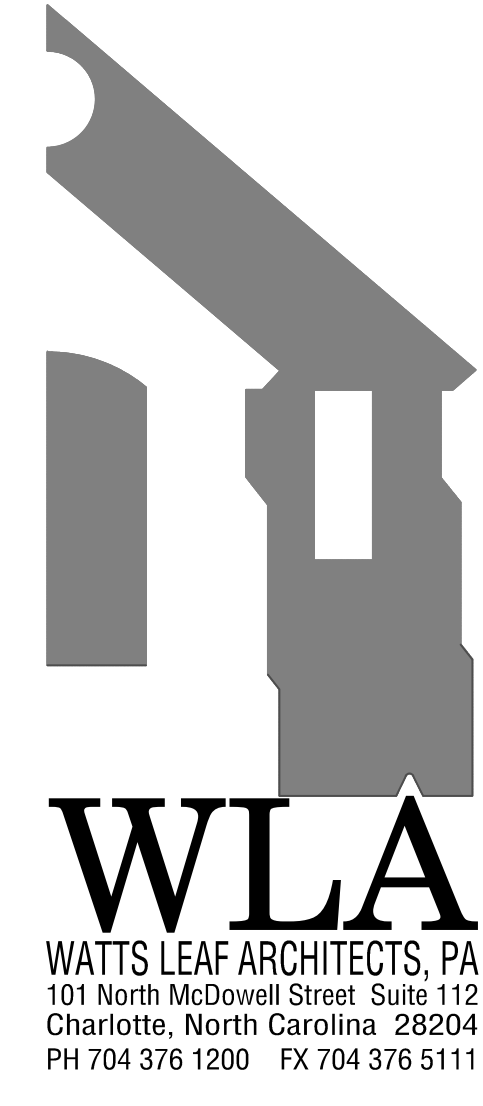
LEFT SIDE ELEVATION - PRIVATE STREET
1/16"=1'-0"



FRONT ELEVATION - BRUCKHAUS STREET
1/16"=1'-0"

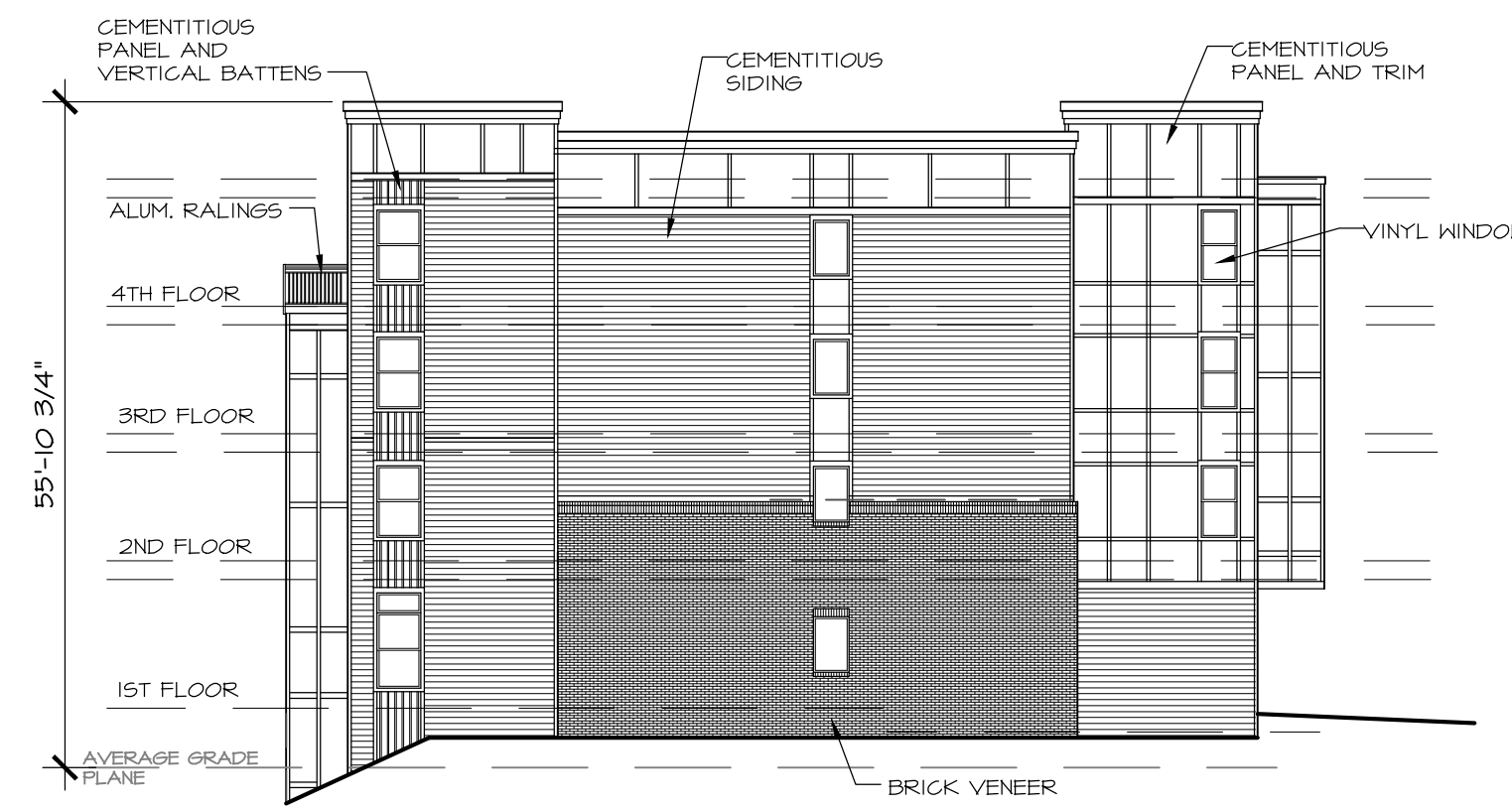


RIGHT SIDE ELEVATION - ALM STREET
1/16"=1'-0"



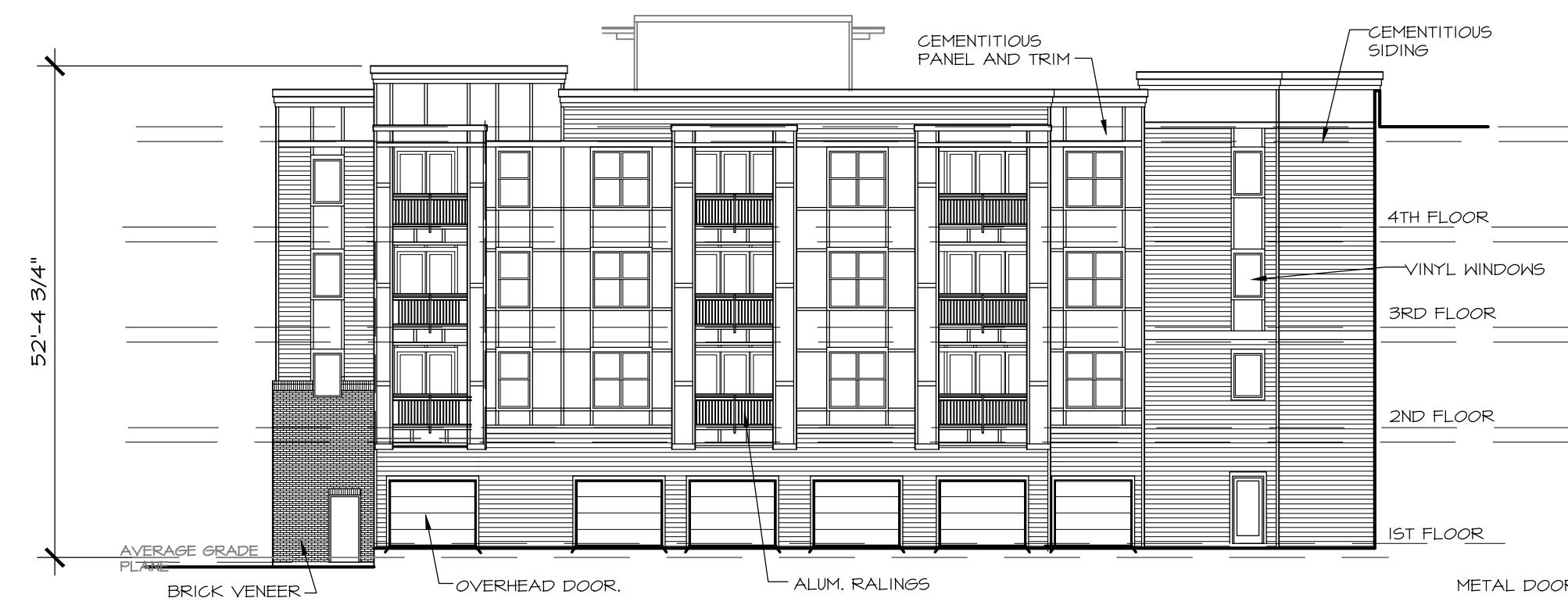
Exchange at Brier Creek ph. 11/13/2017
 Raleigh, North Carolina
 a multifamily community for
 Woodfield Investments, LLC

PROJECT	1640
DATE	13 NOV17
DRAWN BY	AMP
CHECKED BY	CMW
FRONT AND SIDE ELEVATIONS	
A-1	



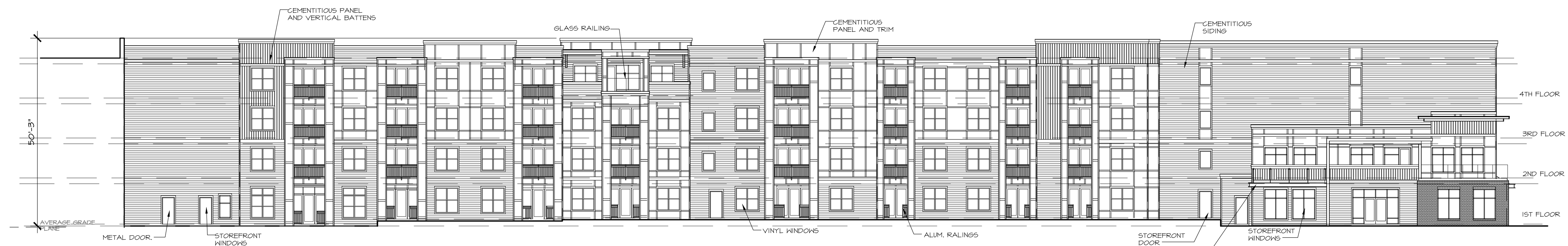
LEFT SIDE END ELEVATION - WILEY STREET

1/16"=1'-0"



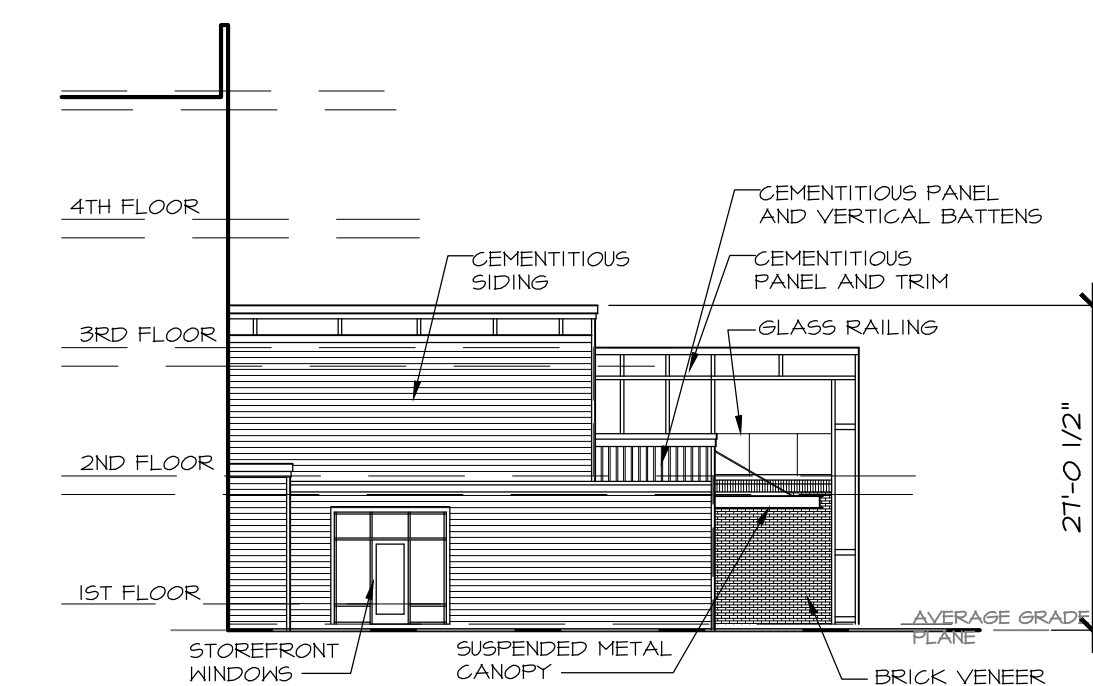
LEFT SIDE ELEVATION - PARKING LOT

1/16"=1'-0"



CENTER ELEVATION - WILEY STREET

1/16"=1'-0"

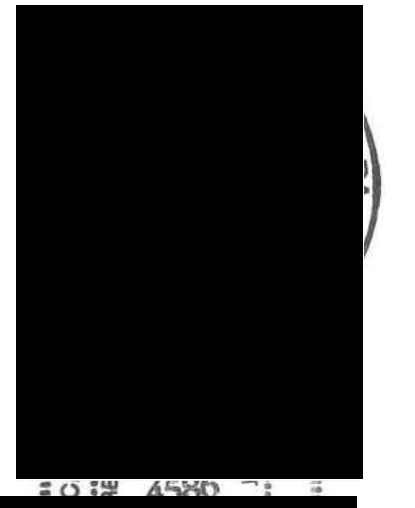


RIGHT SIDE ELEVATION - PARKING LOT

1/16"=1'-0"



WLA
 WATTS LEAF ARCHITECTS, PA
 101 North McDowell Street, Suite 112
 Charlotte, North Carolina 28204
 PH 704 376 1200 FX 704 376 5111



Exchange at Brier Creek ph. I
 Raleigh, North Carolina
 a multifamily community for
Woodfield Investments, LLC

PROJECT	1640
DATE	13 NOV17
DRAWN BY	AMP
CHECKED BY	CMW
REAR AND PARKING LOT ELEVATIONS	