



Administrative Site Review Application

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

Please review UDO Section 10.2.8. to determine the site plan tier. If assistance determining a Site Plan Tier is needed a Site Plan Tier Verification request can be submitted online via the [Permit and Development Portal](#). (Note: There is a fee for this verification service.)

Site Plan Tier: Tier Two Site Plan <input type="checkbox"/>		Tier Three Site Plan <input checked="" type="checkbox"/>
Building and Development Type (Check all that apply)		Site Transaction History
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Subdivision case #: _____
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Scoping/sketch plan case #: _____
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Certificate of Appropriateness #: _____
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Cottage Court	Board of Adjustment #: _____
<input type="checkbox"/> Tiny house	<input type="checkbox"/> Frequent Transit Development Option	Zoning Case #: <u>TCZ-78-22</u>
<input type="checkbox"/> Open lot		Design Alternate #: _____
GENERAL INFORMATION		
Development name: <u>Aura Blue Ridge</u>		
Inside City limits? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Property address(es): <u>1520 & 0 Blue Ridge Rd</u>		
Site P.I.N.(s): <u>0784669712; 0784762781</u>		
Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4). <u>Redevelop the existing site to construct 370 multi-family units with amenities and a wrapped parking deck.</u>		
Current Property Owner(s): <u>Sri Gurudev Datta, LLC ; Sri Viswamji, LLC</u>		
Company: <u>Trinsic Acquisition Company LLC</u>		Title: _____
Address: <u>1520 Blue Ridge Rd, Raleigh NC 27607; 303 Edgemore Avenue, Cary NC 27519</u>		
Phone #: _____		Email: <u>info.sitarindiancuisine@gmail.com; onlypkp@gmail.com</u>
Applicant Name (If different from owner. See "who can apply" in instructions): <u>Ryan Stewart</u>		
Relationship to owner: <input checked="" type="checkbox"/> Lessee or contract purchaser <input type="checkbox"/> Owner's authorized agent <input type="checkbox"/> Easement holder		
Company: <u>Trinsic Acquisition Company LLC</u>		Address: <u>242 S Main Street, Suite 206, Holly Springs, 27540</u>

Phone #: 919-417-3051	Email: JBrown@trinsicres.com
NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.	
Developer Contact: Ryan Stewart	
Company: Trinsic Acquisition Company LLC	Title: Vice President
Address: 242 S Main Street, Suite 206, Holly Springs, 27540	
Phone #: 919-417-3051	Email: RStewart@trinsicres.com;JBrown@trinsicres.com
Applicant Name: Ryan Stewart	
Company: Trinsic Acquisition Company LLC	Address: 242 S Main Street, Suite 206, Holly Springs, 27540
Phone #: 919-417-3051	Email: RStewart@trinsicres.com; JBrown@trinsicres.com

DEVELOPMENT TYPE + SITE DATE TABLE
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district(s) (please provide the acreage of each): OX-12-UL-CU(.95): OX-12-UL-CU(3.71)	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 4.66	Existing gross floor area to be demolished: 87,919 SF
# of parking spaces proposed: 500	New gross floor area: 185,578 resi + 159,882 garage = 345,460 SF
Max # parking permitted (7.1.2.C): 654	Total sf gross (to remain and new): 185,578 resi + 159,882 garage = 345,460 SF
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): HOTEL	Proposed # of stories for each: 5
Proposed use (UDO 6.1.4): MULTI-FAMILY	Proposed # of basement levels (UDO 1.5.7.A.6) 1

STORMWATER INFORMATION

Imperious Area on Parcel(s): Existing (sf) <u>152,757</u> Proposed total (sf) <u>160,883</u>	Impervious Area for Compliance (includes ROW): Existing (sf) <u>159,440</u> Proposed total (sf) <u>171,061</u>
---	--

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS

Total # of dwelling units: 370	Total # of hotel bedrooms: 0
# of bedroom units: 1br <u>239</u> 2br <u>131</u> 3br _____ 4br or more _____	
# of lots: 1	Is your project a cottage court? <input type="radio"/> Yes <input checked="" type="radio"/> No
	A frequent transit development? <input type="radio"/> Yes <input checked="" type="radio"/> No

Continue to Applicant Signature Block on Page Three.

APPLICANT SIGNATURE BLOCK

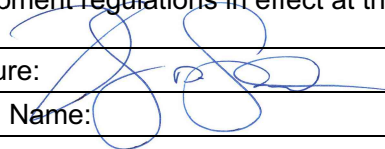
Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1)), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:



Date:

Printed Name:

AURA BLUE RIDGE

1520 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW

PROJECT NUMBER: TRG-22002

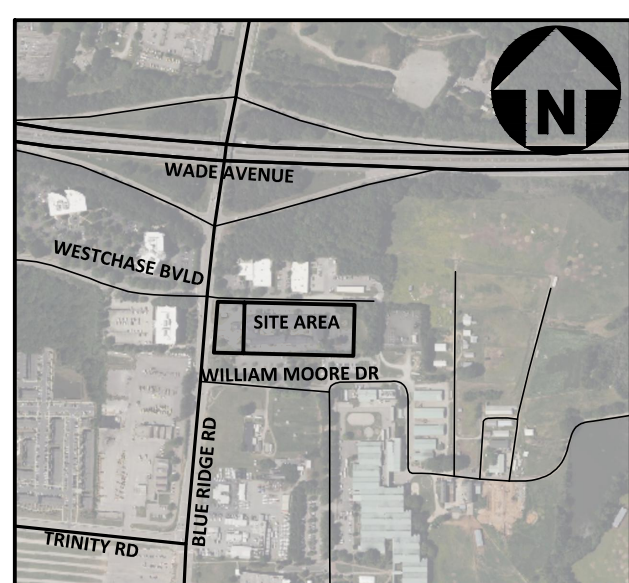
DATE: MARCH 3, 2023

SITE DATA

PARCEL PIN NUMBER:	PIN 0784669712; 0784762781, REAL ESTATE ID: 0466274_0046782				
EXISTING ZONING:	OX-12-UL-CU				
OVERLAY DISTRICT:	N/A				
WATERSHED:	NEUSE				
FLOODPLAIN/FIRM PANEL:	3720078400K				
PROJECT AREA:	4.66 AC (202,990 SF)				
EXISTING USE:	HOTEL				
PROPOSED USE:	MULTI-FAMILY				
VEHICLE PARKING:	<table border="1"> <tr> <td>MAXIMUM</td> <td>0-1 BEDROOM: 1.5 SPACES PER UNIT (239 UNITS X 1.5 = 359 SPACES) 2 BEDROOM: 2.25 SPACES PER UNIT (131 UNITS X 2.25 = 295 SPACES) TOTAL: 654 SPACES</td> </tr> <tr> <td>PROPOSED</td> <td>500 SPACES</td> </tr> </table>	MAXIMUM	0-1 BEDROOM: 1.5 SPACES PER UNIT (239 UNITS X 1.5 = 359 SPACES) 2 BEDROOM: 2.25 SPACES PER UNIT (131 UNITS X 2.25 = 295 SPACES) TOTAL: 654 SPACES	PROPOSED	500 SPACES
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PARKING SETBACK:	<table border="1"> <tr> <td>REQUIRED</td> <td>PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT: 0' REAR LOT: 0' ALLEY: 4'</td> </tr> <tr> <td>PROPOSED</td> <td>PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT: 0' REAR LOT: 0' ALLEY: 4'</td> </tr> </table>	REQUIRED	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT: 0' REAR LOT: 0' ALLEY: 4'	PROPOSED	PRIMARY STREET: 10' SIDE STREET: 10' SIDE LOT: 0' REAR LOT: 0' ALLEY: 4'
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BUILDING HEIGHT:	<table border="1"> <tr> <td>REQUIRED</td> <td>12 STORIES</td> </tr> <tr> <td>PROPOSED</td> <td>5 STORIES</td> </tr> </table>	REQUIRED	12 STORIES	PROPOSED	5 STORIES
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DWELLING UNITS:	<table border="1"> <tr> <td>MAXIMUM</td> <td>400 UNITS</td> </tr> <tr> <td>PROPOSED</td> <td>STUDIO: 77 UNITS 1 BED: 156 UNITS 1 BED + DEN: 8 UNITS 2 BED: 131 UNITS TOTAL: 370 UNITS</td> </tr> </table>	MAXIMUM	400 UNITS	PROPOSED	STUDIO: 77 UNITS 1 BED: 156 UNITS 1 BED + DEN: 8 UNITS 2 BED: 131 UNITS TOTAL: 370 UNITS
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OUTDOOR AMENITY AREA:	<table border="1"> <tr> <td>REQUIRED</td> <td>10% SITE AREA: 0.47 AC (20,299 SF)</td> </tr> <tr> <td>PROPOSED</td> <td>10% SITE AREA: 0.47 AC (20,299 SF)</td> </tr> </table>	REQUIRED	10% SITE AREA: 0.47 AC (20,299 SF)	PROPOSED	10% SITE AREA: 0.47 AC (20,299 SF)
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PROPOSED	N/A				
DISTURBED AREA	5.17 AC (225,164 SF)				

TREE CONSERVATION NOTE:

TREE CONSERVATION NOTES: PROPERTY IS ZONED OX-12-UL-CU, AND PER UDO SECTION 9.1.3.A.2, ANY ELIGIBLE TREE CONSERVATION AREA IN CONFLICT WITH A BUILD-TO-REQUIREMENT ESTABLISHED BY A ZONING FRONTAGE IS NOT REQUIRED TO BE PROTECTED. FOR AREAS WHERE A BUILD-TO DOES NOT APPLY, AN EVALUATION OF THE EXISTING AND PROPOSED IMPACT TO CRITICAL ROOT ZONES WAS PERFORMED. NO ELIGIBLE TREES EXIST ALONG THE NORTHERN PROPERTY LINE.



VICINITY MAP
1" = 1000'

Administrative Site Review Application

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Site Plan Tier: Tier Two Site Plan Tier Three Site Plan

Building Type	Site Transaction History
<input type="checkbox"/> Detached	Subdivision case #:
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GENERAL INFORMATION

Development name: Aura Blue Ridge

Inside City limits? Yes No

Property addresses:
1520 & 0 Blue Ridge Rd

Site P.L.N. (s): 0784669712; 0784762781

Please describe the scope of work. Include any additions, expansions, and uses (UDO 6.1.4).
Redevelop the existing site to construct 370 multi-family units with amenities and a wrapped parking deck.

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Company: _____ Title: _____
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Phone #: _____ Email: Info.sita@indianaculture@gmail.com; onykp@gmail.com

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Relationship to owner: Lessee or contract purchaser Owner's authorized agent Easement holder

Company: Trinsic Acquisition Company LLC Address: 242 S Main Street, Suite 206, Holly Springs, 27540

Page 1 of 3 #190908 10.20.23
raleighnc.gov

Phone #: 919-417-3051 Email: JBrown@trinsicres.com

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Developer Contact: Ryan Stewart
Company: Trinsic Acquisition Company LLC Title: Vice President
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DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
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RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS	
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# of bedroom units: 1br <input type="checkbox"/> 2br <input type="checkbox"/> 3br <input type="checkbox"/> 4br or more <input type="checkbox"/>	
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Continue to Applicant Signature Block on Page Three.

SHEET INDEX

C0.00	NOTES SHEET
C1.00	EXISTING CONDITIONS
C1.01	DEMOLITION PLAN
C2.00	SITE PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	WATER DETAILS
C8.02	WATER DETAILS
C8.03	SANITARY SEWER DETAILS
C8.04	STORM DRAINAGE DETAILS
C9.00	SCM A PLAN VIEW

ADDITIONAL SHEETS FROM OTHERS

LP1.00	CODE LANDSCAPE PLAN
LP2.00	PLANT DETAILS
ASR-2.1	ASR ELEVATIONS

SITE PERMITTING APPROVAL

Water and Sewer Permits (if applicable)

The City of Raleigh consents to the connection and extension of the City's Public Sewer System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection and extension of the City's Public Water System as shown on this plan. The material and Construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook, City of Raleigh Public Utilities Department Permit # _____

The City of Raleigh consents to the connection to its public sewer system and extension of the private sewer collection system as shown on this plan. The material and construction methods used for this project shall conform to the standards and specifications of the City's Public Utilities Handbook.
City of Raleigh Public Utilities Department Permit # _____

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State, and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval _____

City of Raleigh Review Officer _____

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.

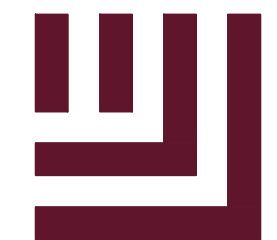
Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

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

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.



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CONTACT

Spencer Christiansen, PE
christiansen@mcadamsco.com
PHONE: 919-287-0722

CLIENT

TRINIC ACQUISITION GROUP
322 E. CHAPEL HILL STREET
DURHAM, NORTH CAROLINA, 27701
JUSTIN BROWN
PHONE: 919-417-3051



PROJECT DIRECTORY

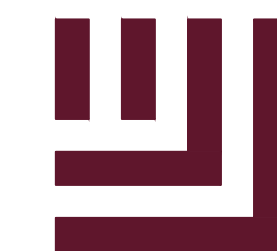
ARCHITECT
CLINE DESIGN ASSOCIATES
125 N HARRINGTON STREET
RALEIGH, NC 27603
PHONE: 919. 833. 6413

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

ADMINISTRATIVE SITE REVIEW FOR:

AURA BLUE RIDGE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: TRG-22002



McADAMS

The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

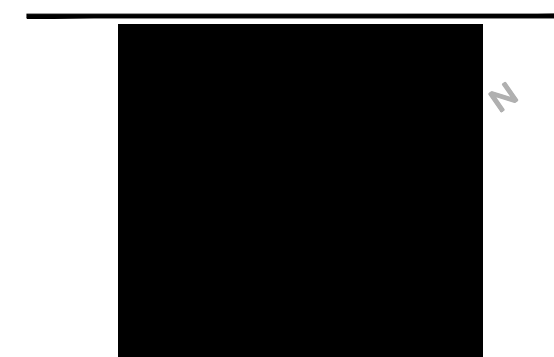
www.mcadamsco.com

CLIENT

TRINIS ACQUISITION GROUP
322 E. CHAPEL HILL STREET
DURHAM, NORTH CAROLINA, 27701
JUSTIN BROWN
PHONE: 919-417-3051



AURA BLUE RIDGE
ADMINISTRATIVE SITE REVIEW
1520 BLUE RIDGE ROAD
RALEIGH, NORTH CAROLINA



REVISIONS

NO. DATE

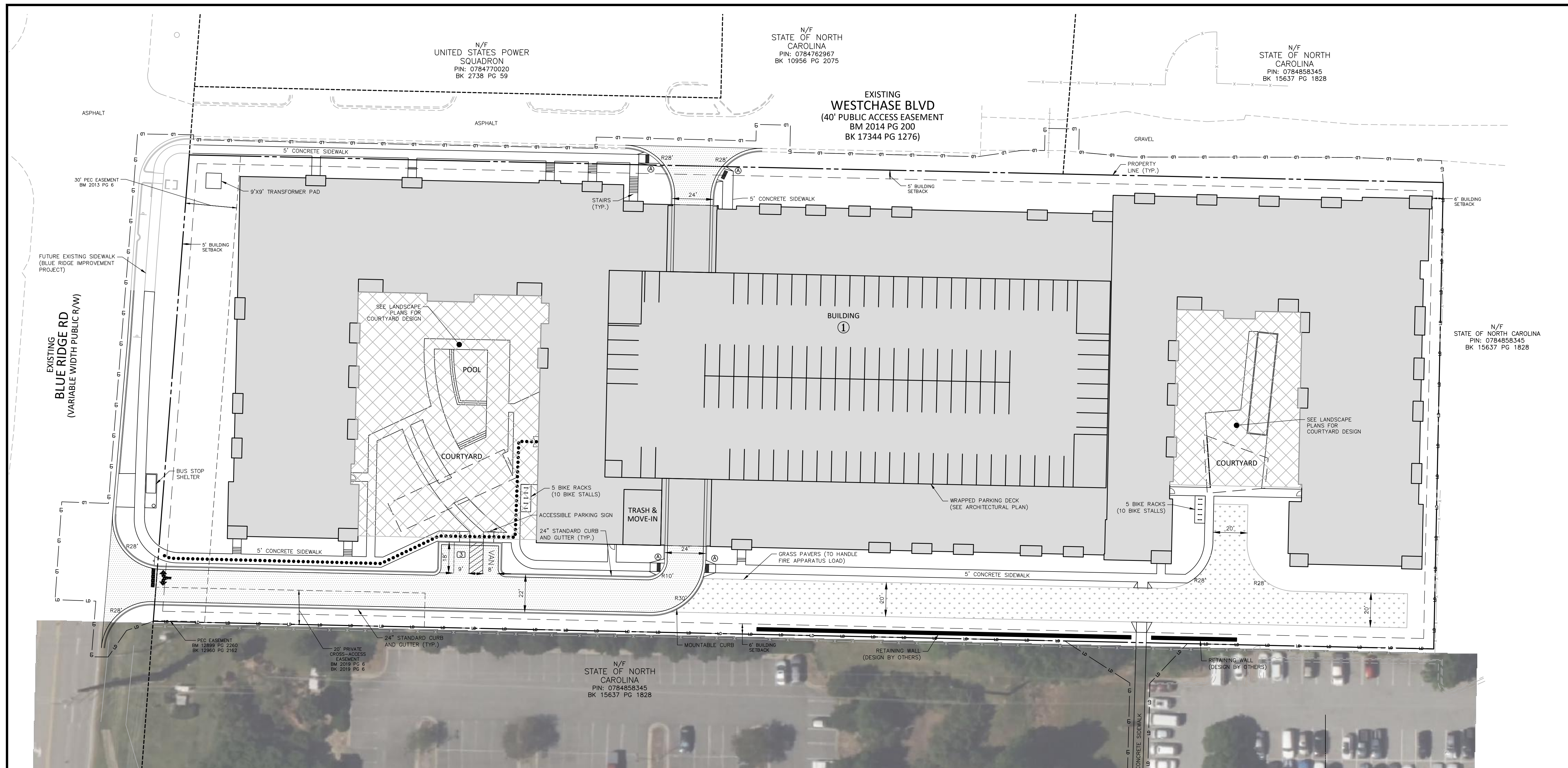
PLAN INFORMATION

PROJECT NO. TRG-22002
FILENAME TRG22002-S1
CHECKED BY SJC
DRAWN BY L/L
SCALE 1" = 30'
DATE 03.03.2023

SHEET

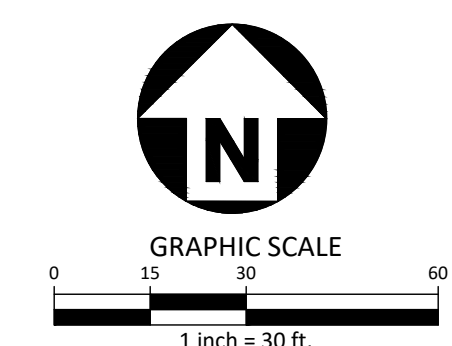
SITE PLAN

C2.00



SITE LEGEND

	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	TYPE A
	TYPE B
	TYPE C
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	CENTERLINE
	HEAVY DUTY ASPHALT PAVEMENT
	PERMEABLE GRASS PAVERS
	ACCESSIBLE OUTDOOR AMENITY AREA



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN/COUNTY ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TRG\TRG22002\04-Production\Engineering\Current Drawings\TRG22002-S1.dwg, 3/17/2023 2:42:30 PM, Lindsay Lopez

NOT FOR
CONSTRUCTION

Add Progress
Label Here

PROJECT: 022063
DATE: 03.03.2023
REVISIONS: DATE

DRAWN BY: SPM
CHECKED BY: DR

ASR ELEVATIONS



ASR EAST ELEVATION 3
1" = 20'-0"



ASR WEST ELEVATION 4
1" = 20'-0"

ZONING:
OX-12-UL-CU

GROUND FLOOR TRANSPARENCY CALCULATIONS (WEST ELEV. - BLUE RIDGE RD.)

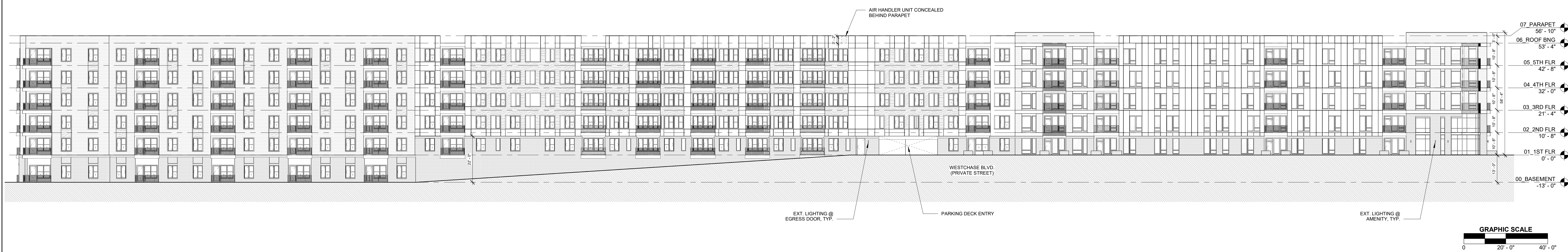
AREA TO BE CALCULATED FOR TRANSPARENCY: (215'-8 1/2") X 12' = 2,589 SF

TRANSPARENCY REQUIRED (0'-0" - 12'-0")	= 2,589 SF x 0.20 = 518 SF
TRANSPARENCY REQUIRED (3'-0" - 8'-0")	= 518 SF x 0.50 = 259 SF
TRANSPARENCY PROVIDED (0'-0" - 12'-0")	= 1,071 SF
TRANSPARENCY PROVIDED (3'-0" - 8'-0")	= 596 SF

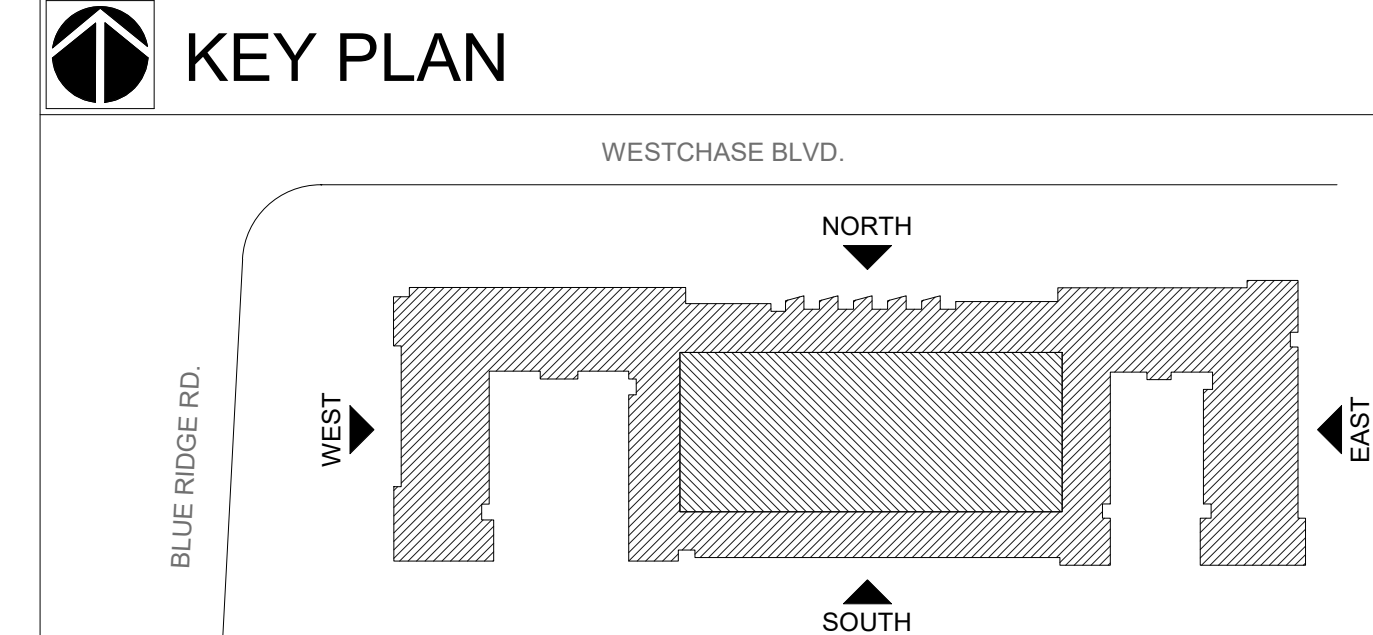
TYP LEVEL
AREA = 2,258 SF
TRANS = 622 SF
RATIO = 98.4%
REQ'D = 15%



ASR SOUTH ELEVATION 2
1" = 20'-0"



ASR NORTH ELEVATION 1
1" = 20'-0"



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