



Administrative Approval Action

Case File / Name: ASR-0030-2021
DSLCL - Prose New Hope

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

- LOCATION:** The site is generally located at the southeast corner of Buffalo Road and N New Hope Road, with common street addresses of 4100 Buffalo Road and 3606 N New Hope Road.
- REQUEST:** Development of six apartment buildings containing 344 total dwelling units, and associated improvements such as a clubhouse building, swimming pool, and surface parking. The subject property is approximately 15.5 acres zoned RX-4-PL-CU (Z-45-20).
- DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** FIL-0463-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
- 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 July 23, 2021 by McAdams.**

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:

SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Demonstrate compliance with UDO Section 7.1.7.G.1 (Lighting).
2. Demonstrate compliance with UDO Section 7.2.5.C (Screening - Service Areas).
3. Demonstrate compliance with UDO Section 7.2 (Landscaping and Screening).
4. Demonstrate compliance with UDO Section 7.1.7.B.4.
5. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

Engineering

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

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



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- 8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

- 10. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 11. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

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.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting 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' utility placement 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 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.

Public Utilities

- 2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

- 3. 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



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4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.01 acres of tree conservation area.

BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting 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. Site Development team is to coordinate Traffic Signal coordination/installation between Ramey Kemp Assoc. & and City Department of Transportation.
2. A recombination map shall be recorded recombining the existing two parcels into a single lot.
3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
7. A Water and/or Sewer Assessment fee shall be paid to the Assessment Specialist in the City of Raleigh Engineering Services Department.

Stormwater

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

The following are required prior to issuance of building occupancy permit:



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General

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. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: December 22, 2024

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: Alysis Bailey Taylor Date: 08/25/2021
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

Administrative Site Review Application

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.B. 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.B, as amended by text change case TC-16-15 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 [Formal and Informal \(Email\) Request](#). Note: There is a fee for this verification service.

<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open lot <input type="checkbox"/> Club <input type="checkbox"/> Administrative	
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GENERAL INFORMATION

Development name: **Prose New Hope**
 Trade City limit? Yes No
 Property address(es): **4100 Buffalo Road, 3606 New Hope Road**

Site P/L No: 172579568, 172579177
 Please describe the scope of work, include any additions, expansions, and change of use. Construction of approximately 344 apartment units and associated infrastructure.

Current Property Owner/Developer Contact Name: **David Yowell**
NOTE: please attach purchase agreement when submitting this form.
 Company: **Alliance Realty Partners, LLC** The Development Analyst
 Address: **200 Providence Road, Suite 200, Charlotte, NC 28207**
 Phone #: **404-680-1750** Email: **dyowell@alrescoe.com**
 Applicant Name: **Gray Harrell**
 Company: **McAdams** Address: **One Glenwood Ave, Suite 201, Raleigh, NC 27603**
 Phone #: **919-823-4300** Email: **harrell@mcadamsco.com**

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the scope of each): Z-45-20	Existing gross floor area (not to be demolished): N/A Existing gross floor area to be demolished: N/A New gross floor area: N/A
# of parking spaces required (See Site Data Table): N/A # of parking spaces provided (See Site Data Table): N/A Overstay District (if applicable): N/A Existing use (UDO 8.1.4): Vacant Proposed use (UDO 8.1.4): Apartment	Total of (new and new): N/A Proposed # of stories for each: N/A Story 1-3 = 3 Stories Clubhouse = 1 Story
STORMWATER INFORMATION	
Existing impervious surface: Address: 30 Square Feet: 172	Proposed impervious surface: Address: 748 Square Feet: 341,376
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please provide: Flood study: FEMA Map Panel #: Nearest River Buffer: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetlands: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 344	Total # of hotel units: N/A
# of bedroom units: 1br 172 2br 172 3br N/A 4br or more N/A	
# of lots: N/A	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SIGNATURE BLOCK	
The undersigned certifies that the property owner(s) is/are aware of the application and that the proposed project described in this application will be constructed in accordance with the plans and specifications submitted herewith, and is/are aware of the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Gray Harrell (McAdams) do/ do not do so on behalf of the applicant, and I/ we do/ do not do so in response to administrative comments, request plans and application documentation, and will represent the property owner(s) in any public meeting regarding this application.	
We have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed application. I/ we do/ do not do so in response to administrative comments, request plans and application documentation, and will represent the property owner(s) in any public meeting regarding this application.	
Signature: <i>Gray Harrell</i>	Date: 4/8/21
Printed Name: Gray Harrell	



N.T.S.

PROSE NEW HOPE

4100 BUFFALOE ROAD
RALEIGH, NORTH CAROLINA 27616
ADMINISTRATIVE SITE PLAN
CITY OF RALEIGH CASE #: ASR-0030-2021

PROJECT NUMBER: ALL-20000
DATE: APRIL 07, 2021
REVISED: MAY 21, 2021
REVISED: JULY 23, 2021

SITE DATA

SITE ADDRESS:	4100 BUFFALOE ROAD, RALEIGH NORTH CAROLINA 27616
PARCEL PIN NUMBER:	3606 NEW HOPE ROAD, BALDWIN NORTH CAROLINA 27616 372579568, 372579177
ZONING:	RX-4-P, CU ZONING CASE # Z-45-2020
OVERLAY DISTRICT:	NONE
WATERSHED:	CHERRYBEE CREEK
FLOODPLAIN/RM PANEL:	37203725000
SITE AREA:	GRAND CITY AREA RIGHT-OF-WAY DEDICATION NET SITE AREA: 15.38 ACRES 0.36 ACRES 15.33 ACRES
TREE CONSERVATION:	REQUIRED: PROVIDED: 152 ACRES (100%) 203 ACRES (132.9%)
VEHICLE PARKING:	3 BLDG (172 UNITS) 248 SPACES (1.5 PER UNIT) CLUBHOUSE (5,379 SF) TOTAL: 441 SPACES PROVIDED: 484 TOTAL SPACES
ACCESSIBLE PARKING:	9 SPACES (2 OF WHICH MUST BE VAN) PROVIDED: 21 SPACES (8 OF WHICH ARE VAN)
BICYCLE PARKING:	LOFT 1 REQUIRED: 18 PROVIDED: 12 IN EXCESS OF REQUIRED (PER Z-45-20)
BUILD-TO:	REQUIRED ALONG BUFFALO ROAD: 170.11 LF OF 786.24 LF FRONTAGE (DNL 1'-100") REQUIRED ALONG NEW HOPE ROAD: 759.79 LF FRONTAGE (22.1% REQUIRED; 2ND DRIVE ENTRANCE 787%) REQUIRED ALONG BUFFALO ROAD: 346.36 LF OF 736.70 DNOL 5'-100" PROVIDED ALONG BUFFALO ROAD: CLUBHOUSE: 21.3' BUILDING 1: 337.1' BUILDING 2: 596.6' TOTAL: 418.0' OF 740.20' (56.5%) PROVIDED ALONG NEW HOPE ROAD: BUILDING 1: 337.0' AMENITY AREA: 40.0' OF 100.0' TOTAL: 377.0' OF 736.70' (51.2%)
OUTDOOR AMENITY AREA:	REQUIRED: 1.52 AC/66,922 SF (100%) PROVIDED: 1.63 AC/70,020 SF (103%)

NOTES

- THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCRUMB ON THE MINIMUM CORNER CLEARANCE. ROOM SECTION 6.5.2.10.
- WITHIN THE AREA OF A DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, COLIAR, BRIMING OR PARKED VEHICLES BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LAKE, AND SIDEWALK CLOSURES OR DETOURS, PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LAKE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO trafficcontrol@raleigh.gov AT www.raleigh.gov/4476909 "RIGHT-OF-WAY SERVICES".
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND OBTAIN ALL PERMITS ARE ISSUED.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NEXT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NC DOT STANDARD SPECIFICATION FOR ROADWAY STRUCTURES, NC DOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NC DOT SUPPLEMENT TO THE MANUAL.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROVIDED), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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



ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, or approved in these plans, is responsible for contacting the Public Works Department at (919) 998-2400, and the Public Utilities Department at (919) 998-6540 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 restoration 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.

SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.
- THE SOLID WASTE REMOVAL FOR THIS PROJECT WILL BE HANDLED BY PRIVATE SERVICES. THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) WILL NOT SERVICE THIS DESIGN.

CONTRACTOR SHALL NOTIFY 'NC811' (811) OR (1-800-832-4949) 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.

SITE SHEET INDEX - TO BE EDITED

- C0.00 ALTA/NSPS & TOPOGRAPHIC SURVEY
- C0.01 PROJECT NOTES
- C1.00 ZONING CONDITIONS
- C1.00 DEMOLITION PLAN
- C2.00 OVERALL SITE PLAN
- C2.01 SITE PLAN - AREA "A"
- C2.02 SITE PLAN - AREA "B"
- C3.00 OVERALL GRADING AND STORM DRAINAGE PLAN
- C3.01 GRADING AND STORM DRAINAGE PLAN - AREA "A"
- C3.02 GRADING AND STORM DRAINAGE PLAN - AREA "B"
- C3.03 AVERAGE GRADE CALCULATIONS
- C3.04 AVERAGE GRADE CALCULATIONS
- C4.00 OVERALL UTILITY PLAN
- C4.01 UTILITY PLAN - AREA "A"
- C4.02 UTILITY PLAN - AREA "B"
- C8.00 SITE DETAILS
- C8.01 SITE DETAILS
- C8.02 WATER DETAILS
- C8.03 WATER DETAILS
- C8.05 STORM DRAINAGE DETAILS
- C8.05 STORM DRAINAGE DETAILS
- C8.06 DUMPSTER ENCLOSURE DETAILS
- C9.01 STORMWATER CONTROL MEASURE "A" DETAILS
- L5.00 LANDSCAPE PLAN - AREA "A"
- L5.01 LANDSCAPE PLAN - AREA "B"
- L5.02 LANDSCAPE DETAILS
- L5.02 LIGHTING PLAN
- L8.00 TREE CONSERVATION PLAN

ARCHITECTURAL SHEET INDEX - TO BE EDITED

- A1.1 BLDG 1 - ELEVATIONS
- A1.2 BLDG 1 - ELEVATIONS
- A1.3 BLDG 1 - ELEVATIONS
- A2.1 BLDG 2 - ELEVATIONS
- A2.2 BLDG 2 - ELEVATIONS
- A2.3 BLDG 2 - ELEVATIONS
- A3.1 BLDG 3 - ELEVATIONS
- A3.2 BLDG 3 - ELEVATIONS
- A3.3 BLDG 3 - ELEVATIONS
- A4.1 BLDG 4 - ELEVATIONS
- A4.2 BLDG 4 - ELEVATIONS
- A4.3 BLDG 4 - ELEVATIONS
- A5.1 BLDG 5 - ELEVATIONS
- A5.2 BLDG 5 - ELEVATIONS
- A5.3 BLDG 5 - ELEVATIONS
- A6.1 BLDG 6 - ELEVATIONS
- A7.1 CLUBHOUSE - ELEVATIONS
- A7.2 CLUBHOUSE - ELEVATIONS
- A7.3 POOL HOUSE - ELEVATIONS

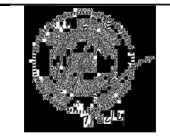
The John R. McAdams Company, Inc.
 One Glenwood Avenue
 Suite 201
 Raleigh, NC 27603
 phone 919. 823. 4300
 fax 919. 361. 2269
 license number: C-0293, C-187
www.mcadamsco.com

CONTACT
 GRAY HARBELL
 harrell@mcadamsco.com
 PHONE: 919. 823. 4300

CLIENT
 ALLIANCE RESIDENTIAL COMPANY
 200 PROVIDENCE ROAD, SUITE 230
 CHARLOTTE, NC 28207

PROJECT DIRECTORY
 DEVELOPER
 ALLIANCE RESIDENTIAL COMPANY
 200 PROVIDENCE ROAD, SUITE 230
 CHARLOTTE, NC 28207

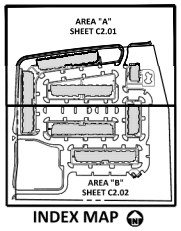
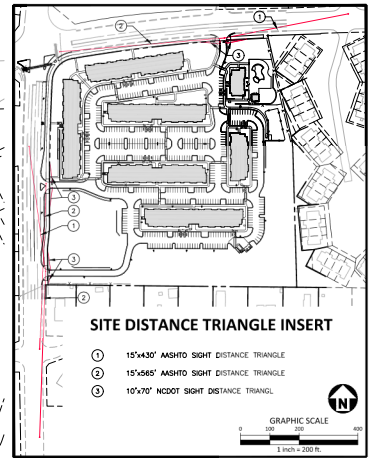
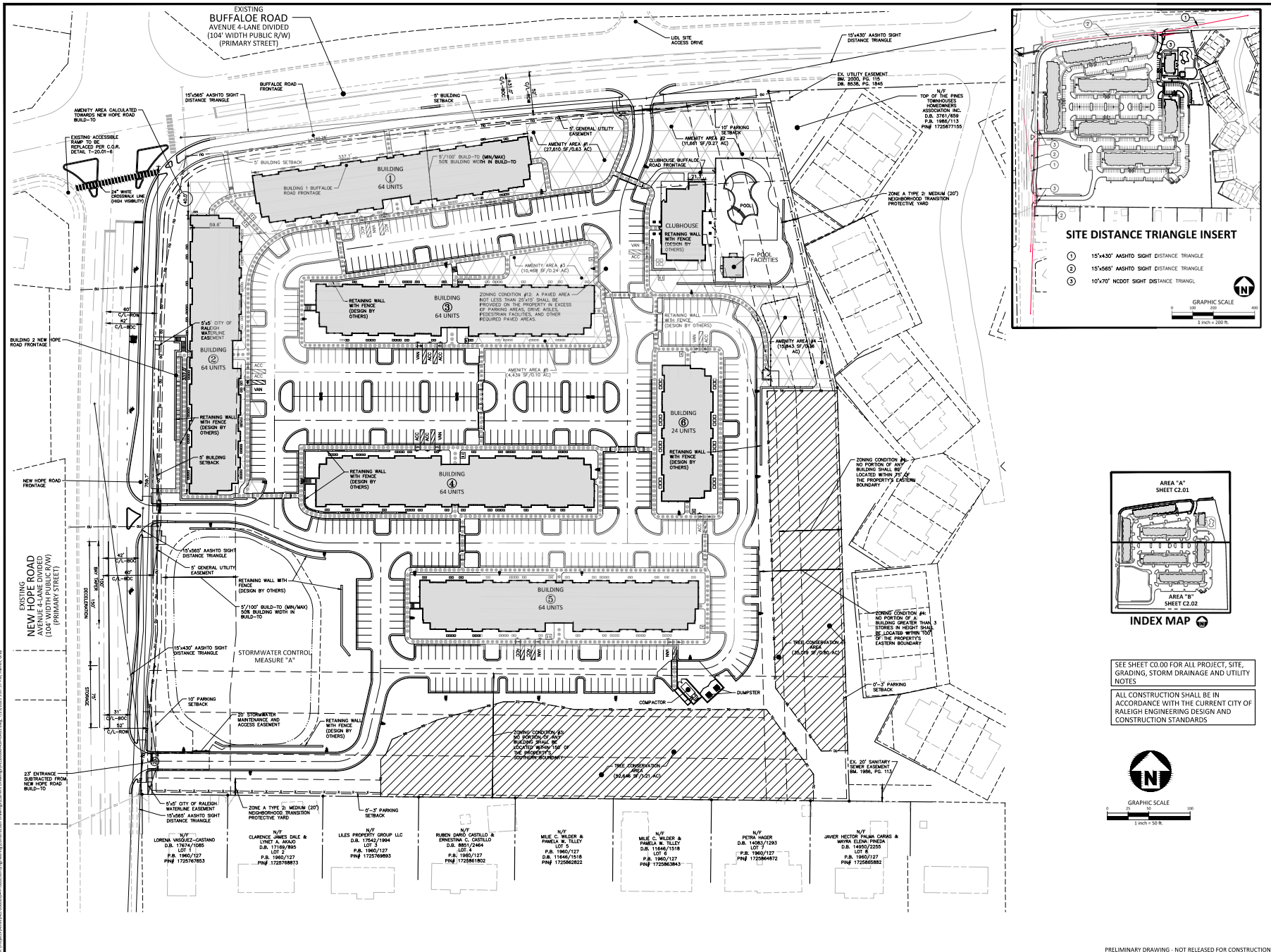
ARCHITECT
 CLINE DESIGN ASSOCIATES
 125 N HARRINGTON ST
 RALEIGH, NORTH CAROLINA 27603



REVISIONS

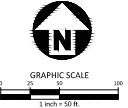
NO.	DATE	DESCRIPTION
1	05.21.21	REVISED PER 1ST ASR SUBMITTAL
2	07.21.21	REVISED PER 2ND ASR SUBMITTAL

ADMINISTRATIVE SITE REVIEW PLANS FOR:
 PROSE NEW HOPE
 RALEIGH, NORTH CAROLINA
 PROJECT NUMBER: ALL-20000



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



McADAMS
 The John R. McAdams Company, Inc.
 One Glenwood Avenue
 Suite 303
 Raleigh, NC 27603
 phone 919.823.4300
 fax 919.361.2269
 license number: C-0293, C-187
 www.mcadamsco.com

CLIENT
 ALLIANCE RESIDENTIAL COMPANY
 200 PROVIDENCE ROAD, SUITE 250
 CHARLOTTE, NC 28207

ALLIANCE
 RESIDENTIAL COMPANY

PROSE NEW HOPE
 ADMINISTRATIVE SITE REVIEW
 4100 BUFFALO ROAD
 RALEIGH, WAKE COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE	REVISION
1	05.21.21	REVISED PER 1ST ASR SUBMITTAL
2	07.23.21	REVISED PER 2ND ASR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	ALL-20000
FILENAME	ALL20000-51
CHECKED BY	-
DRAWN BY	CGH
SCALE	1"=50'
DATE	04.07.2021

SHEET

SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS

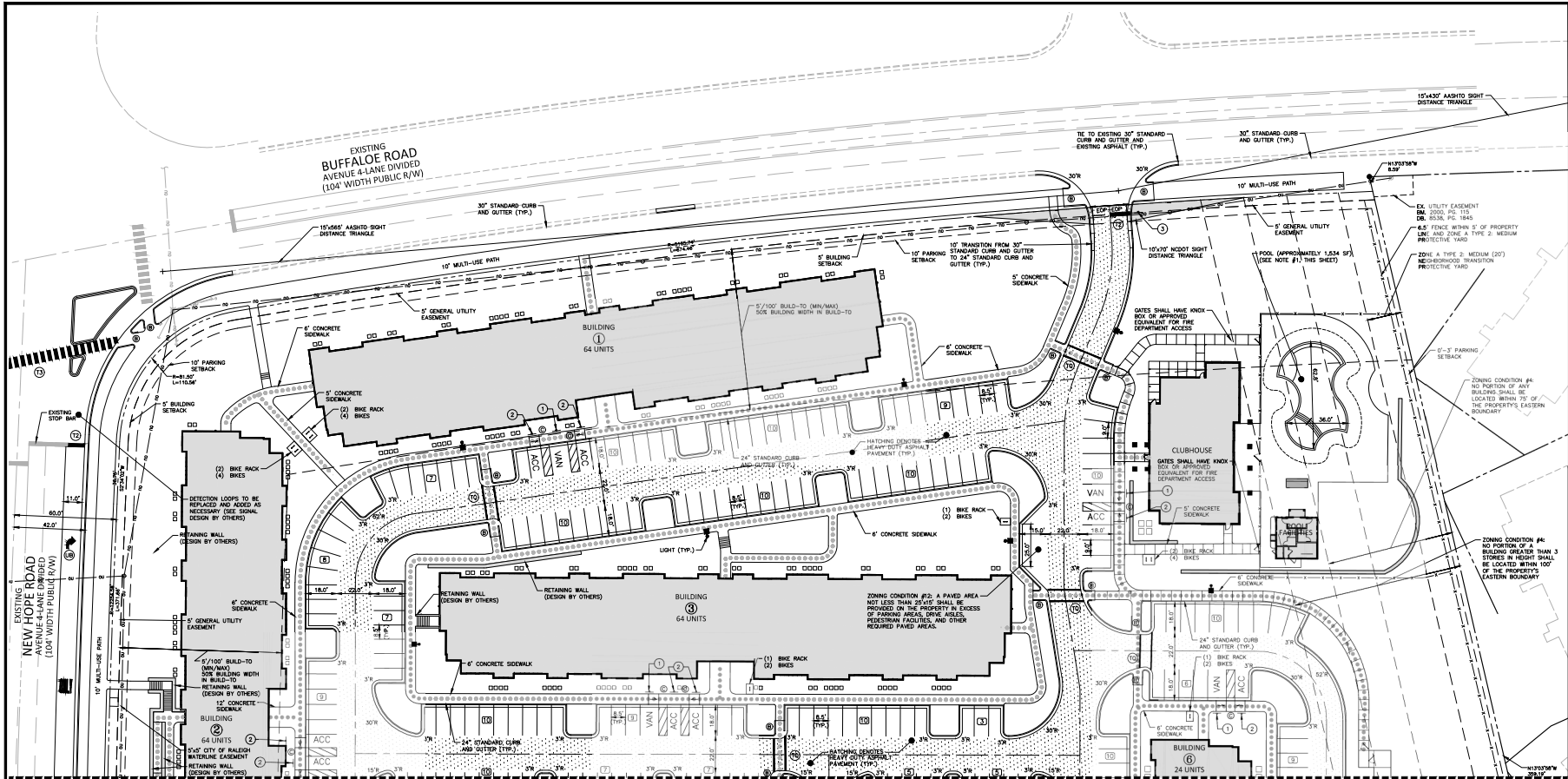
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 303
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
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CLIENT

ALLIANCE RESIDENTIAL COMPANY
200 PROVIDENCE ROAD, SUITE 250
CHARLOTTE, NC 28207

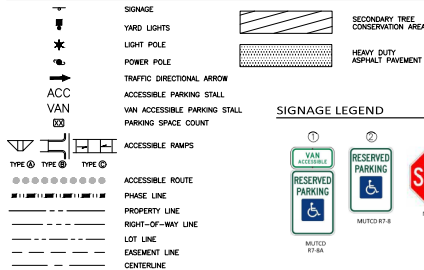


PROSE NEW HOPE
ADMINISTRATIVE SITE REVIEW
4100 BUFFALO ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

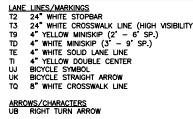


SEE SHEET C2.02

SITE LEGEND



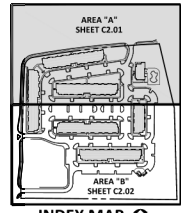
PAVEMENT MARKING LEGEND



NOTES
ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO BE PLACED PER NC DOT STANDARDS (REFERENCE NC DOT DETAILS (1205.01-1205.12)

NOTES

- 1. POOL DIMENSIONS ARE UNDER THE 60' MAXIMUM LENGTH AND 4,000 SF MAXIMUM ALLOWED UNDER SECTION 6.7.3.G.5
- 2. ACCESSIBLE ROUTES SHALL BE 2% MAX CROSS SLOPE, RUNNING SLOPES SHALL NOT EXCEED 8.3% AND HANDRAILS SHALL BE PROVIDED FOR SLOPES BETWEEN 5% AND 8.3% WITH 6" ELEVATION CHANGE.
- 3. ACCESSIBLE ENTRANCES SHALL NOT EXCEED 2% SLOPE 5' OUTSIDE OF BUILDING FACE.
- 5. BIKE RACKS SHALL BE PROVIDED WITH AN ADJACENT 30"x48" CLEAR FLOOR SPACE ZONE.
- 6. RAMP EDGE PROTECTION SHALL NOT EXCEED 4" ABOVE THE SURFACE RAMP.



SEE SHEET C2.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



REVISIONS

Table with columns for NO., DATE, and REVISION. Includes entries for 05.21.21 and 07.21.21.

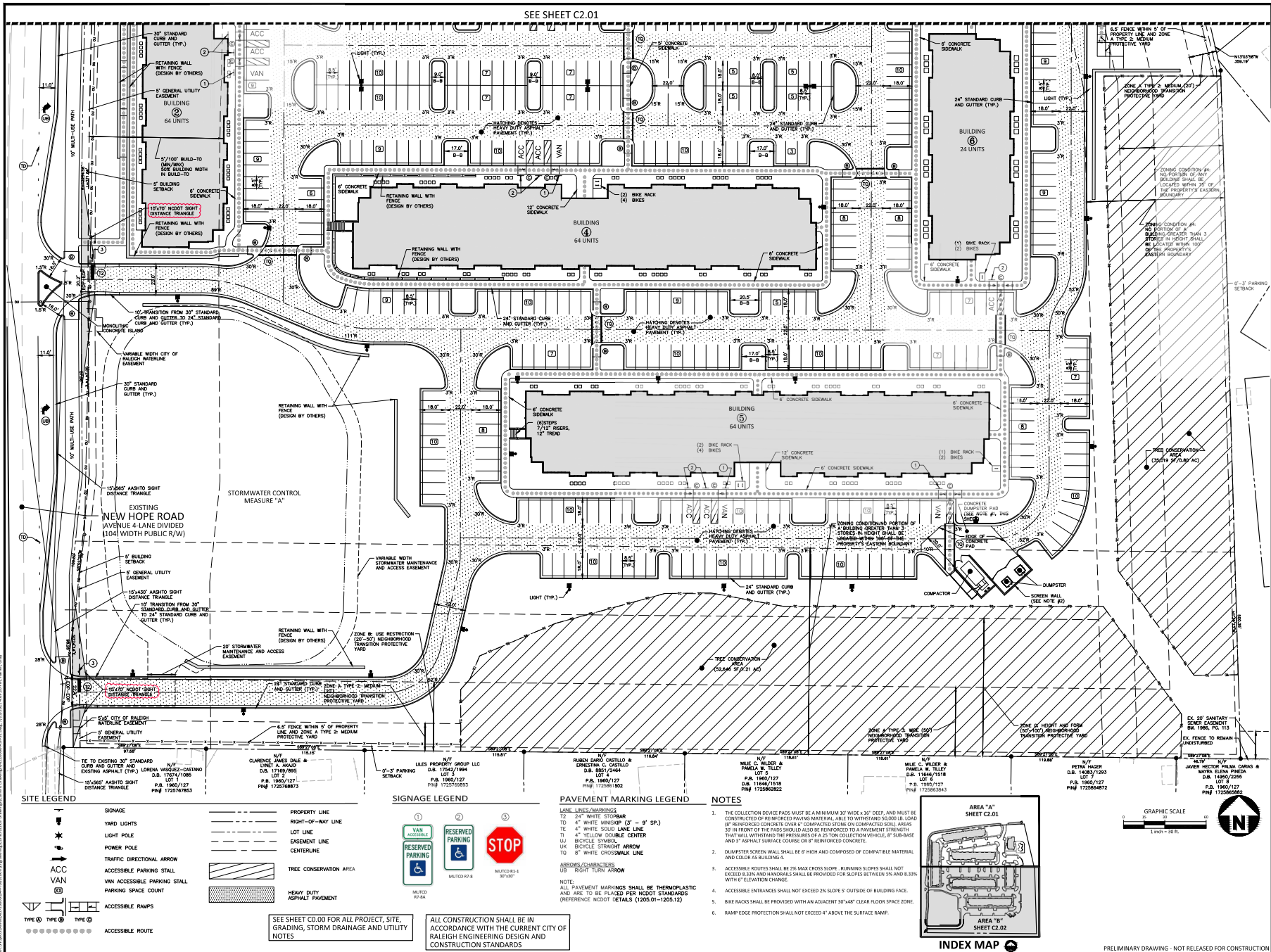
PLAN INFORMATION

PROJECT NO. ALL-20000
FILENAME ALL20000-51
CHECKED BY -
DRAWN BY CGH
SCALE 1"=30'
DATE 04.07.2021

SHEET

SITE PLAN
AREA "A"
C2.01

SEE SHEET C2.01

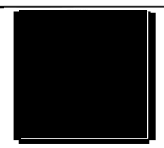


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PROSE NEW HOPE
ADMINISTRATIVE SITE REVIEW
4100 BUFFALO ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA



REVISIONS

NO.	DATE	REVISION
1	05.22.21	REVISED PER 1ST AIR SUBMITTAL
2	07.23.21	REVISED PER 2ND AIR SUBMITTAL

PLAN INFORMATION

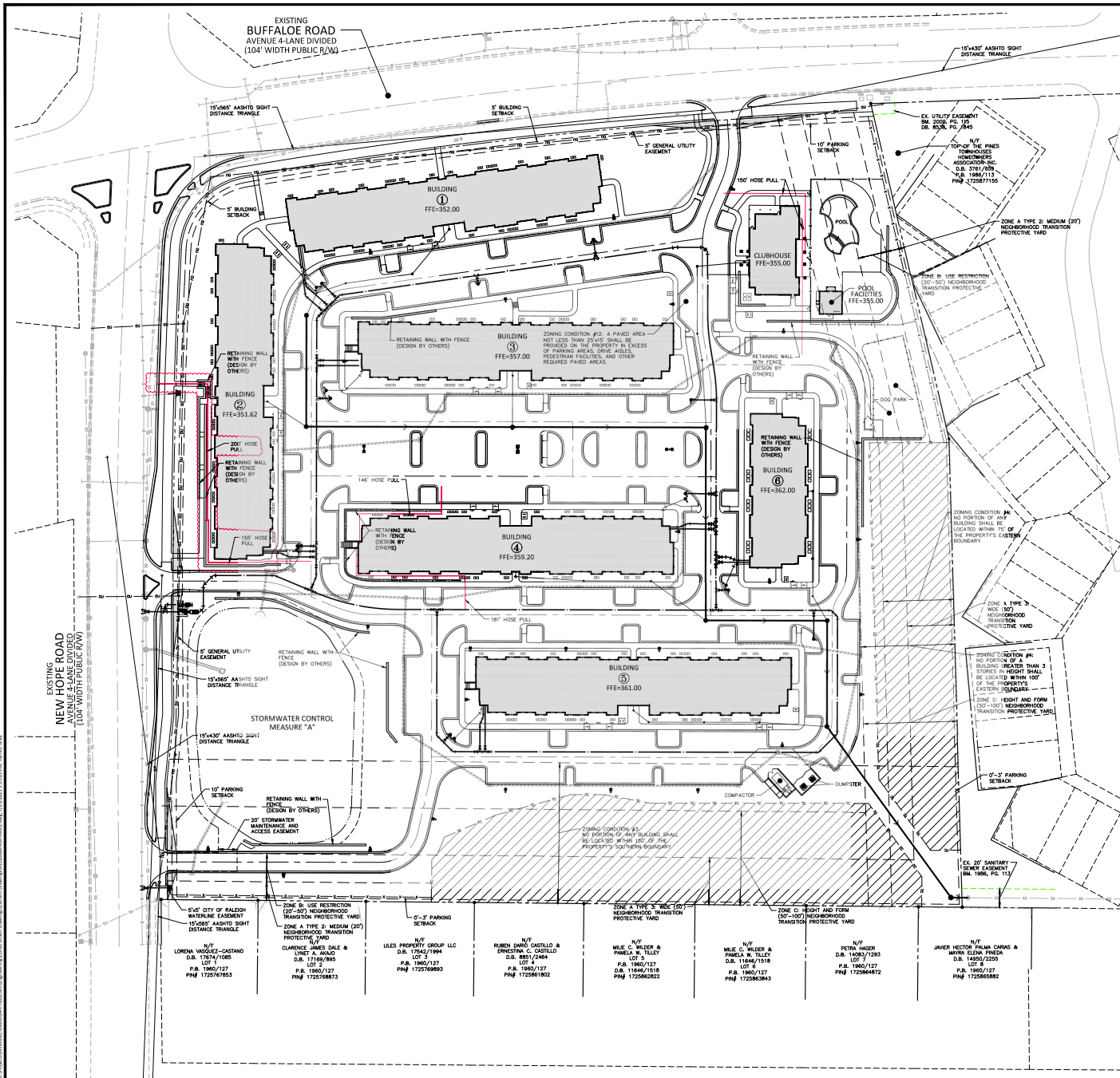
PROJECT NO.	ALL-20000
FILENAME	ALL-20000-51
CHECKED BY	CGH
DRAWN BY	CGH
SCALE	1"=30'
DATE	04.07.2021

SHEET

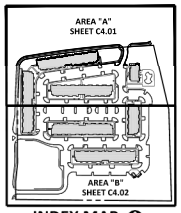
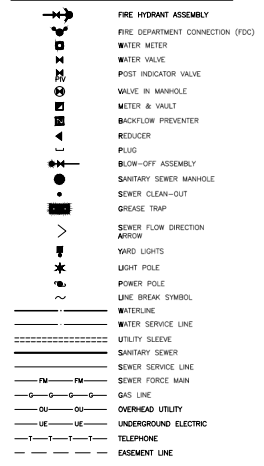
SITE PLAN AREA "B"

C2.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

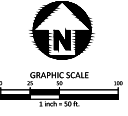


UTILITY LEGEND



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

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1	05.21.21	REVISED PER 1ST ASR SUBMITTAL
2	07.23.21	REVISED PER 2ND ASR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	ALL-20000
FILENAME	ALL20000-04J1
CHECKED BY	-
DRAWN BY	CGH
SCALE	1"=50'
DATE	04.07.2021

OVERALL UTILITY PLAN

C4.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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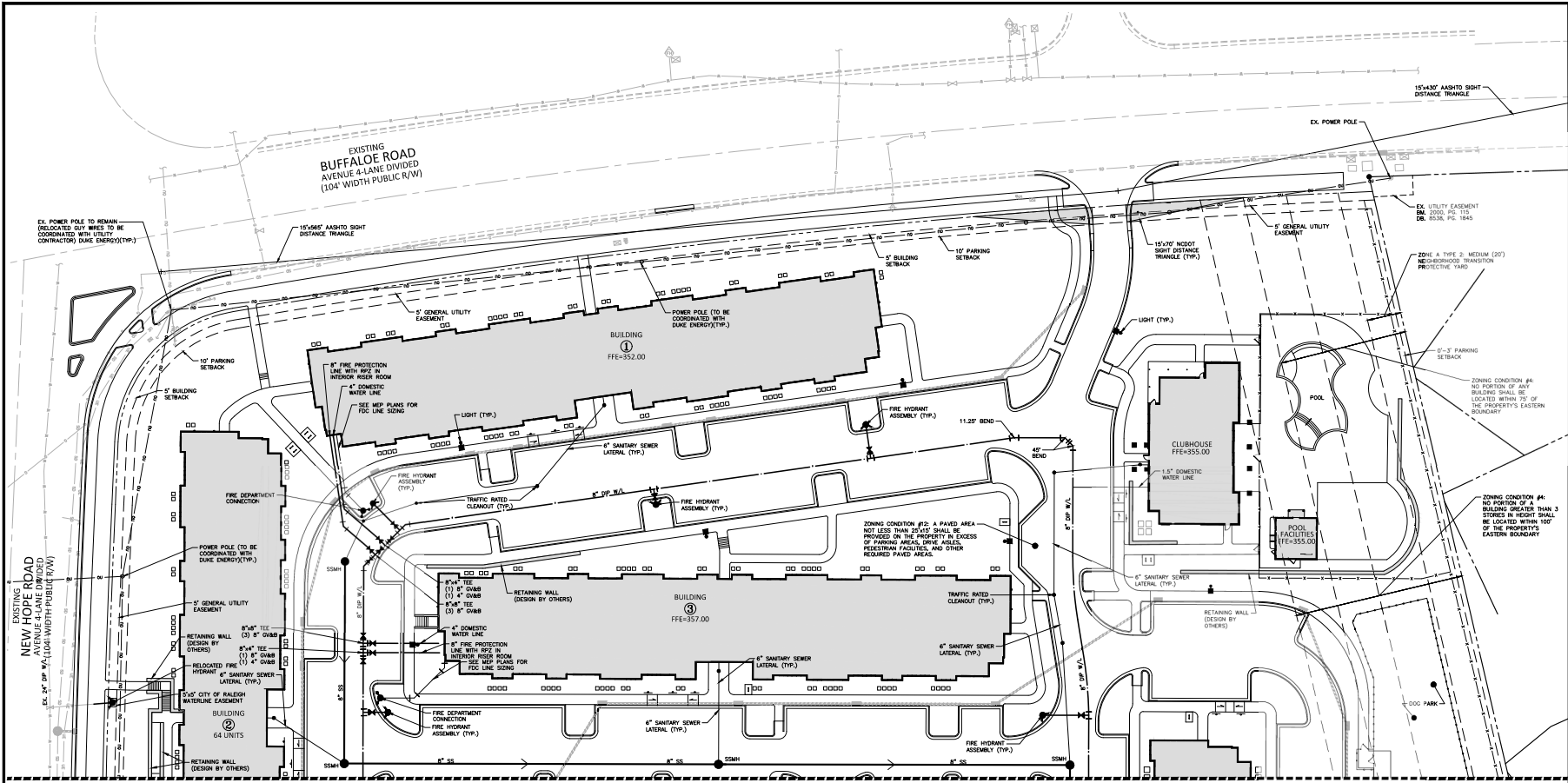
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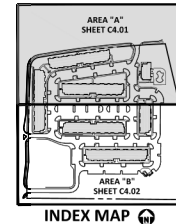
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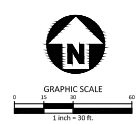
SEE SHEET C4.02

UTILITY LEGEND

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



SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES
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PLAN INFORMATION

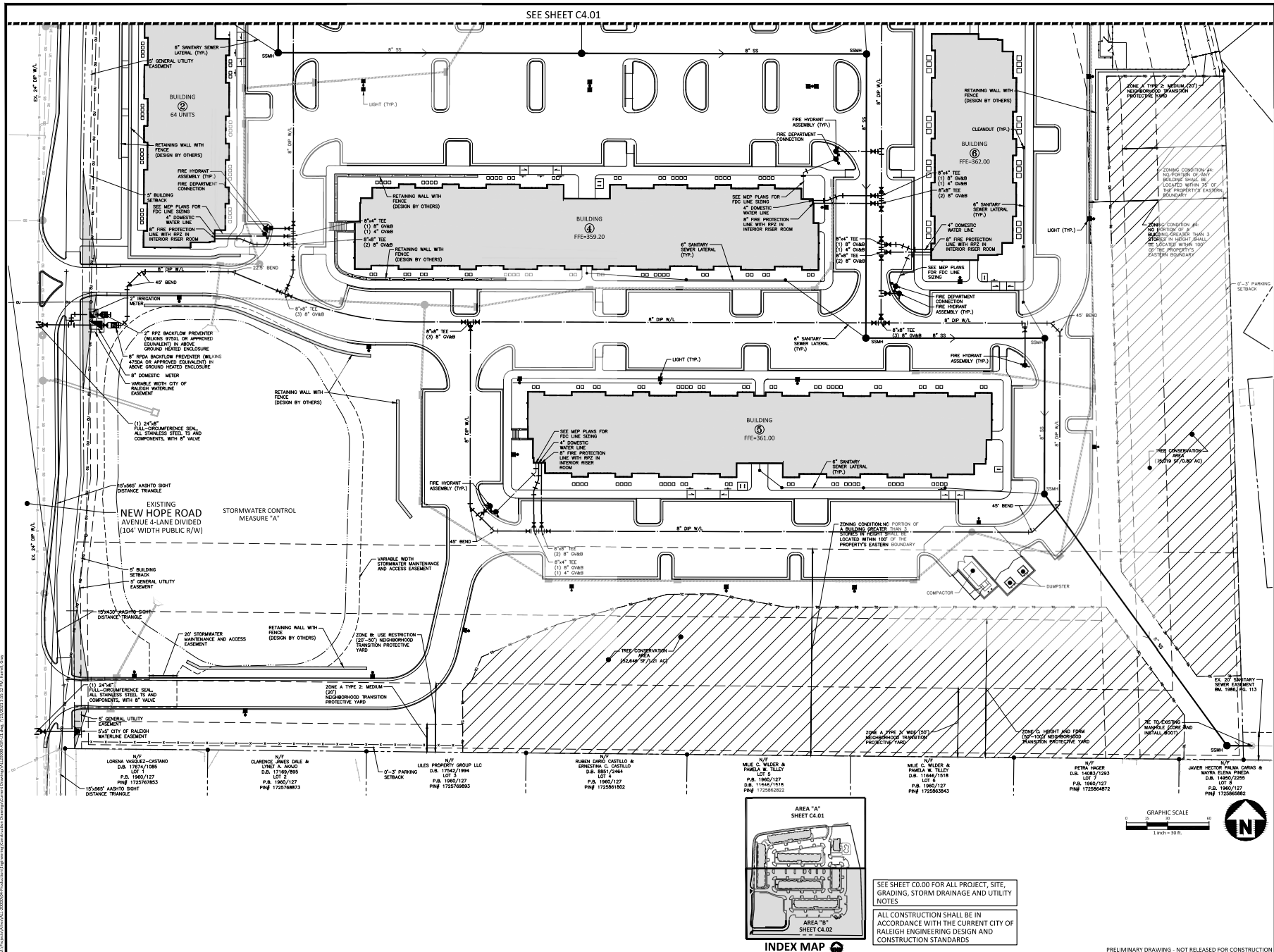
PROJECT NO: ALL-20000
FILENAME: ALL20000-U1
CHECKED BY: -
DRAWN BY: CGH
SCALE: 1"=30'
DATE: 04.07.2021

SHEET

**UTILITY PLAN
AREA "A"**

C4.01

SEE SHEET C4.01

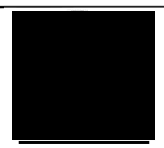


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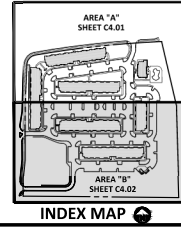
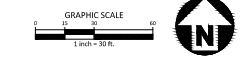
REVISIONS

NO.	DATE	DESCRIPTION
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2	07.21.21	REVISED PER 2ND ASR SUBMITTAL

PLAN INFORMATION

PROJECT NO.	ALL-20000
FILENAME	ALL20000-U1
CHECKED BY	-
DRAWN BY	CGH
SCALE	1"=30'
DATE	04.07.2021

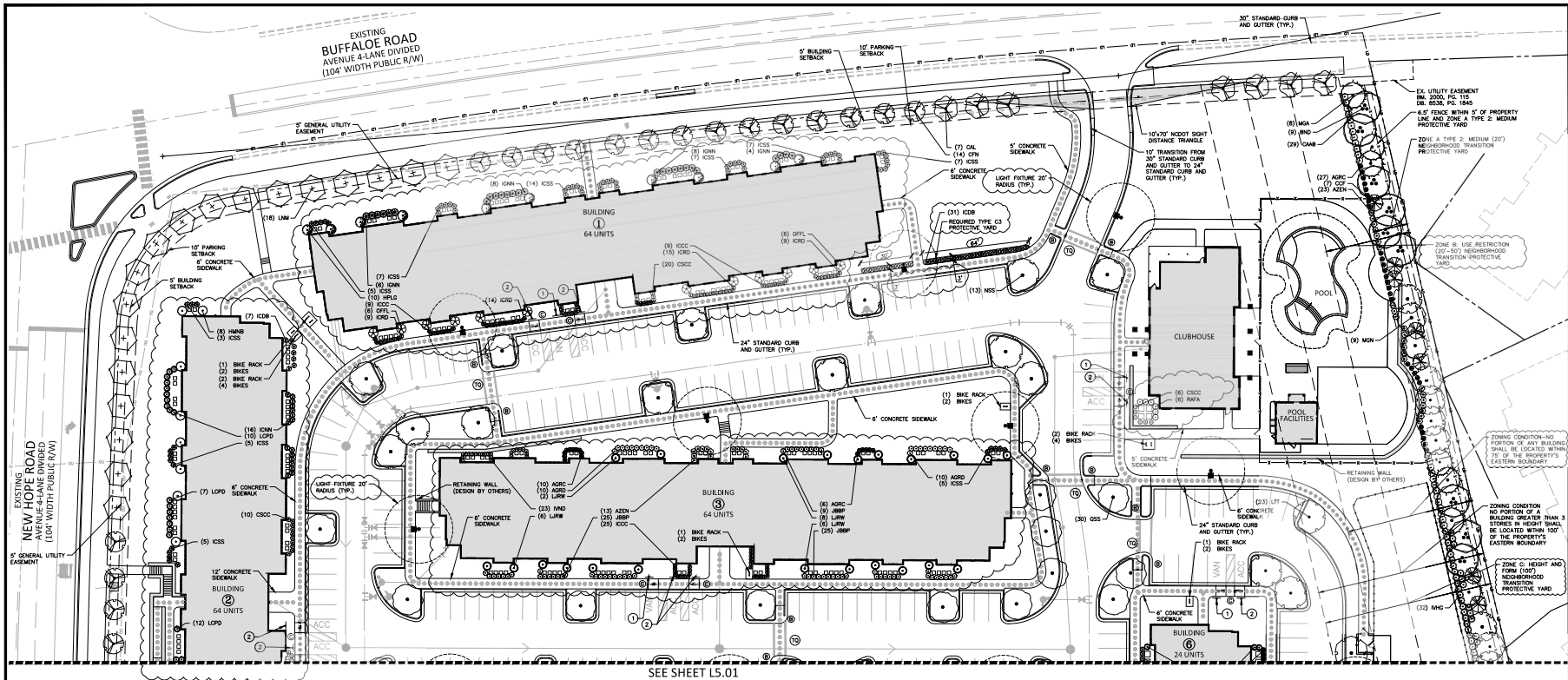
SHEET
UTILITY PLAN
AREA "B"
C4.02



SEE SHEET C4.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

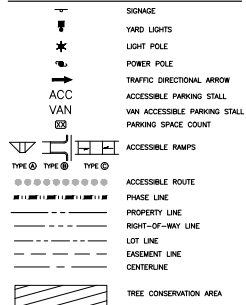
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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



SEE SHEET L5.01

SITE LEGEND



SIGNAGE LEGEND

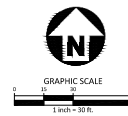


PLANT SCHEDULE AREA A

CONDYR TREES	CODE	COMMON NAME	BOTANICAL NAME
(A)	BND	Duraheet River Birch	Betula nigra "Duraheet"
(B)	LTT	Tulip Tree	Liriodendron tulipifera
(C)	MGN	Southern Magnolia	Magnolia grandiflora
(D)	NSS	Sour Gum	Nyssa sylvatica
(E)	QSS	Shumard Red Oak	Quercus shumardii
UNDECIDUOUS TREES	CODE	COMMON NAME	BOTANICAL NAME
(F)	CAL	White Eastern Red Bud	Cercis canadensis "Alba"
(G)	CCF	Eastern Red Bud	Cercis canadensis "Flame"
(H)	CFN	Cloud Nine Eastern Dogwood	Cornus florida "Cloud Nine"
(I)	LNM	White Crape Myrtle	Lagerstroemia x "Natchez"
(J)	MGA	Alto Magnolia	Magnolia grandiflora "Alto"

PLANT SCHEDULE AREA A

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	HEIGHT
(K)	AGR0	Radiance Abelia	Abelia x grandiflora "Radiance"	18" min
(L)	AGRC	Rose Creek Abelia	Abelia x grandiflora "Rose Creek"	18" min
(M)	AZEN	Encore Azalea	Azalea Encore TM	24" min
(N)	BMJG	Green Beauty Boxwood	Buxus microphylla japonica "Green Beauty"	12-18"
(O)	CAMB	American Beautyberry	Callicarpa americana	24" min
(P)	CSCC	Christmas Camellia	Camellia sasanqua	12-18"
(Q)	HPRS	Purple Pillar Rose of Sharon	Hibiscus sylvaticus "Purple Pillar"	18" min
(R)	HAMB	Nikao Blue Hydrangea	Hydrangea macrophylla "Nikao Blue"	18" min
(S)	HPLG	LimeLight Hydrangea	Hydrangea paniculata "LimeLight"	24" min
(T)	ICCC	Carissa Holly	Ilex cornuta "Carissa"	24" min
(U)	ICDB	Dwarf Burford Holly	Ilex cornuta "Dwarf Burford"	12-18"
(V)	IGNN	Needlepoint Holly	Ilex cornuta "Needlepoint"	24" min
(W)	ICRD	Dwarf Chinese Holly	Ilex cornuta "Rotunda"	18" min
(X)	ICSS	Steeds Japanese Holly	Ilex crenata "Steeds"	24" min
(Y)	IGNN	Nigra Inkberry	Ilex glabra "Nigra"	24" min
(Z)	HNDD	Dwarf Youpon	Ilex vomitoria "hans"	24" min
(AA)	HMG	Henry's Garnet Sweetgum	Thuja virginica "Henry's Garnet"	24" min
(AB)	JBPB	Blue Point Juniper	Juniperus chinensis "Blue Point"	18" min
(AC)	LJRW	Wax Leaf Ligustrum	Ligustrum japonicum "Recurvifolium"	18" min
(AD)	LQPD	Fringe Flower	Loropetalum chinense "Purple Diamond"	24" min
(AE)	OFLF	Fruit Landi Fortune Osmanthus	Osmanthus x fortunei "Fruit Landi"	24" min
(AF)	RAFA	Azalea	Rhododendron azalea "Formosa"	24" min



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RALEIGH, WAKE COUNTY, NORTH CAROLINA

Sara
Jul

REVISIONS

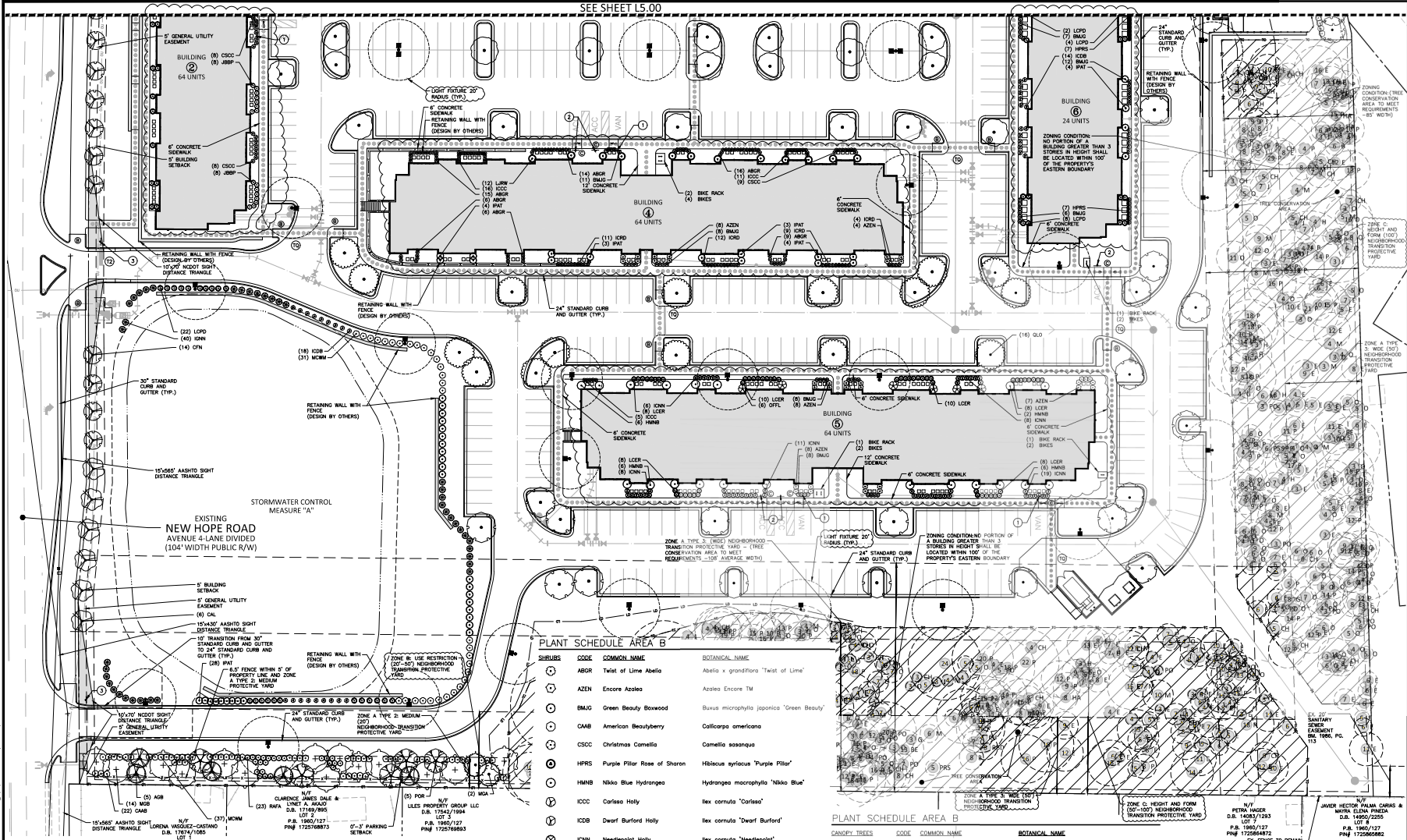
NO.	DATE	DESCRIPTION
1	05.21.21	REVISED PER 1ST ASR SUBMITTAL
2	07.23.21	REVISED PER 2ND ASR SUBMITTAL

PLAN INFORMATION

PROJECT NO.: ALL-20000
FILENAME: ALL20000-ASR-L51
CHECKED BY: SRD
DRAWN BY: CTM
SCALE: 1"=30'
DATE: 04.07.2021

SHEET

LANDSCAPE PLAN
AREA "A"
L5.00



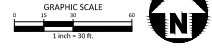
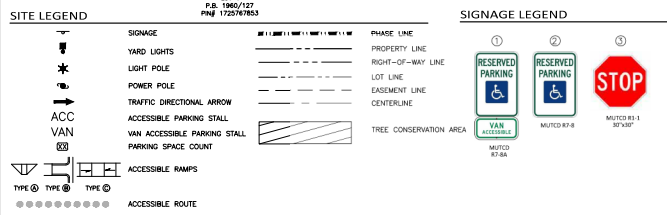
PLANT SCHEDULE AREA B

SUBS	CODE	COMMON NAME	BOTANICAL NAME
⊙	ABOR	Twist of Lime Abelia	Abelia x grandiflora 'Twist of Lime'
⊙	AZEN	Encore Azalea	Azalea Encore TM
⊙	BMJD	Green Beauty Boxwood	Buxus microphylla japonica 'Green Beauty'
⊙	CAMB	American Beautyberry	Callicarpa americana
⊙	CSSC	Christmas Camellia	Camellia sasanqua
⊙	HPRS	Purple Pillar Rose of Sharon	Hibiscus syriacus 'Purple Pillar'
⊙	HMBB	Nikko Blue Hydrangea	Hydrangea macrophylla 'Nikko Blue'
⊙	KCCS	Carissa Holly	Ilex cornuta 'Carissa'
⊙	KCBF	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'
⊙	KNHN	Needlepoint Holly	Ilex cornuta 'Needlepoint'
⊙	KCRD	Dwarf Chinese Holly	Ilex cornuta 'Rotunda'
⊙	IGNN	Nigre Inberry	Ilex glabra 'Nigra'
⊙	IPAT	Anise Tree	Illicium parviflorum
⊙	HNH	Henry's Garnet Sweetgale	Rea virginica 'Henry's Garnet'
⊙	JBPB	Blue Point Juniper	Juniperus chinensis 'Blue Point'
⊙	LIRW	Wax Leaf Ligustrum	Ligustrum japonicum 'Recurvatum'
⊙	LEER	Ever Red Loropetalum	Loropetalum chinense 'Ever Red'
⊙	LPDF	Fringe Flower	Loropetalum chinense 'Purple Diamond'
⊙	MCBM	Wax Myrtle	Myrica carolinia
⊙	OFLF	Fruit Landl Fortune Osmanthus	Osmanthus x fortunei 'Fruit Landl'
⊙	RAFA	Azalea	Rhododendron azalea 'Formosa'

PLANT SCHEDULE AREA B

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
⊙	LTT	Tulip Tree	Liriodendron tulipifera
⊙	MGN	Southern Magnolia	Magnolia grandiflora
⊙	GLO	Bracken's Southern Magnolia	Magnolia grandiflora 'Brackens Brown Beauty'
⊙	MGB	Overcup Oak	Quercus lyrata
⊙	QSS	Shumard Red Oak	Quercus shumardi

UNDERSTORY TREES	CODE	COMMON NAME	BOTANICAL NAME
⊙	AGB	'Autumn Brilliance' Serviceberry	Amenanchier x grandiflora 'Autumn Brilliance'
⊙	CAL	White Eastern Red Bud	Cercis canadensis 'Alba'
⊙	CFN	Cloud Nine Eastern Dogwood	Cornus florida 'Cloud Nine'
⊙	MGA	Alta Magnolia	Magnolia grandiflora 'Alta'
⊙	POR	Okame Cherry	Prunus x okame



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Sara Jul

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PLAN INFORMATION

PROJECT NO: ALL-20000
FILENAME: ALL20000-ASR-L51
CHECKED BY: SRD
DRAWN BY: CTM
SCALE: 1"=30'
DATE: 04.07.2021

LANDSCAPE PLAN
AREA "B"
L5.01



BUILDING 1 ASR ELEVATION - NORTH A 2
 1/8" = 1'-0"

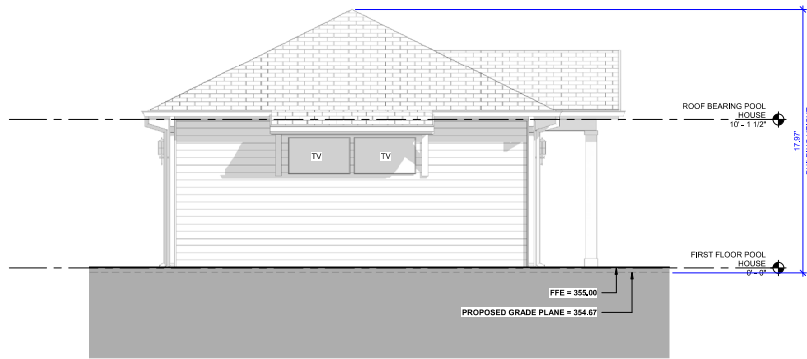


BUILDING 1 ASR ELEVATION - NORTH B 1
 1/8" = 1'-0"

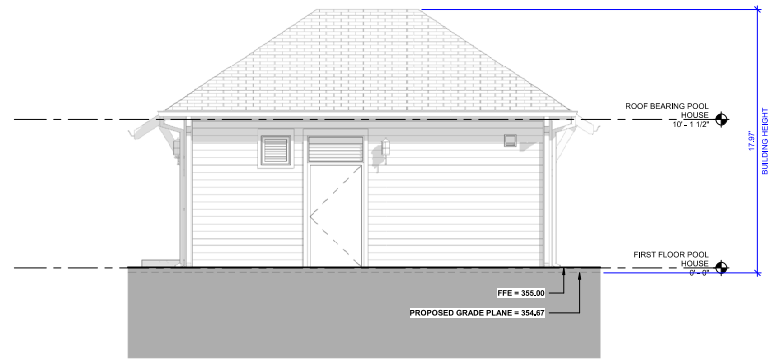


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 RALEIGH, NORTH CAROLINA

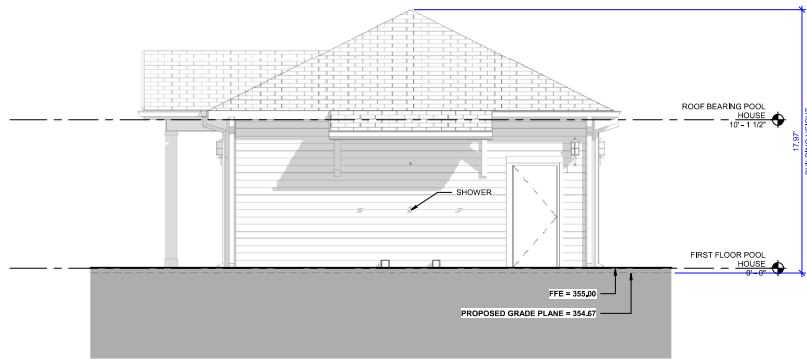
BLDG 1 - ELEVATIONS A1.1
 1/8" = 1'-0" | 021033 | 07.22.21



POOLHOUSE ELEVATION - WEST 4
1/4" = 1'-0"



POOLHOUSE ELEVATION - SOUTH 2
1/4" = 1'-0"



POOLHOUSE ELEVATION - EAST 3
1/4" = 1'-0"



POOLHOUSE ELEVATION - NORTH 1
1/4" = 1'-0"



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RALEIGH, NORTH CAROLINA

POOLHOUSE - ELEVATIONS A7.3

1/4" = 1'-0" | 021033 | 07.22.2021



BUILDING 1 ASR ELEVATION - SOUTH B 2
1/8" = 1'-0"



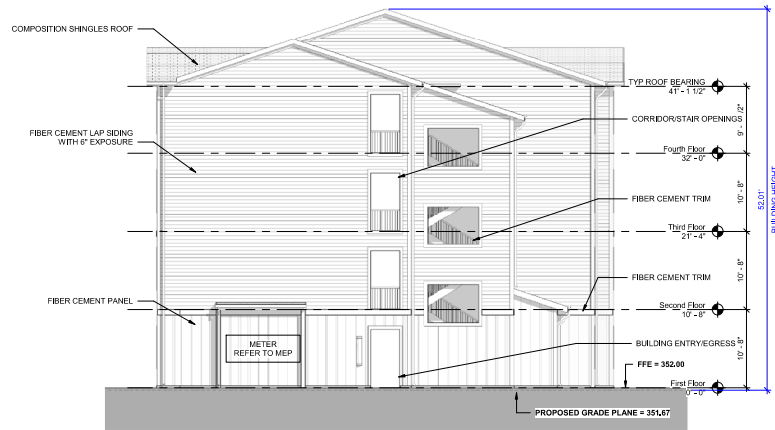
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1/8" = 1'-0"



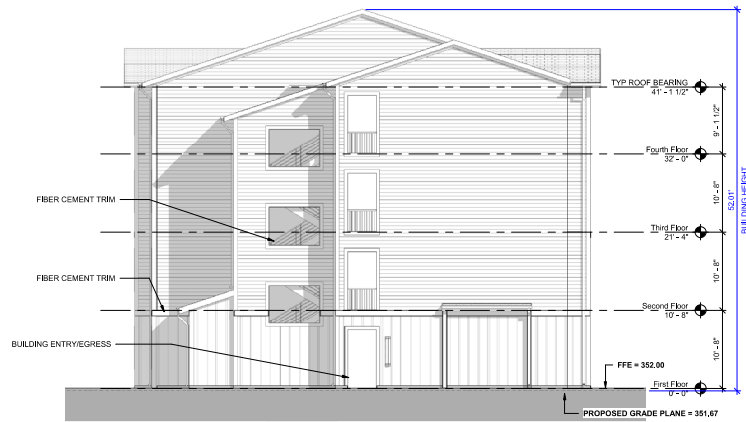
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BLDG 1 - ELEVATIONS A1.2

1/8" = 1'-0" | 021033 | 07.22.21



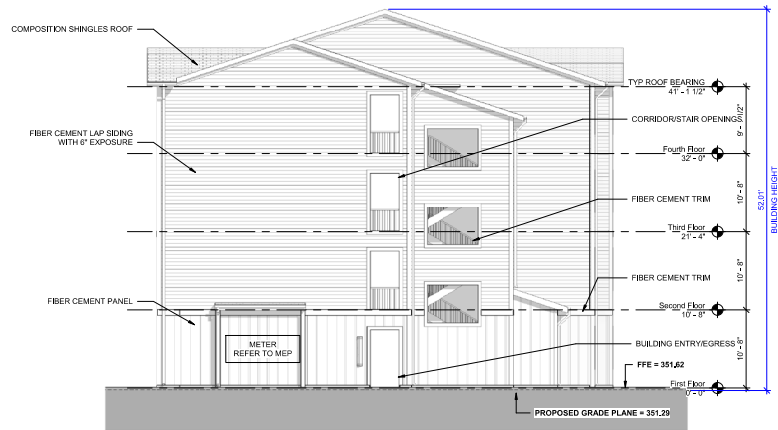
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1/8" = 1'-0"



BUILDING 1 ASR ELEVATION - EAST 1
1/8" = 1'-0"

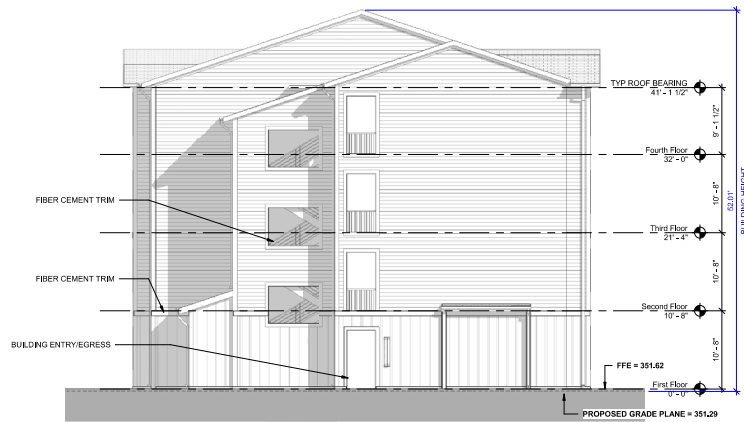


PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA



BUILDING 2 ASR ELEVATION - SOUTH 2

1/8" = 1'-0"



BUILDING 2 ASR ELEVATION - NORTH 1

1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 2 - ELEVATIONS A2.1

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 2 ASR ELEVATION - EAST A 2
 1/8" = 1'-0"



BUILDING 2 ASR ELEVATION - EAST B 1
 1/8" = 1'-0"



PROSE - NEW HOPE
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BUILDING 2 ASR ELEVATION - WEST B 2

1/8" = 1'-0"



BUILDING 2 ASR ELEVATION - WEST A 1

1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA



BLD 2 - ELEVATIONS A2.3

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 3 ASR ELEVATION - NORTH B 2
1/8" = 1'-0"



BUILDING 3 ASR ELEVATION - NORTH A 1
1/8" = 1'-0"



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RALEIGH, NORTH CAROLINA

BLDG 3 - ELEVATIONS A3.1
1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 3 ASR ELEVATION - SOUTH B 2
 1/8" = 1'-0"



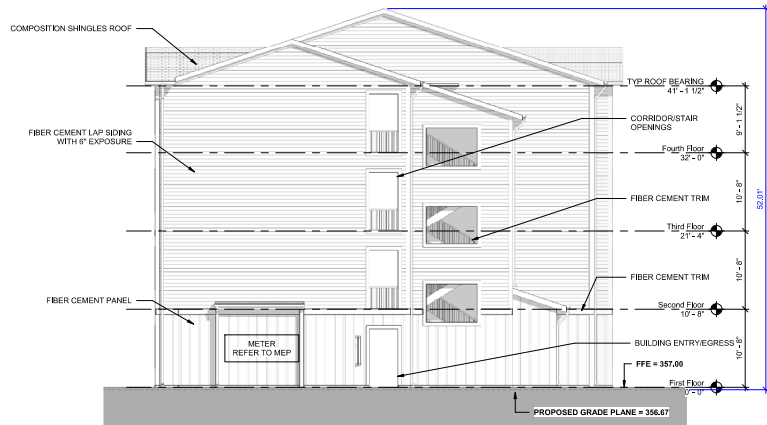
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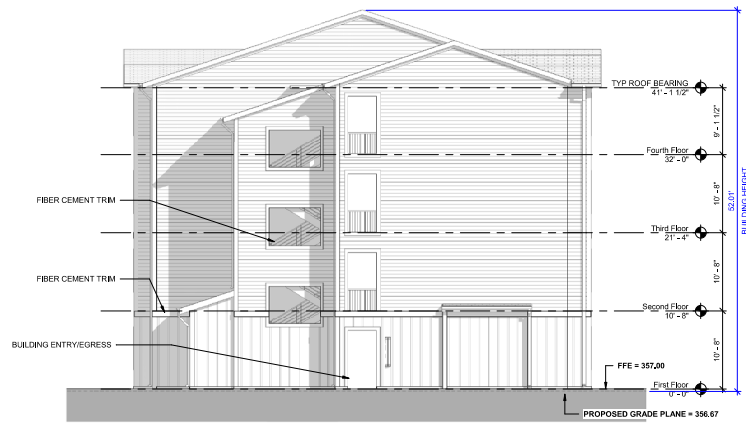
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BLDG 3 - ELEVATIONS A3.2

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 3 ASR ELEVATION - WEST 2
1/8" = 1'-0"



BUILDING 3 ASR ELEVATION - EAST 1
1/8" = 1'-0"



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RALEIGH, NORTH CAROLINA

BLDG 3 - ELEVATIONS A3.3

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 4 ASR ELEVATION - NORTH B 2
1/8" = 1'-0"



BUILDING 4 ASR ELEVATION - NORTH A 1
1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 4 - ELEVATIONS A4.1

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 4 ASR ELEVATION - SOUTH B 2
1/8" = 1'-0"

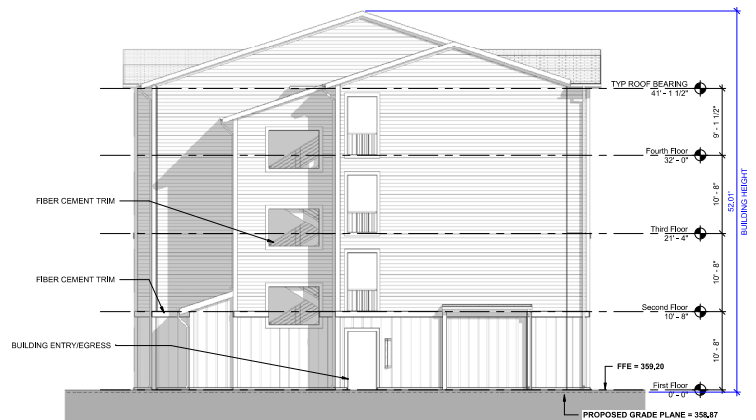


BUILDING 4 ASR ELEVATION - SOUTH A 1
1/8" = 1'-0"



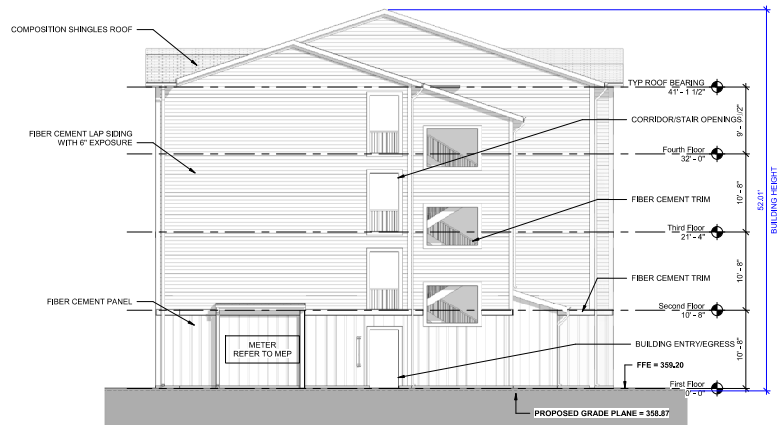
PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 4 - ELEVATIONS A4.2
1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 4 ASR ELEVATION - WEST 2

1/8" = 1'-0"



BUILDING 4 ASR ELEVATION - EAST 1

1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA



BLDG 4 - ELEVATIONS A4.3

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 5 ASR ELEVATION - NORTH B 2
1/8" = 1'-0"



BUILDING 5 ASR ELEVATION - NORTH A 1
1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 5 - ELEVATIONS A5.1

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 5 ASR ELEVATION - SOUTH B 2
1/8" = 1'-0"



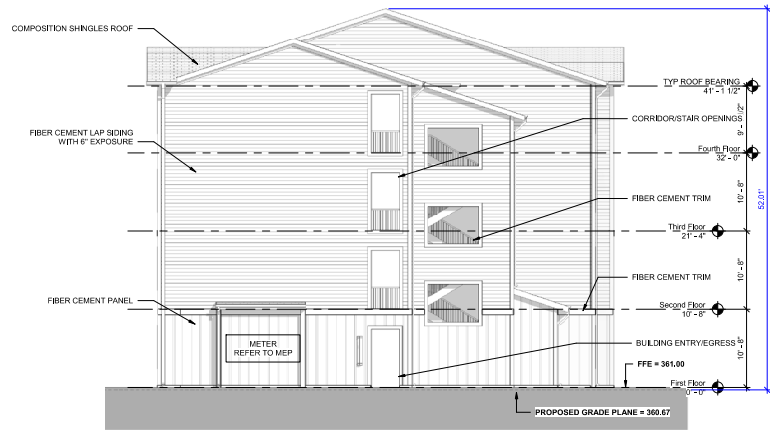
BUILDING 5 ASR ELEVATION - SOUTH A 1
1/8" = 1'-0"



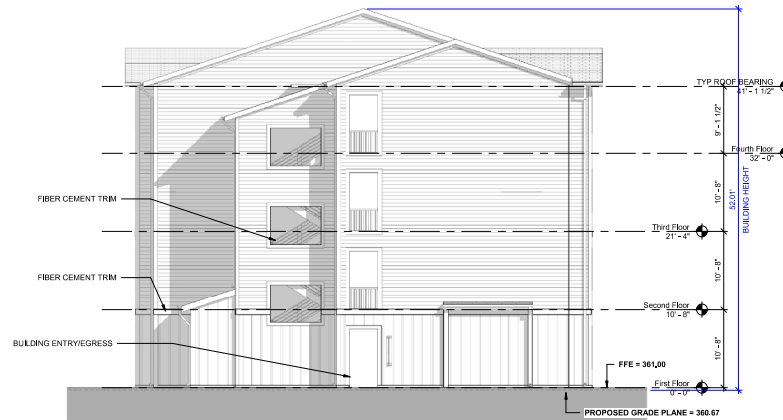
PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 5 - ELEVATIONS A5.2

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 5 ASR ELEVATION - WEST 2
1/8" = 1'-0"



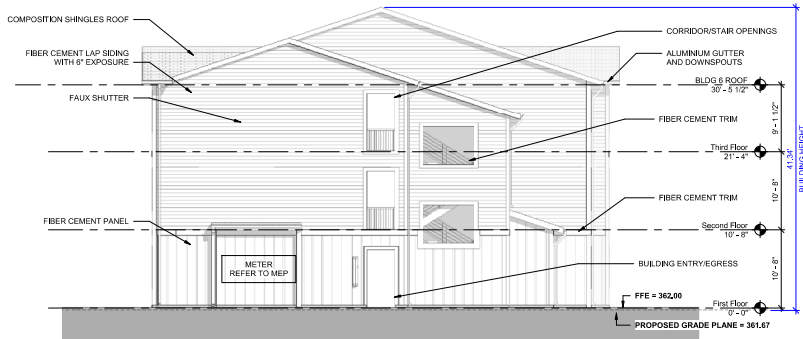
BUILDING 5 ASR ELEVATION - EAST 1
1/8" = 1'-0"



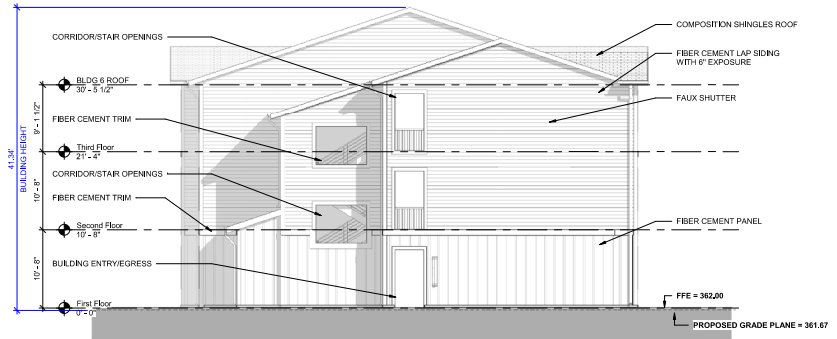
PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

BLDG 5 - ELEVATIONS A5.3

1/8" = 1'-0" | 021033 | 07.22.21



BUILDING 6 ASR ELEVATION - 4
1/8" = 1'-0"



BUILDING 6 ASR ELEVATION - NORTH 3
1/8" = 1'-0"



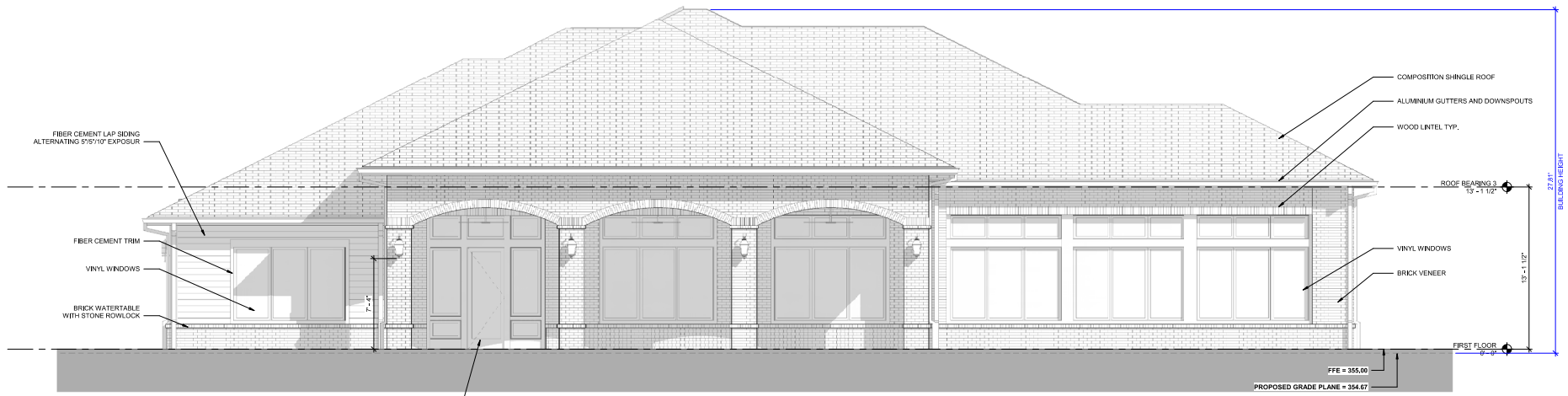
BUILDING 6 ASR ELEVATION - WEST 2
1/8" = 1'-0"



BUILDING 6 ASR ELEVATION - EAST 1
1/8" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA



BUILDING ENTRY/EGRESS

CLUB HOUSE ASR ELEVATION - EAST 2
1/4" = 1'-0"



BUILDING ENTRY/EGRESS

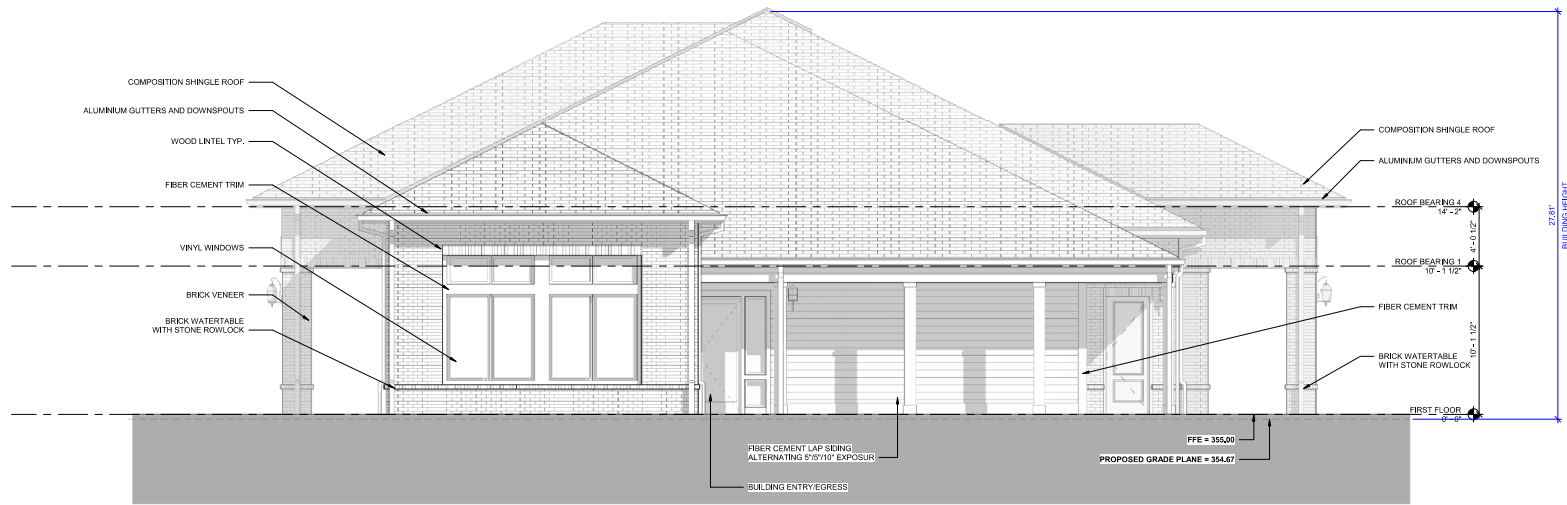
CLUB HOUSE ASR ELEVATION - WEST 1
1/4" = 1'-0"



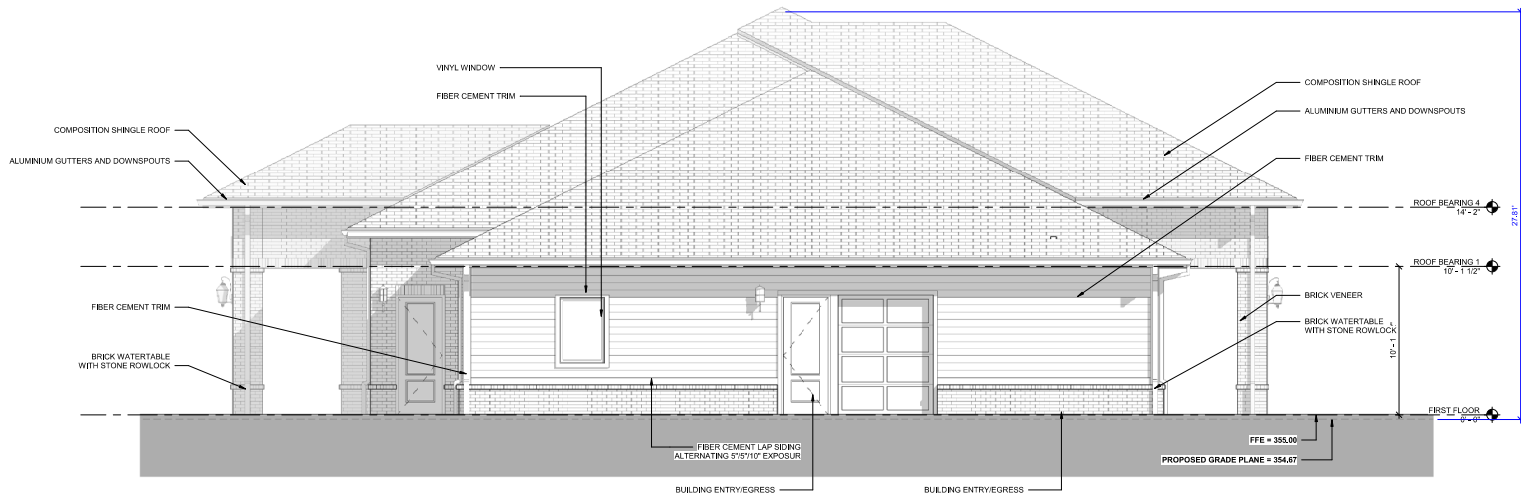
PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

CLUBHOUSE - ELEVATIONS A7.1

1/4" = 1'-0" | 021033 | 07.22.2021



CLUB HOUSE ASR ELEVATION - NORTH 2
1/4" = 1'-0"



CLUBHOUSE ASR ELEVATION - SOUTH 1
1/4" = 1'-0"



PROSE - NEW HOPE
RALEIGH, NORTH CAROLINA

CLUBHOUSE - ELEVATIONS A7.2

1/4" = 1'-0" | 021033 | 07.22.2021