

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. as amended by text change case [TC-14-19](#) 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 ☐		Tier Three Site Plan ☒	
Building Type		Site Transaction History	
☐ Detached	☐ General	Subdivision case #: SUB-0023-2021	
☐ Attached	☐ Mixed use	Scoping/sketch plan case #: _____	
☒ Apartment	☐ Open lot	Certificate of Appropriateness #: _____	
☐ Townhouse	☐ Civic	Board of Adjustment #: _____	
		Zoning Case #: Z-24-2019	
		Administrative Alternate #: _____	
GENERAL INFORMATION			
Development name: Edgewater Commons			
Inside City limits? Yes ☒ No ☐			
Property address(es): 2901, 2905 & 2909 Sunrise Valley. 1130 N Rogers Ln. 5511 & 5321 New Bern Ave.			
Site P.I.N.(s): all of 1734442585, 1734444466, 1734446512 & 1734446917. Portions of 1734545103 & 1734531715			
Please describe the scope of work. Include any additions, expansions, and change of use. Construct 9 apartment buildings, 301 units on 4 lots. reference SUB-0023-2021			
Current Property Owner/Developer Contact Name: Rogers Lane Partners, LLC c/o James Anthony, Jr. NOTE: please attach purchase agreement when submitting this form.			
Company: Rogers Lane Partners, LLC		Title: Manager	
Address: 1201 Edwards Mill Road, Suite 300, Raleigh, NC 27607			
Phone #: 919-582-3119		Email: whightower@aacre.com	
Applicant Name: Ken Thompson			
Company: JDavis Architects		Address: 510 S. Wilmington Street, Raleigh, NC 27601	
Phone #: 919-835-1500		Email: kent@jdavisarchitects.com	

DEVELOPMENT TYPE + SITE DATE TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD with underlying CX-5	Existing gross floor area (not to be demolished): -0-
	Existing gross floor area to be demolished: -0-
Gross site acreage: 13.06 AC	New gross floor area: 374,809
# of parking spaces required: 396	Total sf gross (to remain and new): 374,809
# of parking spaces proposed: 414 (including garages)	Proposed # of buildings: 9
Overlay District (if applicable): N/A	Proposed # of stories for each: Bldg 4, all others 3
Existing use (UDO 6.1.4): VACANT	
Proposed use (UDO 6.1.4): Multi-unit living	

STORMWATER INFORMATION

Existing Impervious Surface: Acres: -0- Square Feet: -0-	Proposed Impervious Surface: Acres: 7.83 Square Feet: 341,109
Is this a flood hazard area? Yes ☐ No ☒	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes ☒ No ☐	Wetlands Yes ☒ No ☐

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 301	Total # of hotel units: -0-
# of bedroom units: 1br 147 2br 148 3br 6 4br or more -0-	
# of lots: 5	Is your project a cottage court? Yes ☐ No ☒

SIGNATURE BLOCK

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.

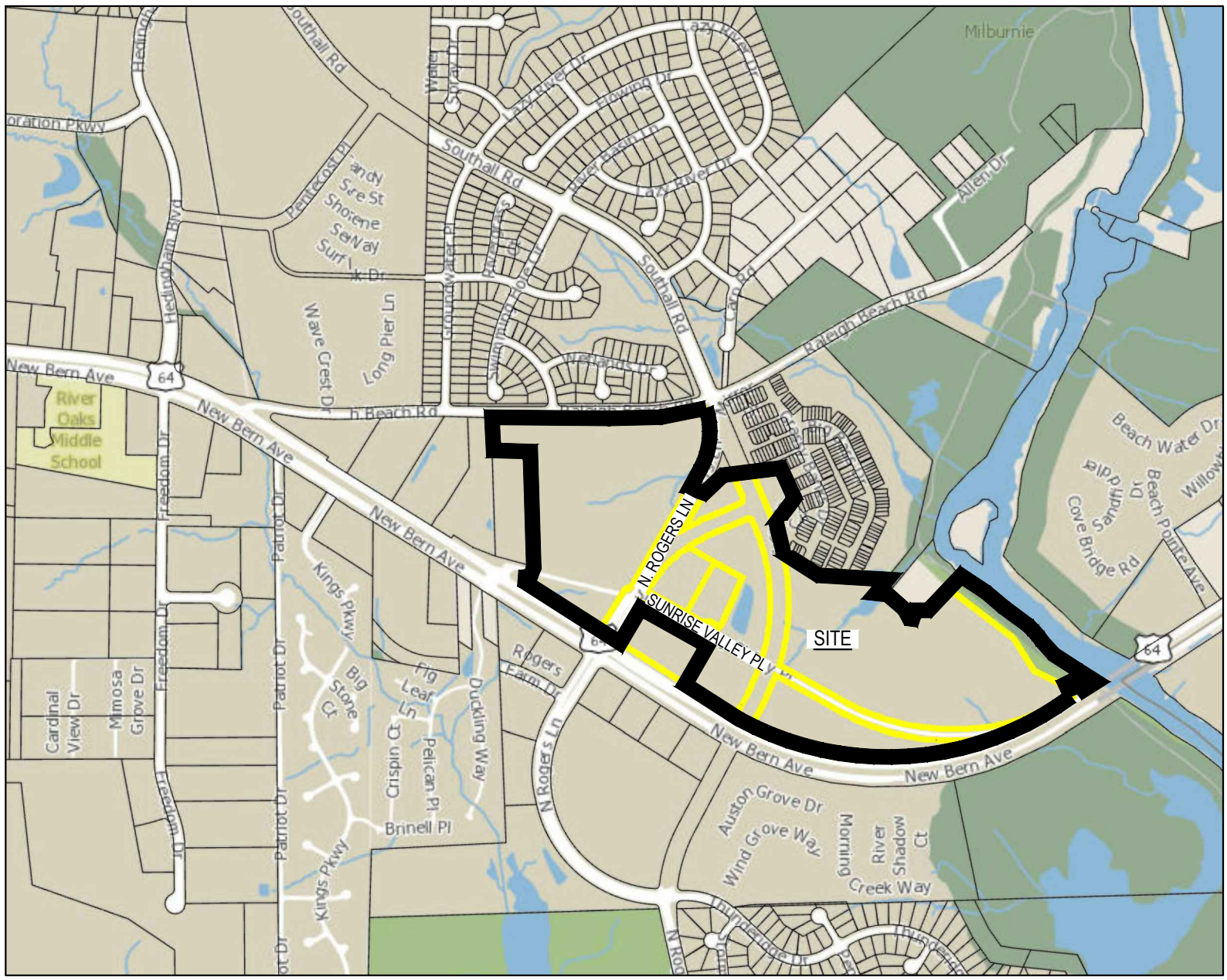
I, Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

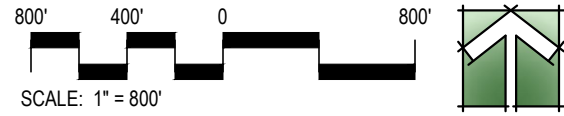
Signature:

Date:

Printed Name: Ken Thompson, Senior Associate JDavis Architects



Vicinity Map



REFERENCE: Z-24-2019, SPR-0056-2022

ASR-0031-2022

Adminstrative Site Review

1st Submittal: April 14, 2022

2nd Submittal: July 22, 2022

Edgewater Commons - Phase I

Raleigh, NC

LEGEND:	
	PROP. FIRE HYDRANT
	PROP. BIKE RACK
	PROP. HANDICAP PARKING SPACE
	PROP. SIGN
	PROJECT BOUNDARY
	EX. EASEMENT
	PROP. ACCESSIBLE ROUTE
	PROP. SETBACK LINE
	PROP. SCOWSEWER EASEMENT
	PROP. LOT LINE
	PROP. ROAD CENTER LINE
	PROP. TREE PROTECTION FENCE
	PROP. UTILITY PLACEMENT ESMT
	OUTDOOR AMENITY AREA
	PRIMARY TCA - ZONE 2 NRB
	PRIMARY TCA - SHOD 3 & 4
	PRIMARY TCA - THOROUGHFARE
	OPEN SPACE

July 11, 2022
Edgewater Commons
3301 Sunrise Valley, Raleigh, NC 27601

This is a letter of support for trash and recycling services for your new project being planned for 1130 Rogers Rd and 5311 New Bern Ave - Edgewater Commons.

We have reviewed the plans and have found that GFL Environmental will be able to safely provide services for this property.

We are estimating you will have approx. 30 yards of compacted trash and recycling each per week. We would recommend servicing the 34 and self contained compactor on a weekly basis. 8-yard container for commingled recycling is recommended to be serviced on a weekly basis for the estimated volume for this site.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phase of construction to ensure that the site will continue to be safe to service and the trash rooms are large enough to accommodate the volume of trash that will be involved.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at ken@jcdavisarchitects.com.

Sincerely,
Ken Thompson
Account Manager
GFL Environmental - Raleigh
3745 Concord Drive
Garner, NC 27539
(919) 427-2399

3301 Sunrise Valley, Suite 601, Raleigh, NC 27601
Tel: 919-325-3000 | gfl.com

Cheryl Koch

From: Stacy, Marion <Marion.Staley@raleighnc.gov>
To: Cheryl Koch
Cc: Cheryl Koch
Subject: RE: Solid Waste Services - Our Mission is Simple - "Care for our People resources to increase service excellence to our Customers with an eye toward our Future"

Greetings,

This plan is approved and can move forward in the planning process. Please transpire a copy of the WLF Service Letter on the plans.

Kind Regards,

Marion

Marion O. Staley
Code Compliance Supervisor
Code Compliance Division
City of Raleigh - Solid Waste Services
919-996-4949 - Office
919-213-5427 - Cell
919-213-4288 - Fax
Code Compliance Division - Our Mission is Simple - "Care for our People resources to increase service excellence to our Customers with an eye toward our Future"

SEE SHEET 0.1 FOR ZONING CONDITIONS

Sheet Index

COVER	0.0	OPEN SPACE PLAN (SPR-0056-2022)	LS2.3	OVERALL UTILITY PLAN	C2.1	BUILDING TYPE 2 ELEVATIONS	A3.02.2	GARAGE BUILDING NO. 4 ELEVATIONS	A12.01.4
ZONING CONDITIONS	0.1	PHASING PLAN (SPR-0056-2022)	LS2.4	ENLARGED UTILITY PLAN A	C2.2	BUILDING TYPE 3 ELEVATIONS	A3.03.1	GARAGE BUILDING NO. 5 ELEVATIONS	A12.01.5
RECORDED MAP - BM2022, PG 544 - PG 1	1.1	SUBDISTRICT PLAN	LS2.5	ENLARGED UTILITY PLAN B	C2.3	BUILDING TYPE 3 ELEVATIONS	A3.03.2	HC GARAGE BUILDING PLAN NO. 2	A12.02.1
RECORDED MAP - BM2022, PG 544 - PG 2	1.2	SITE DETAILS	LS3.1	ENLARGED UTILITY PLAN C	C2.4	BUILDING TYPE 3 ELEVATIONS	A3.03.1	HC GARAGE NO. 2 BUILDING ELEVATIONS	A12.02.2
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0	SITE DETAILS	LS3.2	OVERALL GRADING AND DRAINAGE PLAN	C3.1	BUILDING TYPE 4 ELEVATIONS	A3.04.1	BIKE MAINTENANCE BUILDING PLANS	A12.03.1
TREE CONSERVATION PLAN (SPR-0056-2022)	L11.1	SITE DETAILS	LS3.3	ENLARGED GRADING AND DRAINAGE PLAN A	C3.2	BUILDING TYPE 4 ELEVATIONS	A3.04.2	BIKE MAINTENANCE BUILDING ELEVATIONS	A12.03.2
SITE PLAN	LS1.1	SITE DETAILS	LS3.4	ENLARGED GRADING AND DRAINAGE PLAN B	C3.3	BUILDING TYPE 5 ELEVATIONS	A3.05.1	DOG WASHCAR WASH BUILDING PLANS	A12.04.1
SITE DATA	LS1.2	LANDSCAPE PLAN (CODE COMPLIANT)	LP1.1	ENLARGED GRADING AND DRAINAGE PLAN C	C3.4	BUILDING TYPE 5 ELEVATIONS	A3.05.2	DOG WASHCAR WASH BUILDING ELEVATIONS	A12.04.2
SITE ENLARGEMENT	LS1.3	LANDSCAPE DETAILS	LP3.1	STORMWATER CALCULATIONS AND EXHIBIT	C3.5	BUILDING TYPE 6 ELEVATIONS	A3.06.1	POOL CABANA BUILDING PLANS	A12.05.1
SITE ENLARGEMENT	LS1.4	LIGHTING PLAN PG 1		BUILDING TYPE 1 ELEVATIONS	A3.01.1	BUILDING TYPE 6 ELEVATIONS	A3.06.2	POOL CABANA BUILDING ELEVATIONS	A12.05.2
SITE ENLARGEMENT	LS1.5	LIGHTING PLAN PG 2		BUILDING TYPE 1 ELEVATIONS	A3.01.2	GARAGE BUILDING PLANS - GARAGE NO. 1, 3, 4, 5	A12.01.1	TRASH COMPACTOR/RECYCLING BUILDING PLANS	A12.06.1
LOTS AND EASEMENTS PLAN	LS2.1	LIGHTING PLAN WITH PHOTOMETRIC PG 1		BUILDING TYPE 1 ELEVATIONS	A3.01.3	GARAGE BUILDING NO. 1 ELEVATIONS	A12.01.2	TRASH COMPACTOR BUILDING ELEVATIONS	A12.06.2
FIRE AND TRASH ACCESS PLAN	LS2.2	LIGHTING PLAN WITH PHOTOMETRIC PG 2		BUILDING TYPE 2 ELEVATIONS	A3.02.1	GARAGE BUILDING NO. 3 ELEVATIONS	A12.01.3	RECYCLING BUILDING ELEVATIONS	A12.06.3

Notes

- GENERAL NOTES**

 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NCDDT STANDARDS.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
 - THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE IT TO PREVIOUS OR BETTER CONDITION.
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING INSPECTORS AT (919) 996-4949.
 - IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR BEGINNING OF ANY PLAN FOR THIS DEVELOPMENT.
 - FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
 - ALL SURVEY INFORMATION PROVIDED TO JDAVIS ARCHITECTS BY BASS, NIXON AND KENNEDY, INC. IN RALEIGH, NORTH CAROLINA IN DIGITAL FORMAT IN OCTOBER 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN OCTOBER 2020.
 - WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 6 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WINKLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
 - UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
 - UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
 - TRASH AND CARBONAD DUMPSTERS) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- SOLID WASTE SERVICES STATEMENTS**

 - SOLID WASTE SERVICES ARE TO BE PROVIDED BY PRIVATE VENDOR.
 - THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
 - THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.
- TREE CONSERVATION NOTE**

 - THIS PROJECT SITE IS MORE THAN 2 ACRES. TREE CONSERVATION IS REQUIRED PER UDO SEC. 8.1.2. REFER TO L11.1 FOR PROPOSED TREE CONSERVATION PLAN.
- TRAFFIC CONTROL AND PEDESTRIAN PLAN (TCPED) NOTES**

 - PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY, CLOSING OR DETOURING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES. PLEASE DIRECT ANY QUESTIONS TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV.
 - THE STREET, LANE, SIDEWALK, CLOSURE PERMIT IS REQUIRED FOR ANY CLOSURE ON CITY STREETS AND ALL NCDDT STREETS WITHIN RALEIGH'S JURISDICTION.
 - A PERMIT REQUEST WITH A TCPED PLAN SHALL BE SUBMITTED TO RIGHT-OF-WAY SERVICES THROUGH THE CITY OF RALEIGH PERMIT AND DEVELOPMENT PORTAL.
 - 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 ENSURE ALL PERMITS ARE ISSUED.
 - ALL TCPED PLANS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS AND STANDARDS, INCLUDING BUT NOT LIMITED TO:
 - MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCO);
 - PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG);
 - AMERICAN DISABILITY ACT (ADA) REQUIREMENTS;
 - RALEIGH STREET DESIGN MANUAL (RSDM).
 - ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCO).
 - ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

Project Team

OWNER APG Capital 1201 Edwards Mill Rd Raleigh, North Carolina 27607 919-832-1110 919-834-4488 (fax) W Hightower@aacre.com	DEVELOPER APG Capital 1201 Edwards Mill Rd Raleigh, North Carolina 27607 919-832-1110 919-834-4488 (fax) W Hightower@aacre.com	LANDSCAPE ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) kent@jcdavisarchitects.com	ARCHITECT JDavis Architects, PLLC 510 S. Wilmington Street Raleigh, North Carolina 27601 919.835.1500 919.835.1510 (fax) bille@jcdavisarchitects.com	ENGINEER Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) david.dunn@BNKinc.com	SURVEYOR Bass, Nixon and Kennedy, Inc. 6310 Chapel Hill Road, Suite 250 Raleigh, North Carolina 27607 919.851.4422 919.851.8968 (fax) david.dunn@BNKinc.com
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Application

Administrative Site Review Application

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Site Plan Tier:	Tier Two Site Plan	Tier Three Site Plan	Site Transaction History
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GENERAL INFORMATION	
Development name:	Edgewater Commons
Inside City limits?	Yes ☒ No ☐
Property address(es):	2901, 2905 & 2909 Sunrise Valley, 1130 Rogers Rd. 5511 & 5321 New Bern Ave.
Site P.I.N.(s):	all of 1734442585, 1734444466, 1734446512 & 1734446917. Portions of 1734545103 & 1734531715
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Phone #: 919-582-3119	Email: whightower@aacre.com
Applicant Name: Ken Thompson	
Company: JDavis Architects	Address: 510 S. Wilmington Street, Raleigh, NC 27601
Phone #: 919-835-1500	Email: kent@jcdavisarchitects.com

DEVELOPMENT TYPE • SITE DATE TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): PD with underlying CX-5	Existing gross floor area (not to be demolished): -0- Existing gross floor area to be demolished: -0-
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Is this a flood hazard area? Yes ☐ No ☒	
If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:	
Neuse River Buffer Yes ☒ No ☐ Wetlands Yes ☒ No ☐	

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: 301	Total # of hotel units: -0-
# of bedroom units: 1br 147 2br 148 3br 6 4br or more -0-	
# of lots: 5	Is your project a cottage court? Yes ☐ No ☒

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Ken Thompson will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.	
Signature:	Date: 4/14/22
Printed Name: Ken Thompson, Senior Associate JDavis Architects	

ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE:	
ISSUE:	Administrative Site Review	DATE:	04.14.2022
REVISIONS:	1st Review Comments	DATE:	07.22.2022
DRAWN BY:	CHK		
CHECKED BY:	KT		
CONTENT:	COVER		

0.0

Anthony Property Group
Edgewater Commons
Raleigh, North Carolina

JDAVIS
510 South Wilmington Street | Raleigh, NC 27601 | tel 919.835.1500
1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | tel 215.545.0121
ASR-0031-2022
REFERENCE: Z-24-2019, SPR-0056-2022



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60' 30' 0 60' 120'

SCALE: 1" = 60'

A diagram of a roof truss. It consists of a vertical center line and two diagonal members on each side, forming a triangular shape. The top of the triangle is marked with an 'X'.

FOR SITE PLAN ENLARGEMENTS.
1.2 FOR SITE DETAILS.

ACCESSIBILITY NOTES:

1. ALL INTERSECTION OF ACCESSIBLE ROUTE SHALL HAVE MINIMUM 5% SLOPING.
2. MINIMUM LANDSCAPING AT ACCESS AREA FOR VEHICLE PARKING SPACE SHALL BE 4' X 4'.
3. ALL LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
4. HANDICAP PARKING SPACES (H) AND WC ACCESSIBLE(S) SHALL NOT BE GREATER THAN 2% SLOPE IN ANY DIRECTION.
5. ALL ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE. MAXIMUM RAMP RUN TO BE 30' MAXIMUM RAMP MUST BE BETWEEN 30' AND 36" HEIGHT HANDRAILS ON BOTH SIDES IF THE SLOPE IS GREATER THAN 3%, AND MINIMUM 5% SLOPING SHALL BE PROVIDED EVERY 30' OF RAMP. MINIMUM 5% SLOPE IS REQUIRED TO BE MAINTAINED AT THE TOP & BOTTOM OF THE RAMP. MINIMUM 5% TURN PLATFORM/LANDINGS IS REQUIRED.
6. ALL CROSS WALK SHALL NOT BE GREATER THAN 2% SLOPE IN ANY DIRECTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS.
8. REFER TO GRADING PLAN FOR ACCESSIBILITY ROUTE.

HC RAMPS:

1. ALL HC RAMP AT INTERSECTIONS ARE TO BE FIELD ADJUSTED WITH INPUT FROM THE CITY OF RALEIGH FIELD INSPECTOR PRIOR TO INSTALLATION.
2. POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO BE RELOCATED BY APPROPRIATE UTILITY COMPANY

EXISTING SITE DATA:	
SITE ADDRESS:	2901, 2905 & 2909 SUNRISE VALLEY, 1130 ROGERS RD. 5511 & 5521 NEW BERN AVE
PIN NUMBER:	ALL OF 1734442852, 1734444066, 1734444652 & 1734444691. PORTIONS OF 1734545103 & 1734531715
RECORDED MAP:	BM0202, PG544
ZONING(S):	PD W/ UNDERLYING INX CG 5
OVERLAY DISTRICT:	N/A
ACREAGE:	13.06 AC
EXISTING USE:	VACANT
ALLUVIAL SOIL:	N/A
FEMA MAP PANEL #:	N/A

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND/or NC DOT STANDARDS.
2. THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
3. PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNS AND TRAFFIC CONTROL SHALL BE IN PLACE.
4. THE CONTRACTOR SHALL REPAIR ALL DAMAGED INFRASTRUCTURE IN THE RIGHT-OF-WAY AND RESTORE TO PREVIOUS OR BETTER CONDITION.
5. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO ADJACENT PROPERTIES AND RESTORE TO PREVIOUS OR BETTER CONDITION.
6. IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT THE DEVELOPMENT SERVICES ENGINEERING DEPARTMENT AT 919-996-2000.
7. IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND A PERMIT OR AGREEMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAN FOR THIS DEVELOPMENT.
8. FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OR GROUND INSPECTORS AS NEEDED DURING CONSTRUCTION.
9. ALL SURVEY INFORMATION PROVIDED TO JAVIS ARCHITECTS BY BASIS, NOLAN AND KENNEDY, A RALEIGH NORTH CAROLINA FIRM, IS CURRENT AS OF OCTOBER 2020, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY IN OCTOBER 2020.
10. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN FEET 2 AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED, IN PLACE, FLOW OR PAINT. CONSTRUCTION OF ANY OBSTRUCTION BUT NOT LIMITED TO TREES, FENCES, FLAG, SIGN, OR PARKED VEHICLE.
11. UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 25' MINIMUM.
12. UNLESS NOTED, ALL DIMENSIONS SHOWN ARE TO FACE OF CURB.
13. TRASH AND CARDBOARD COMPUTERS) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND COLOR OF THE EXISTING CURB.
14. CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE/ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC AND CITY OF RALEIGH FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
15. HANDICAP PARKING SPACES AND HC ACCESSIBLE SHALL BE NO LESS THAN 60% GREATER THAN TWO PERCENT (2%) PERCENT IN ANY DIRECTION AS PER ADA STANDARDS.
16. PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
17. ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SLOPE RAIL OR FENCE.
18. THE MINIMUM CROWN CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL CROSS UNDER CROWN CLEARANCE.
19. WALKWAY ASPHALT SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PAVING STANDARDS AND ADA SPECIFICATIONS
20. ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI, NCSBC, AND ICC STANDARDS AND SPECIFICATIONS.
21. ALL HVAC EQUIPMENT AND UTILITY DEVICES TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE EQUIPMENT, ELECTRICAL TRANSFORMERS, BACKUP GENERATOR, HOTBOX, ETC SHALL BE SCREENED FROM OBSITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
22. UTILITY PLACEMENT ESSENTIAL FOR INSTALLATION OF PRIVATE UTILITIES.
23. POOL IS PROPOSED ON THIS SITE. SPECIAL USE PERMIT REQUIRED FOR POOLS WITH ANY LINEAR DIMENSION GREATER 6 FEET OR WITH ANY AREA IN EXCESS OF 400 SQUARE FEET.
24. NO TEMPORARY OR PERMANENT OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO SIGNAGE, GRADING STRUCTURES, AND RETAINING WALLS ARE PERMITTED WITHIN THE GREENWAY ESSENTIAL AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.

[illegible]

Antimony Property Group Edgewater Commons - Phase I Raleigh, North Carolina

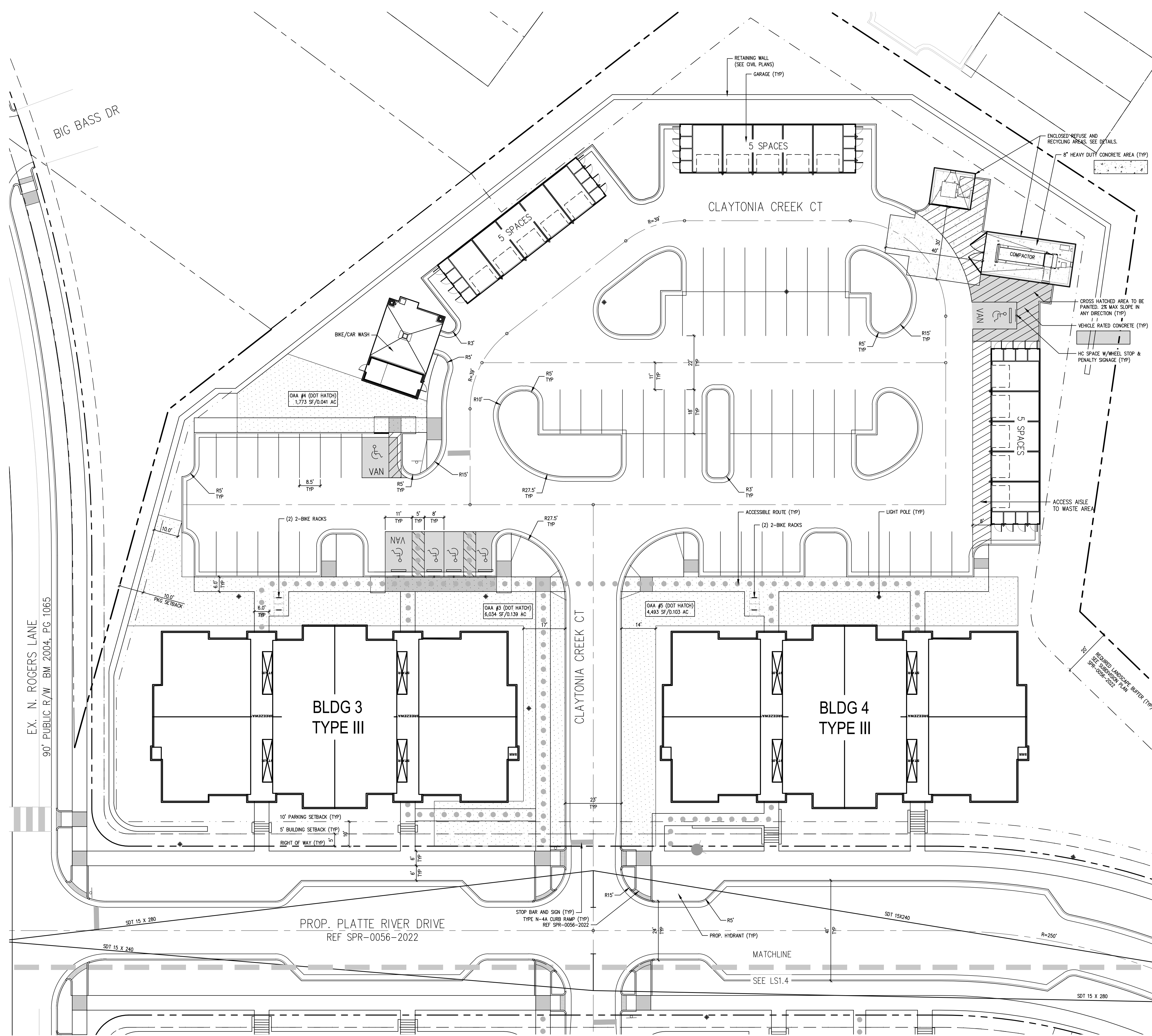
JDAVIS 
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1212 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121
ASR-0031-2022

ASR-0031-2022
REFERENCE: SPR-0056-2022; Z-24-2019

LS1.1

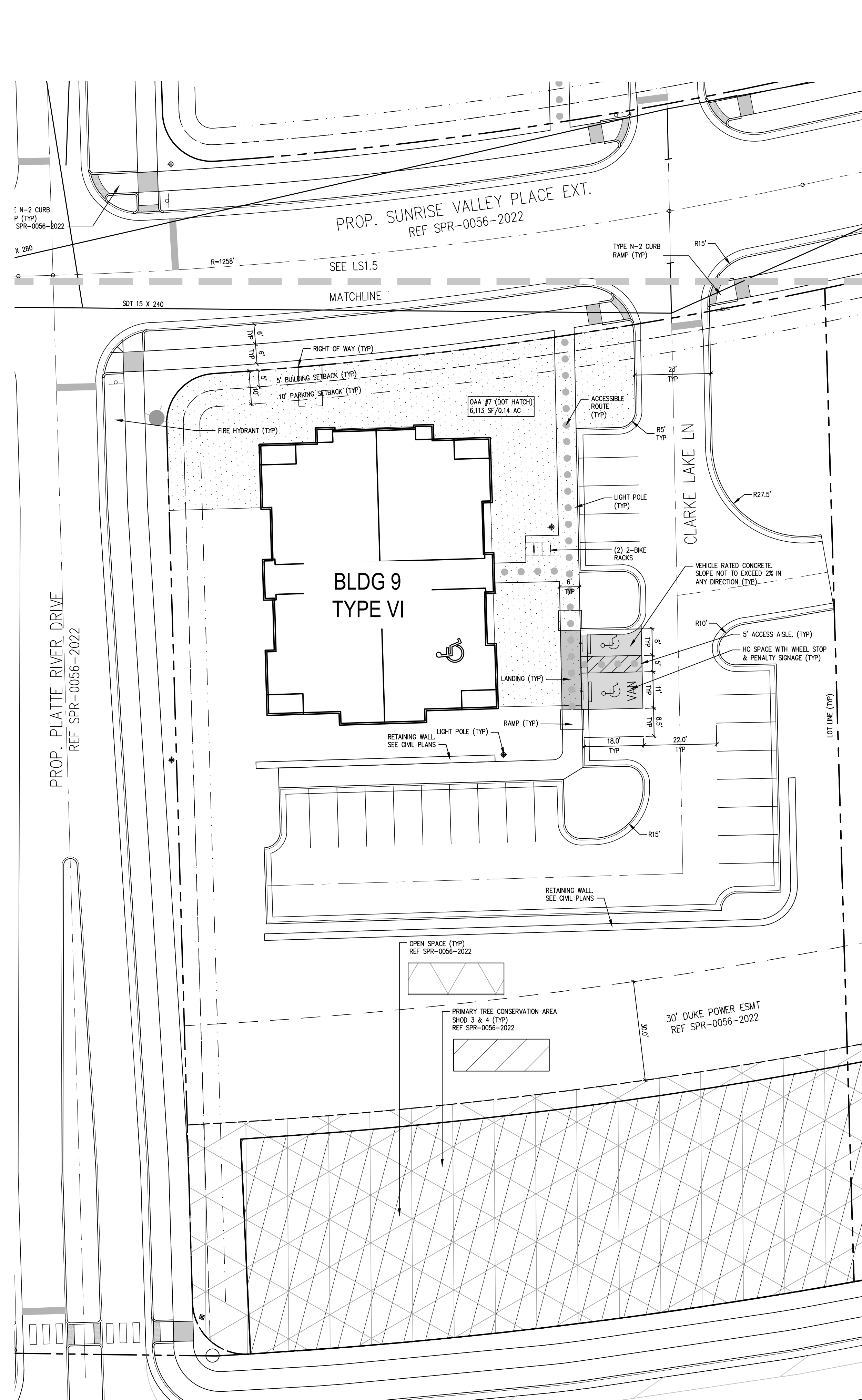
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7/25/2022 11:08 AM P:\19060\19060_Enlargement\Roads\LAND\Orig-PA\19060-Enlargement-SPR-056.dwg



LOT 14 / BLDG 3 & 4 ENLARGEMENT
SCALE: NTS

2



LOT 11 / BLDG 9 ENLARGEMENT
SCALE: NTS

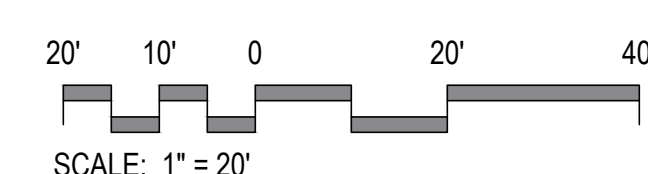
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LEGEND:	
	PROP. FIRE HYDRANT
	PROP. BIKE RACK
	PROP. HANDICAP PARKING SPACE
	SIGN
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. EASEMENT
	PROP. SETBACK LINE
	PROP. SEWER EASEMENT
	PROP. LOT LINE
	PROP. ROAD CENTER LINE
	PROP. UTILITY PLACEMENT ESMT
	OUTDOOR AMENITY AREA
	PRIMARY TCA - ZONE 2 NRRB
	PRIMARY TCA - SHOD 3 & 4
	PRIMARY TCA - THOROUGHFARE
	OPEN SPACE

REFERENCE: Z-24-19;
SPR-0056-2022

ASR-0031-2022

ENLARGED SITE PLAN



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ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE:	
ISSUE:	Administrative Site Review	DATE:	04.14.2021
REVISIONS:	1st Review Comments	DATE:	07.22.2022
DRAWN BY:	KT, CHK		
CHECKED BY:	KT		
CONTENT:	ENLARGED SITE PLAN		

LS1.3

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1218 Chestnut Street, 7th Floor | Philadelphia, PA 19107 | Tel 215.545.0121

ASR-0031-2022
REFERENCE SPR-0056-2022, Z-24-2019

Anthony Property Group
Edgewater Co
Raleigh, North Carolina

1888

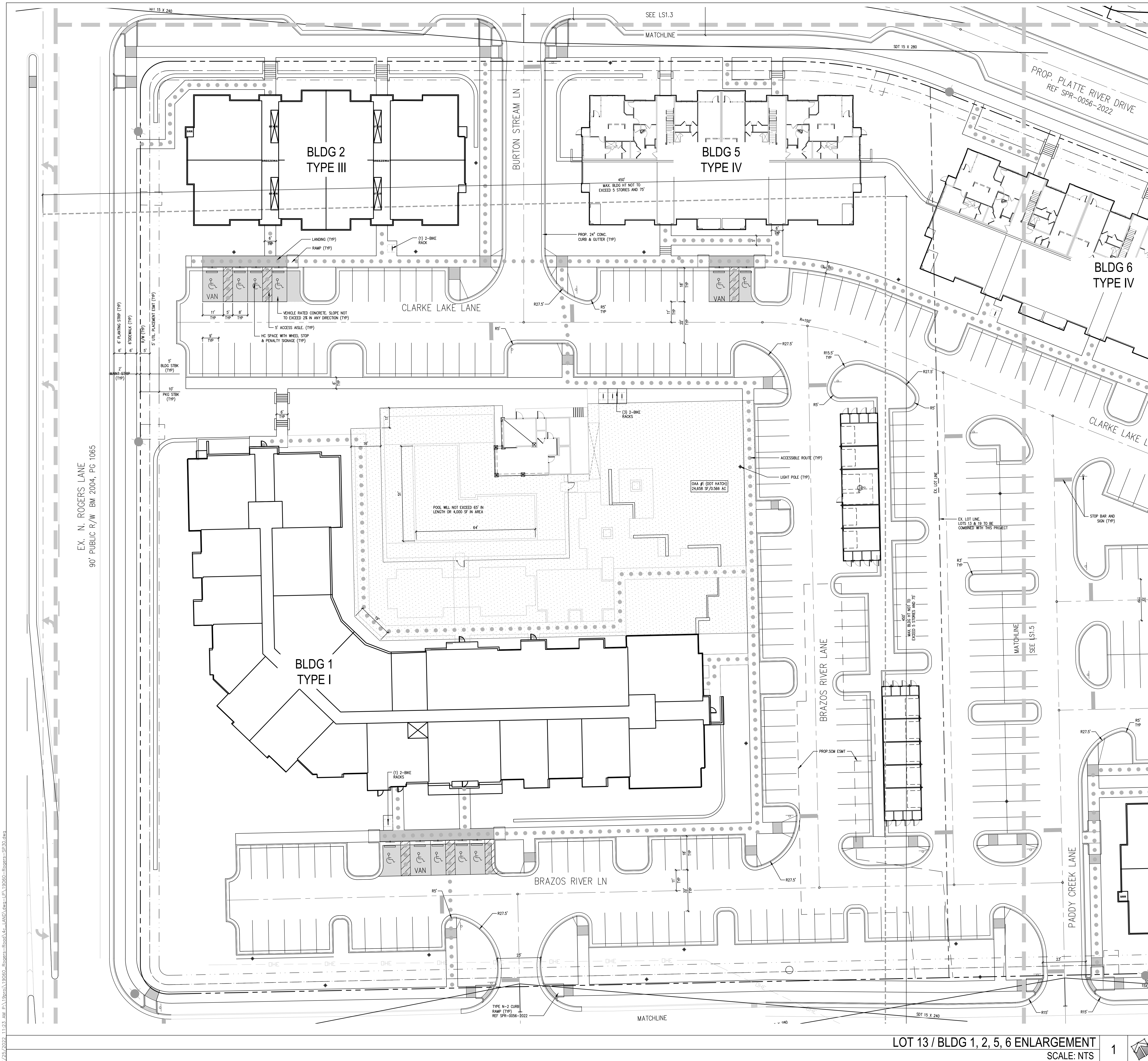
ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE
ISSUE:	Administrative Site Review	04.14.2021

REVISIONS:	1st Review Comments	07.22.2022
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DRAWN BY:	KT, CHK
CHECKED BY:	KT
CONTENT:	ENLARGED SITE PLAN

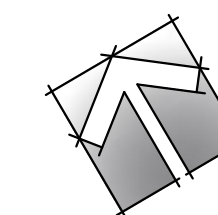
LS1.4



REFERENCE: Z-24-19;
SPR-0056-2022

ASR-0031-2022

ENLARGED SITE PLAN



20' 10' 0 20' 4'

SCALE: 1" = 20'



Know what's below.
Call before you dig.

LOT 13 / BLDG 1, 2, 5, 6 ENLARGEMENT
SCALE: NTS

1

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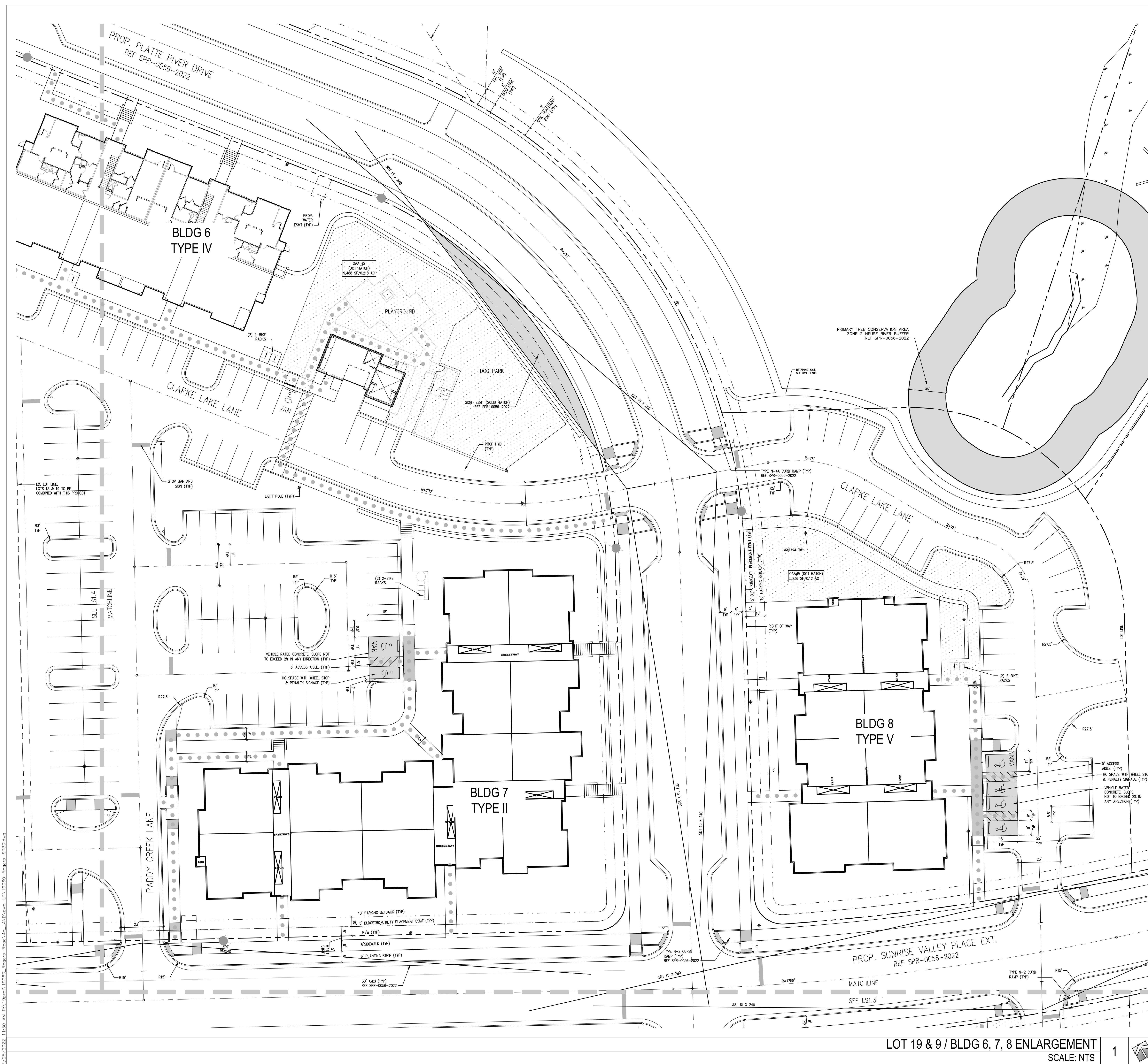
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PROJECT:	19060	DATE
ISSUE:	Administrative Site Review	04.14.2021

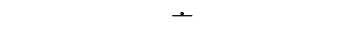
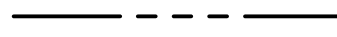
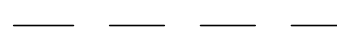
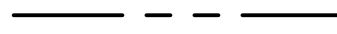
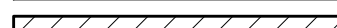
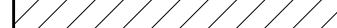
REVISIONS:	1st Review Comments	07.22.2022
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DRAWN BY:	KT, CHK
CHECKED BY:	KT
CONTENT:	ENLARGED SITE PLAN

LS1.5



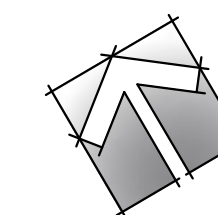
SEE LS1.1 FOR SITE PLAN.
SEE LS1.2 FOR SITE DATA TABLE.

LEGEND:	
	PROP. FIRE HYDRANT
	PROP. BIKE RACK
	PROP. HANDICAP PARKING SPACE
	SIGN
	PROJECT BOUNDARY
	EX. ADJACENT PROPERTY LINE
	EX. RIGHT OF WAY LINE
	EX. EASEMENT
	PROP. SETBACK LINE
	PROP. SCRAMBLER EASEMENT
	PROP. LOT LINE
	PROP. ROAD CENTER LINE
	PROP. UTILITY PLACEMENT ESMT
	OUTDOOR AMENITY AREA
	PRIMARY TCA - ZONE 2 NRRB
	PRIMARY TCA - SHOD 3 & 4
	PRIMARY TCA - THOROUGHFARE
	OPEN SPACE

REFERENCE: Z-24-19;
SPR-0056-2022

ASR-0031-2022

ENLARGED SITE PLAN



20' 10' 0 20'

SCALE: 1" = 20'

LOT 19 & 9 / BLDG 6, 7, 8 ENLARGEMENT
SCALE: NTS

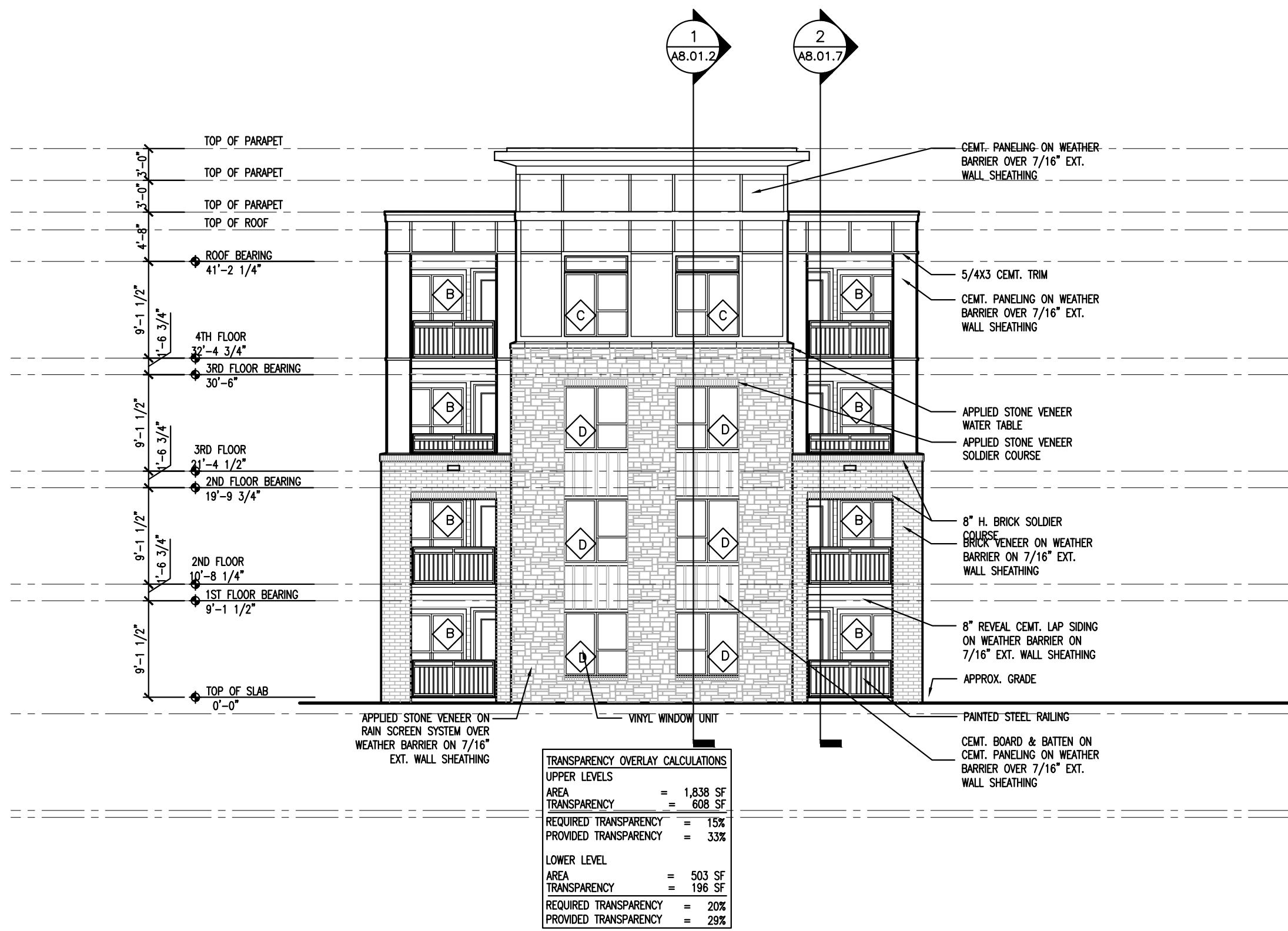
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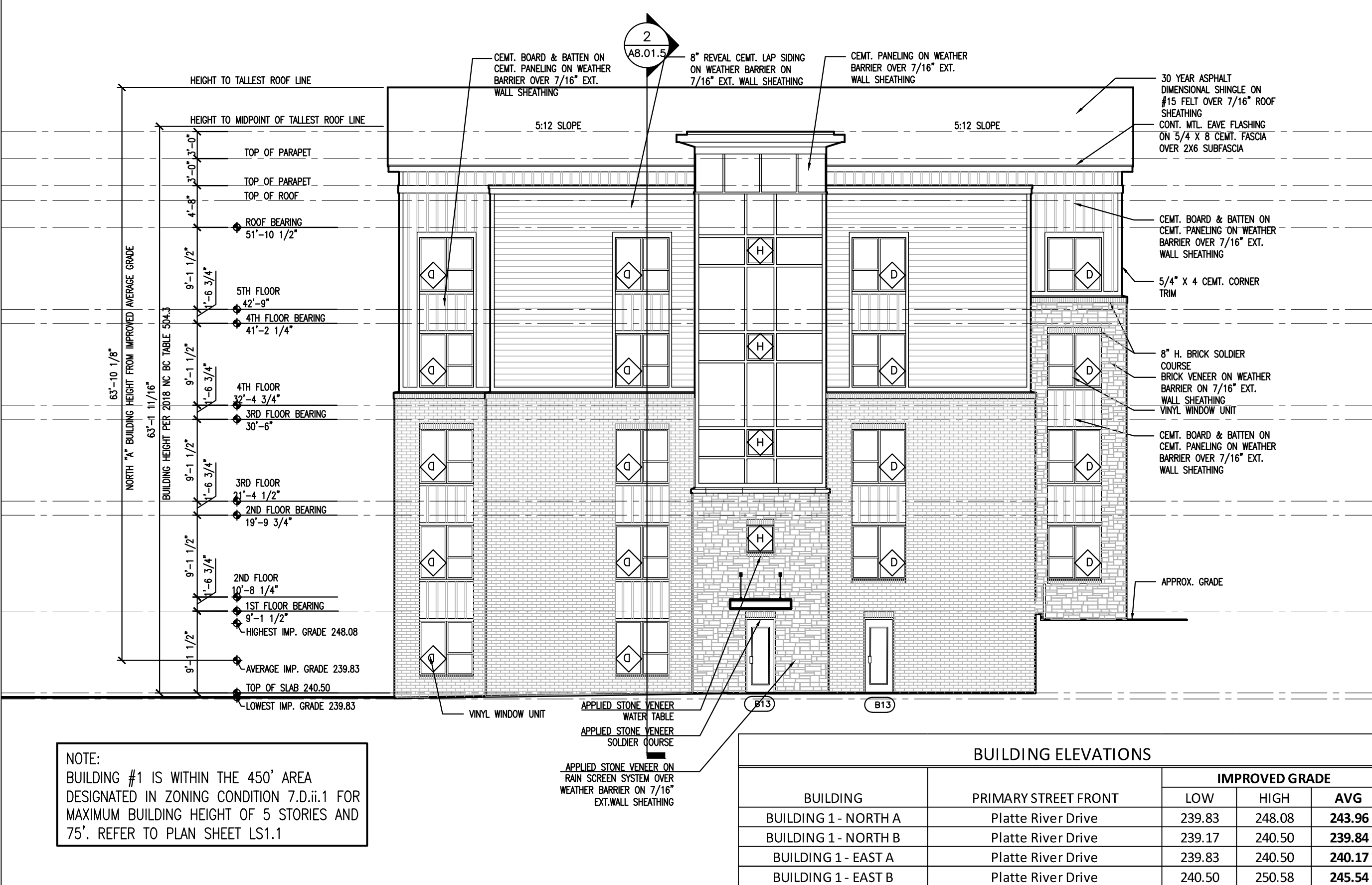
BUILDING TYPE 1 - WEST ELEVATION WEST
SCALE: 3/32" = 1'-0"

2



BUILDING TYPE 1 - SOUTH WEST PARTIAL ELEVATION
SCALE: 3/32" = 1'-0"

3



BUILDING TYPE 1 - NORTH SIDE ELEVATION
SCALE: 3/32" = 1'-0"

1

50% CD Set - Not For Construction
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Edgewater Commons - Phase I
Raleigh, North Carolina

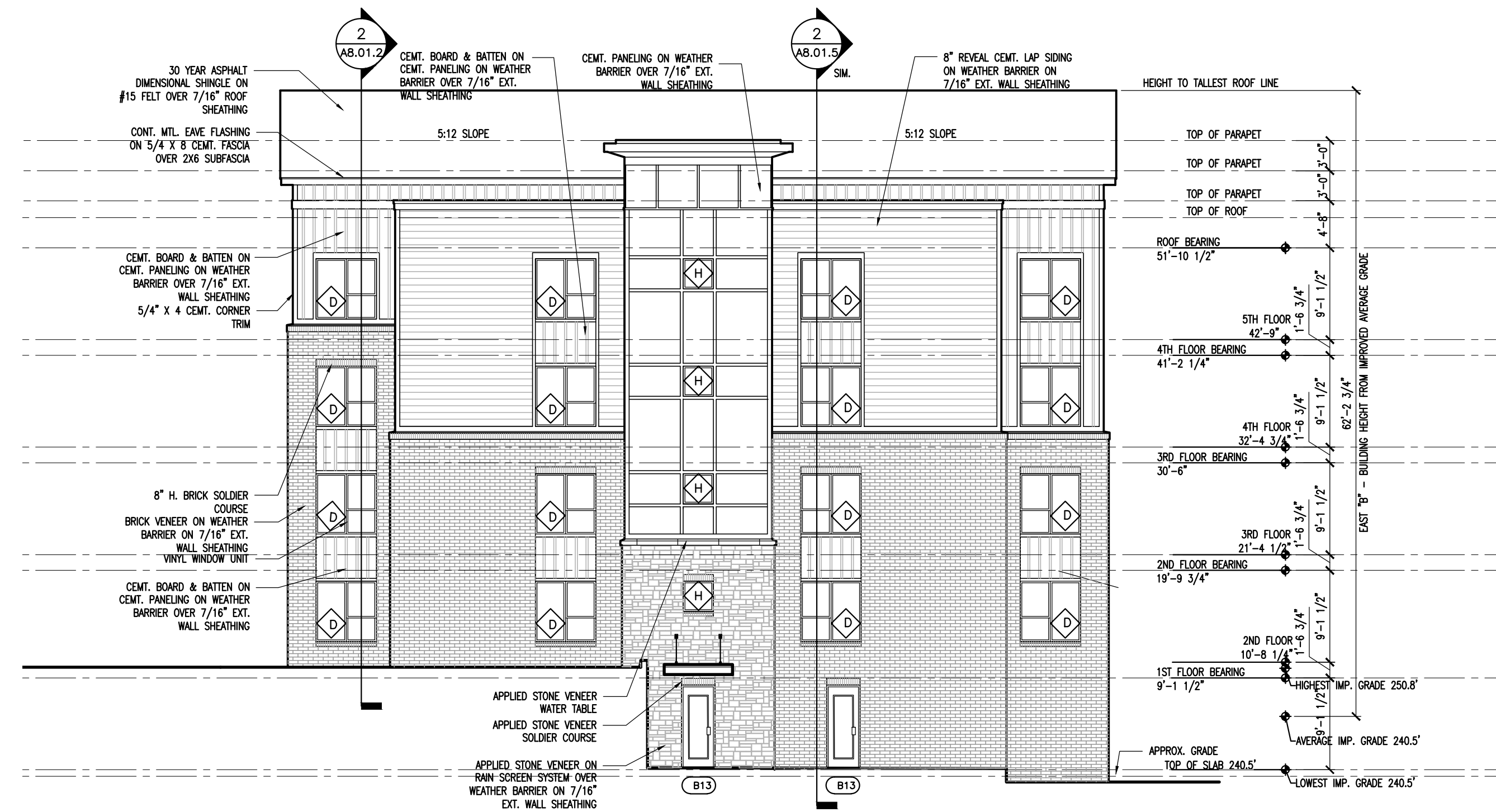
ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
ISSUE:	100% SD Set	05.21.2021	
	50% DD Set	06.23.2021	
	Administrative Site Review	07.01.2022	
	HUD Comment 1	04.20.2022	
	100% DD Set	04.22.2022	
REVISIONS:	50% CD Set	06.23.2022	

DRAWN BY:
CHECKED BY:
CONTENT: BUILDING TYPE 1
ELEVATIONS

A3.01.1

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 1 - NORTH A	Platte River Drive	239.83	248.08	<u>243.96</u>
BUILDING 1 - NORTH B	Platte River Drive	239.17	240.50	<u>239.84</u>
BUILDING 1 - EAST A	Platte River Drive	239.83	240.50	<u>240.17</u>
BUILDING 1 - EAST B	Platte River Drive	240.50	250.58	<u>245.54</u>



NOTE:
BUILDING #1 IS WITHIN THE 450' AREA
DESIGNATED IN ZONING CONDITION 7.D.ii.1 FOR
MAXIMUM BUILDING HEIGHT OF 5 STORIES AND
75'. REFER TO PLAN SHEET LS1.1

BUILDING TYPE 1 - EAST SIDE ELEVATION
SCALE: 3/32" = 1'-0"

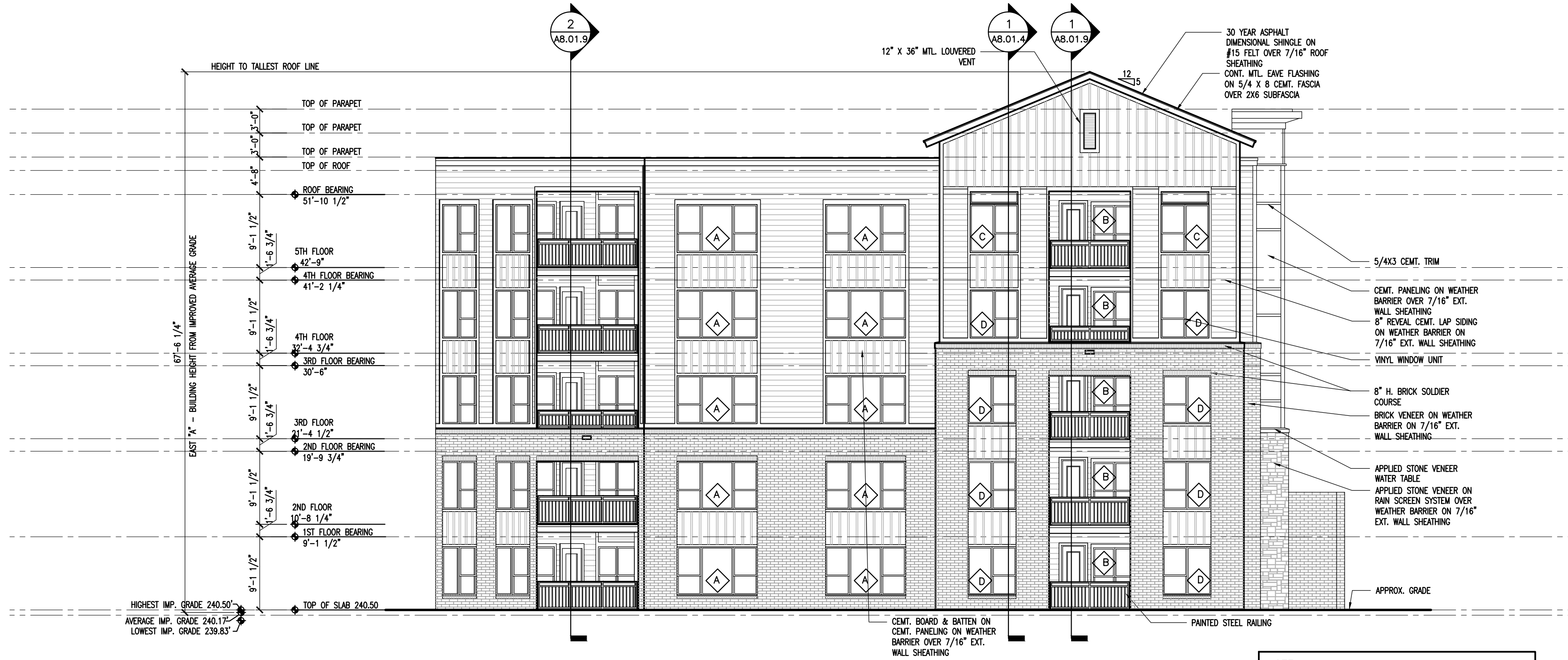
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BUILDING TYPE 1 - SOUTH ELEVATION EAST
SCALE: 3/32" = 1'-0"

1

7/5/2022 9:55 AM: \\19060_Rogers-Road\4a_ARCHITECTURE\Sheets\A3.01.3.dwg



NOTE:
BUILDING #1 IS WITHIN THE 450' AREA
DESIGNATED IN ZONING CONDITION 7.D.ii.1 FOR
MAXIMUM BUILDING HEIGHT OF 5 STORIES AND
75'. REFER TO PLAN SHEET LS1.1

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 1 - NORTH A	Platte River Drive	239.83	248.08	243.96
BUILDING 1 - NORTH B	Platte River Drive	239.17	240.50	239.84
BUILDING 1 - EAST A	Platte River Drive	239.83	240.50	240.17
BUILDING 1 - EAST B	Platte River Drive	240.50	250.58	245.54

BUILDING TYPE 1 - EAST POOL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

2



NOTE:
BUILDING #1 IS WITHIN THE 450' AREA
DESIGNATED IN ZONING CONDITION 7.D.ii.1 FOR
MAXIMUM BUILDING HEIGHT OF 5 STORIES AND
75'. REFER TO PLAN SHEET LS1.1

BUILDING TYPE 1 - NORTH POOL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
ISSUE:	100% SD Set	05.21.2021	
	50% DD Set	06.23.2021	
	Administrative Site Review	07.01.2022	
	HUD Comment 1	04.20.2022	
	100% DD Set	04.22.2022	
REVISIONS:	50% CD Set	06.23.2022	

DRAWN BY:	
CHECKED BY:	
CONTENT:	BUILDING TYPE 1 ELEVATIONS

A3.01.3

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ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE
ISSUE:	100% SD Set	05.21.2021
	50% DD Set	06.23.2021
	Administrative Site Review	04.14.2022
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REVISIONS:	-	-
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CHECKED BY:	-	-
CONTENT:	BUILDING TYPE 3	
	ELEVATIONS	
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A3.03.1



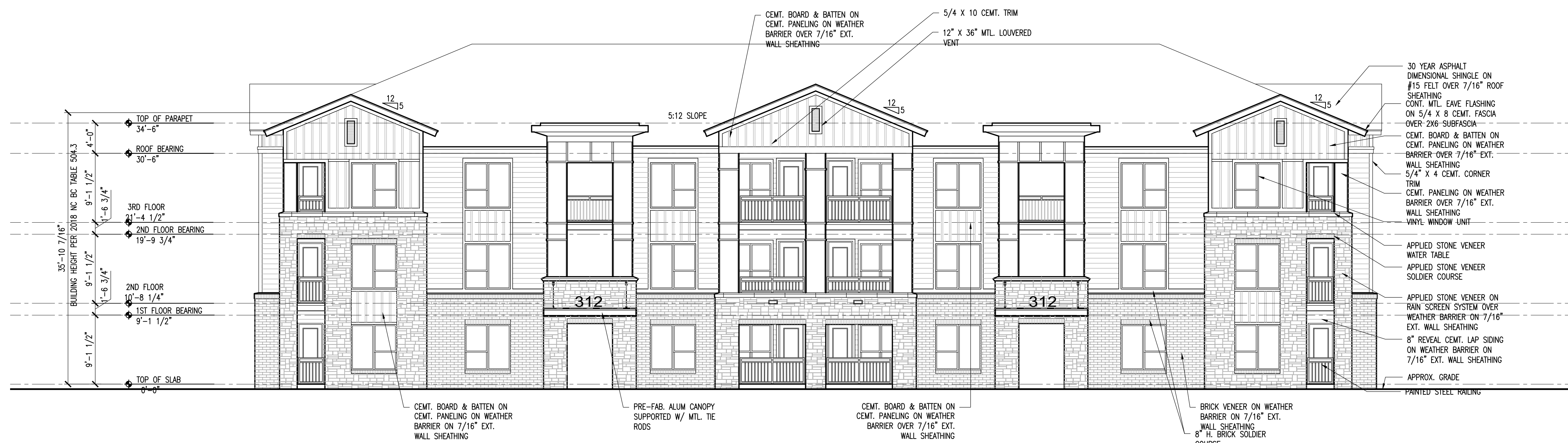
BUILDING TYPE 3 - SOUTH STREET SIDE - BUILDING NO. 3
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 3 - SOUTH PARKING SIDE - BUILDINGS NO. 2 & NORTH PARKING SIDE - BUILDING NO. 4
SCALE: 1/8" = 1'-0"

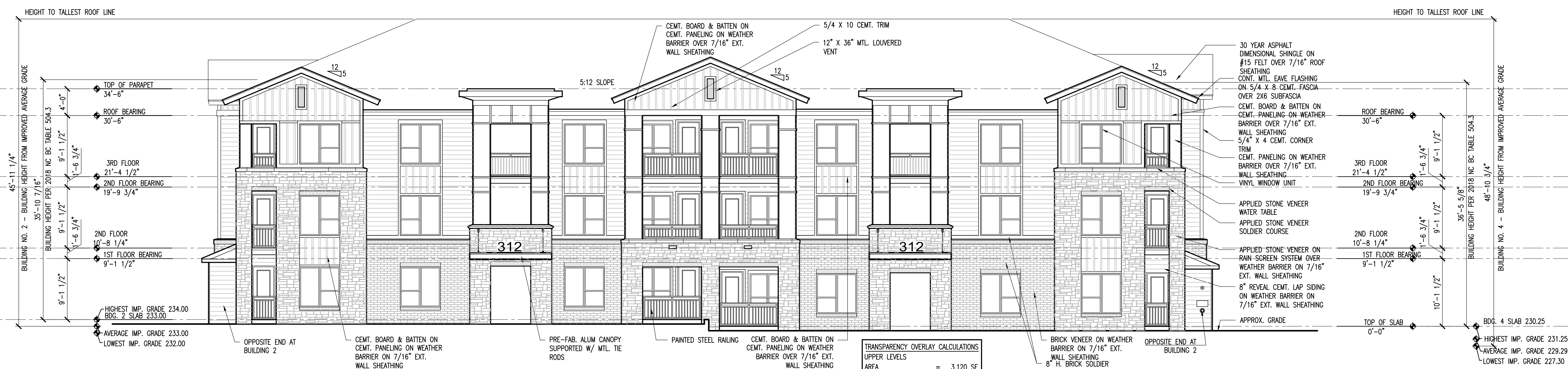
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PARKING SIDE OF BUILDINGS 3

BUILDING TYPE 3 - PARKING SIDE OF BUILDING NO. 3
SCALE: 1/8" = 1'-0"

2



STREET SIDE OF BUILDINGS 2 & 4

TRANSPARENCY OVERLAY CALCULATIONS			
UPPER LEVELS			
AREA	=	3,120	SF
TRANSPARENCY	=	784	SF
REQUIRED TRANSPARENCY	=	15%	
PROVIDED TRANSPARENCY	=	25%	
LOWER LEVEL			
AREA	=	1,441	SF
TRANSPARENCY	=	392	SF
REQUIRED TRANSPARENCY	=	20%	
PROVIDED TRANSPARENCY	=	27%	

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

BUILDING TYPE 3 - NORTH STREET SIDE BUILDING NO. 2 & SOUTH STREET SIDE OF BUILDING NO. 4
SCALE: 1/8" = 1'-0"

1

PROJECT:	19060	DATE
ISSUE:	100% SD Set	05.21.2021
	50% DD Set	06.23.2021
	Administrative Site Review	04.14.2022
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DRAWN BY:	-	-
CHECKED BY:	-	-
CONTENT:	BUILDING TYPE 3	
	ELEVATIONS	
	-	
	-	

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2

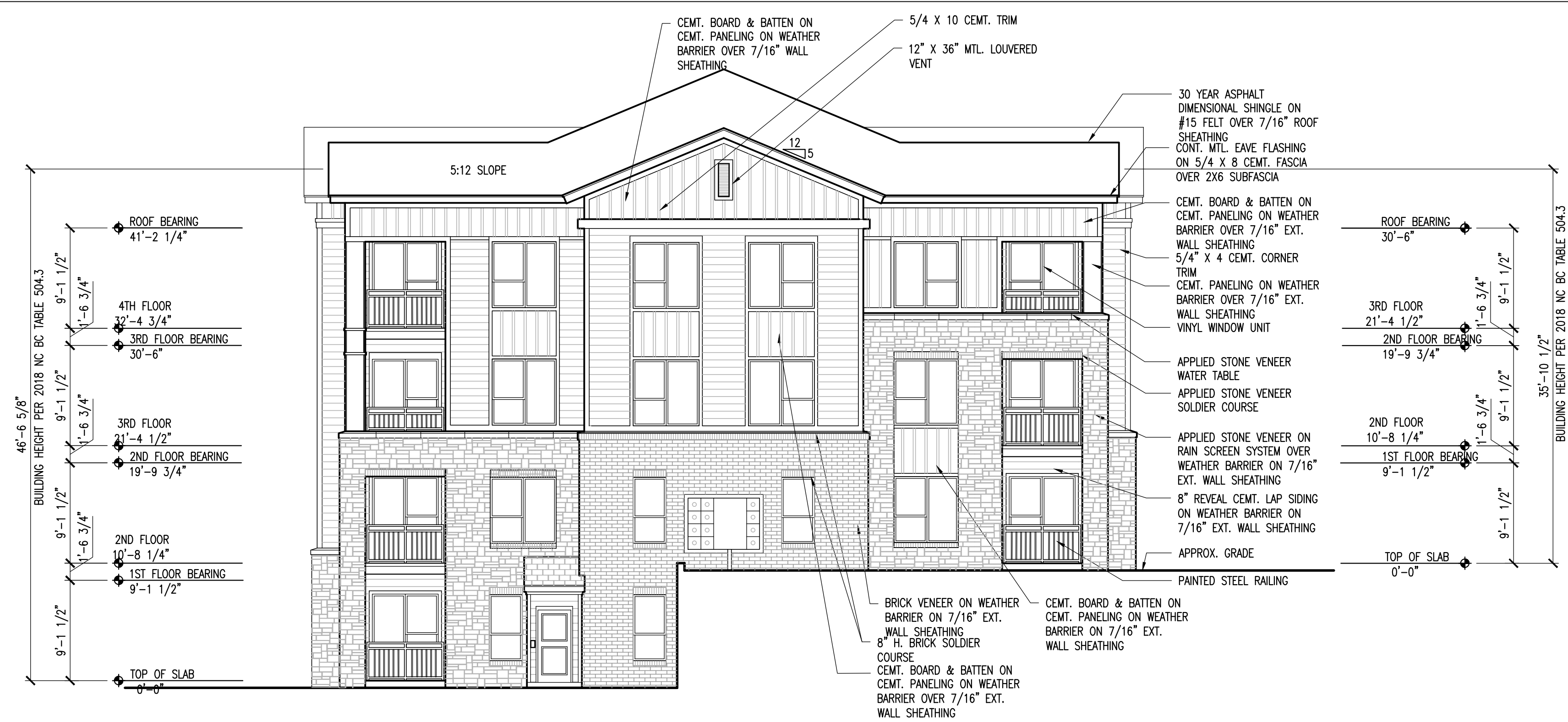


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ADMINISTRATIVE SITE REVIEW

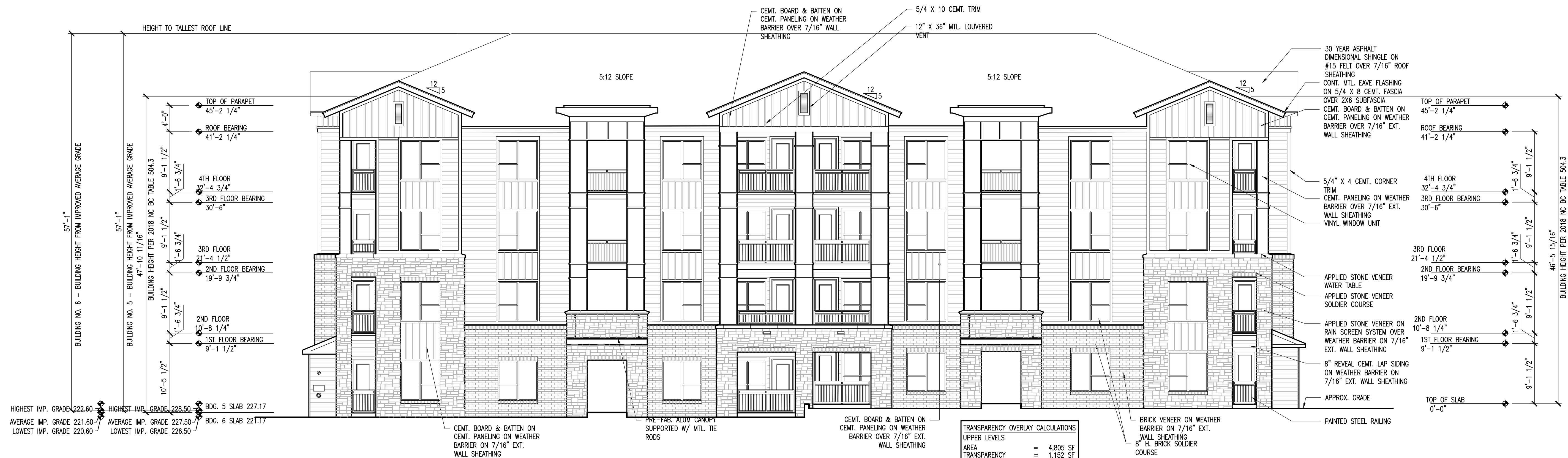
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	2	2
	2	2
DRAWN BY:	-	
CHECKED BY:		
CONTENT:	BUILDING TYPE 4	
	ELEVATIONS	
	-	

A3.04.1



BUILDING TYPE 4 - LEFT WEST SIDE - BUILDING 5 & 6

SCALE: 1/8" = 1'-0"



BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 2	Platte River Drive	232.00	234.00	233.00
BUILDING 3	Platte River Drive	229.83	231.50	230.67
BUILDING 4	Platte River Drive	227.30	231.25	229.28
BUILDING 5	Platte River Drive	226.50	228.50	227.50

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 6	Platte River Drive	220.60	222.60	221.60
BUILDING 7	Platte River Drive	231.00	236.75	233.88
BUILDING 8	Platte River Drive	225.00	229.00	227.00
BUILDING 9	Platte River Drive	232.33	232.33	232.33

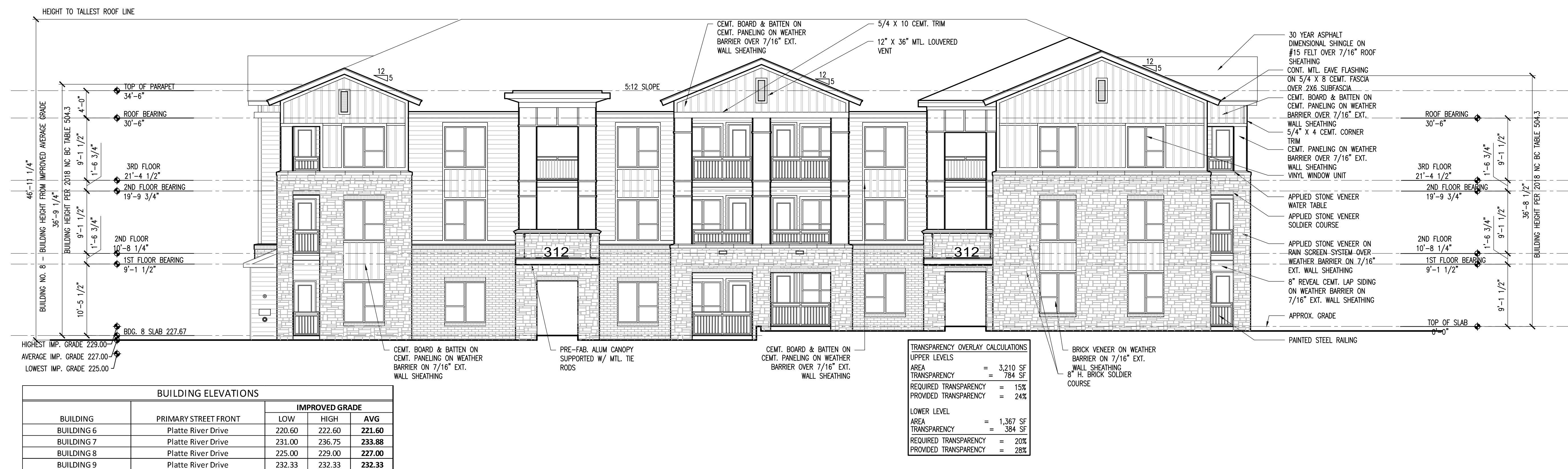
TRANSPARENCY OVERLAY CALCULATIONS	
UPPER LEVELS	
AREA	= 4,805 SF
TRANSPARENCY	= 1,152 SF
REQUIRED TRANSPARENCY	= 15%
PROVIDED TRANSPARENCY	= 24%
LOWER LEVEL	
AREA	= 1,441 SF
TRANSPARENCY	= 392 SF
REQUIRED TRANSPARENCY	= 20%
PROVIDED TRANSPARENCY	= 27%

BUILDING TYPE 4 - NORTH STREET "A" SIDE - BUILDING 5 & 6
SCALE: 1/8" = 1'-0"



BUILDING TYPE 5 - EAST PARKING SIDE - BUILDING 9
SCALE: 1/8" = 1'-0"

2



BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
BUILDING 6	Platte River Drive	220.60	222.60	221.60
BUILDING 7	Platte River Drive	231.00	236.75	233.88
BUILDING 8	Platte River Drive	225.00	229.00	227.00
BUILDING 9	Platte River Drive	232.33	232.33	232.33

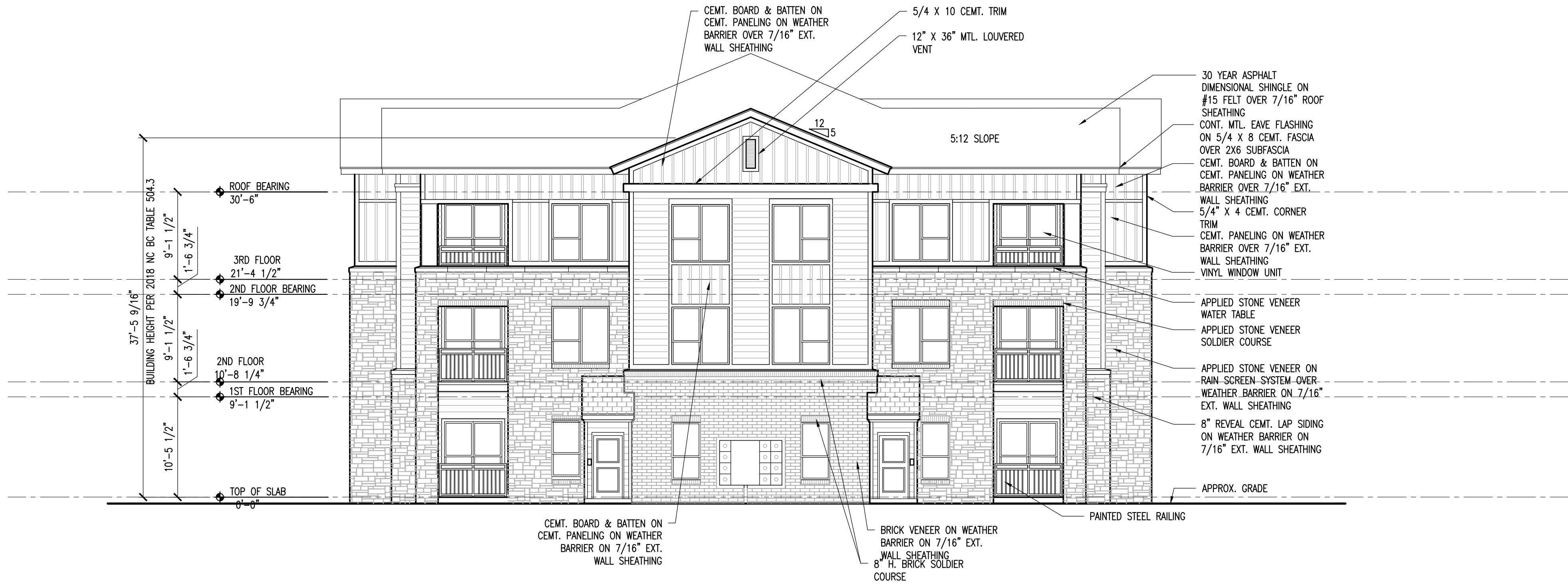
TRANSPARENCY OVERLAY CALCULATIONS			
UPPER LEVELS			
AREA	=	3,210 SF	
TRANSPARENCY	=	784 SF	
REQUIRED TRANSPARENCY	=	15%	
PROVIDED TRANSPARENCY	=	24%	
LOWER LEVEL			
AREA	=	1,367 SF	
TRANSPARENCY	=	384 SF	
REQUIRED TRANSPARENCY	=	20%	
PROVIDED TRANSPARENCY	=	28%	

BUILDING TYPE 5 - WEST STREET SIDE - BUILDING 8

1

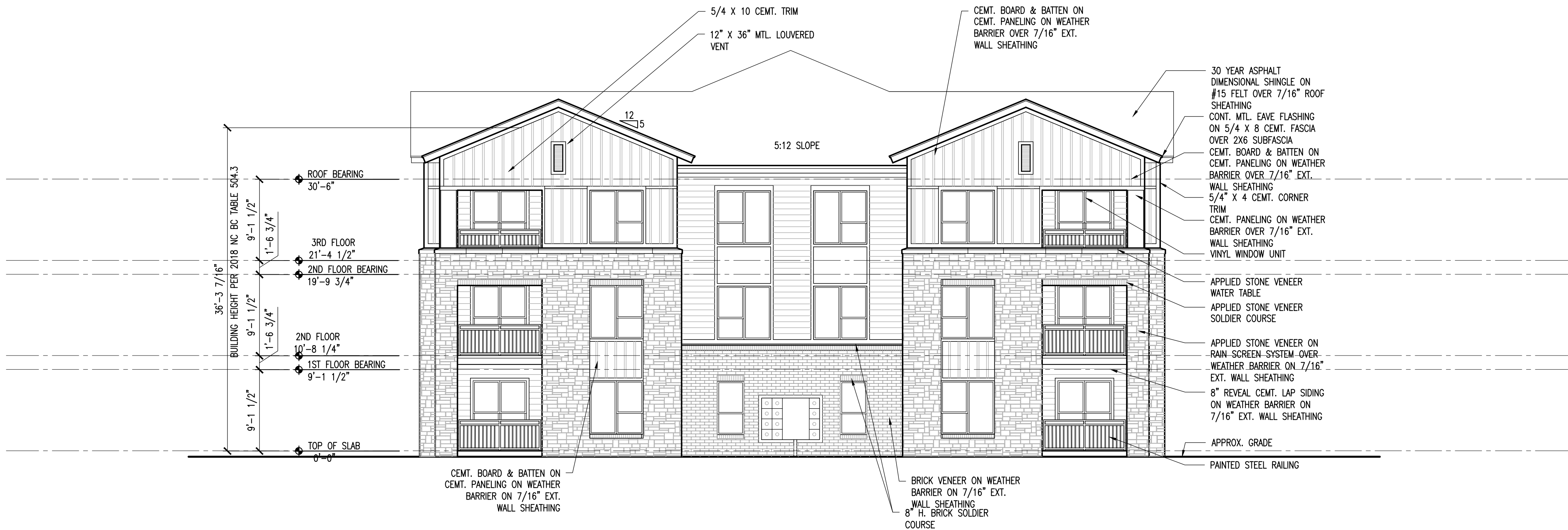
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DRAWN BY:		
CHECKED BY:		
CONTENT:	BUILDING TYPE 5	
	BUILDING NO. 8	
	ELEVATIONS	

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BUILDING TYPE 5 - RIGHT NORTH SIDE - BUILDING 9
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 5 - LEFT SOUTH SIDE - BUILDING 8
SCALE: 1/8" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
ISSUE:	100% SD Set	05.21.2021	
	50% DD Set	06.23.2021	
	Administrative Site Review	04.14.2022	
REVISIONS:			
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CHECKED BY:			
CONTENT:	BUILDING TYPE 5		
	BUILDING NO. 8		
	ELEVATIONS		

A3.05.2

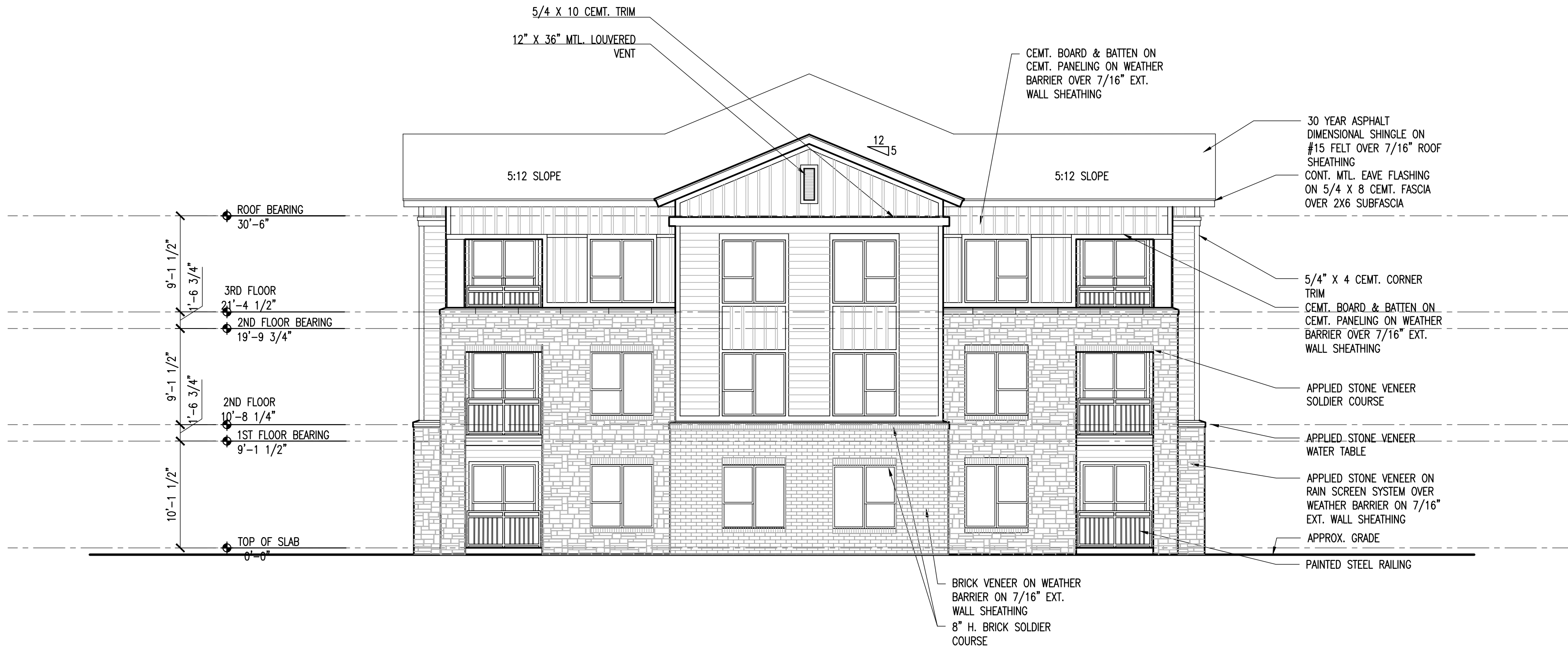
Anthony Property Group
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BUILDING TYPE 6 - NORTH RIGHT SIDE ELEVATION - BUILDING NO. 9
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 6 - WEST STREET SIDE ELEVATION - BUILDING NO. 9
SCALE: 1/8" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
ISSUE:	100% SD Set	05.21.2021	
	50% DD Set	06.23.2021	
	Administrative Site Review	04.14.2022	
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CHECKED BY:			
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	BUILDING NO. 9		
	ELEVATIONS		

A3.06.1

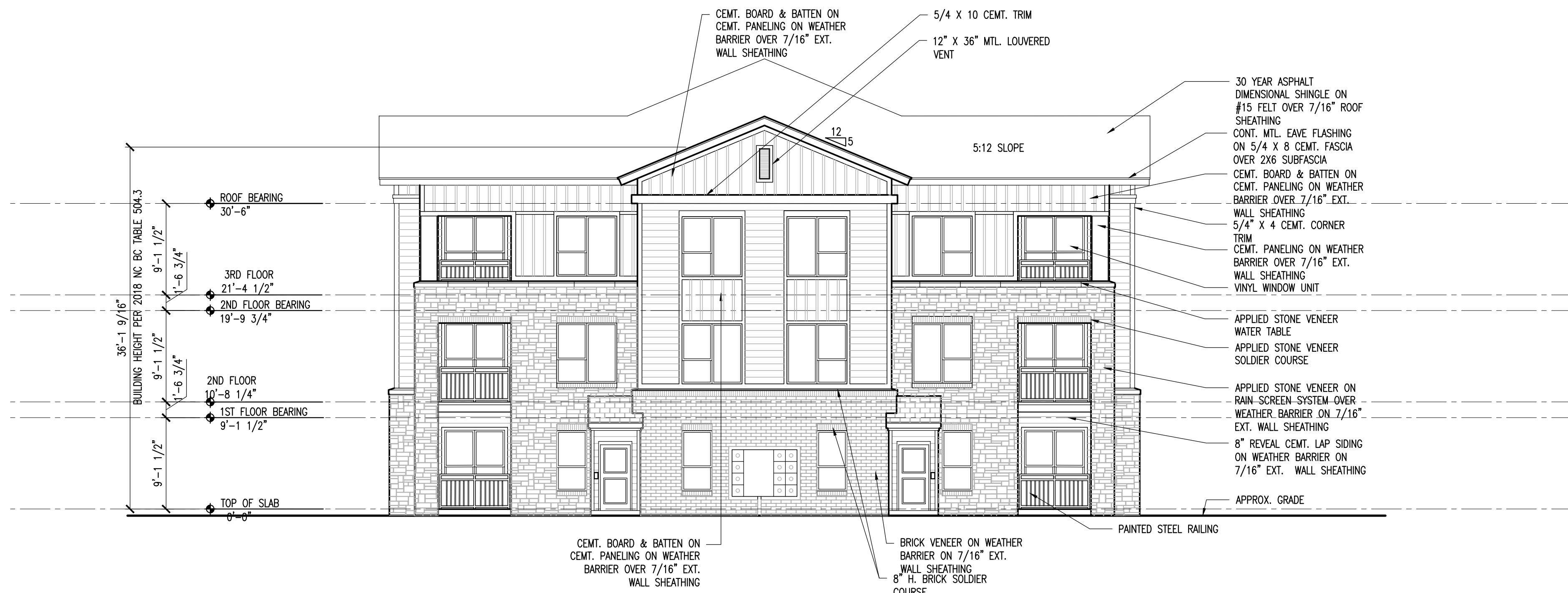
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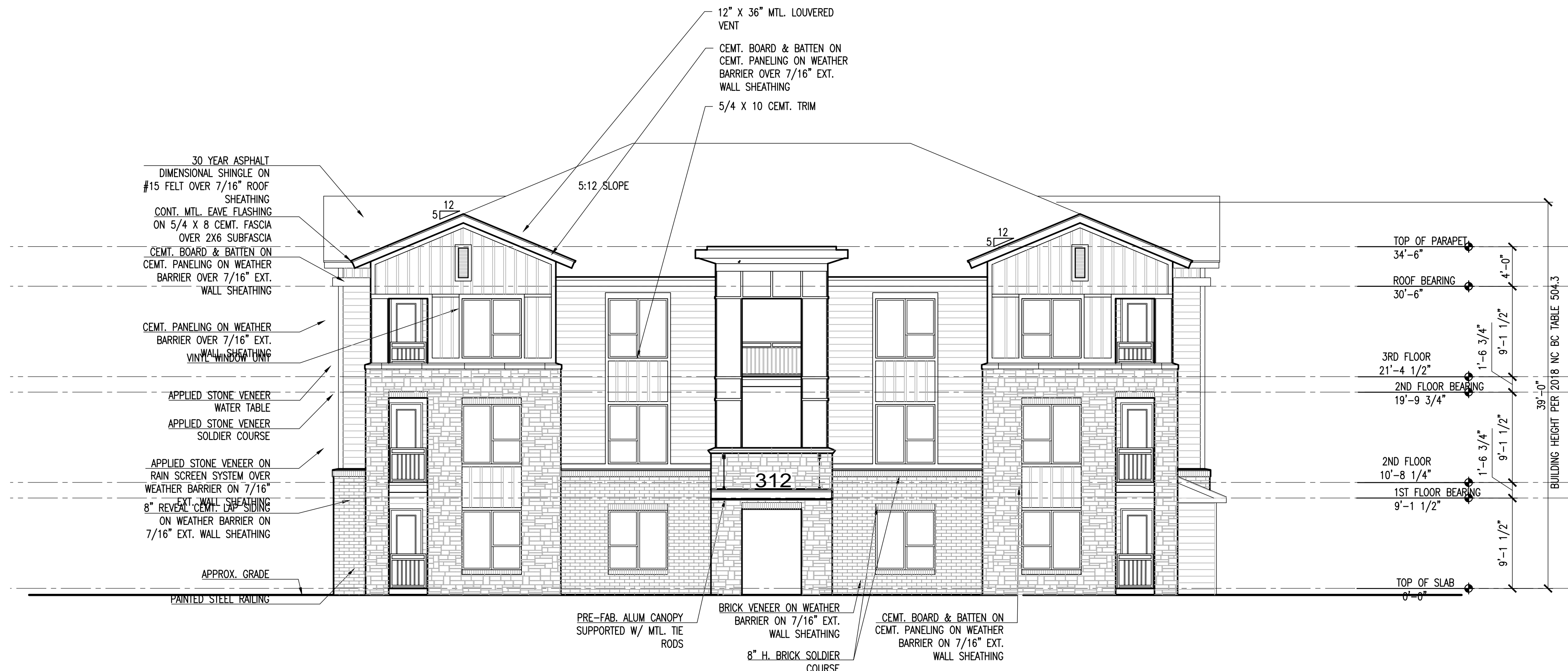
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BUILDING TYPE 6 - SOUTH LEFT SIDE ELEVATION - BUILDING NO. 9
SCALE: 1/8" = 1'-0"

2



BUILDING TYPE 6 - EAST PARKING SIDE ELEVATION - BUILDING NO. 9
SCALE: 1/8" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
ISSUE:	100% SD Set	05.21.2021	
	50% DD Set	06.23.2021	
	Administrative Site Review	04.14.2022	
REVISIONS:			
DRAWN BY:			
CHECKED BY:			
CONTENT:	BUILDING TYPE 6		
	BUILDING NO. 9		
	ELEVATIONS		

A3.06.2

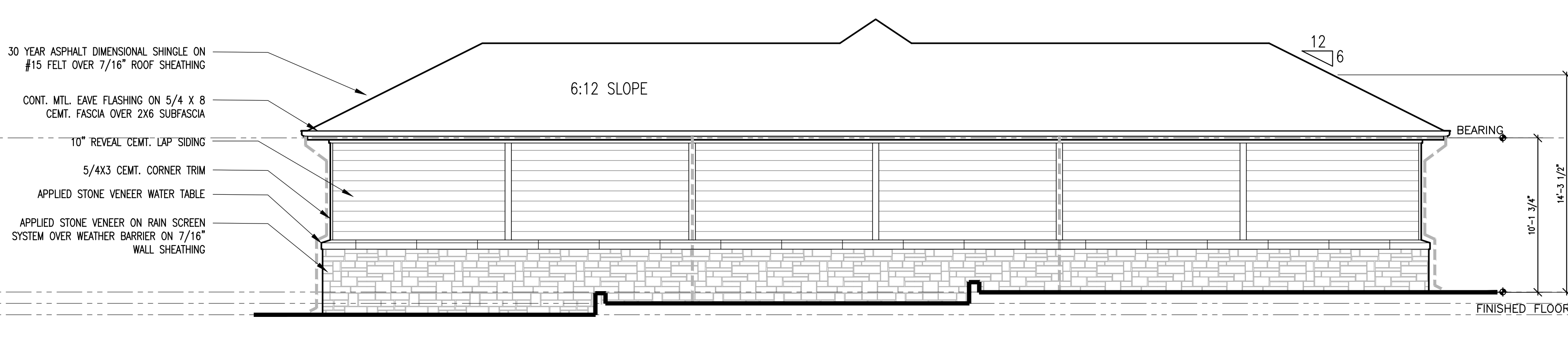
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Edgewater Commons - Phase I
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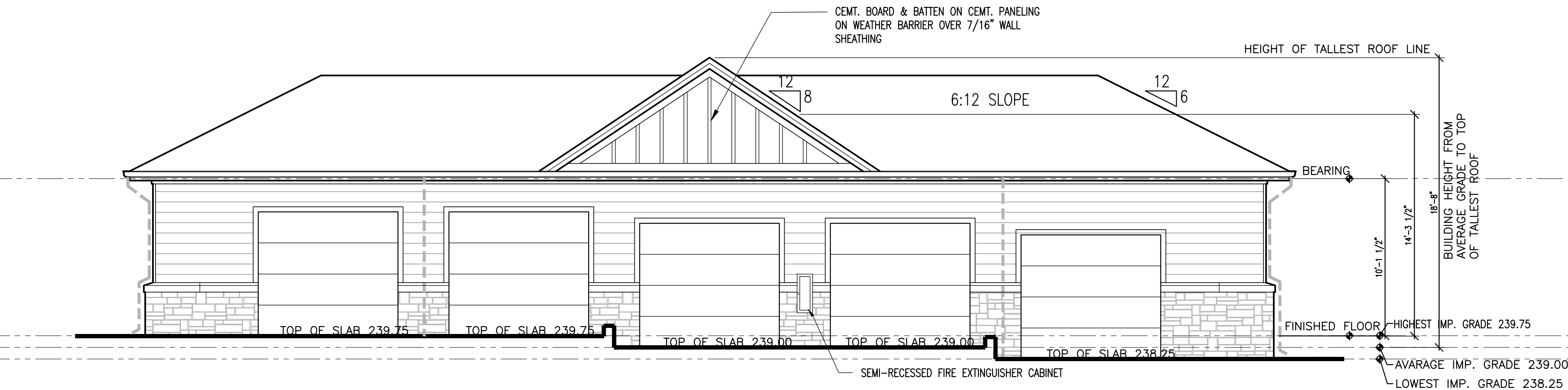
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4

3

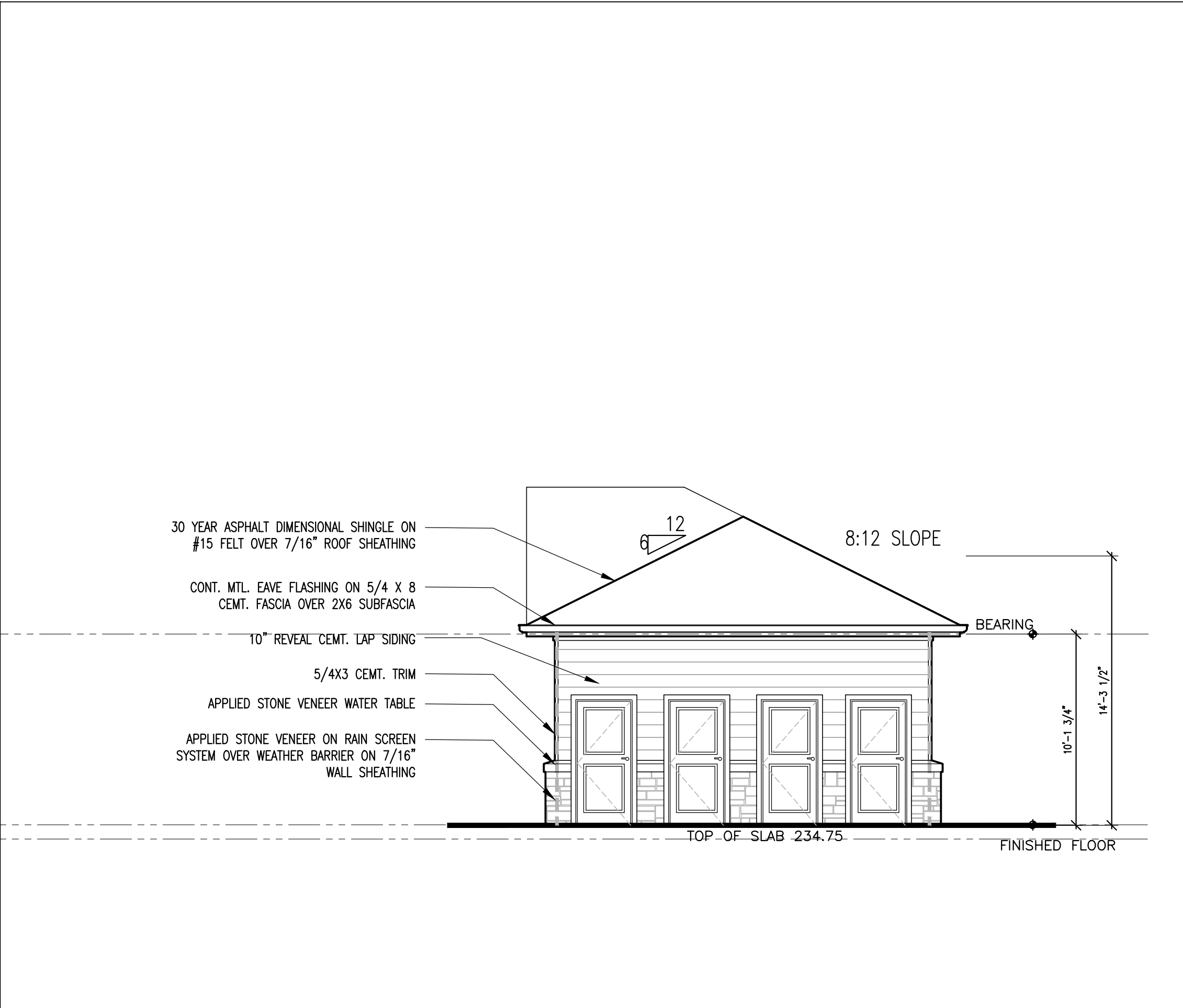
BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Platte River Drive	238.25	240.10	239.18
GARAGE 2 - EAST	Platte River Drive	236.33	237.08	236.71
GARAGE 2 - NORTH	Platte River Drive	236.33	236.50	236.42
GARAGE 3	Platte River Drive	233.40	234.75	234.08
GARAGE 4	Platte River Drive	233.50	234.75	234.13
GARAGE 5	Platte River Drive	229.30	230.00	229.65
COMPACTOR ENCLOSURE	Platte River Drive	232.20	233.00	232.60
RECYCLING ENCLOSURE	Platte River Drive	232.65	232.65	232.65
CAR WASH/BIKE MAINT	Platte River Drive	232.33	233.00	232.67
DOG WASH/MAINT	Platte River Drive	227.83	228.50	228.17



2

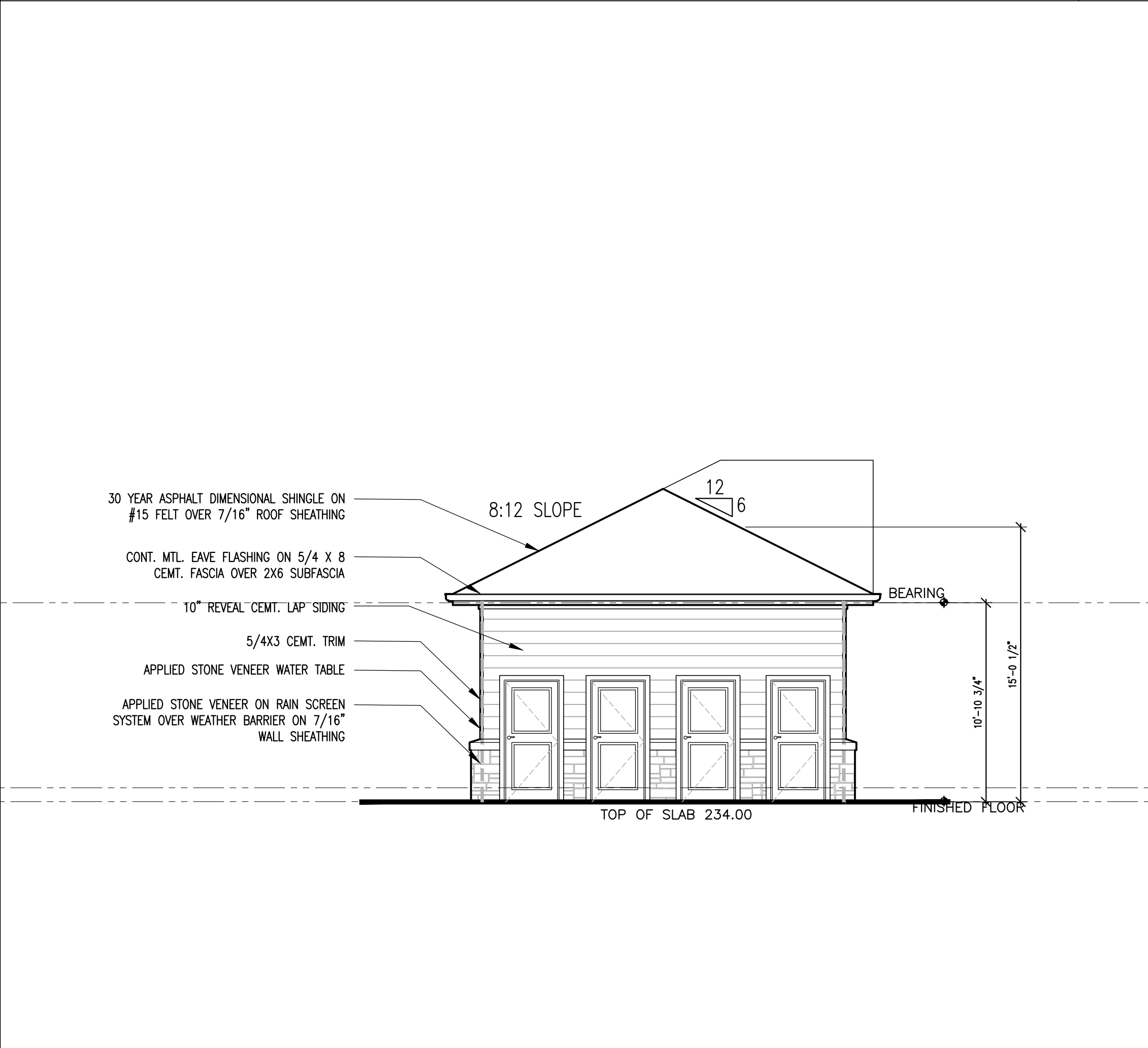
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4/14/2022 12:36 PM\\9pro1\19060_Rogers-Road\4a_ARCHITECTURE\Sheets\A12.01.2.dwg



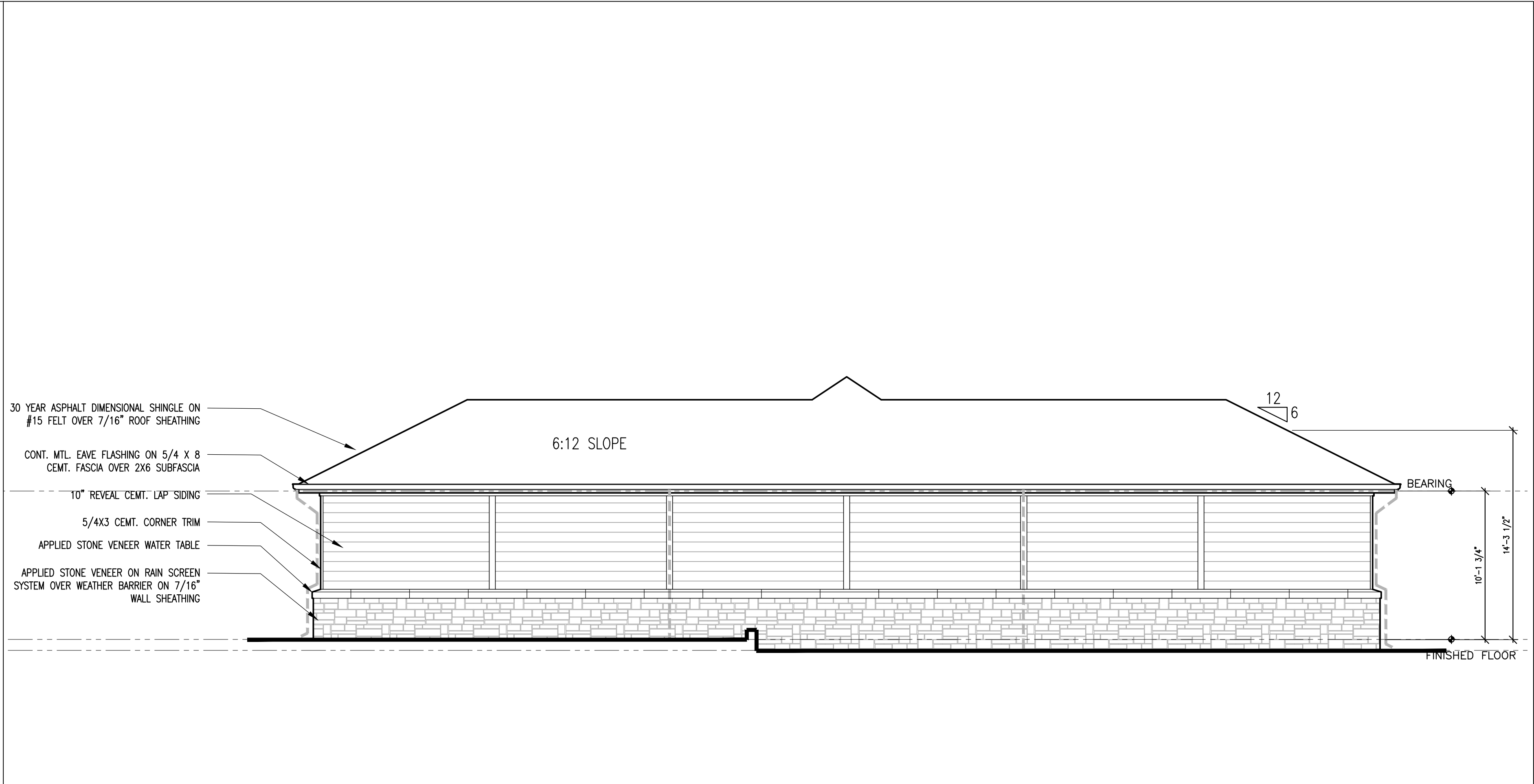
GARAGE NO. 3 - EAST RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

4



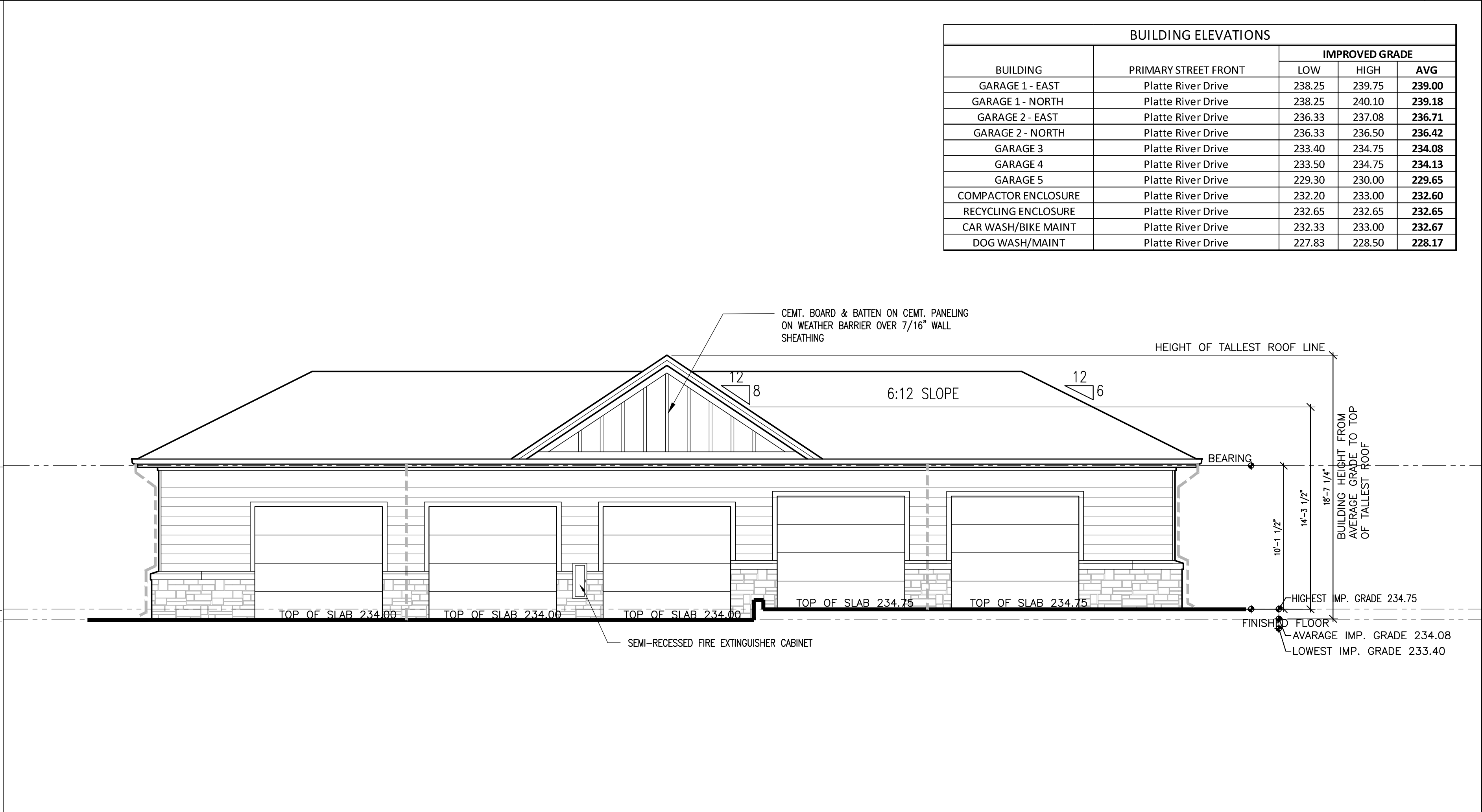
GARAGE NO. 3 - WEST LEFT ELEVATION
SCALE: 3/16" = 1'-0"

2



GARAGE NO. 3 - NORTH REAR ELEVATION
SCALE: 3/16" = 1'-0"

3



GARAGE NO. 3 - SOUTH FRONT ELEVATION
SCALE: 3/16" = 1'-0"

1

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Platte River Drive	238.25	240.10	239.18
GARAGE 2 - EAST	Platte River Drive	236.33	237.08	236.71
GARAGE 2 - NORTH	Platte River Drive	236.33	236.50	236.42
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CAR WASH/BIKE MAINT	Platte River Drive	232.33	233.00	232.67
DOG WASH/MAINT	Platte River Drive	227.83	228.50	228.17

ADMINISTRATIVE SITE REVIEW

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	50% DD Set	06.23.2021	
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REVISIONS:			
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CONTENT: GARAGE NO. 3			
EXTERIOR ELEVATIONS			

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BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Platte River Drive	238.25	240.10	239.18
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ADMINISTRATIVE SITE REVIEW

PROJECT:	19060	DATE	
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	Administrative Site Review	04.14.2022	
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	-	-	
REVISIONS:	-	-	
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	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
DRAWN BY:	-	-	
CHECKED BY:	-	-	
CONTENT:	GARAGE NO. 4		
	EXTERIOR ELEVATIONS		

A12.01.4

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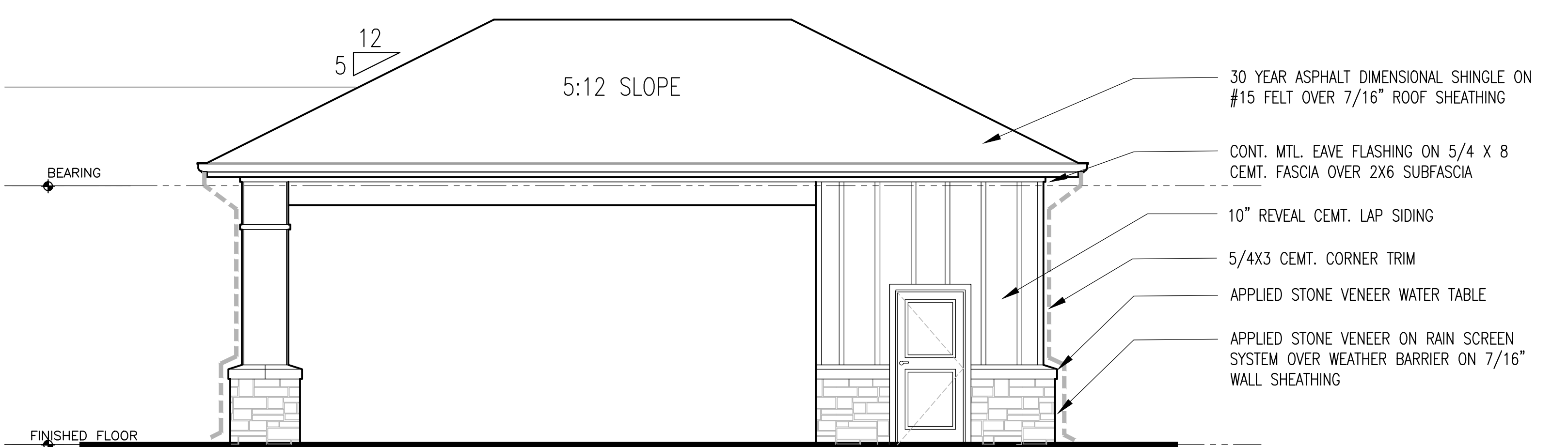
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BIKE - CARWASH - WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"

30 YEAR ASPHALT DIMENSIONAL SHINGLE ON
#15 FELT OVER 7/16" ROOF SHEATHING

CONT. MTL. EAVE FLASHING ON 5/4 X 8
CEMT. FASCIA OVER 2X6 SUBFASCIA

CEMT. BOARD & BATTEN ON CEMENT. PANELING
ON WEATHER BARRIER OVER 7/16" WALL
SHEATHING

5/4X3 CEMENT. CORNER TRIM

APPLIED STONE VENEER WATER TABLE

APPLIED STONE VENEER ON RAIN SCREEN
SYSTEM OVER WEATHER BARRIER ON 7/16"
WALL SHEATHING

5:12 SLOPE

12
5

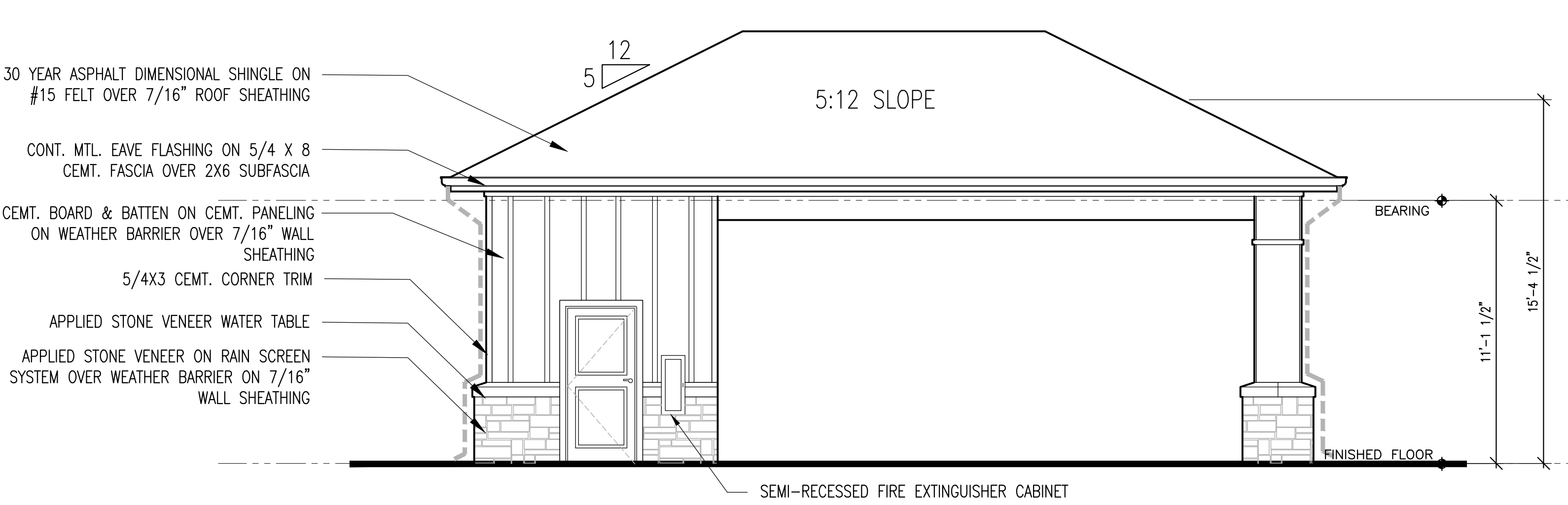
BEARING

11'-1 1/2"

15'-4 1/2"

FINISHED FLOOR

SEMI-RECESSED FIRE EXTINGUISHER CABINET



BIKE - CARWASH - EAST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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30 YEAR ASPHALT DIMENSIONAL SHINGLE ON
#15 FELT OVER 7/16" ROOF SHEATHING

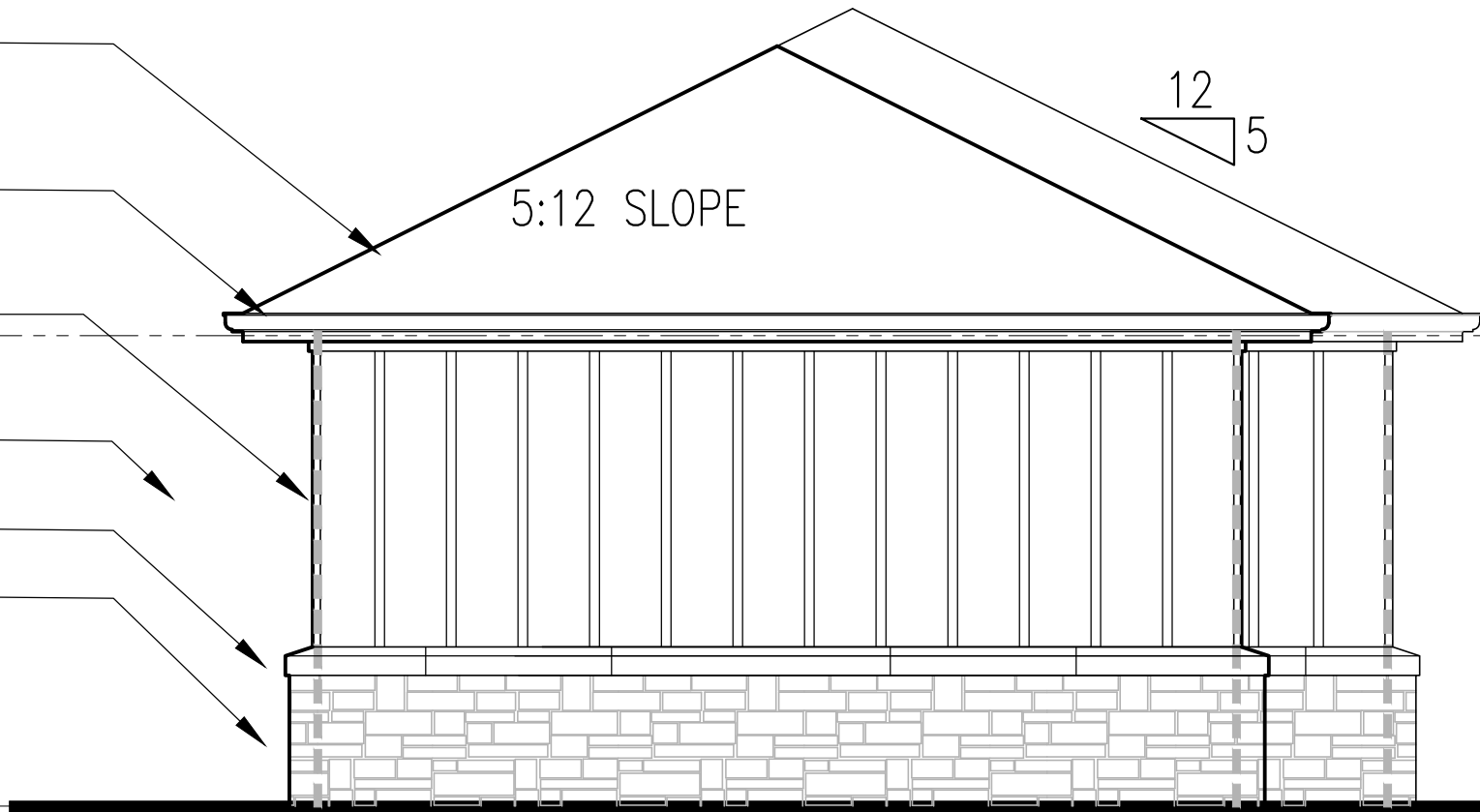
CONT. MTL. EAVE FLASHING ON 5/4 X 8
CEMT. FASCIA OVER 2X6 SUBFASCIA

CEMT. BOARD & BATTEN ON CEMENT PANELING
ON WEATHER BARRIER OVER 7/16" WALL
SHEATHING

5/4X3 CEMENT CORNER TRIM

APPLIED STONE VENEER WATER TABLE

APPLIED STONE VENEER ON RAIN SCREEN
SYSTEM OVER WEATHER BARRIER ON 7/16"
WALL SHEATHING



5:12 SLOPE

12/5

DOG WASH - MAINTENANCE - EAST RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

4

30 YEAR ASPHALT DIMENSIONAL SHINGLE ON
#15 FELT OVER 7/16" ROOF SHEATHING

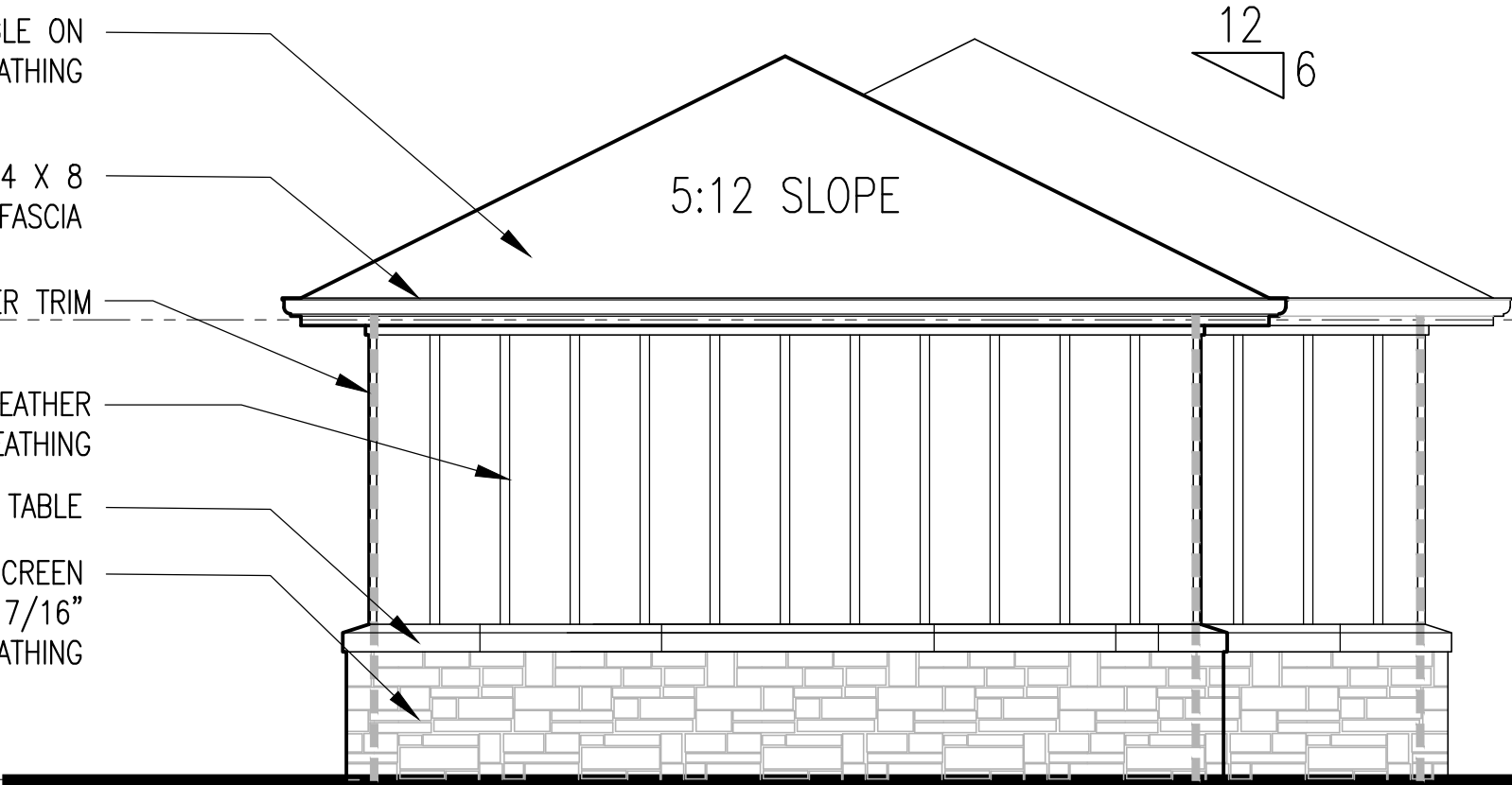
CONT. MTL. EAVE FLASHING ON 5/4 X 8
CEMT. FASCIA OVER 2X6 SUBFASCIA

5/4 X 3 CEMENT CORNER TRIM

CEMT. BOARD & BATTEN ON WEATHER
BARRIER OVER 7/16" WALL SHEATHING

APPLIED STONE VENEER WATER TABLE

APPLIED STONE VENEER ON RAIN SCREEN
SYSTEM OVER WEATHER BARRIER ON 7/16"
WALL SHEATHING



5:12 SLOPE

12/6

DOG WASH-MAINTENANCE - WEST LEFT ELEVATION

SCALE: 1/4" = 1'-0"

2

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
GARAGE 1 - EAST	Platte River Drive	238.25	239.75	239.00
GARAGE 1 - NORTH	Platte River Drive	238.25	240.10	239.18
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RECYCLING ENCLOSURE	Platte River Drive	232.65	232.65	232.65
CAR WASH/BIKE MAINT	Platte River Drive	232.33	233.00	232.67
DOG WASH/MAINT	Platte River Drive	227.83	228.50	228.17

HEIGHT OF TALLEST ROOF LINE

17'-0 1/2"

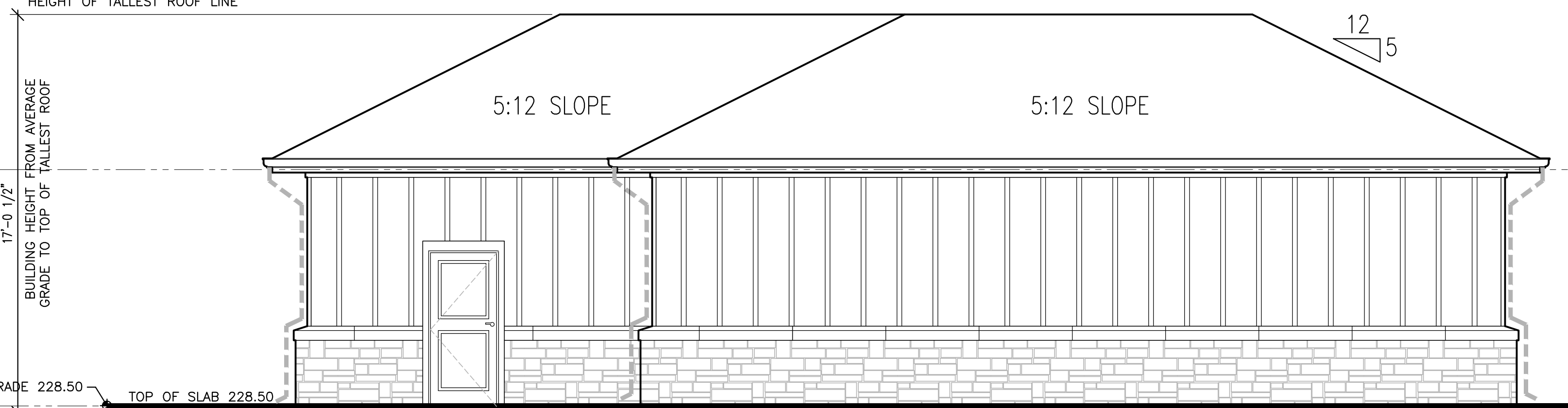
BUILDING HEIGHT FROM AVERAGE
GRADE TO TOP OF TALLEST ROOF

HIGHEST IMP. GRADE 228.50

TOP OF SLAB 228.50

AVERAGE IMP. GRADE 228.17

LOWEST IMP. GRADE 228.83



5:12 SLOPE

5:12 SLOPE

12/5

DOG WASH - MAINTENANCE - NORTH REAR ELEVATION

SCALE: 1/4" = 1'-0"

3

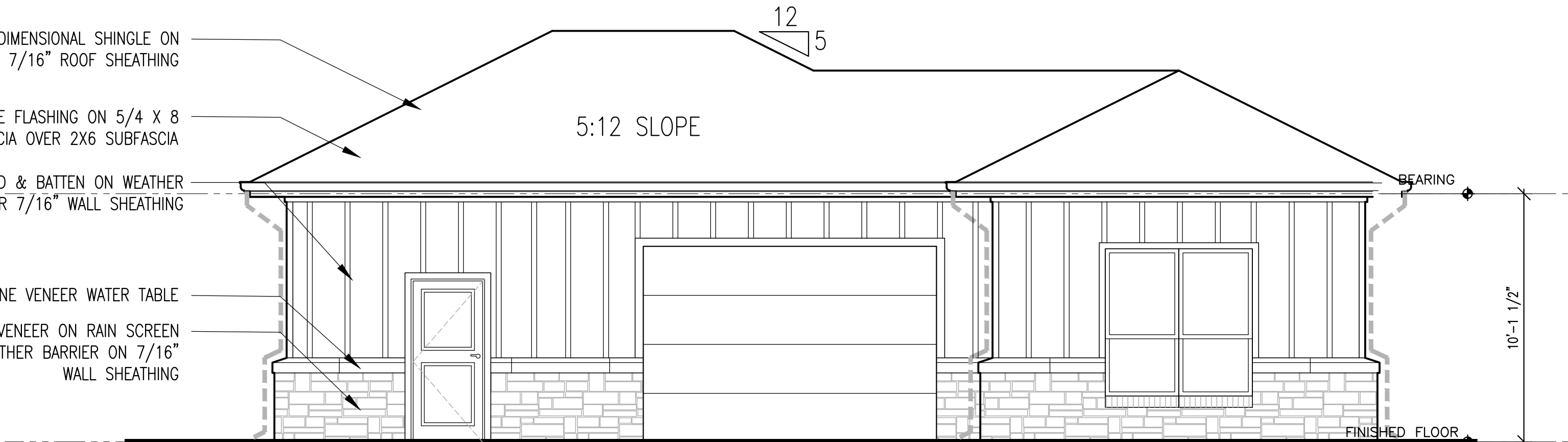
30 YEAR ASPHALT DIMENSIONAL SHINGLE ON
#15 FELT OVER 7/16" ROOF SHEATHING

CONT. MTL. EAVE FLASHING ON 5/4 X 8
CEMT. FASCIA OVER 2X6 SUBFASCIA

CEMT. BOARD & BATTEN ON WEATHER
BARRIER OVER 7/16" WALL SHEATHING

APPLIED STONE VENEER WATER TABLE

APPLIED STONE VENEER ON RAIN SCREEN
SYSTEM OVER WEATHER BARRIER ON 7/16"
WALL SHEATHING



5:12 SLOPE

12/5

BEARING

10'-1 1/2"

FINISHED FLOOR

DOG WASH-MAINTENANCE - SOUTH FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

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CONTENT: DOG WASH-MAINTENANCE BUILDING ELEVATIONS			

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Edgewater Commons - Phase I

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APG

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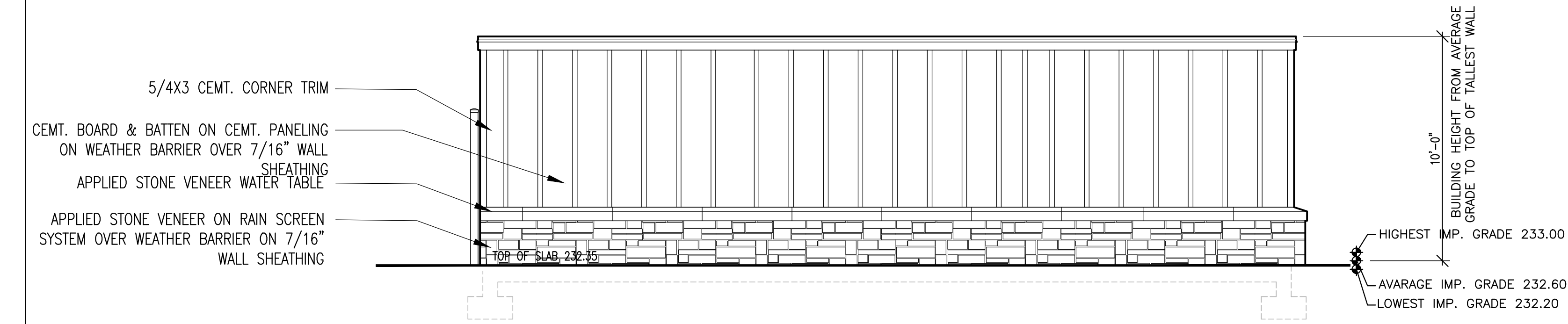
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ISSUE:	100% SD Set	05.21.2021
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	Administrative Site Review	04.14.2022
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	"	"
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	"	"
	"	"
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	"	"
	"	"
DRAWN BY:		
CHECKED BY:		
CONTENT:	POOL CABANA BUILDING ELEVATIONS	

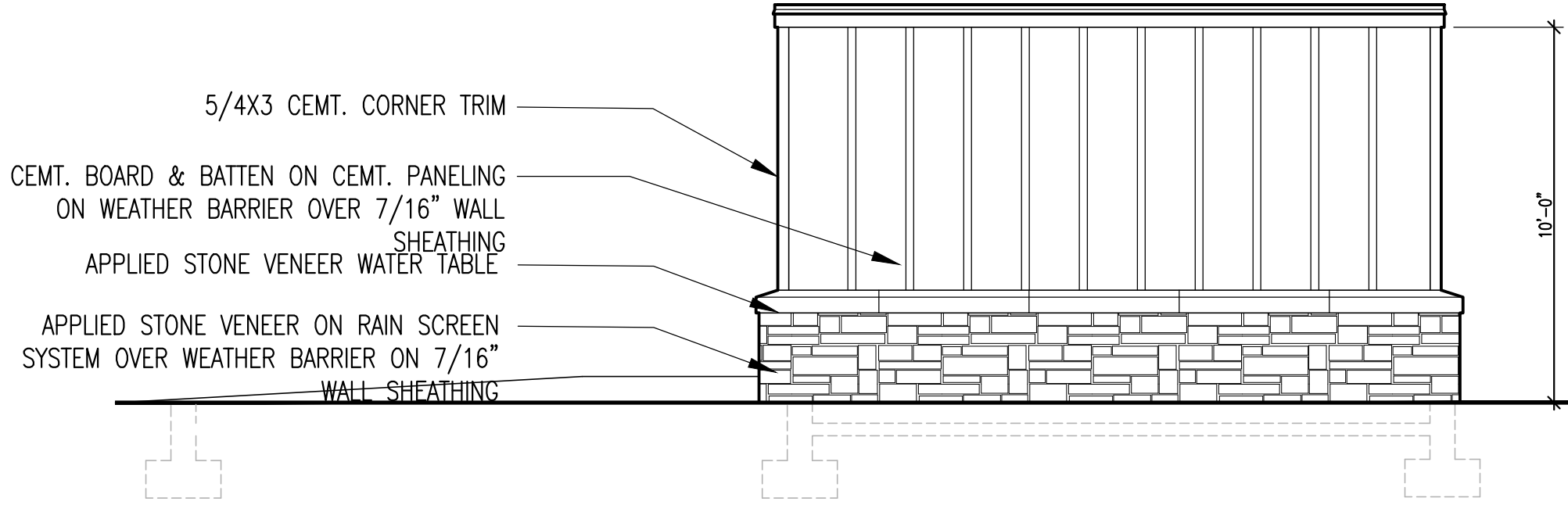
4/14/2022 12:36 PM\\9pro\\19060_Rogers-Road\\4a_ARCHITECTURE\\Sheets\\A12.06.2.dwg

BUILDING ELEVATIONS				
BUILDING	PRIMARY STREET FRONT	IMPROVED GRADE		
		LOW	HIGH	AVG
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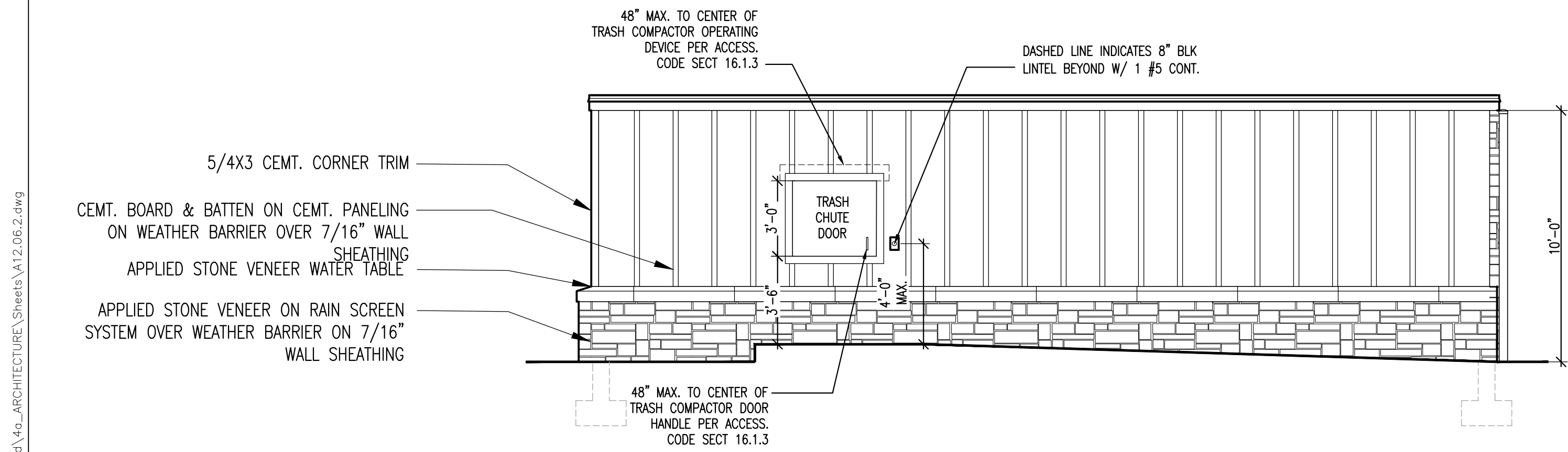
TRASH COMPACTOR - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

4



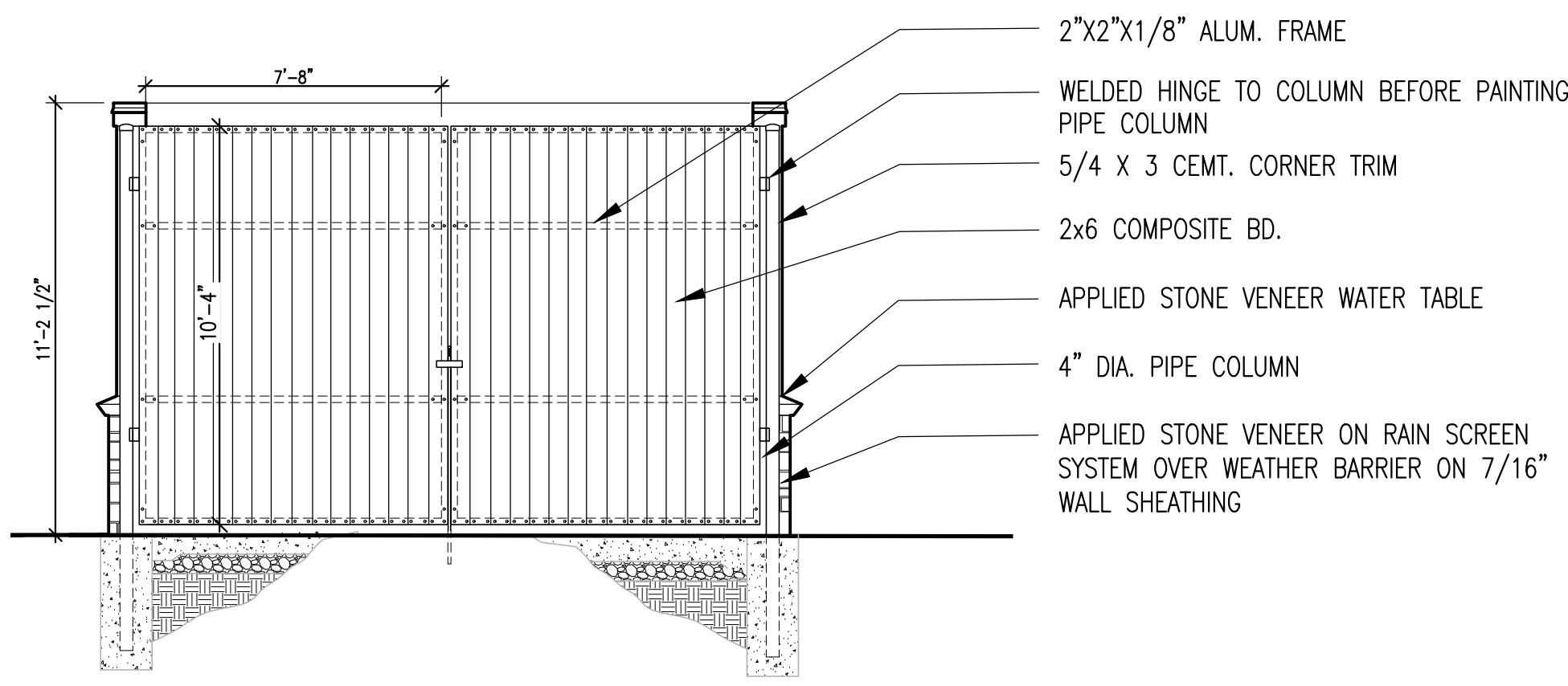
TRASH COMPACTOR - REAR ELEVATION
SCALE: 1/4" = 1'-0"

3



TRASH COMPACTOR - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2



TRASH COMPACTOR - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1

ADMINISTRATIVE SITE REVIEW

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CONTENT: TRASH COMPACTOR			
BUILDING ELEVATIONS			

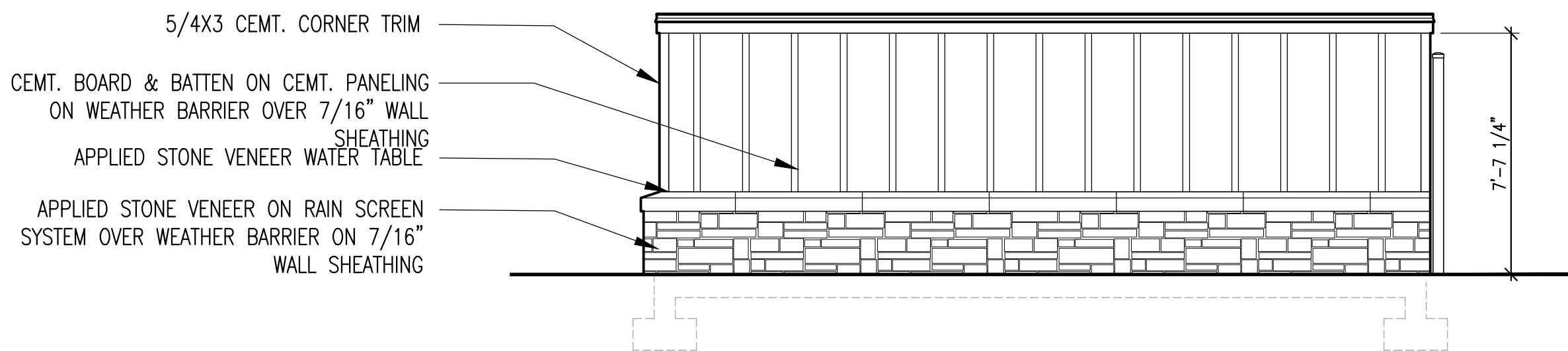
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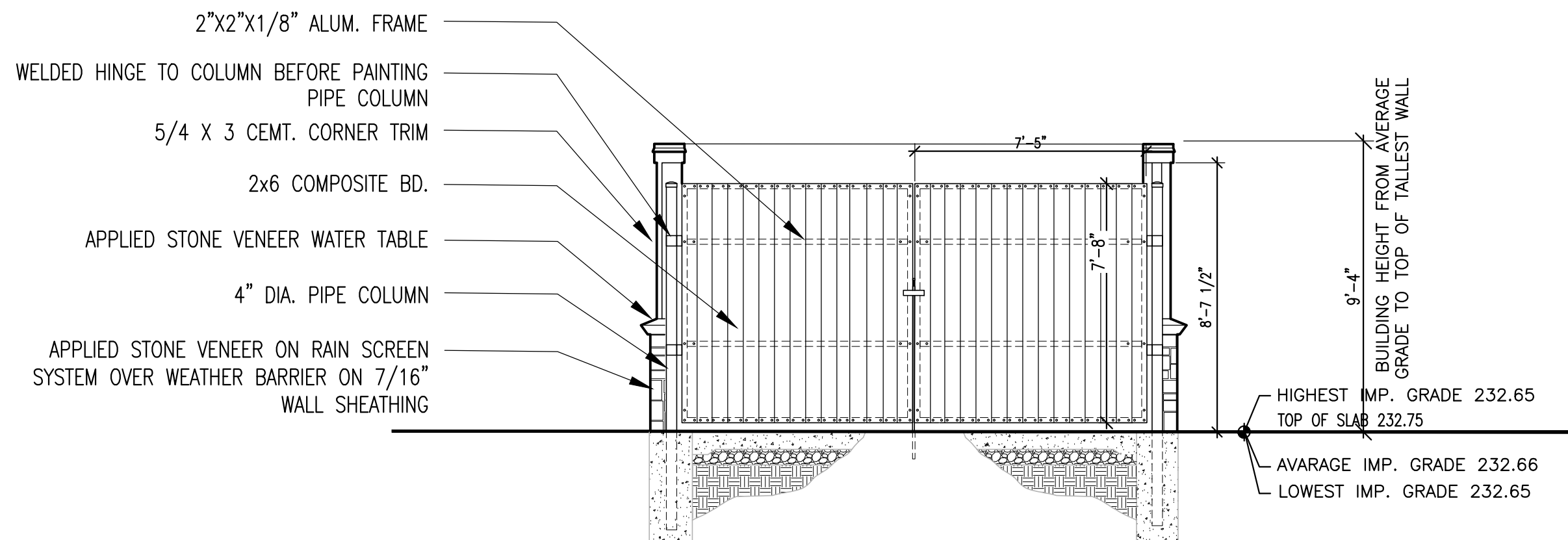
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2



3

1

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DRAWN BY:	-		
CHECKED BY:	-		
CONTENT:	RECYCLING		
	BUILDING ELEVATIONS		
	-		
	-		