

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 <input type="checkbox"/> Tier Three Site Plan <input checked="" type="checkbox"/>	
Building Type	
<input type="checkbox"/> Detached	<input type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input checked="" type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic
Site Transaction History	
Subdivision case #: _____	
Scoping/sketch plan case #: <u>SCOPE-0040-2021</u>	
Certificate of Appropriateness #: _____	
Board of Adjustment #: _____	
Zoning Case #: _____	
Administrative Alternate #: _____	
GENERAL INFORMATION	
Development name: <u>Town Center Apartments</u>	
Inside City limits? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Property address(es): <u>6420 Capital Blvd</u>	
Site P.I.N.(s): <u>1727624709</u>	
Please describe the scope of work. Include any additions, expansions, and change of use. <u>9 garden style apartments, one clubhouse, 5 garages, and assoicated infrastructure to assist buildings.</u>	
Current Property Owner/Developer Contact Name: <u>Caitlin Shelby (Developer)/Ethel Limited Partnership (Owner)</u>	
NOTE: please attach purchase agreement when submitting this form.	
Company: <u>WP East Acquistions, LLC</u>	Title: <u>Vice President</u>
Address: <u>1414 Raleigh Road, Suite 429, Chapel Hill, NC 27517</u>	
Phone #: <u>919.355.0110</u>	Email: <u>Caitlin.shelby@woodpartners.com</u>
Applicant Name: <u>Adam Pike</u>	
Company: <u>McAdams Company</u>	Address: <u>One Glenwood Ave. Suite 201 Raleigh, NC 27603</u>
Phone #: <u>919.395.2272</u>	Email: <u>pike@mcadamsco.com</u>

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): CX-5-PK	Existing gross floor area (not to be demolished): 0
	Existing gross floor area to be demolished: 0
Gross site acreage: 16.00	New gross floor area: 364200
# of parking spaces required: 452	Total sf gross (to remain and new): 364200
# of parking spaces proposed: 480	Proposed # of buildings: 16
Overlay District (if applicable): SHOD-2	Proposed # of stories for each: 3/4 split or 3 stories
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: 8.76 Square Feet: 381617
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: _____	
Alluvial soils: _____	
Flood study: _____	
FEMA Map Panel #: _____	
Neuse River Buffer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input type="checkbox"/>

RESIDENTIAL DEVELOPMENTS

Total # of dwelling units: 336	Total # of hotel units: 0
# of bedroom units: 1br 144 2br 152 3br 40 4br or more 0	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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, Adam Pike, McAdams Company 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: Adam Pike Date: 4/23/21

Printed Name: Adam Pike Project Manager

RIGHT-OF-WAY OBSTRUCTION NOTES

1. STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
2. A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@raleighnc.gov AT www.raleighnc.gov KEYWORD "RIGHT-OF-WAY SERVICES".
3. 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.
4. THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
5. ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES". NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
6. 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 (MUTCD).
7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

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Gross site acreage: 22.95	Existing gross floor area to be demolished: 0
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# of parking spaces proposed: 480	Total sf gross (to remain and new): 350884
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If yes, please provide: Alluvial soils: Flood study: FEMA Map Panel #:			
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RESIDENTIAL DEVELOPMENTS			
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Signature: <u>Adam Pike</u>	Date: 4/23/21
Printed Name: Adam Pike Project Manager	

SITE DATA

SITE ADDRESS/PIN NUMBER	6420 CAPITAL BOULEVARD, RALEIGH, NORTH CAROLINA, 27616 / PIN# 1727624709
EXISTING ZONING:	CX-5-PK (COMMERCIAL MIXED USE - 5 STORY - PARKWAY)
OVERLAY DISTRICT:	SHOD-2 OVERLAY DISTRICT
BLOCK PERIMETER:	MAX ALLOWABLE: 3,000 LF PROPOSED/EXISTING: 3,250 LF ¹
WATER SUPPLY WATERSHED:	NEUSE-PERRY CREEK
FLOODPLAIN/FIRM PANEL:	N/A
TOTAL SITE AREA:	33.36 AC. OR 1,453,362 SF (INCLUDES LOT 1&2)
*PROPOSED LOT 1 AREA:	17.95 AC. OR 781,777 SF
*PROPOSED LOT 2 AREA:	15.42 AC. OR 671,860 SF
*NOTE: AN EXEMPT PLAT SHALL RUN CONCURRENT OF ADMINISTRATIVE SITE PLAN REVIEW FOR THE SUBDIVISION OF THE LOTS	
EXISTING USE:	LOT 1 - VACANT/FORESTRY; LOT 2 - VACANT/ FORESTRY
PROPOSED USE:	APARTMENT (336 DWELLING UNITS)
BUILDING + PARKING SETBACK:	BUILD-TO PER UDO SECTION, 3.4.1, WHERE THERE IS A CONFLICT BETWEEN THE BASE DIMENSIONAL STANDARDS AND THE FRONTAGE REQUIREMENTS, THE FRONTAGE REQUIREMENTS CONTROL. AS SUCH, THE PARKWAY FRONTAGE CONTROLS OVER THE BASE APARTMENT BUILD-TO REQUIREMENTS AND NO BUILD-TO IS REQUIRED.
PARKING SETBACK:	PRIMARY STREET: 10' (TOWN DRIVE & I-540) SECONDARY STREET: 10' (TRIANGLE TOWNE BLVD) SIDE LOT LINE: 0 OR 3' REAR LOT LINE: 0 OR 3' (N/A)
BUILDING HEIGHT:	MAXIMUM ALLOWED: 5 STORIES (70') PROPOSED: 3 & 4 STORY BUILDINGS (45' MAX) ²
TREE CONSERVATION	REQUIRED: 1.795 AC. OR 78,178 SF (10.00% NET SITE AREA) PROPOSED: 2.63 AC. OR 114,689 SF (14.65% NET SITE AREA)
IMPERVIOUS AREA	EXISTING: 0.33 AC. (14,448 SF) PROPOSED: 8.50 AC. (370,452 SF) DELTA: +8.17 AC. (356,004 SF)

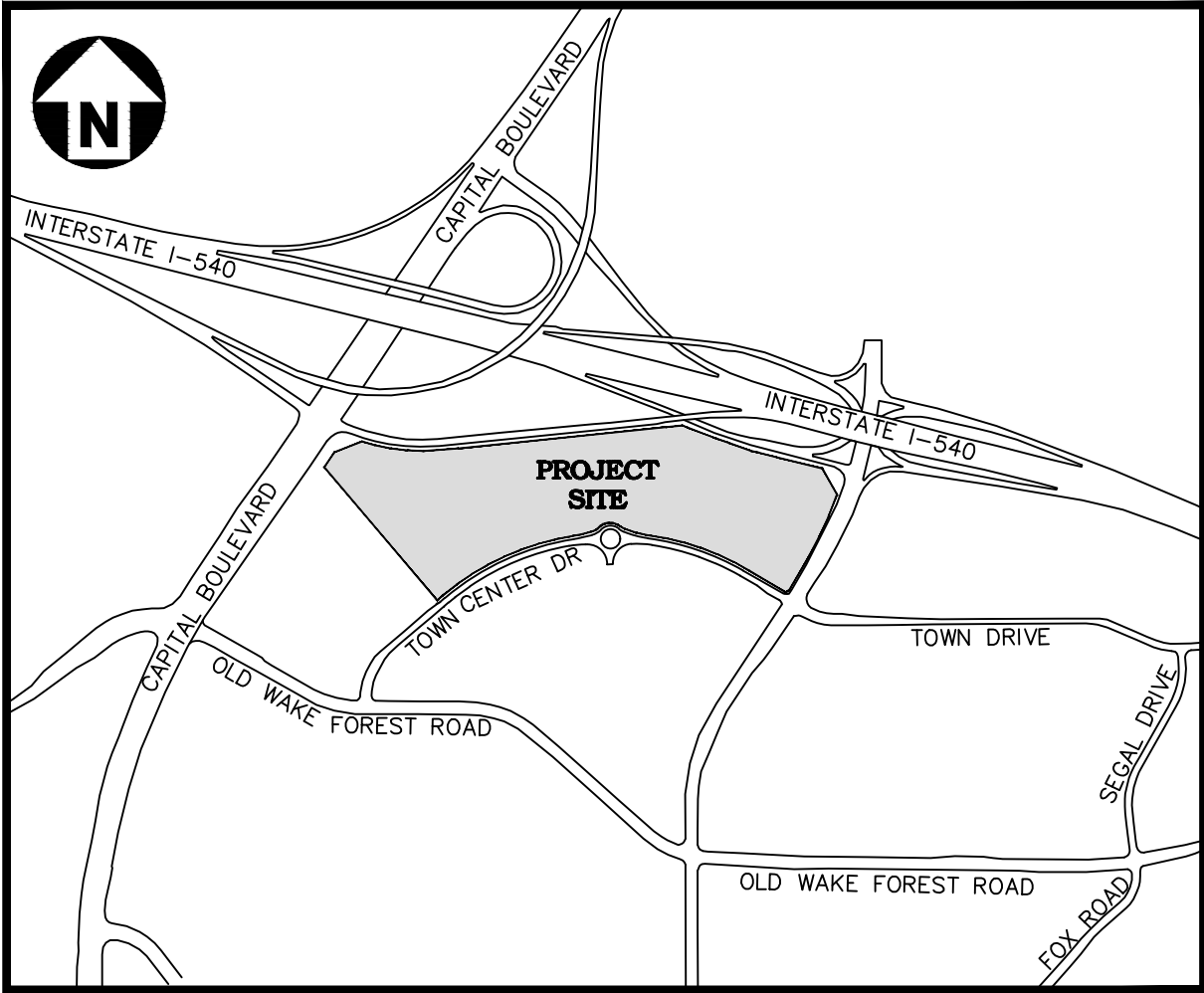
- PER TEXT CHANGE TC-6-19 SECTION 1.A.1.b.iii - BLOCKS RECORDED ON OR BEFORE SEPTEMBER 1, 2013, WHOSE BLOCK PERIMETER LENGTH DOES NOT EXCEED 150% OF THE MAXIMUM ESTABLISHED IN SEC. 8.3.2.a.2.b. SINCE THIS BLOCK WAS PLATTED PRIOR TO SEPTEMBER 1, 2013 AND 150% OF THE MAXIMUM ESTABLISHED IN THE SECTION WOULD BE 4,500' (3,000' * 1.5) WHICH IS LARGER THAN THE EXISTING BLOCK PERIMETER OF 3,250' THIS BLOCK IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS.
- PER UDO SEC. 1.5.7.A.3 ANY BUILDING THAT IS ZONED FOR A MAXIMUM OF THREE STORIES, WHERE A LOT SLOPES DOWNWARD FROM ANY PRIMARY STREET, ONE STORY THAT IS ADDITIONAL TO THE SPECIFIED MAXIMUM NUMBER OF STORIES MAY BE BUILT ON THE LOWER PORTION OF THE LOT.
- THIS PROJECT WILL UTILIZE TC-1919 TO SATISFY BOTH BUILD TO AND GROUND FLOOR REQUIREMENTS.
- PER APPEARANCE COMMISSION ON SEPTEMBER 16, 2021, DESIGN ALTERNATE REQUEST (DA-0015-2021) FOR RELIEF OF CROSS ACCESS TO NEIGHBORING WESTERN PARCELS WAS HEARD. THE BOARD VOTED UNANIMOUSLY IN APPROVAL OF RELIEF OF CROSS ACCESS REQUIREMENT.

AMENITY AREA SUMMARY:

REQUIRED AMENITY AREA: 78,178 SF (781,777 SF X 10%)
PROVIDED AMENITY AREA: 78,396 SF

SOLID WASTE SUMMARY:

SOLID WASTE WILL BE HANDLED PRIVATELY THROUGH RUBICON TECHNOLOGIES, LLC. WITH A DUMPSTER, 34 CY COMPACTOR, AND RECYCLING. THE "WILL SERVE LETTER" PROVIDED BY RUBICON STATES THAT THE LOCATION OF THE DUMPSTER, COMPACTOR, AND RECYCLE IS ACCESSIBLE WITH THEIR EQUIPMENT AND THEY CAN ACCOMMODATE TRASH PICKUP 3-5 TIMES WEEK.



VICINITY MAP

1"=1000'

TOWN CENTER APARTMENTS

ADMINISTRATIVE SITE REVIEW

6420 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA 27616

CITY OF RALEIGH CASE #: ASR-0034-2021

PROJECT NUMBER: WDP-19000

DATE: SEPTEMBER 23, 2021

REVISED: AUGUST 13, 2021

REVISED: OCTOBER 18, 2021

PARKING + BUILD-TO DATA

BUILDING BREAKDOWN: 336 TOTAL UNITS 144 - 1 BEDROOM UNITS 152 - 2 BEDROOM UNITS 40 - 3 BEDROOM UNITS		APARTMENT BUILDING 1: (TYPE III) 36 UNITS (24 ONE BED; 12 TWO BED) APARTMENT BUILDING 2: (TYPE III) 36 UNITS (24 ONE BED; 12 TWO BED) APARTMENT BUILDING 3: (TYPE I WITH BASEMENT LEVEL) 42 UNITS (28 TWO BED; 14 THREE BED) APARTMENT BUILDING 4: (TYPE III) 36 UNITS (24 ONE BED; 12 TWO BED) APARTMENT BUILDING 5: (TYPE III) 36 UNITS (24 ONE BED; 12 TWO BED) APARTMENT BUILDING 6: (TYPE III) 36 UNITS (24 ONE BED; 12 TWO BED) APARTMENT BUILDING 7: (TYPE II) 36 UNITS (12 ONE BED; 18 TWO BED; 6 THREE BED) APARTMENT BUILDING 8: (TYPE I WITH BASEMENT LEVEL) 42 UNITS (28 TWO BED; 14 THREE BED) APARTMENT BUILDING 9: (TYPE II) 36 UNITS (12 ONE BED; 18 TWO BED; 6 THREE BED) CLUBHOUSE: 6,500 SF REQUIRED (PER UDO): 452 TOTAL SPACES APARTMENTS: 452 TOTAL SPACES (1 SPACE/1 BEDROOM UNIT) X 144 UNITS = 144 SPACES (1.5 SPACES/2 BEDROOM UNIT) X 152 UNITS = 228 SPACES (2 SPACES/3 BEDROOM UNIT) X 40 UNITS = 80 SPACES CLUBHOUSE: 0 TOTAL SPACES (REDUCTION APPLIED) (1 SPACE/300 SF) X 6,500 SF = 22 SPACES *REDUCTION PER UDO SEC. - 6.7.3.G.7 FOR UNITS WITHIN 400' OF CLUBHOUSES ALL APARTMENT BUILDINGS ARE WITHIN 400' REDUCTION = 100% PROVIDED: 325 STANDARD SPACES + 97 COMPACT SPACES + 24 ACCESSIBLE (11 VAN, 2 GARAGE ACCESSIBLE) + 28 GARAGE + 474 CODE COMPLIANT SPACES TOTAL +51 COMPACT SPACES NOT CODE COMPLIANT = 525 TOTAL PARKING SPACES
PARKING DATA:	VEHICLE PARKING	ACCESSIBLE PARKING REQUIRED: 7 TOTAL ACCESSIBLE SPACES; 2 VAN SPACES PROVIDED: 24 TOTAL ACCESSIBLE SPACES; 11 VAN SPACES & 2 GARAGE SPACES
		BIKE PARKING (SHORT-TERM) REQUIRED (PER UDO): 21 TOTAL SPACES APARTMENTS: 17 TOTAL SPACES (1 SPACE/20 UNITS; 4 MIN) CLUBHOUSE: 4 TOTAL SPACES (1 SPACE/5,000 SF; 4 MIN.) PROVIDED: 22 SPACES (11 RACKS; 2 SPACES EACH RACK)
	BIKE PARKING (LONG-TERM)	REQUIRED (PER UDO): 0 TOTAL SPACES APARTMENTS: 0 TOTAL SPACES (NONE REQUIRED) CLUBHOUSE: 0 TOTAL SPACES (NONE REQUIRED) PROVIDED: 0 SPACES

SHEET INDEX

C0.00	PROJECT NOTES
C0.01	ZONING CONDITIONS
C1.00	EXISTING CONDITIONS (AREA A)
C1.01	EXISTING CONDITIONS (AREA B)
C1.02	EXISTING CONDITIONS (AREA C)
C1.03	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN - WEST
C2.02	SITE PLAN - EAST
C3.00	OVERALL GRADING AND STORM DRAINAGE PLAN
C3.01	GRADING AND STORM DRAINAGE PLAN - NORTHWEST
C3.02	GRADING AND STORM DRAINAGE PLAN - CENTER
C3.03	GRADING AND STORM DRAINAGE PLAN - EAST
C3.04	GRADING AND STORM DRAINAGE PLAN - SOUTHEAST
C4.00	OVERALL UTILITY PLAN
C4.01	UTILITY PLAN - WEST
C4.02	UTILITY PLAN - EAST
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	WATER DETAILS
C8.04	WATER DETAILS
C8.05	STORM DETAILS
C8.06	SEWER DETAILS
C9.00	STORMWATER CONTROL MEASURE "A" DETAILS
C9.01	STORMWATER CONTROL MEASURE "A" DETAILS
C9.05	STORMWATER CONTROL MEASURE "B" DETAILS
C9.06	STORMWATER CONTROL MEASURE "B" DETAILS
L2.00	TREE CONSERVATION PLAN
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN (AREA A)
L1.02	LANDSCAPE PLAN (AREA B)
L1.03	LANDSCAPE PLAN (AREA C)
L1.04	LANDSCAPE DETAILS
LI-1	SITE LIGHTING PLAN

BUILDING ELEVATIONS

A5.01	BUILDING 1 ELEVATIONS - UDO
A5.02	BUILDING 1 ELEVATIONS - UDO
A5.03	BUILDING 2 ELEVATIONS - UDO
A5.04	BUILDING 2 ELEVATIONS - UDO
A5.05	BUILDING 3 ELEVATIONS - UDO
A5.06	BUILDING 3 ELEVATIONS - UDO
A5.07	BUILDING 4 ELEVATIONS - UDO
A5.08	BUILDING 4 ELEVATIONS - UDO
A5.09	BUILDING 5 ELEVATIONS - UDO
A5.10	BUILDING 5 ELEVATIONS - UDO
A5.11	BUILDING 6 ELEVATIONS - UDO
A5.12	BUILDING 6 ELEVATIONS - UDO
A5.13	BUILDING 7 ELEVATIONS - UDO
A5.14	BUILDING 7 ELEVATIONS - UDO
A5.15	BUILDING 8 ELEVATIONS - UDO
A5.16	BUILDING 8 ELEVATIONS - UDO
A5.17	BUILDING 9 ELEVATIONS - UDO
A5.18	BUILDING 9 ELEVATIONS - UDO
A5.19	CLUBHOUSE ELEVATIONS - UDO
A5.20	GARAGE 1 ELEVATIONS - UDO
A5.21	GARAGE 2 ELEVATIONS - UDO
A5.22	GARAGE 3 ELEVATIONS - UDO
A5.23	GARAGE 4 ELEVATIONS - UDO
A5.24	GARAGE 5 ELEVATIONS - UDO

TOTAL LIMITS OF DISTURBANCE = 14.71 AC.

HORIZONTAL DATUM: NAD 83

VERTICAL DATUM: NAVD 88



Know what's below.
Call before you dig.

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.

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) 998-2409, and the Public Utilities Department at (919) 998-4540, 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 reinstatement 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.



McADAMS

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

Adam Pike, PE
Pike@mcadamsco.com
PHONE: 919.287.0813

CLIENT

WOOD PARTNERS
521 EAST MOREHEAD STREET, SUITE 350
CHARLOTTE, NC 28202
PHONE: 704. 688. 6558



PROJECT DIRECTORY

DEVELOPER
WOOD PARTNERS
521 EAST MOREHEAD STREET, SUITE 350
CHARLOTTE, NC 28202
PHONE: 704. 688. 6558

ENGINEER
MCADAMS COMPANY
ONE GLENWOOD AVENUE, SUITE 201
RALEIGH, NORTH CAROLINA, 27603
PHONE: 919. 823. 4300

ARCHITECT+ LANDSCAPE ARCHITECTURE
DESIGN RESOURCE GROUP (DRG)
2459 WILKINSON BLVD
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704. 343. 0608

REVISIONS

NO.	DATE	
1	06.16.2021	PER CITY OF RALEIGH 1ST ASR REVIEW
2	08.13.2021	PER CITY OF RALEIGH 2ND ASR REVIEW
3	10.18.2021	PER CITY OF RALEIGH 3RD ASR REVIEW

100% DD'S FOR:

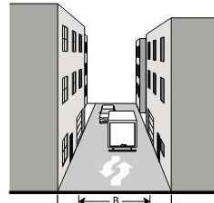
TOWN CENTER APARTMENTS
RALEIGH, NC 27616
PROJECT NUMBER: WDP-19000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°59'03" E	26.52'
L2	S 70°43'11" E	12.61'
L3	S 75°42'57" E	24.39'
L4	N 49°45'11" E	32.65'
L5	N 57°41'35" W	2.79'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1009.18'	256.88'	S 83°13'02" E	256.19'
C2	2232.94'	366.84'	N 24°26'20" E	366.43'
C3	16.00'	24.76'	N 76°38'47" E	22.37'
C4	1382.00'	565.89'	N 70°44'40" W	561.94'
C5	485.50'	125.75'	S 75°03'17" E	125.40'
C6	85.50'	25.69'	S 59°01'41" E	25.59'
C7	85.25'	126.11'	S 87°12'06" W	114.92'
C8	85.50'	46.52'	N 60°24'47" E	45.95'
C9	485.50'	43.89'	N 78°35'29" E	43.88'
C10	1382.00'	758.07'	S 65°28'02" W	748.60'
C11	21.00'	7.45'	N 59°55'20" E	7.42'

Adrian R.S. Street Cross Section | CHAPTER 8: SUBDIVISION & SITE PLAN STANDARDS
Sec. 8.6.1: Residential and Service Streets

C. Alley, Mixed Use



Width
A. Corridor width 24'
Travelway
B. Travel lane 20'

EXISTING
CAPITAL BOULEVARD
(VARIABLE WIDTH PUBLIC R/W)
(AVENUE 6-LANE, DIVIDED)

404.6' ROW-ROW

ERWIN RIDGE ROAD
(PRIVATE STREET)

INNKEEPER PROPERTIES, INC.
LOT 1 TRIANGLE TOWN CENTER
D.B. 11828, PG. 981
B.M. 2005, PG. 1060
P.L.N. 1727-52-0751
ADDRESS: 6412 CAPITAL BOULEVARD

MEZZO LANE
(PRIVATE STREET)

EXISTING
TOWN CENTER DRIVE
(PRIMARY STREET)
(VARIABLE WIDTH PUBLIC R/W)
(AVENUE 2-LANE, UNDIVIDED)

SUMMERFIELD LANE
(PRIVATE STREET)

I-540 WIDENING STUDY AREA

EXISTING
I-540
VARIABLE WIDTH PUBLIC R/W

BUILDING
②
BLDG TYPE IV
3-STORY / 36 UNITS
38,480 SF

BUILDING
①
BLDG TYPE IV
3-STORY / 36 UNITS
38,480 SF

BUILDING
⑨
BLDG TYPE II
3-STORY / 36 UNITS
41,660 SF

VARIABLE WIDTH PRIVATE
STORMWATER ACCESS AND
MAINTENANCE EASEMENT

STAIRS FOR FIRE ACCESS
ON BOTH SIDES OF
BUILDINGS WITH BASEMENT
LEVEL

BUILDING
⑧
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
42 UNITS
54,160 SF

BUILDING
⑦
BLDG TYPE I
3-STORY / 36 UNITS
41,660 SF

BUILDING
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41,660 SF

BUILDING
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BLDG TYPE III
3-STORY / 36 UNITS
35,450 SF

BUILDING
④
BLDG TYPE V
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35,450 SF

BUILDING
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3-STORY FRONT /
4-STORY REAR
42 UNITS
54,160 SF

BUILDING
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3-STORY / 36 UNITS
38,480 SF

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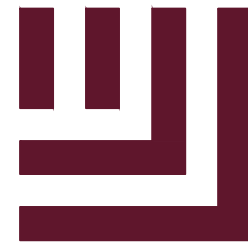
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McAdams

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

CLIENT

WOOD PARTNERS
521 EAST MOREHEAD STREET, SUITE 350
CHARLOTTE, NC 28202
PHONE: 704. 688. 6558



TOWN CENTER APARTMENTS
ADMINISTRATIVE SITE REVIEW
6420 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA, 27616



REVISIONS

NO.	DATE	
1	06.16.2021	PER CITY OF RALEIGH 1ST ASR REVIEW
2	08.13.2021	PER CITY OF RALEIGH 2ND ASR REVIEW
3	10.18.2021	PER CITY OF RALEIGH 3RD ASR REVIEW

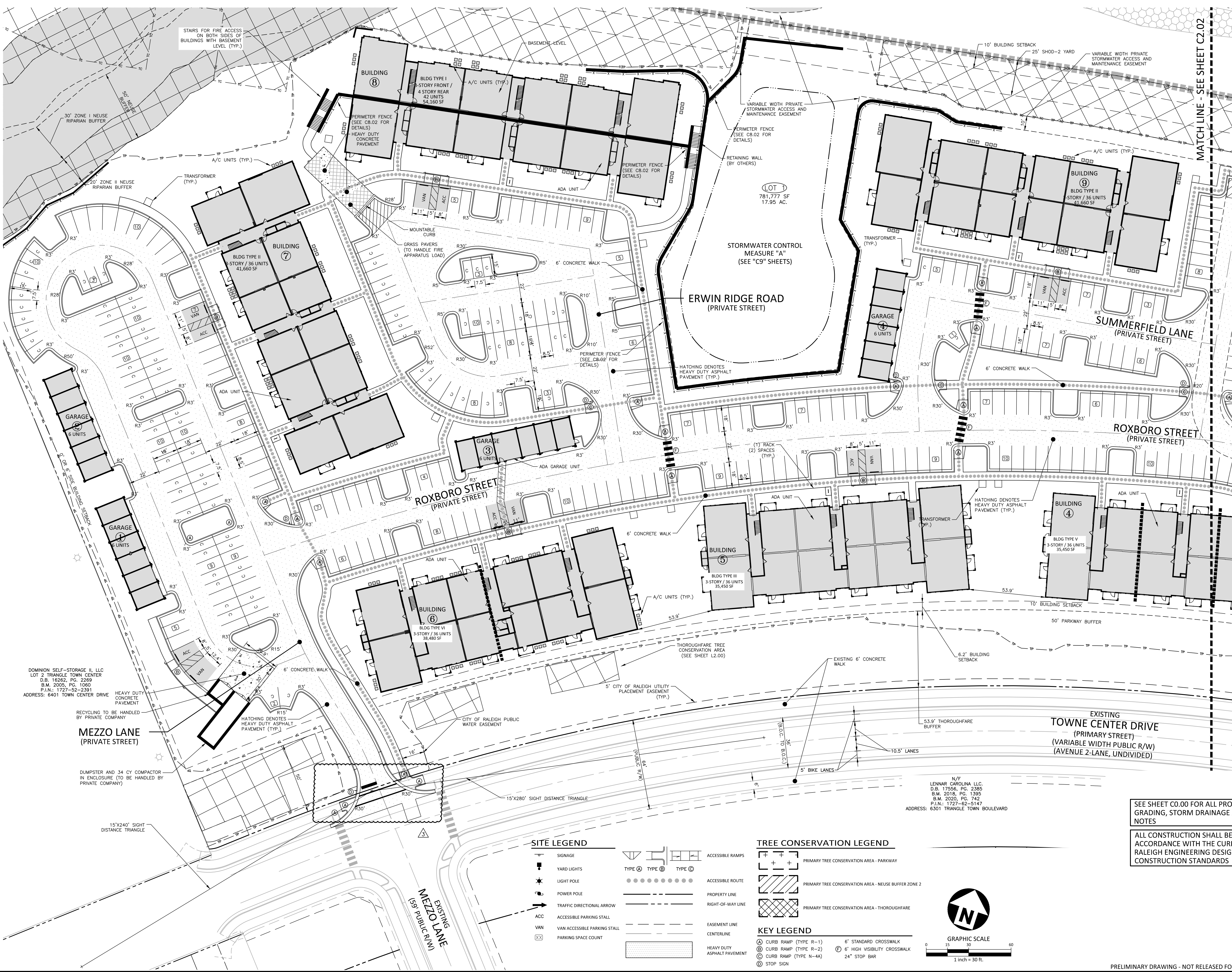
PLAN INFORMATION

PROJECT NO. WDP-19000
FILENAME WDP19000-ASR-S1
CHECKED BY MDS / ACP
DRAWN BY SME
SCALE 1" = 30'
DATE 10.18.2021

SHEET

SITE PLAN - WEST

C2.01



SEE SHEET C0.00 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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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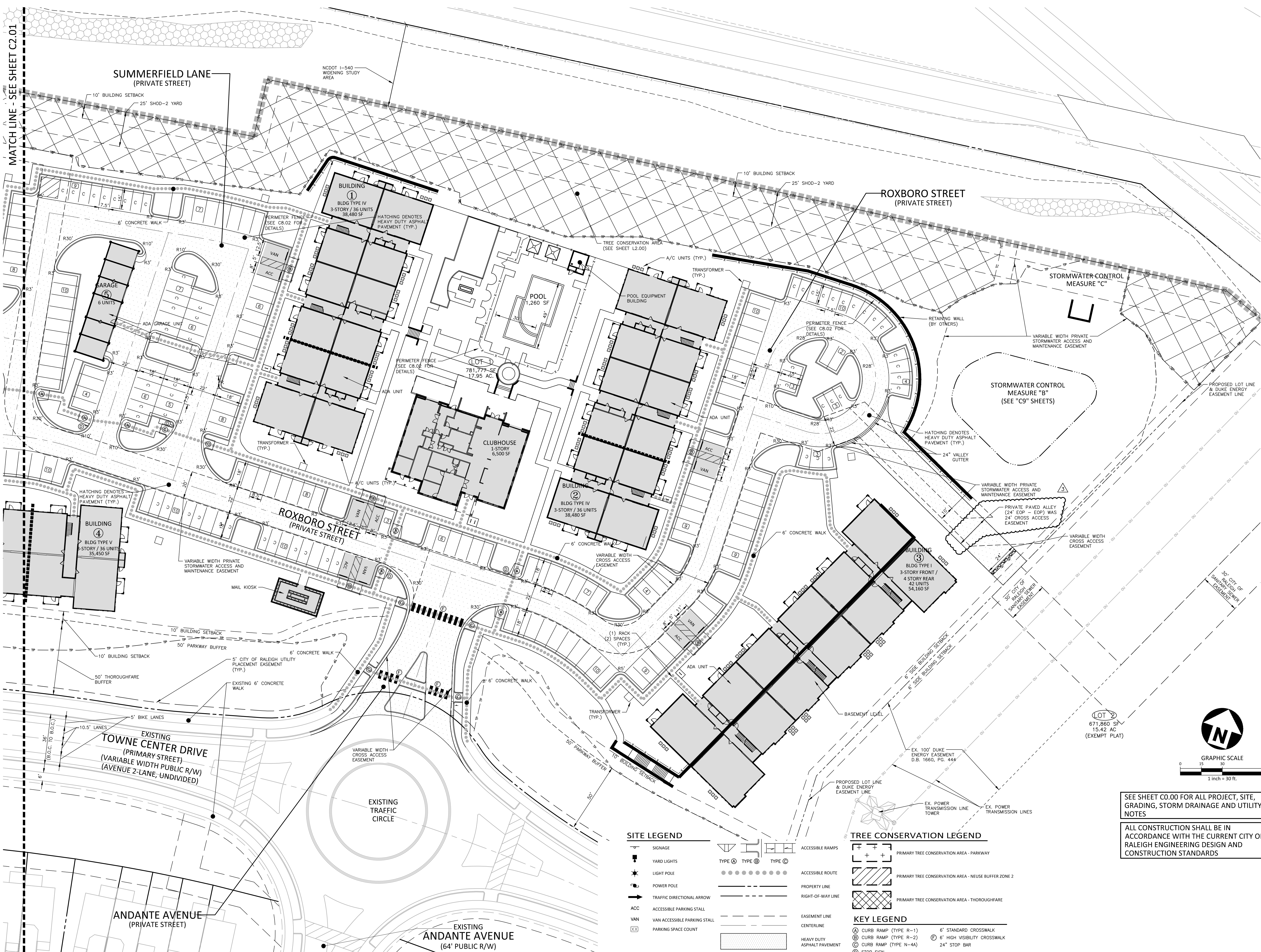
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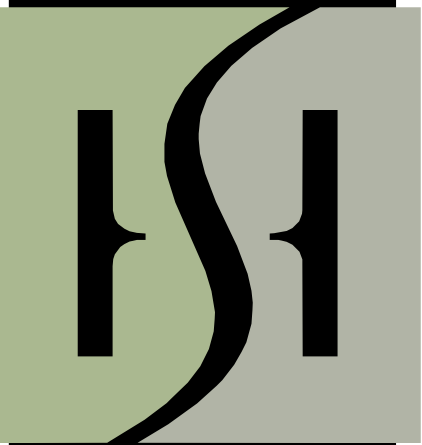
SHEET

SITE PLAN - EAST

C2.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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STUDIO

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ALTA TOWN CENTER



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Revisions

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF
APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
1. BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE IN
BOTH NUMBER OF STORIES AND FEET TO THE TOP OF THE HIGHEST
POINT OF A PITCHED OR FLAT ROOF, NOT INCLUDING A
MAXIMUM PARAPET WALL ENCROACHMENT.



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



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



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



1 BUILDING 1 - UDO ELEVATION - WEST
1/8" = 1'-0"



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



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



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



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



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UDO 1.5.7 HEIGHT

SECTION A BUILDING HEIGHT

3. FOR ANY BUILDING THAT IS ZONED OR A MAXIMUM OF THREE STORIES, WHERE A LOT SLOPED DOWNWARD FROM ANY PRIMARY STREET, ONE STORY THAT IS ADDITIONAL TO THE SPECIFIED MAXIMUM NUMBER OF STORIES MAY BE BUILT ON THE LOWER PORTION OF THE LOT.



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



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



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



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



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② BUILDING 4 - UDO ELEVATION - EAST
1/8" = 1'-0"



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



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② BUILDING 4 - UDO ELEVATION - WEST
1/8" = 1'-0"



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



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1. BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE IN BOTH NUMBER OF STORIES AND FEET TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT.



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



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



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



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

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

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



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



1 BUILDING 6 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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2 BUILDING 7 - UDO ELEVATION - NORTH
1/8" = 1'-0"



1 BUILDING 7 - UDO ELEVATION - EAST
1/8" = 1'-0"



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② BUILDING 7 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



① BUILDING 7 - UDO ELEVATION - WEST
1/8" = 1'-0"

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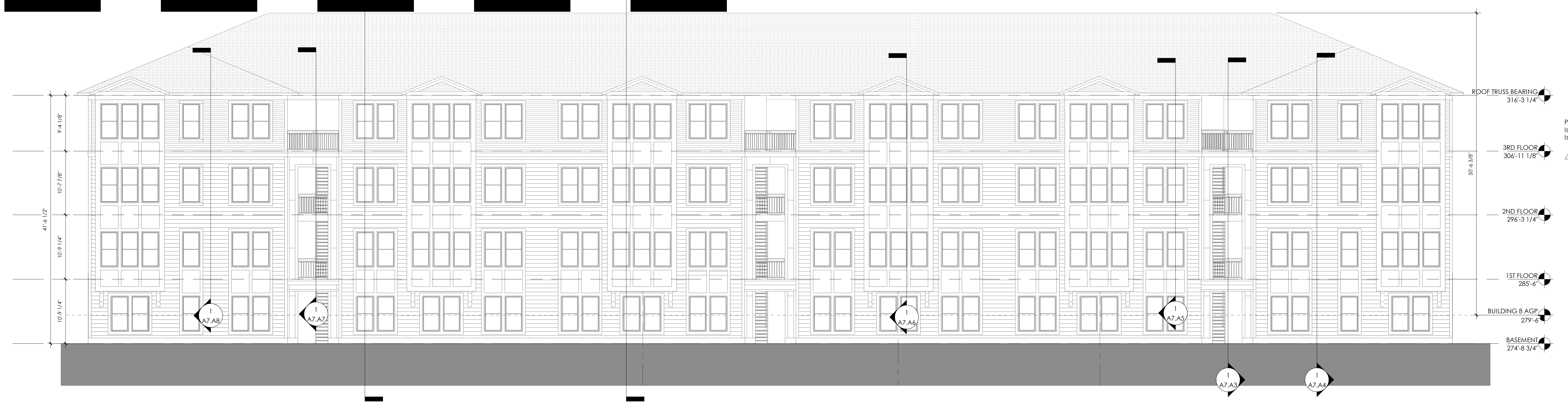


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2 BUILDING 8 - UDO ELEVATION - EAST
1/8" = 1'-0"



1 BUILDING 8 - UDO ELEVATION - NORTH
1/8" = 1'-0"



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



1 BUILDING 8 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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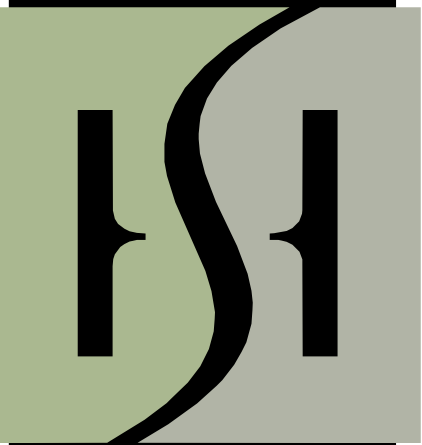
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2 BUILDING 9 - UDO ELEVATION - EAST
1/8" = 1'-0"



1 BUILDING 9 - UDO ELEVATION - NORTH
1/8" = 1'-0"



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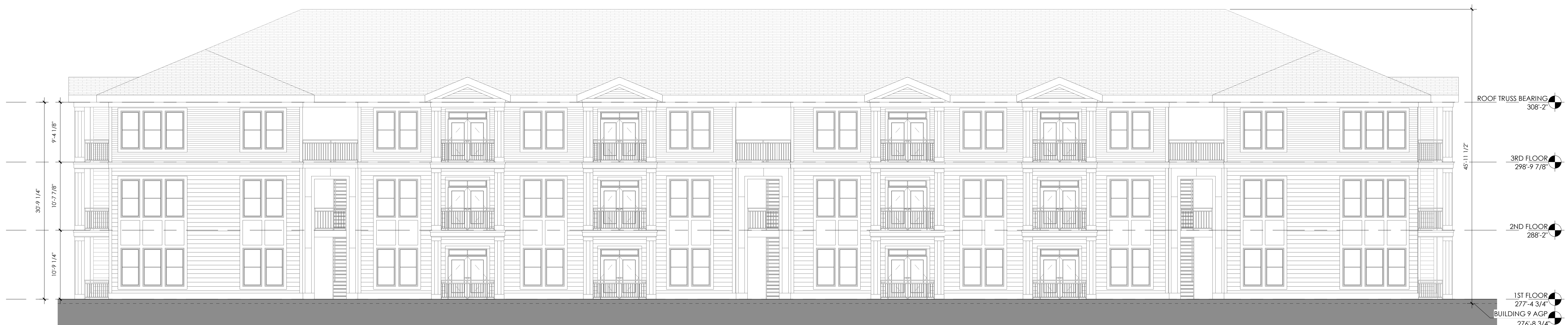
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2 BUILDING 9 - UDO ELEVATION - WEST
1/8" = 1'-0"



1 BUILDING 9 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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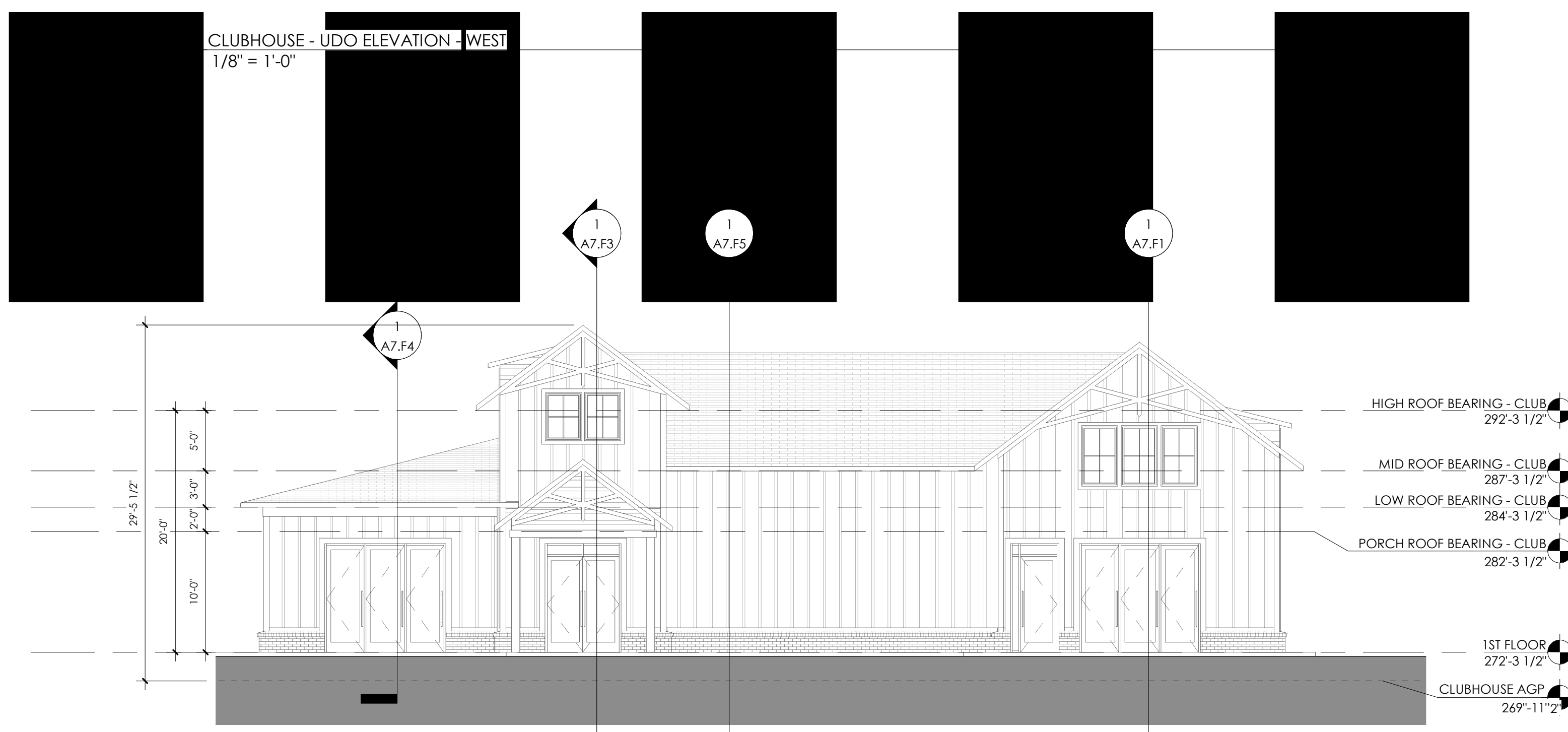
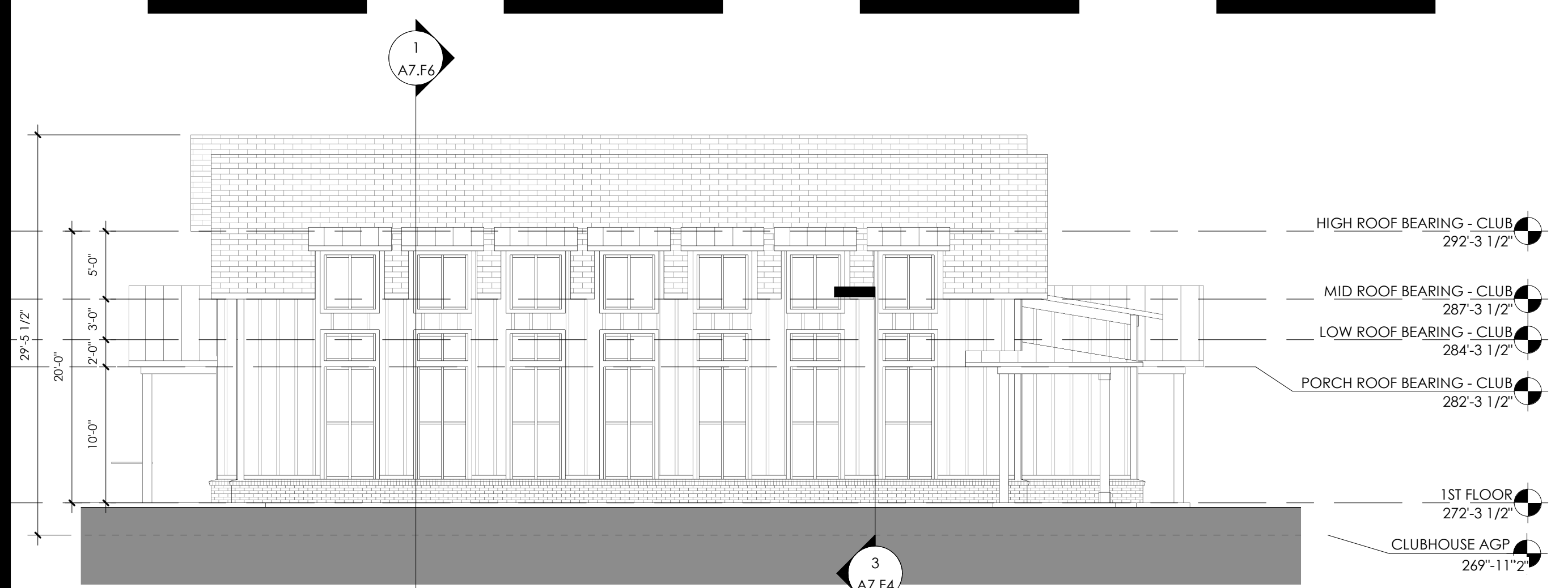
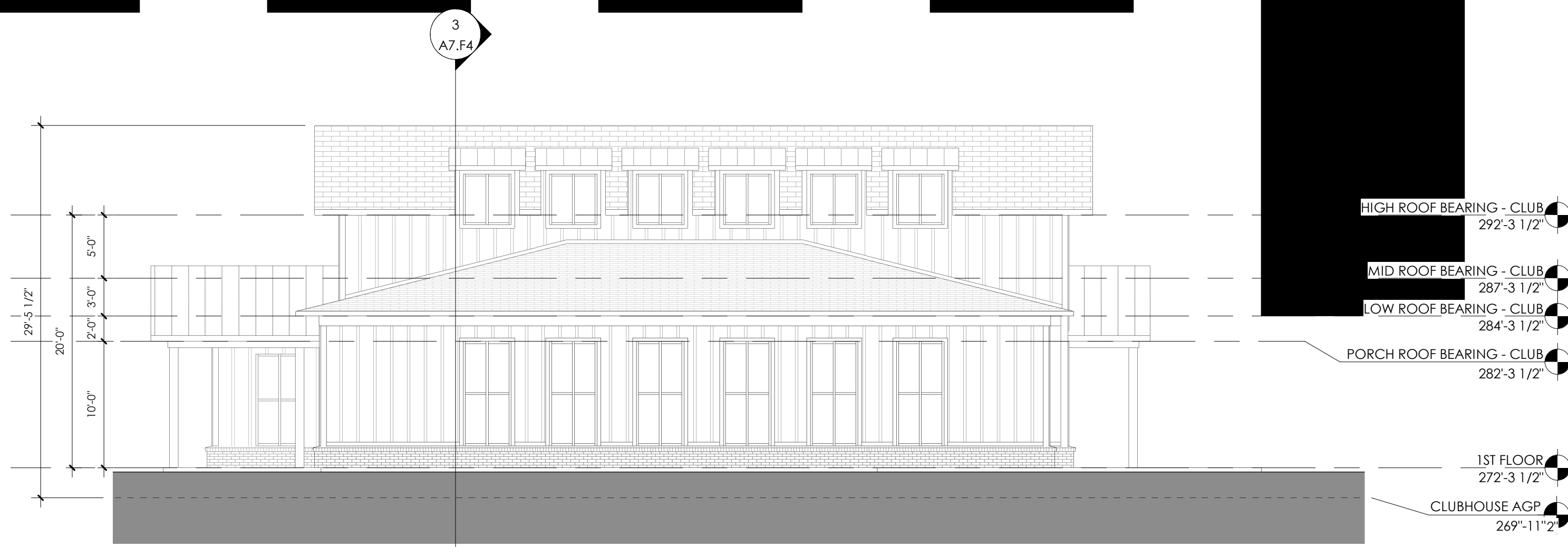
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3 CLUBHOUSE - UDO ELEVATION - SOUTH
1/8" = 1'-0"

1 CLUBHOUSE - UDO ELEVATION - NORTH
1/8" = 1'-0"



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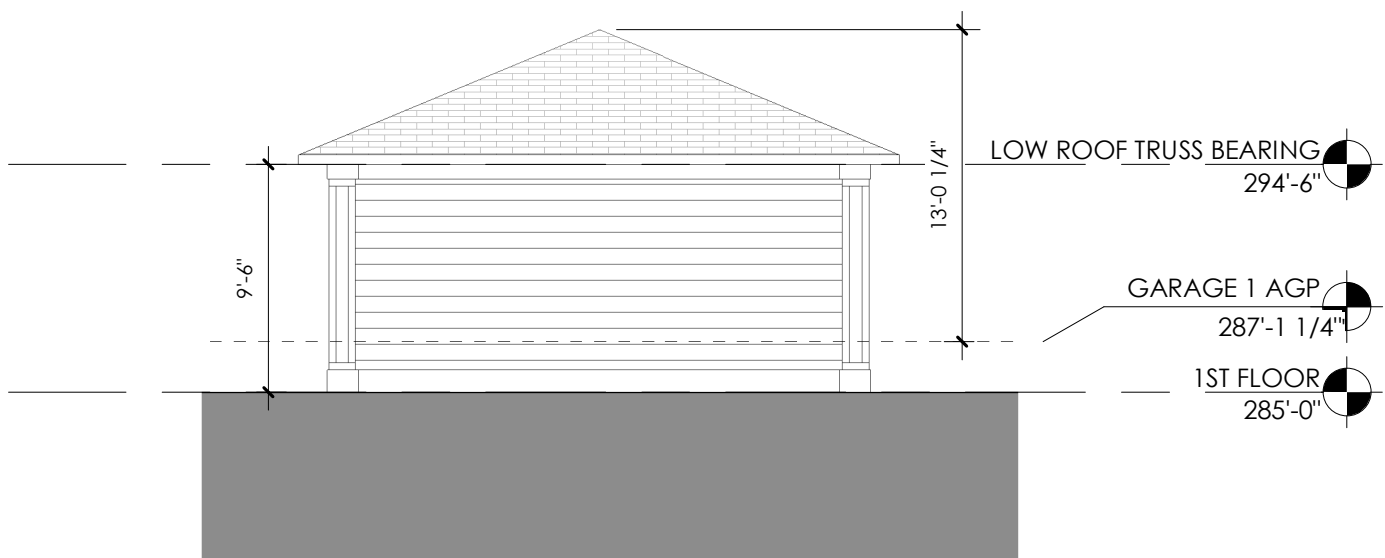
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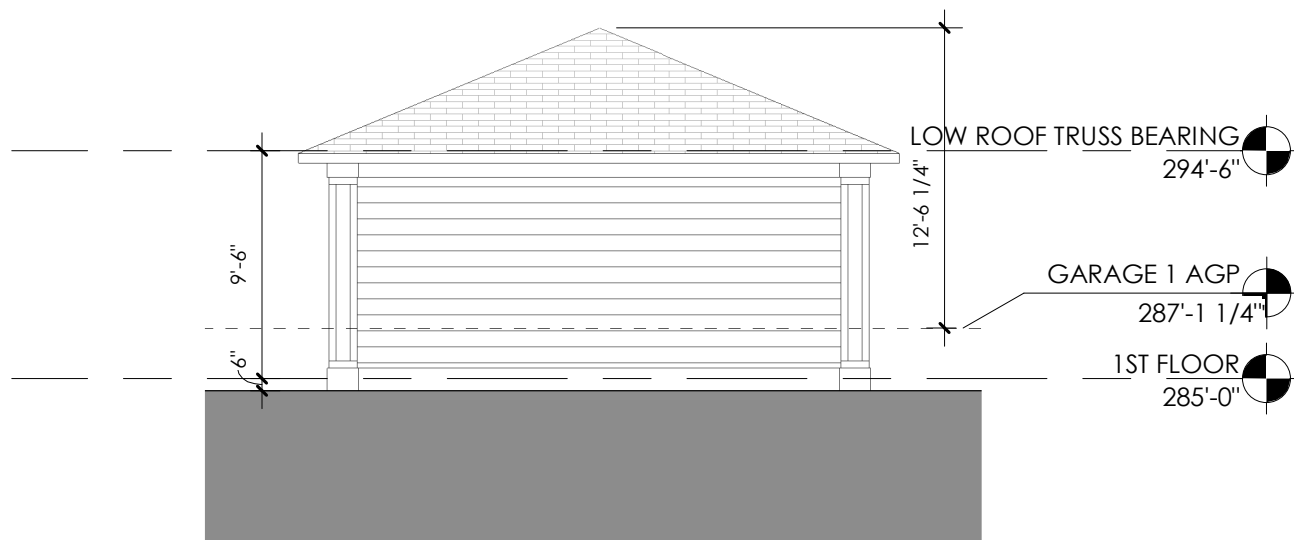


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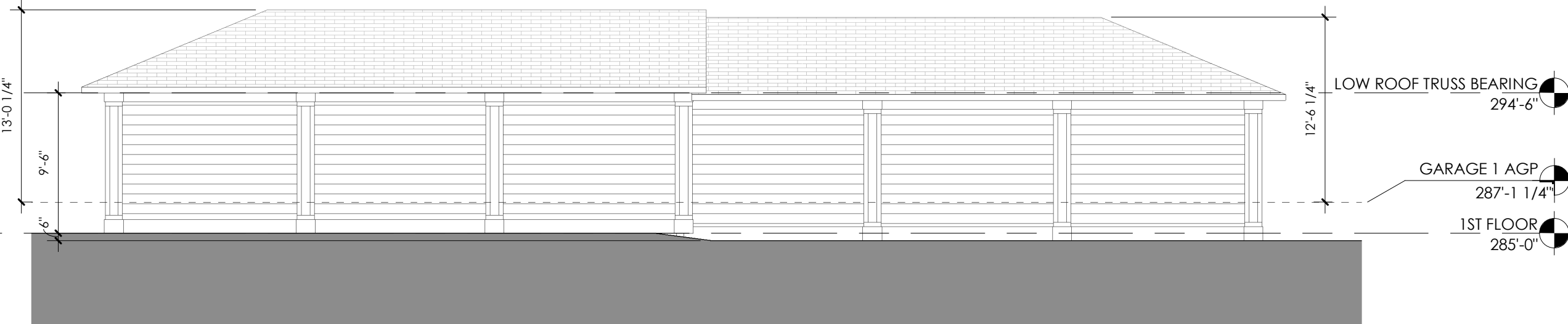
④ GARAGE 1 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



② GARAGE 1 - UDO ELEVATION - NORTH
1/8" = 1'-0"



③ GARAGE 1 - UDO ELEVATION - WEST
1/8" = 1'-0"



① GARAGE 1 - UDO ELEVATION - EAST
1/8" = 1'-0"

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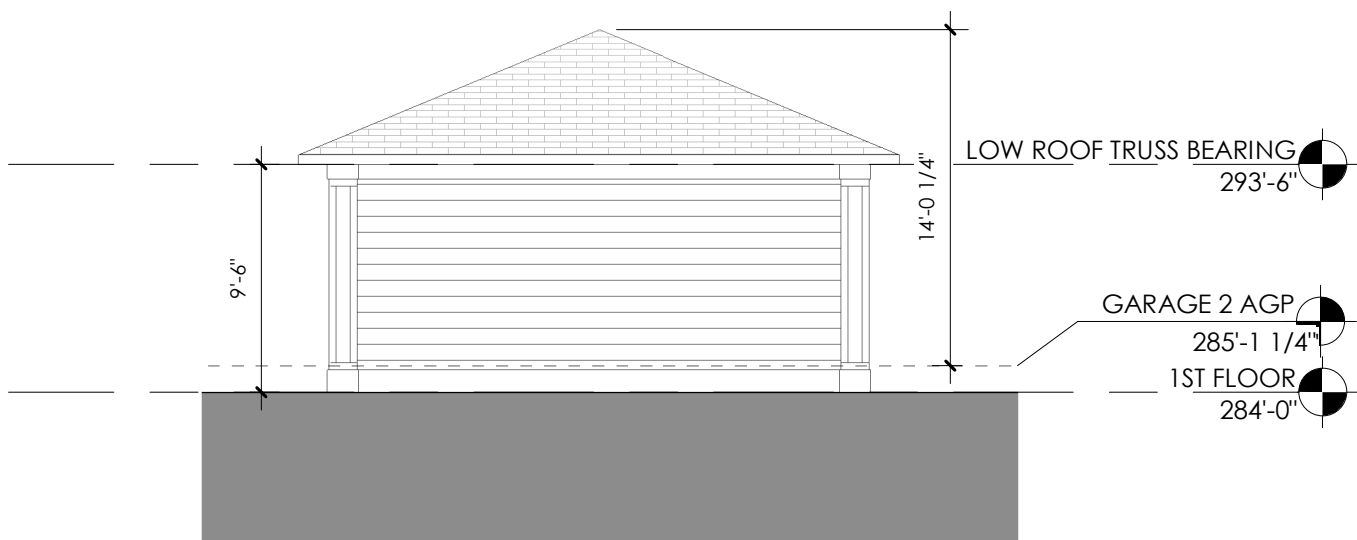
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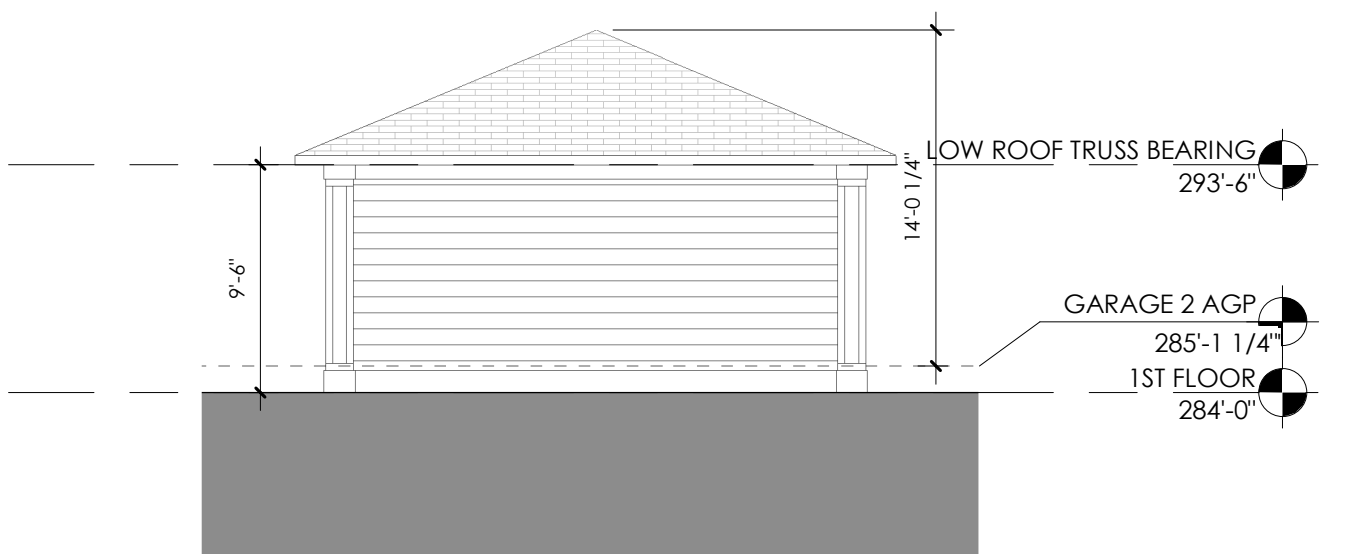


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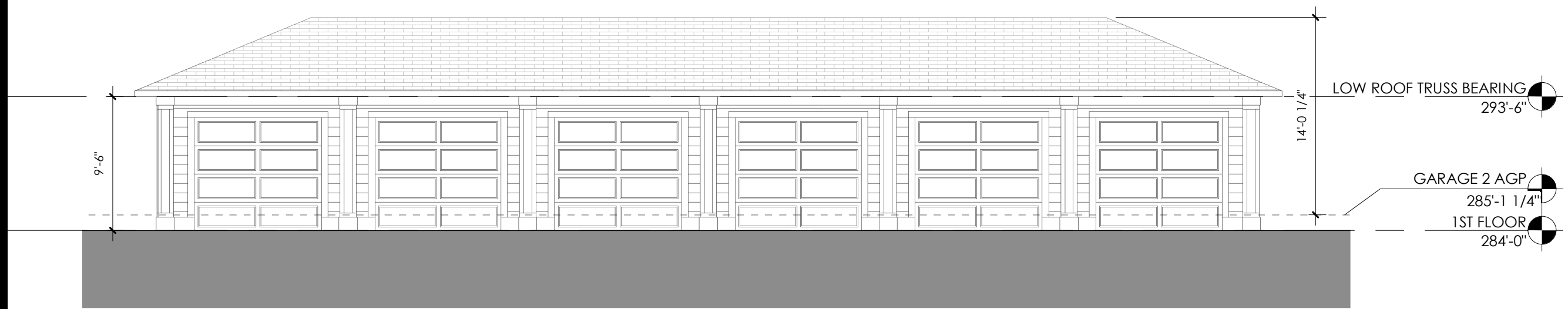
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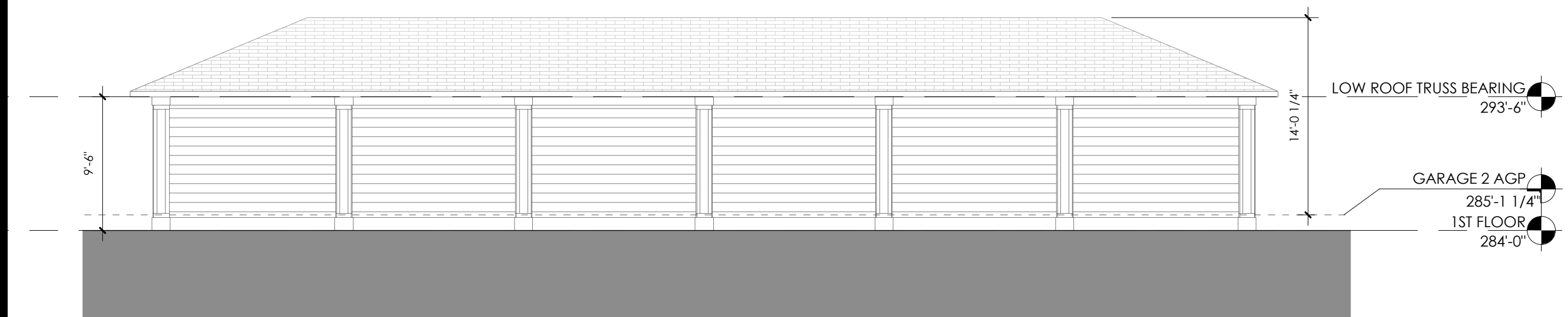
④ GARAGE 2 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



② GARAGE 2 - UDO ELEVATION - NORTH
1/8" = 1'-0"



③ GARAGE 2 - UDO ELEVATION - WEST
1/8" = 1'-0"



① GARAGE 2 - UDO ELEVATION - EAST
1/8" = 1'-0"

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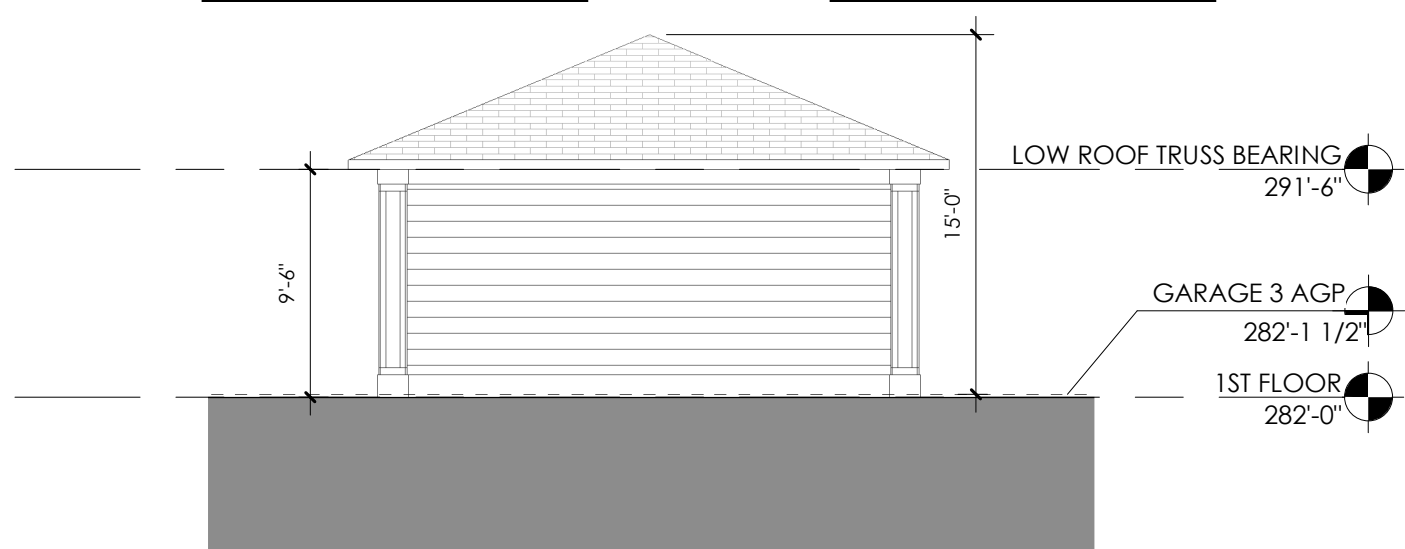
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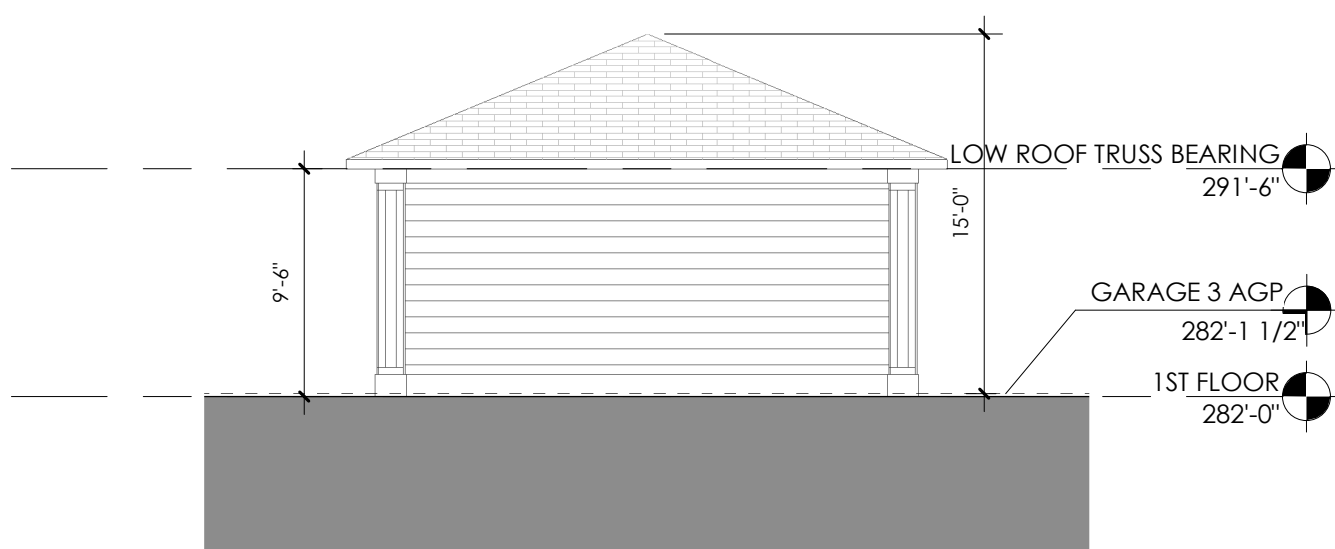
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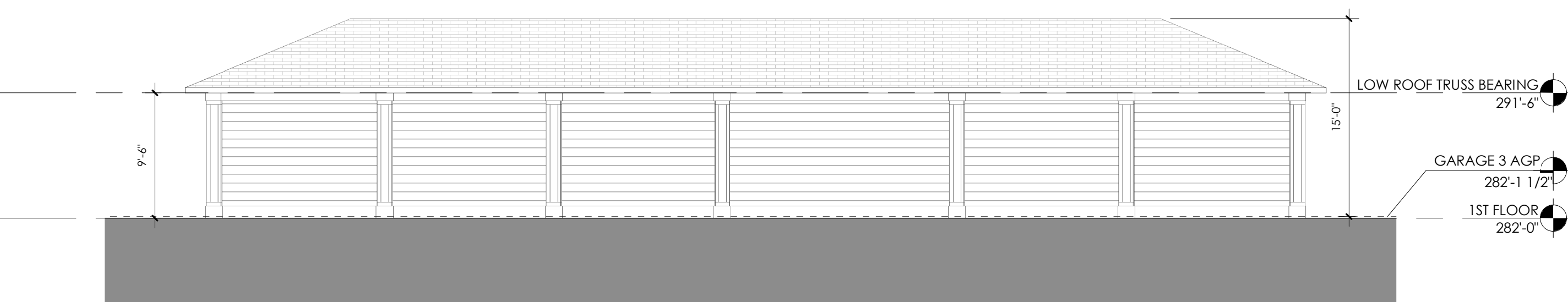
④ GARAGE 3 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



③ GARAGE 3 - UDO ELEVATION - WEST
1/8" = 1'-0"



② GARAGE 3 - UDO ELEVATION - NORTH
1/8" = 1'-0"



① GARAGE 3 - UDO ELEVATION - EAST
1/8" = 1'-0"

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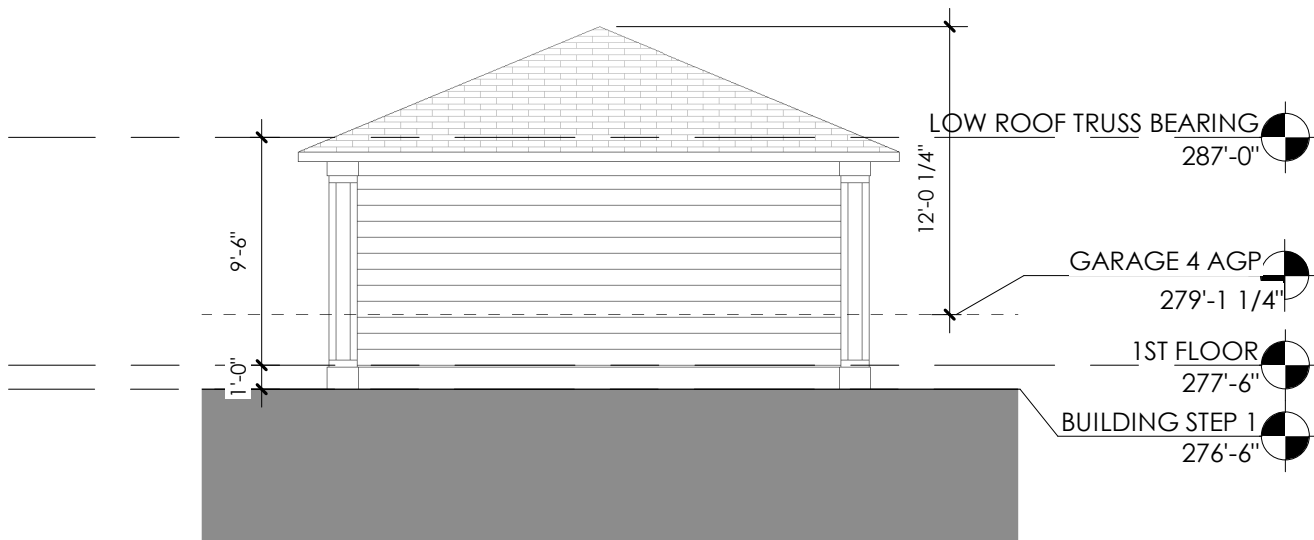
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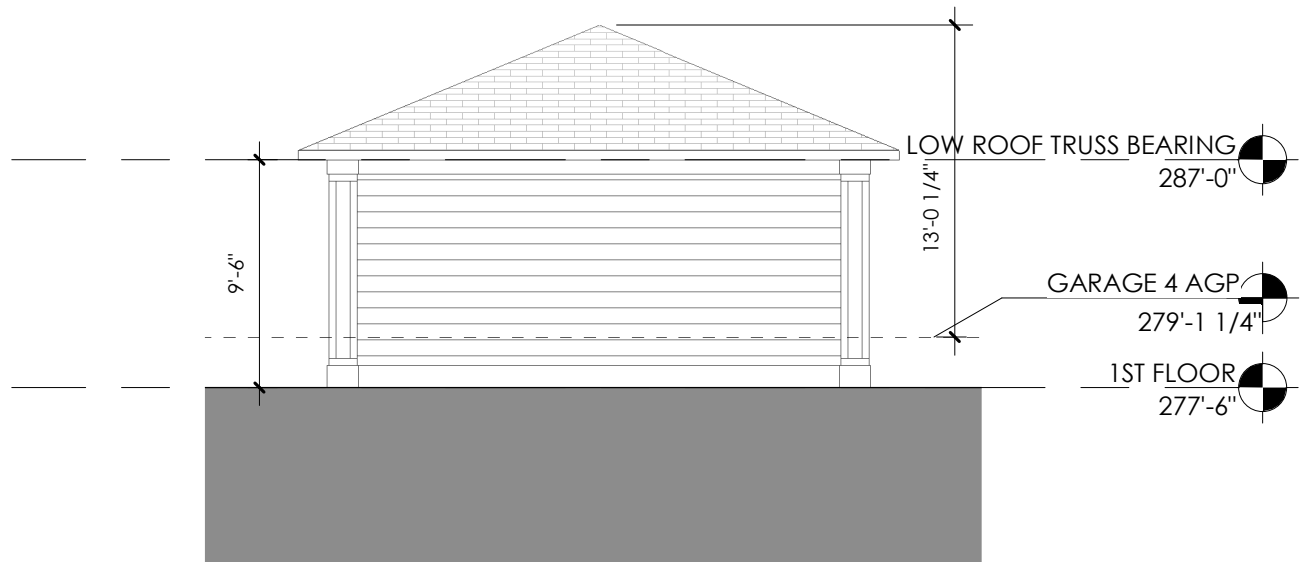
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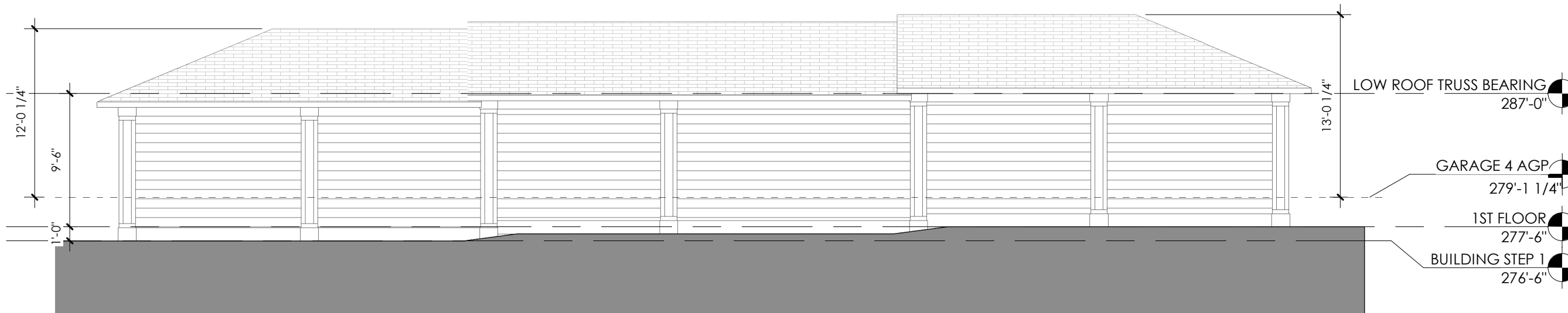
④ GARAGE 4 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



② GARAGE 4 - UDO ELEVATION - NORTH
1/8" = 1'-0"



③ GARAGE 4 - UDO ELEVATION - WEST
1/8" = 1'-0"



① GARAGE 4 - UDO ELEVATION - EAST
1/8" = 1'-0"

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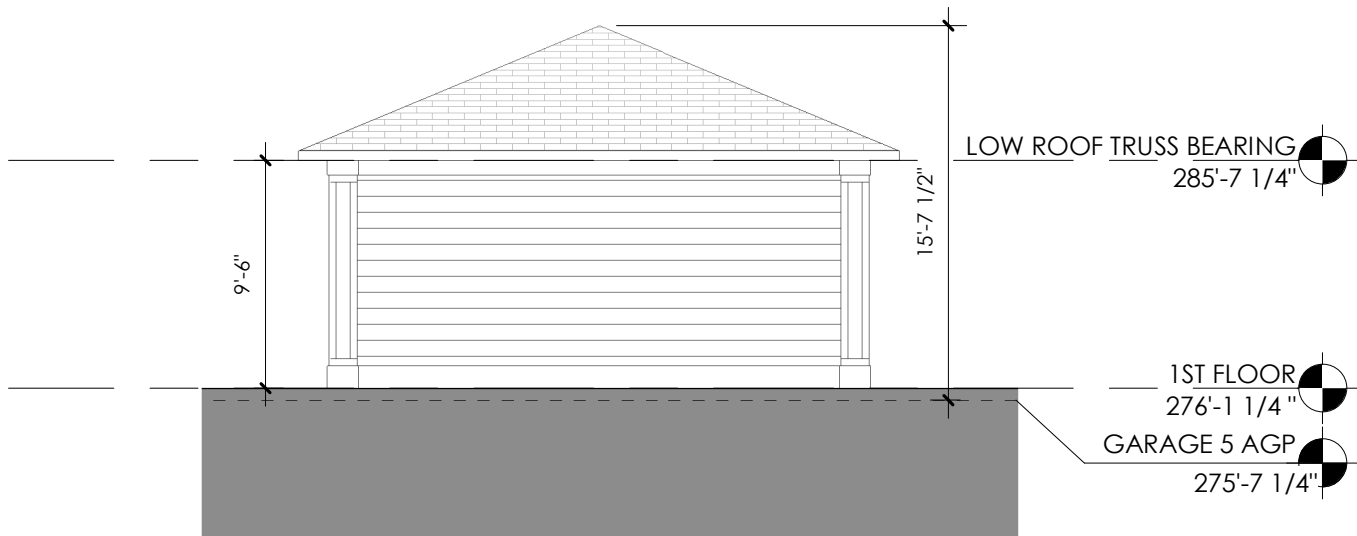
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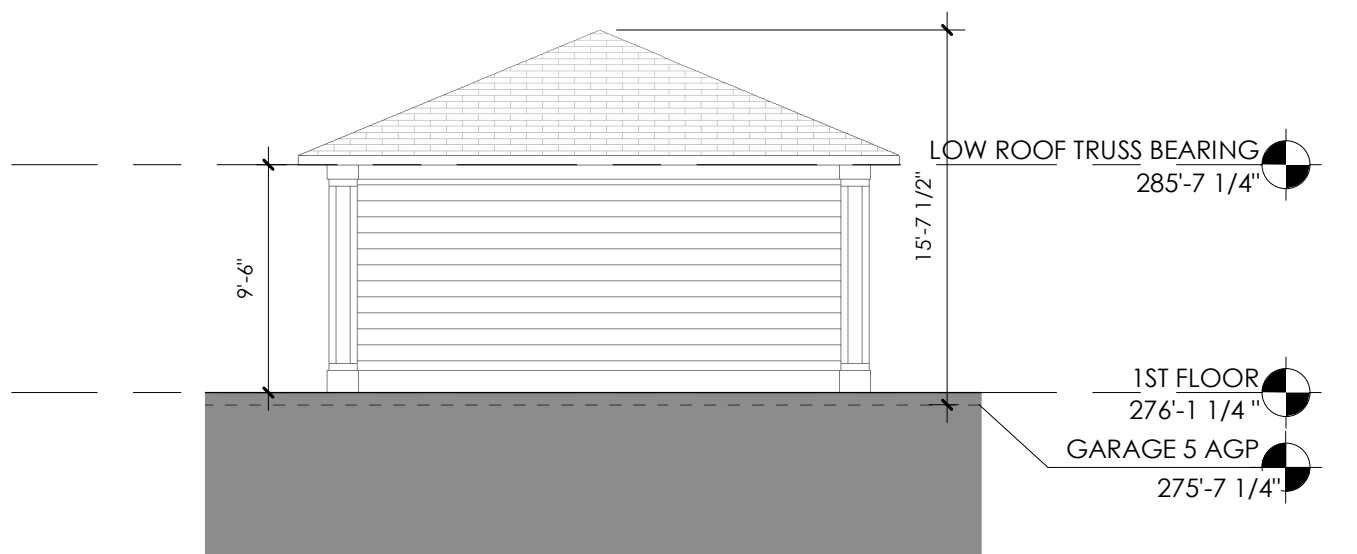
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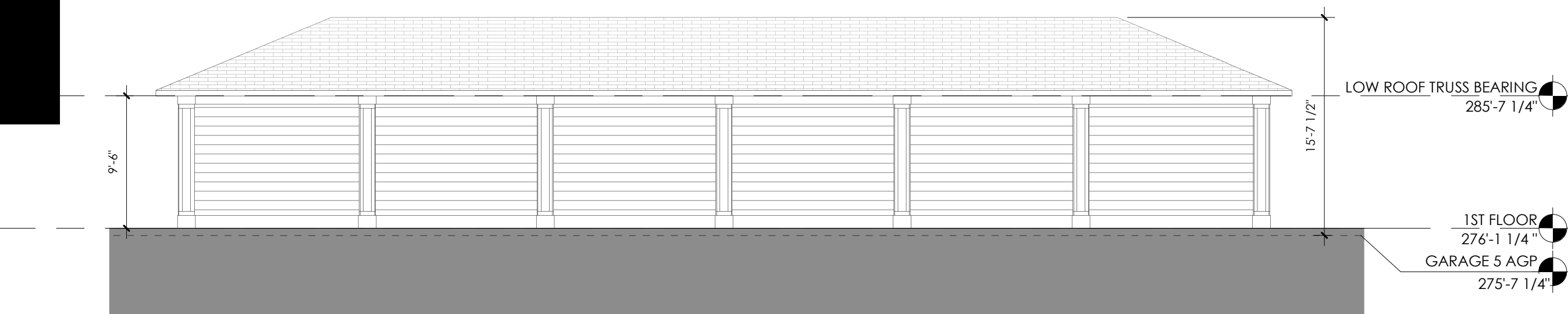
④ GARAGE 5 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



② GARAGE 5- UDO ELEVATION - NORTH
1/8" = 1'-0"



③ GARAGE 5 - UDO ELEVATION - WEST
1/8" = 1'-0"



① GARAGE 5 - UDO ELEVATION - EAST
1/8" = 1'-0"

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