



Administrative Approval Action

Case File / Name: ASR-0034-2021
DSLC - Town Center Apartments

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

LOCATION: The proposed development is on a 17.95 acre site, zoned CX-5-PK and within a SHOD-2 overlay district located on the north side of Town Center Drive in the northwest corner of the intersection of Town Center Drive and Triangle Town Blvd. The lot for the proposed development was created by exempt subdivision of a parent tract totaling 33.37 acres (see BM 2021 page 2097).

REQUEST: An apartment complex consisting of nine apartment buildings, a clubhouse, garages, and associated infrastructure and 336 units. The proposed building area is 350,884 sf total.

DA-0015-2021 provided relief from the cross access requirement to the west.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0255-2021: DSLC - Site Permitting Review/Major [Signature Set]
SUR-0076-2022: DSENG - Surety/Infrastructure

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 October 18, 2021 by McAdams Company.

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. A plat establishing the parent tract must be recorded with the Wake County Register of Deeds.

Public Utilities

2. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. 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"/> | Stormwater Maintenance Covenant Required |
| <input checked="" type="checkbox"/> | Utility Placement Easement Required |

| | |
|-------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | Cross Access Agreements Required |
| | |

☒ **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 cross access agreement among the lots identified as Lot 1 and Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
2. A Public Access deed of easement be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
3. 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.



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4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

Public Utilities

5. 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.
6. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.63 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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

2. A public infrastructure surety for 31 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

4. 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).



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5. 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).
6. 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).
7. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
8. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 31 street trees along Town Center Drive.
10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

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 and right of way street trees 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: March 16, 2025

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



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4-Year Completion Date:

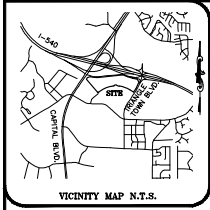
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site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

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 11/17/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



To WP EAST ACQUISITIONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a)(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on March 13, 2020.

Date of Plat or Map: _____

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

Date _____

PROPERTY DESCRIPTION

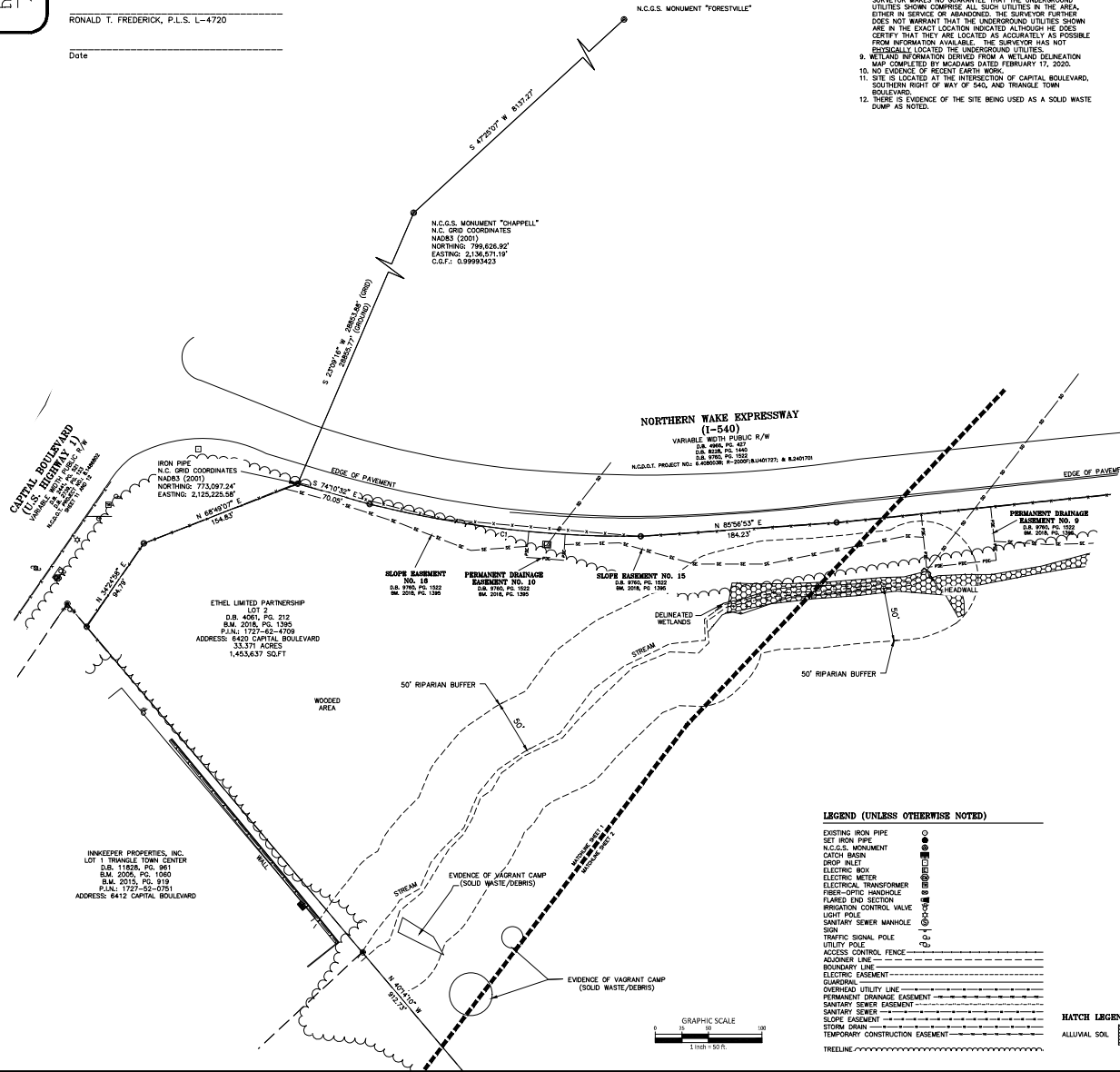
The land referred to herein below is situated in the County of Wake, State of North Carolina, and is described as follows:
BING ALL OF THAT PARCEL LABELED AS "NEW LOT 2", CONTAINING 0.3371 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "ETHEL LIMITED PARTNERSHIP - 6702 CAPITAL BOULEVARD (PORTION SOUTH OF 5407" BY THE JOHN R. MCADAMS COMPANY, INC., DATED AS OF MARCH 28, 2018 AND RECORDED IN BOOK OF MAPS 2018, PAGE 1385, WAKE COUNTY REGISTRY.

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NAD 83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: O-C-S-PR-CU
5. AREA BY COORDINATE GEOMETRY
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A. FLOOD COMMUNITY PANEL #3720172/000 DATED MAY 02, 2006.
7. REFERENCES: D.B. 4061, PG. 212 OF THE WAKE COUNTY REGISTRY.
8. UTILITY STATIONING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. WETLAND INFORMATION DERIVED FROM A WETLAND DELINEATION MAP COMPLETED BY MCADAMS DATED FEBRUARY 17, 2020.
10. NO EVIDENCE OF RECENT EARTH WORK.
11. SITE IS LOCATED AT THE INTERSECTION OF CAPITAL BOULEVARD, SOUTHERN RIGHT OF WAY OF 540, AND TRIANGLE TOWN SOLIDWASTE.
12. THERE IS EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP AS NOTED.

TITLE COMMITMENT

- COMMITMENT NUMBER: NC5-1001097-765
COMMITMENT DATE: JULY 27, 2020
REVISION: 1
FIRST AMERICAN TITLE INSURANCE COMPANY
1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedules B Part I-Requirements are met.
 2. Taxes for the year 2020, which are a lien, but not yet due and payable, and all subsequent years, and any delinquent taxes, added to the record, due now or payable in the future, plus interest and penalties, if any.
 3. NOT A SURVEY MATTER
 4. Judgment for taking by Carolina Power & Light Company recorded in Book 1860, Page 444, Wake County Registry.
 5. Memorandum of Action for taking by the North Carolina Board of Transportation recorded in Book 2441, Page 521, Wake County Registry.
 6. NOT A SURVEY MATTER
 7. Sewer Easement to Weaver-Broughton and the MWR Company, a North Carolina partnership recorded in Book 2071, Page 100, Wake County Registry.
 8. SHOWN HEREON, NOT ON POST SUBDIVISION PROPERTY
 9. Consent judgment for taking by the North Carolina Board of Transportation recorded in Book 2739, Page 123, Wake County Registry.
 10. 105 WPT'S SHOW HEREON TEMPORARY EASEMENTS HAVE EXPIRED
 11. Boundary Line Agreement by and between Housh Plastic Company, Inc., a North Carolina corporation and Ethel, Inc., a North Carolina corporation, recorded in Book 2058, Page 740, Wake County Registry.
 12. NOT ON SUBJECT PROPERTY
 13. Easement to the City of Raleigh, a North Carolina municipal corporation for sanitary sewer purposes recorded in Book 1860, Page 444, Wake County Registry.
 14. SHOWN HEREON, NOT ON POST SUBDIVISION PROPERTY
 15. Notice of Abandonment of Franchise Conduit Official Map recorded in Book 4066, Page 427, Wake County Registry.
 16. NOT A SURVEY MATTER
 17. Memorandum of Action for taking by the North Carolina Department of Transportation recorded in Book 2441, Page 521, Wake County Registry.
 18. NOT A SURVEY MATTER
 19. Consent judgment for taking by the North Carolina Department of Transportation recorded in Book 9760, Page 1232, Wake County Registry.
 20. SHOWN HEREON
 21. Easement and any other facts as shown on plat recorded in Book of Maps 2007, Page 2805, Wake County Registry.
 22. NOT ON SUBJECT PROPERTY
 23. Sanitary Sewer Easement Agreement by and between Ethel Limited Partnership, a North Carolina limited partnership and Fabian-Triplett, LLC, a North Carolina limited liability company, recorded in Book 12006, Page 538, Wake County Registry.
 24. NOT ON SUBJECT PROPERTY, TEMPORARY CONSTRUCTION EASEMENT SHOWN HEREON
 25. Easement to the City of Raleigh, a North Carolina municipal corporation for sanitary sewer easement purposes recorded in Book 12247, Page 2009, Wake County Registry.
 26. SHOWN HEREON, NOT ON POST SUBDIVISION PROPERTY
 27. Easement and any other facts as shown on plat recorded in Book of Maps 2018, Page 1390, Wake County Registry.
 28. SHOWN HEREON
 29. Temporary Construction and Access Easement Agreement by and between Ethel Limited Partnership, a North Carolina limited partnership and Lerner Construction, LLC, a Delaware limited liability company, recorded in Book 17566, Page 2432, Wake County Registry.
 30. NOT A SURVEY MATTER
 31. Encumbrance, overlap, boundary line dispute, deficiency in amount of area, rights, easements, claims, covenants, restrictions, rights of parties in possession, interests or claims which would be revealed by a current and accurate survey and inspection of the land.
 32. SURVEY SHOWN HEREON
 33. Rights of parties are not shown.
 34. NOT A SURVEY MATTER
 35. Any inaccuracy in the area, square footage or acreage of the Land to be insured hereunder.
 36. Title to and easements in, any portion of the Land lying within any highways, roads, streets or other easements.
 37. NOT A SURVEY MATTER
 38. Easements and any other facts as shown on plat recorded in Book of Maps 2020, Page 742-748, Wake County Registry.
 39. SHOWN HEREON, NOT ON POST SUBDIVISION PROPERTY
 40. Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccuracy of the Wake County RGD, including, but not limited to, (i) an inability to search the Public Records after July 27, 2020, (ii) any delay in recording of the Public Records after July 27, 2020, or (iii) any delay in recording of a Deed in the Public Records.
 41. NOT A SURVEY MATTER
 42. Any invalidity, unenforceability, lack of priority, defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccuracy of the Wake County RGD, including, but not limited to, (i) an inability to search the Public Records after July 27, 2020, (ii) any delay in recording of the documents listed on the Public Records after July 27, 2020, (iii) any delay in recording of the documents listed on the Public Records after July 27, 2020, or (iv) any delay in recording of the documents listed on the Public Records after July 27, 2020.
 43. NOT A SURVEY MATTER
 44. Any fact, right, interest or claim that may arise by or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by McAdams on March 13, 2020, but not before March 17, 2020, designated WEP-180000.
 45. (A) Access control fence extends over northeast border onto subject property without benefit of an easement.
 46. SHOWN HEREON



LEGEND (UNLESS OTHERWISE NOTED)

- EXISTING IRON PIPE
- SET IRON PIPE
- N.C.G.S. MONUMENT
- CATCH BASIN
- DRAIN INLET
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIBER-OPTIC HANDHOLE
- FLARED END SECTION
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- ACCESS CONTROL FENCE
- GUARDRAIL
- OVERHEAD UTILITY LINE
- PERMANENT DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- SLOPE EASEMENT
- STORM DRAIN
- TEMPORARY CONSTRUCTION EASEMENT
- TRAILLINE

HATCH LEGEND

- ALLUVIAL SOIL

| LINE | LENGTH | CHORD BEARING | CHORD LENGTH |
|------|----------|---------------|--------------|
| 1 | 1009.17' | S 83°17'09" E | 256.17' |
| 2 | 24.76' | S 83°17'09" E | 256.17' |
| 3 | 24.76' | N 83°17'09" E | 256.17' |
| 4 | 1362.00' | S 83°17'09" E | 256.17' |
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| 94 | 24.76' | S 83°17'09" E | 256.17' |
| 95 | 24.76' | S 83°17'09" E | 256.17' |
| 96 | 24.76' | S 83°17'09" E | 256.17' |
| 97 | 24.76' | S 83°17'09" E | 256.17' |
| 98 | 24.76' | S 83°17'09" E | 256.17' |
| 99 | 24.76' | S 83°17'09" E | 256.17' |
| 100 | 24.76' | S 83°17'09" E | 256.17' |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1 | 1009.17' | 256.68' | S 83°17'09" E | 256.17' |
| C2 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C3 | 24.76' | 24.76' | N 83°17'09" E | 24.76' |
| C4 | 1362.00' | 256.68' | N 70°44'49" W | 246.34' |
| C5 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C6 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C7 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C8 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C9 | 24.76' | 24.76' | S 83°17'09" E | 24.76' |
| C10 | 1362.00' | 256.68' | S 65°28'02" E | 246.60' |
| C11 | 21.00' | 7.45' | N 59°55'20" E | 7.42' |

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

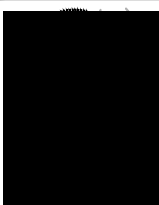
PRELIMINARY DRAWINGS - NOT RELEASED FOR CONSTRUCTION

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



REVISONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.10.2021 | PER CITY OF RALEIGH 2ND RSR REVIEW |
| 2 | 08.15.2021 | PER CITY OF RALEIGH 2ND RSR REVIEW |
| 3 | 10.10.2021 | PER CITY OF RALEIGH 2ND RSR REVIEW |

PLAN INFORMATION

PROJECT NO. WDP-19000
FILENAME WDP19000-ASR-XC1
CHECKED BY MDS / ACP
DRAWN BY SME
SCALE 1"=50'
DATE 10.18.2021

SHEET

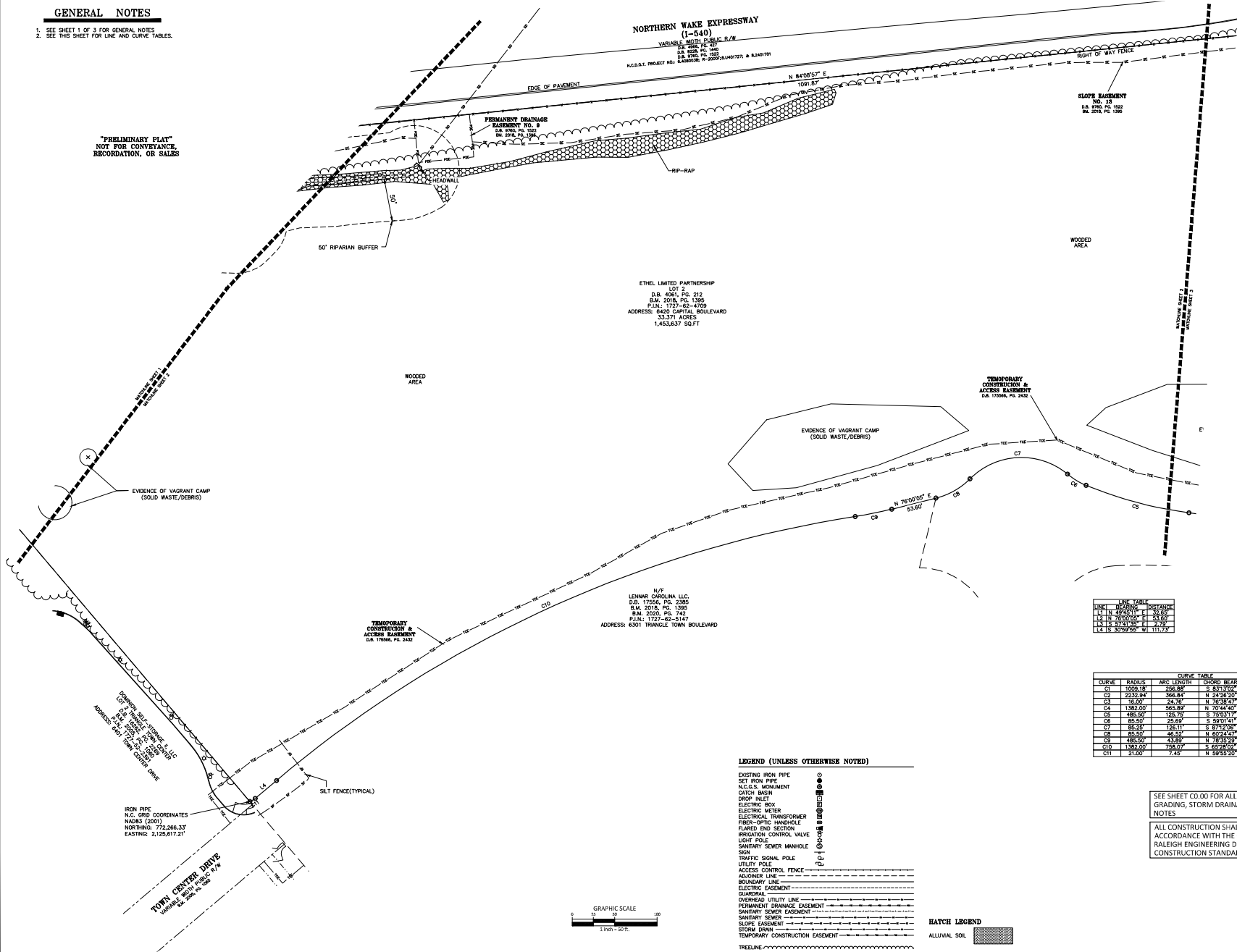
EXISTING CONDITIONS
AREA: A

C1.00

GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES
2. SEE THIS SHEET FOR LINE AND CURVE TABLES

"PRELIMINARY PLAT"
NOT FOR CONVEYANCE,
RECORDATION, OR SALES



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.10.2021 | 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-XC1
CHECKED BY MDS / ACP
DRAWN BY SME
SCALE 1"=50'
DATE 10.18.2021

SHEET

EXISTING CONDITIONS
AREA: B

C1.01



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

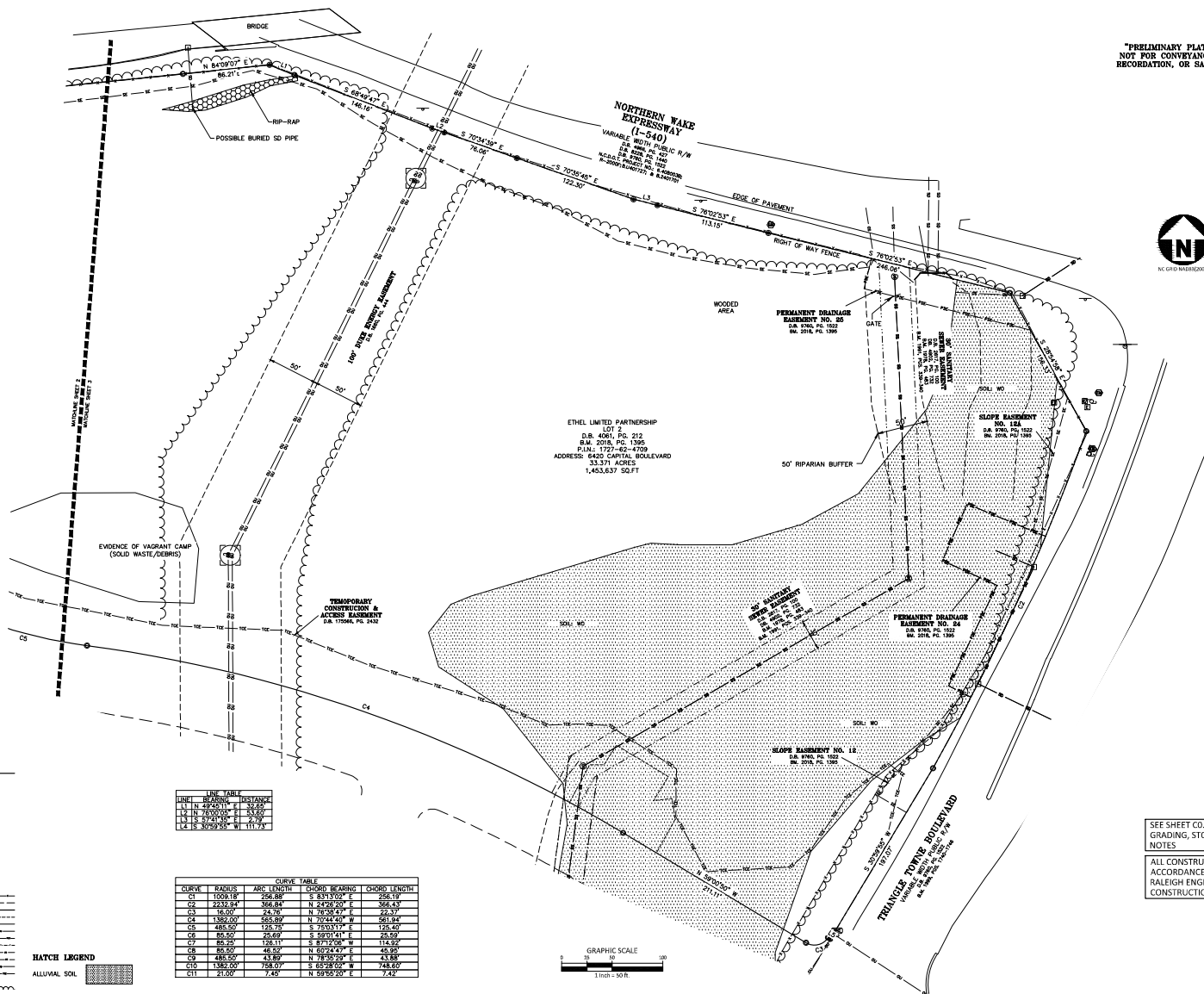
GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES
2. SEE THIS SHEET FOR LINE AND CURVE TABLES.

"PRELIMINARY PLAT"
NOT FOR CONVEYANCE,
RECORDATION, OR SALES



NC GRID NAD83(2011)



LEGEND (UNLESS OTHERWISE NOTED)

- EXISTING IRON PIPE
- SET IRON PIPE
- N.C.O.S. MONUMENT
- CATCH BASIN
- DROP INLET
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRICAL TRANSFORMER
- FIBER-OPTIC HANDHOLE
- FLARED END SECTION
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SIGN
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- ACCESS CONTROL FENCE
- ADJACENT LINE
- BOUNDARY LINE
- ELECTRIC EASEMENT
- GUARDRAIL
- OVERHEAD UTILITY LINE
- PERMANENT DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- SANITARY SEWER
- SLOPE EASEMENT
- STORM DRAIN
- TEMPORARY CONSTRUCTION EASEMENT
- TRAILLINE

HATCH LEGEND

ALLUVIAL SOIL

| LINE | LINE TABLE | PERMANENCE |
|------|------------|------------|
| C1 | 1700.00 | 100.00 |
| C2 | 2232.34 | 100.00 |
| C3 | 14.00 | 25.00 |
| C4 | 1382.00 | 100.00 |
| C5 | 485.50 | 100.00 |
| C6 | 85.50 | 100.00 |
| C7 | 85.50 | 100.00 |
| C8 | 85.50 | 100.00 |
| C9 | 85.50 | 100.00 |
| C10 | 1382.00 | 100.00 |
| C11 | 21.00 | 100.00 |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|---------------|--------------|
| C1 | 1700.00 | 100.00 | S 81°10'00" E | 25.15 |
| C2 | 2232.34 | 100.00 | N 24°50'00" E | 328.43 |
| C3 | 14.00 | 25.00 | N 78°24'47" E | 25.37 |
| C4 | 1382.00 | 100.00 | N 70°44'40" W | 563.84 |
| C5 | 485.50 | 100.00 | S 23°31'17" E | 135.42 |
| C6 | 85.50 | 25.69 | S 59°14'41" E | 25.69 |
| C7 | 85.50 | 25.69 | S 87°14'00" E | 114.92 |
| C8 | 85.50 | 25.69 | N 62°24'47" E | 114.92 |
| C9 | 85.50 | 25.69 | N 78°56'29" E | 43.88 |
| C10 | 1382.00 | 100.00 | S 62°24'47" W | 748.60 |
| C11 | 21.00 | 7.48 | N 59°56'20" E | 7.42 |

GRAPHIC SCALE
1 inch = 50 ft

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

REVISIONS

| NO. | DATE | REVISION |
|-----|------------|------------------------------------|
| 1 | 08.16.2021 | PER CITY OF RALEIGH 1ST ADR REVIEW |
| 2 | 08.18.2021 | PER CITY OF RALEIGH 2ND ADR REVIEW |
| 3 | 10.18.2021 | PER CITY OF RALEIGH 3RD ADR REVIEW |

PLAN INFORMATION

PROJECT NO. WDP-19000
FILENAME WDP19000-ASR-XC1
CHECKED BY MDS / ACP
DRAWN BY SME
SCALE 1"=50'
DATE 10.18.2021

SHEET

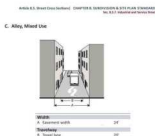
EXISTING CONDITIONS
AREA: C

C1.02

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 67°49'03" E | 26.50' |
| L2 | S 70°24'11" E | 12.81' |
| L3 | S 78°42'57" E | 24.39' |
| L4 | N 48°45'11" E | 32.83' |
| L5 | N 57°41'55" W | 2.79' |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|----------|------------|---------------|--------------|
| C1 | 1009.14' | 254.88' | S 83°10'09" E | 306.17' |
| C2 | 2233.14' | 568.84' | N 24°26'20" E | 586.43' |
| C3 | 16.00' | 2.41' | N 70°30'41" E | 23.27' |
| C4 | 1382.20' | 583.89' | N 70°44'40" W | 581.94' |
| C5 | 405.20' | 125.89' | S 25°15'11" E | 126.40' |
| C6 | 85.20' | 23.89' | S 09°01'41" E | 25.50' |
| C7 | 85.20' | 126.11' | S 87°12'08" W | 114.92' |
| C8 | 85.20' | 46.52' | N 02°14'41" E | 42.95' |
| C9 | 485.50' | 43.89' | N 78°50'29" E | 43.88' |
| C10 | 1382.20' | 768.07' | S 65°28'02" W | 748.60' |
| C11 | 21.00' | 7.45' | N 59°55'20" E | 7.42' |



EXISTING
CAPITAL BOULEVARD
(VARIABLE 6-LANE, DIVIDED)
(AVENUE 6-LANE, DIVIDED)

ERWIN RIDGE ROAD
(PRIVATE STREET)

MEZZO LANE
(PRIVATE STREET)

SUMMERFIELD LANE
(PRIVATE STREET)

1-540' WIDENING STUDY AREA

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

BUILDING
⑧
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑦
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑥
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑤
BLDG TYPE III
3-STORY / 36 UNITS
35,650 SF

BUILDING
④
BLDG TYPE II
3-STORY / 36 UNITS
35,650 SF

BUILDING
③
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
②
BLDG TYPE IV
3-STORY / 36 UNITS
38,485 SF

BUILDING
①
BLDG TYPE IV
3-STORY / 36 UNITS
38,485 SF

BUILDING
⑩
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑪
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑫
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑬
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑭
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑮
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

BUILDING
⑯
BLDG TYPE I
3-STORY FRONT /
4-STORY REAR
54,140 SF

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

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

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

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

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

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

GREENWAY NOTES:

1. NO TEMPORARY OR PERMANENT ENCROACHMENTS INCLUDING BUT NOT LIMITED TO CLEARING, GRADING, FENCING, AND THE INSTALLATION OF RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED WITHIN THE GREENWAY EASEMENT AREA WITHOUT PRIOR APPROVAL BY THE CITY OF RALEIGH.
2. LOCATION OF PROPOSED GREENWAY EASEMENT 6 TIED TO EXEMPT PLAT (ICMP-0387-2021) THAT WILL SUBSIDE THE PROPERTY AS SHOWN. ONCE EXEMPT PLAT IS RECORDED, WORK ASSOCIATED WITH ADR-0384-2021 WILL BE EXEMPT FROM GREENWAY EASEMENT DEDICATION DUE TO LACK OF OWNERSHIP PROPERTY.
3. GREENWAY EASEMENT DEDICATION AS PER IUD-8.6.3 WILL BE REQUIRED TO BE PLATTED AND RECORDED AT THE TIME OF THE SUBDIVISION OR SITE PLAN FOR AN DEVELOPMENT OF LOT 2 SUBSEQUENT TO THE RECORDING OF RCM-0487-2021.



GRAPHIC SCALE
0 50 100
2 inch = 100 ft.

AMENITY AREA SUMMARY:

REQUIRED AMENITY AREA: 78,578 SF (785,777 SF X 3.2%)
PROVIDED AMENITY AREA: 78,500 SF

SITE LEGEND

- WAND LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STRIP
- LAN ACCESSIBLE PARKING STRIP
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- AMENITY AREA

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA - PARKING
- PRIMARY TREE CONSERVATION AREA - NEUSE BUFFER ZONE 2
- PRIMARY TREE CONSERVATION AREA - THOROUGHFARE

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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PHONE: 704. 688. 6558



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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.16.2021 | PER CITY OF RALEIGH 1ST ADR REVIEW |
| 2 | 08.16.2021 | PER CITY OF RALEIGH 2ND ADR REVIEW |
| 3 | 10.10.2021 | PER CITY OF RALEIGH 3RD ADR REVIEW |

PLAN INFORMATION

| | |
|-------------|--------------|
| PROJECT NO. | WDP-19000 |
| FILENAME | WDP190000-S1 |
| CHECKED BY | MDS / ACP |
| DRAWN BY | MDS |
| SCALE | 1"=100' |
| DATE | 10.18.2021 |

SHEET

OVERALL SITE PLAN

C2.00

CLIENT

WOOD PARTNERS
521 EAST MOREHEAD STREET, SUITE 350
CHARLOTTE, NC 28202
PHONE: 704.686.6558



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

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------------------------|
| 1 | 08.16.2021 | FOR CITY OF RALEIGH 2ND ASR REVIEW |
| 2 | 08.16.2021 | FOR CITY OF RALEIGH 2ND ASR REVIEW |
| 3 | 10.18.2021 | FOR CITY OF RALEIGH 2ND ASR REVIEW |

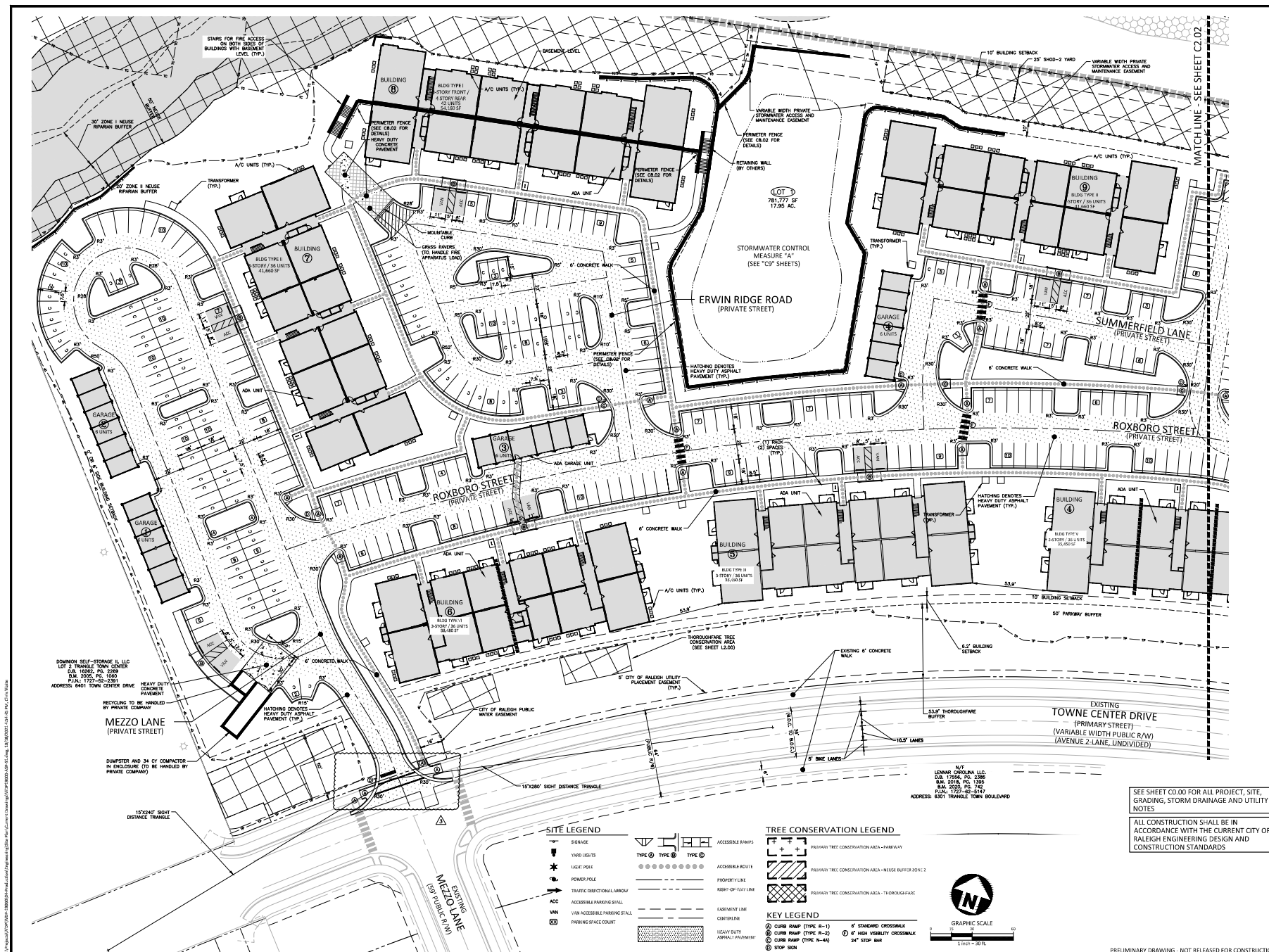
PLAN INFORMATION

PROJECT NO. WDP-19000
FILENAME WDP19000-ASR-53
CHECKED BY MDS / ACP
DRAWN BY SME
SCALE 1" = 30'
DATE 10.18.2021

SHEET

SITE PLAN - WEST

C2.01



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



REVISIONS

| | | |
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| 1 | 08.16.2021 | FOR CITY OF RALEIGH 2ND ASR REVIEW |
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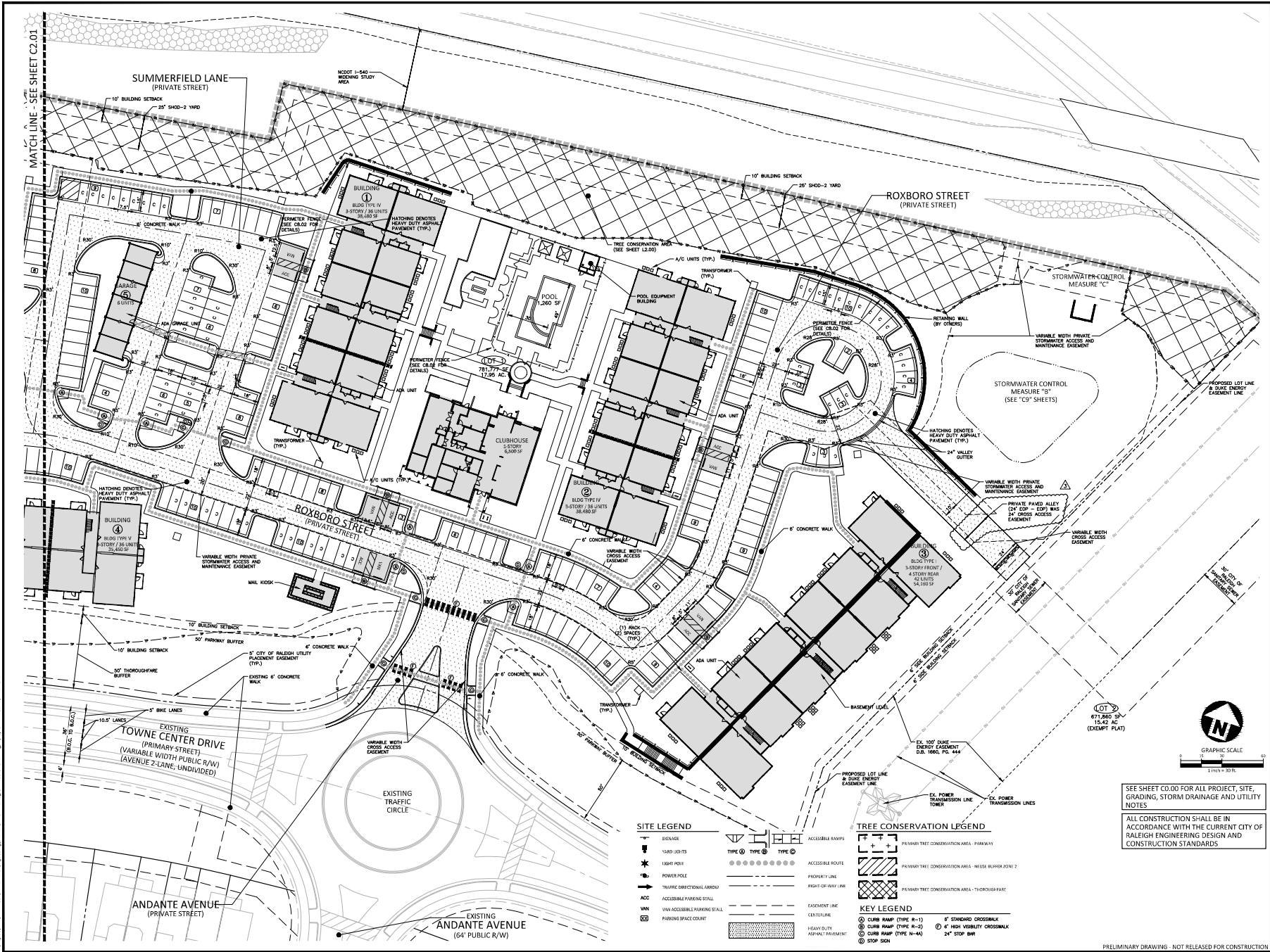
PLAN INFORMATION

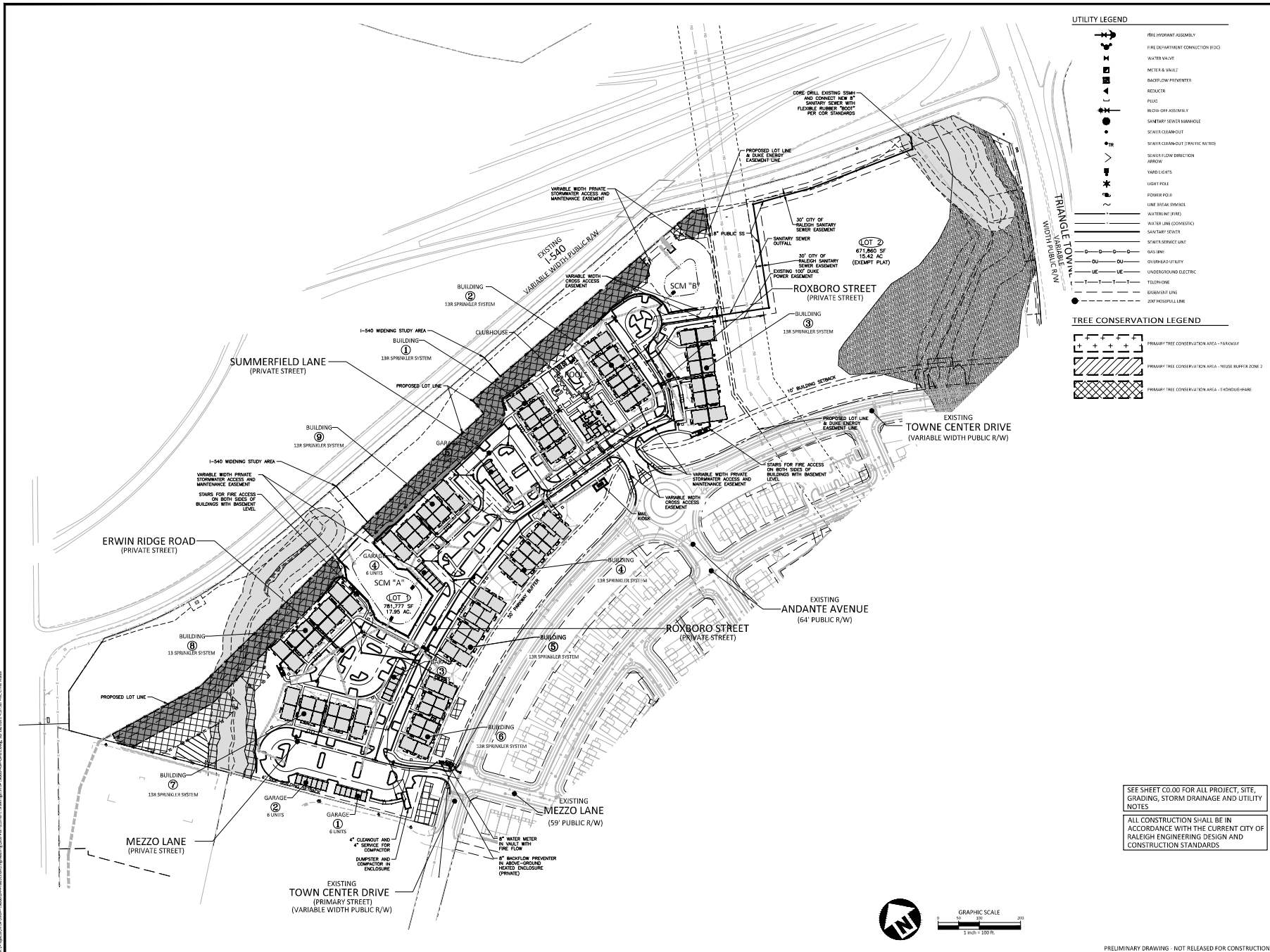
| | |
|-------------|-----------------|
| PROJECT NO. | WDP-19000 |
| FILENAME | WDP19000-ASR-53 |
| CHECKED BY | MDS / ACP |
| DRAWN BY | SME |
| SCALE | 1" = 30' |
| DATE | 10.18.2021 |

SHEET

SITE PLAN - EAST

C2.02





UTILITY LEGEND

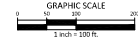
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION (FDC)
- WATER VALVE
- METER & VAULT
- BACKFLOW PREVENTER
- REDUCER
- PLUG
- BLOW OFF ASSEMBLY
- SANITARY SEWER MANHOLE
- STORMWATER CLEANOUT
- STORMWATER CLEANOUT (TRAFFIC RATED)
- SEWER FLOW DIRECTION ARROW
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- LINE BITAL SYMBOL
- WATERLINE (P&E)
- WATER LINE (DOMESTIC)
- SANITARY SEWER
- STORMWATER SERVICE
- GAS LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- TELEPHONE
- EASEMENT LINE
- 200' HOSPIRILL LINE

TREE CONSERVATION LEGEND

- PRIMARY TREE CONSERVATION AREA - PARKWAY
- PRIMARY TREE CONSERVATION AREA - NEUSE RIVER ZONE 2
- PRIMARY TREE CONSERVATION AREA - SCHUYLKILL

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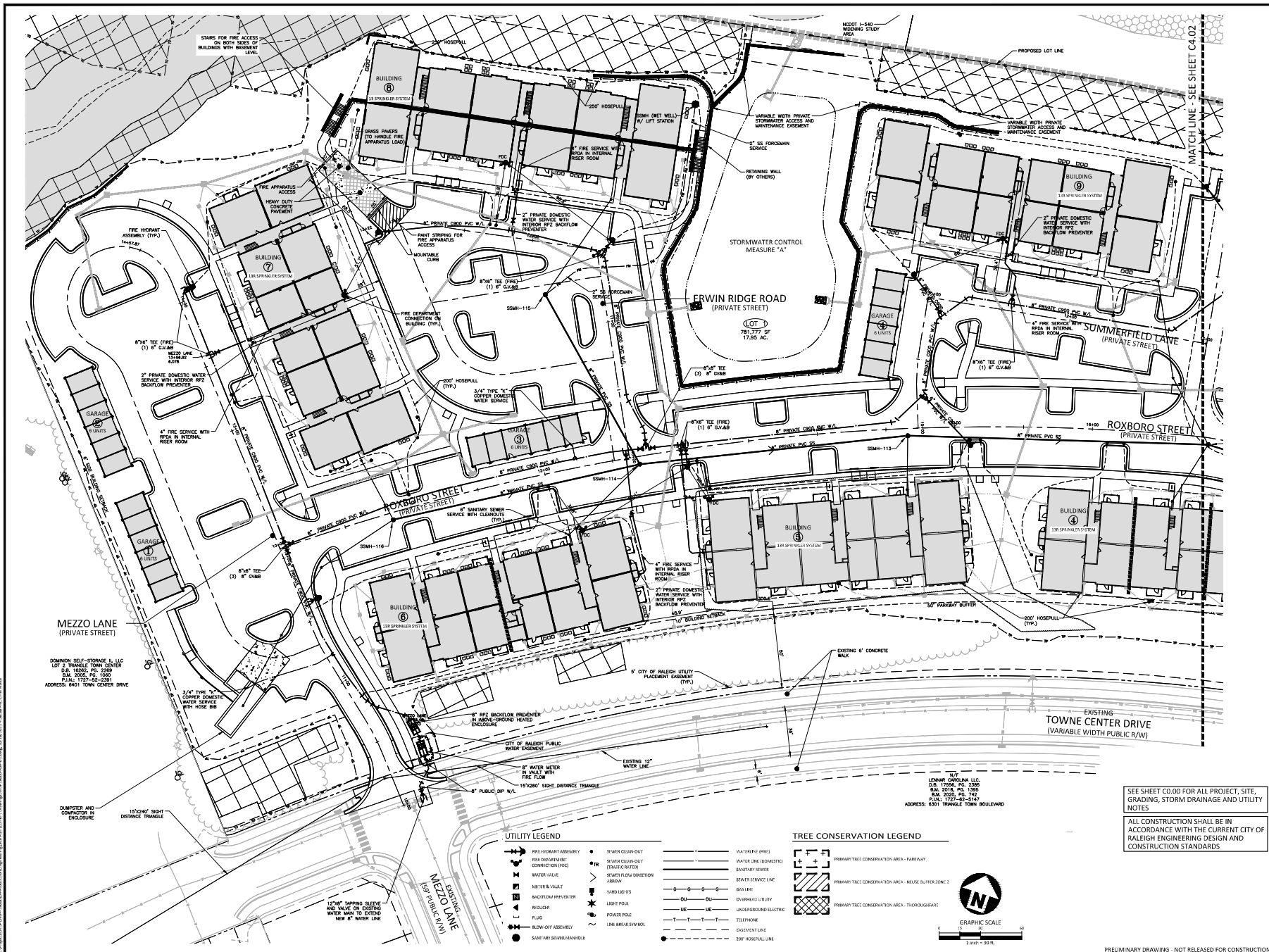
TOWN CENTER APARTMENTS ADMINISTRATIVE SITE REVIEW 6420 CAPITAL BOULEVARD RALEIGH, NORTH CAROLINA, 27616



| REVISIONS | |
|-----------|--|
| NO. | DATE |
| 1 | 08. 16. 2021 PER CITY OF RALEIGH 151' ASR REVIEW |
| 2 | 08. 15. 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 | WDP19000-04U1 |
| CHECKED BY | MDS / ACP |
| DRAWN BY | SME |
| SCALE | 1"=100' |
| DATE | 10. 18. 2021 |
| SHEET | |
| OVERALL UTILITY PLAN | |

C4.00



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TOWN CENTER APARTMENTS
ADMINISTRATIVE SITE REVIEW
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RALEIGH, NORTH CAROLINA, 27616

REVISIONS

| NO. | DATE | |
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| 1 | 06.16.2021 | PER CITY OF RALEIGH 1ST ASR REVIEW |
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| 3 | 10.19.2021 | PER CITY OF RALEIGH 3RD ASR REVIEW |

PLAN INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO. | WDP-19000 |
| FILENAME | WDP19000-ASR-U1 |
| CHECKED BY | MDS / ACP |
| DRAWN BY | SME |
| SCALE | 1" = 30' |
| DATE | 10.18.2021 |

SHEET

UTILITY PLAN - WEST

UTILITY PLAN - WEST

CHERRY LEAF WEEVIL

C4 01

C4.01

CLIENT

WOOD PARTNERS
521 EAST MOREHEAD STREET, SUITE 350
CHARLOTTE, NC 28202
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TOWN CENTER APARTMENTS
ADMINISTRATIVE SITE REVIEW
6420 CAPITAL BOULEVARD
RALEIGH, NORTH CAROLINA, 27616



REVISIONS

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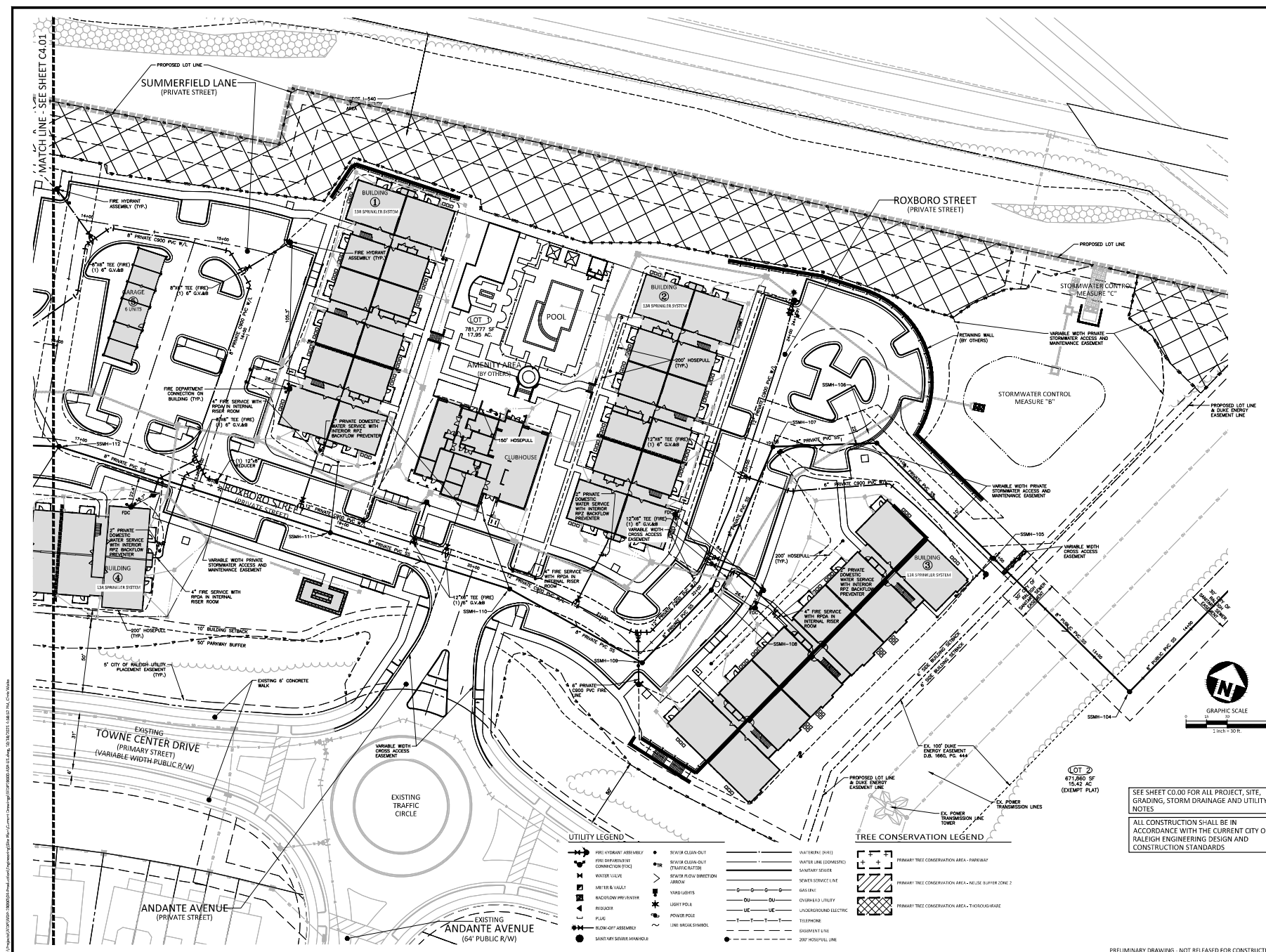
PLAN INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO. | WDP-19000 |
| FILENAME | WDP19000-ASR-U1 |
| CHECKED BY | MDS / ACP |
| DRAWN BY | SME |
| SCALE | 1" = 30' |
| DATE | 10.18.2021 |

SHEET

UTILITY PLAN - EAST

C4.02



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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 RICHED OR FLAT ROOF, NOT INCLUDING A HANGING PARAPET WALL ENCROACHMENT.



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



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

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 - SOUTH
1/8" = 1'-0"



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

- WOOD PARTNERS -
ALTA TOWN CENTER

UDO SUBMITTAL
RALEIGH, NC



Issue Date: MAY 7, 2021
Issue For: CONCEPTUAL SET

Revisions

BUILDING 1
ELEVATIONS

A5.02

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.



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

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 RITCHED OR FLAT ROOF, NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT.



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

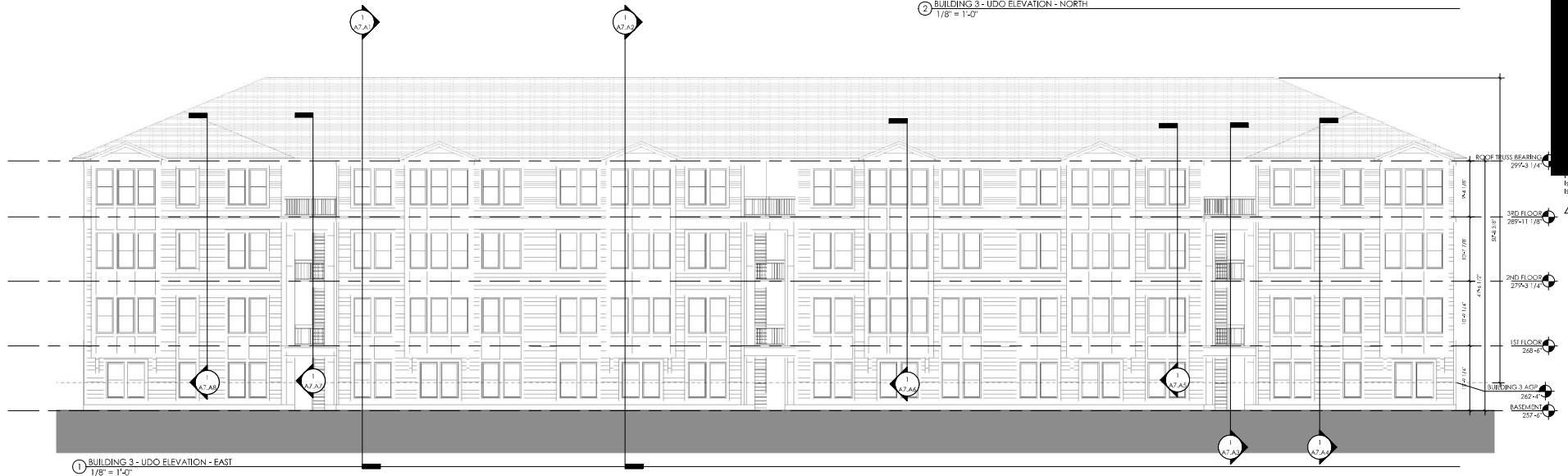


① BUILDING 2 - UDO ELEVATION - WEST
1/8" = 1'-0"

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
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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Revisions

BUILDING 3
ELEVATIONS

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
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② BUILDING 3 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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

- WOOD PARTNERS -
ALTA TOWN CENTER

UDO SUBMITTAL
RALEIGH, NC



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Issue For: CONCEPTUAL SET

Revisions

BUILDING 3
ELEVATIONS

A5.06

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



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

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
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② BUILDING 4 - UDO ELEVATION - WEST
1/8" = 1'-0"



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

HIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
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② BUILDING 5 - UDO ELEVATION - EAST
1/8" = 1'-0"



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

- WOOD PARTNERS -
ALTA TOWN CENTER

UDO SUBMITTAL
RALEIGH, NC



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Revisions

BUILDING 5
ELEVATIONS

A5.09

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
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② BUILDING 5 - UDO ELEVATION - WEST
1/8" = 1'-0"



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

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A - BUILDING HEIGHT
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BUILDING 6
ELEVATIONS

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 STORES AND FEET TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT.



- WOOD PARTNERS -
ALTA TOWN CENTER
UDO SUBMITTAL
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2 BUILDING 6 - UDO ELEVATION - WEST
1/8" = 1'-0"



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BUILDING 6
ELEVATIONS

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

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A: BUILDING HEIGHT
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② BUILDING 7 - UDO ELEVATION - NORTH
1/8" = 1'-0"



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

- WOOD PARTNERS -
ALTA TOWN CENTER

UDO SUBMITTAL
RALEIGH, NC



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Revisions

BUILDING 7
ELEVATIONS

A5.13

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 TEST TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT ROOF, NOT INCLUDING A MAXIMUM PARAPET WALL ENCROACHMENT.



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

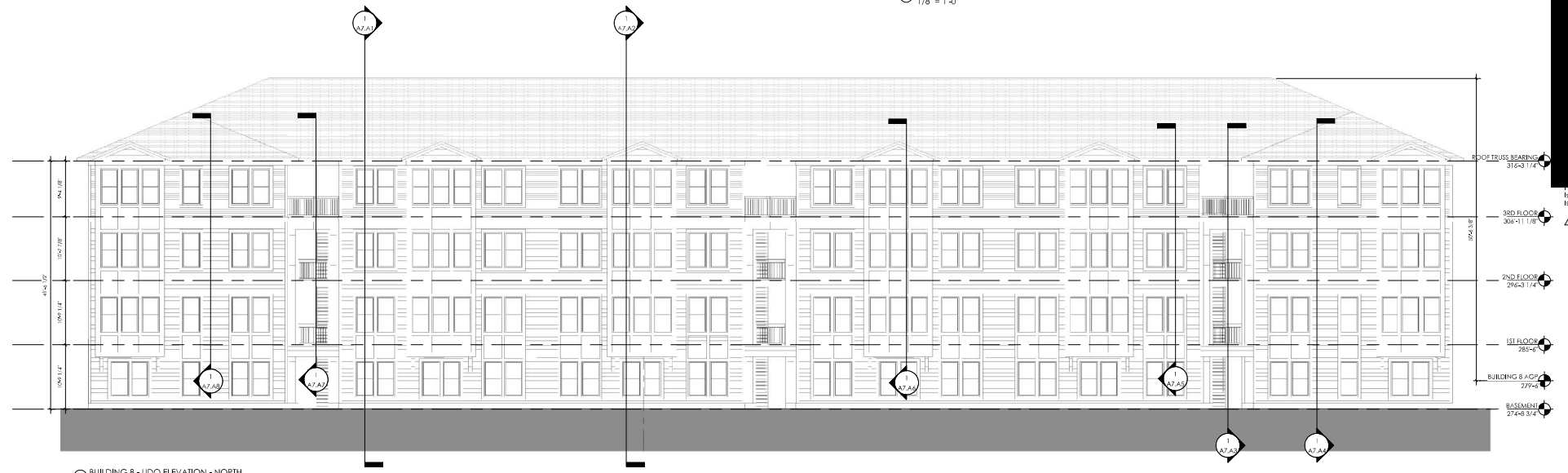


① BUILDING 7 - UDO ELEVATION - WEST
1/8" = 1'-0"

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
5. FOR ANY BUILDING THAT IS ZONED OR A MAXIMUM OF THREE STORIES, WHERE A LOT SLOPED DOWNWARD FROM ANY PRIMARY STREET, ONE STORY MAY BE ADDITIONAL TO THE SPECIFIED MAXIMUM NUMBER OF STORIES MAY BE BUILT ON THE LOWER PORTION OF THE LOT.



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



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

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BUILDING 8
ELEVATIONS

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UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A-BUILDING HEIGHT
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② BUILDING 8 - UDO ELEVATION - WEST
1/8" = 1'-0"



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

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
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② BUILDING 9 - UDO ELEVATION - EAST
1/8" = 1'-0"



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

- WOOD PARTNERS -
ALTA TOWN CENTER

UDO SUBMITTAL
RALEIGH, NC



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BUILDING 9
ELEVATIONS

A5.17

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
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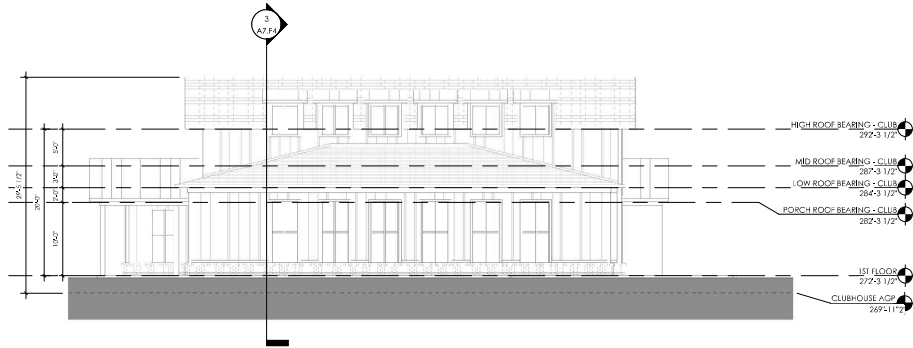


② BUILDING 9 - UDO ELEVATION - WEST
1/8" = 1'-0"

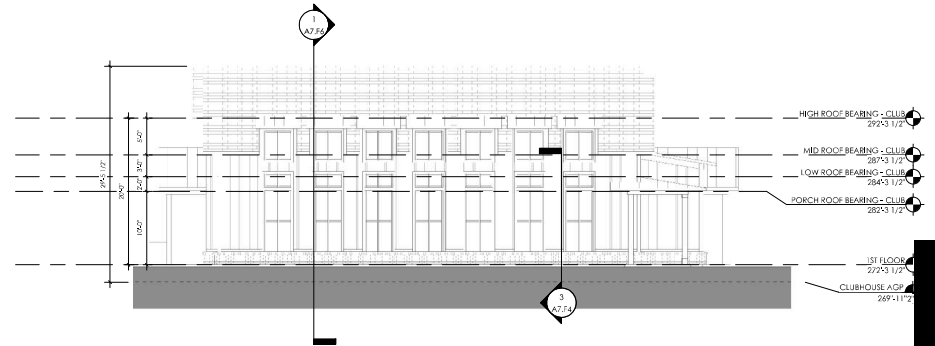


① BUILDING 9 - UDO ELEVATION - SOUTH
1/8" = 1'-0"

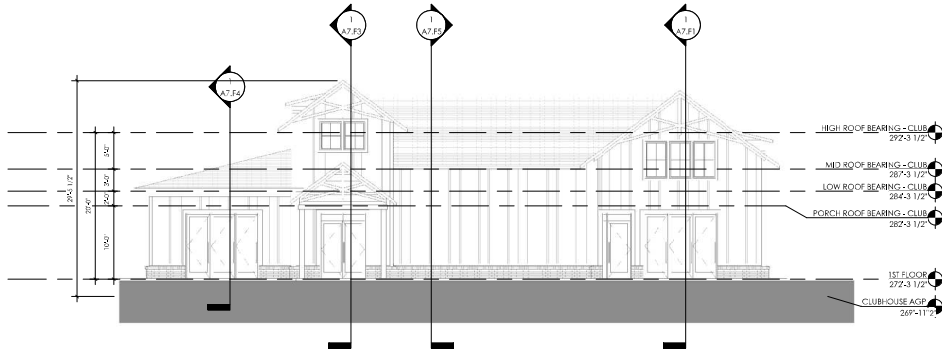
HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
SECTION A BUILDING HEIGHT
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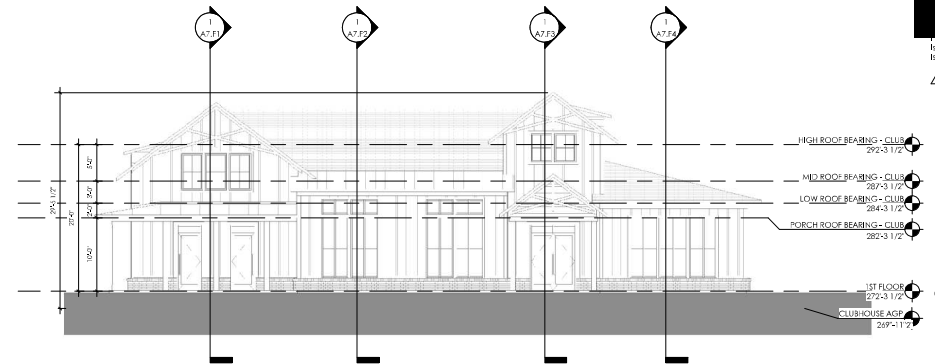
① CLUBHOUSE - UDO ELEVATION - WEST
1/8" = 1'-0"



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



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



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

- WOOD PARTNERS -
ALTA TOWN CENTER

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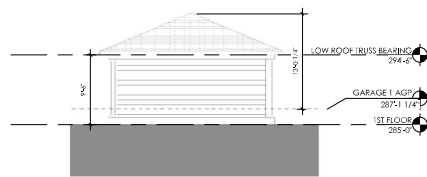
Issue Date: MAY 7, 2021
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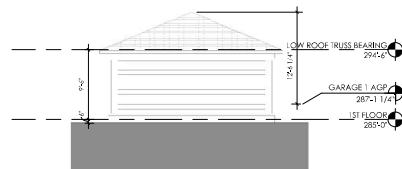
CLUBHOUSE
ELEVATIONS

A5.19

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
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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"

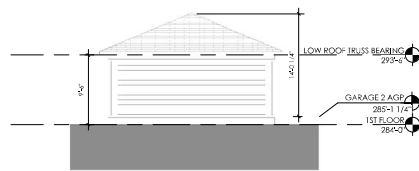
Issue Date: MAY 7, 2021
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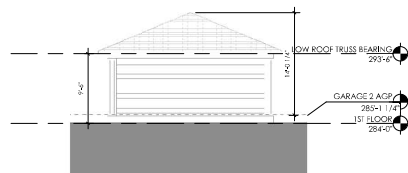
GARAGE 1
ELEVATIONS

A5.20

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
UDO 1.5.7 HEIGHT
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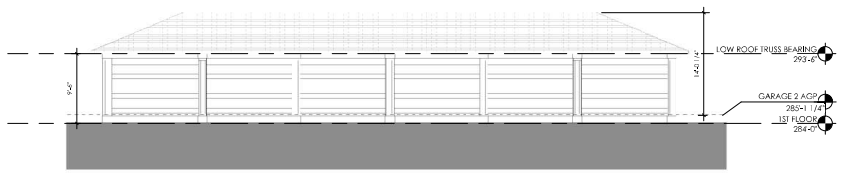
④ GARAGE 2 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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

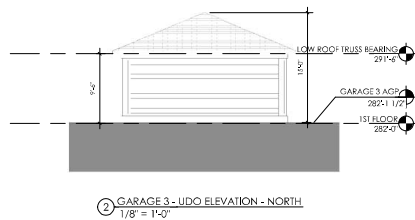
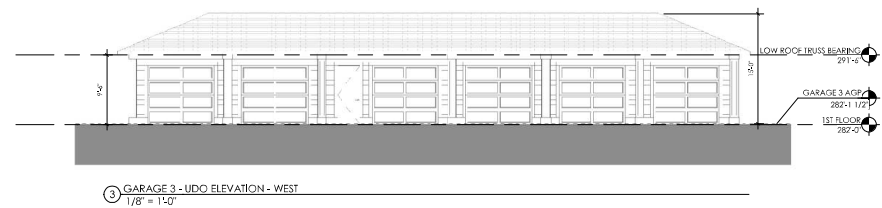
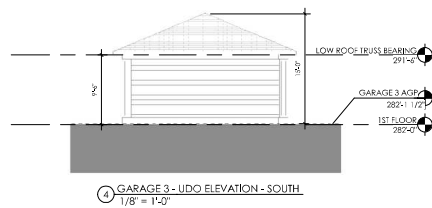


③ GARAGE 2 - UDO ELEVATION - WEST
1/8" = 1'-0"

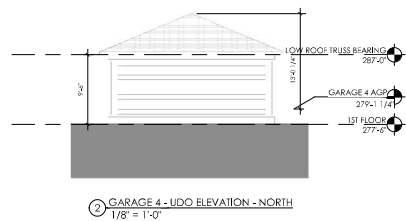
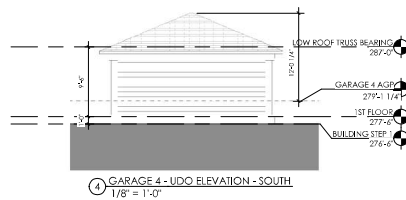


① GARAGE 2 - UDO ELEVATION - EAST
1/8" = 1'-0"

HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
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HEIGHT/STORY COMPLIANCE
UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY
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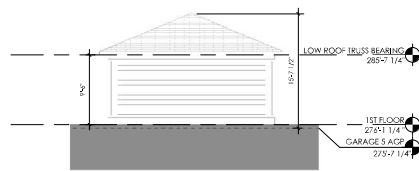
Issue Date: MAY 7, 2021
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GARAGE 4
ELEVATIONS

A5.23

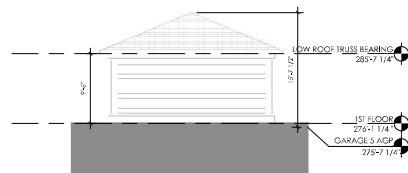
| HEIGHT/STORY COMPLIANCE |
|---|
| UDO ARTICLE 1.5 MEASUREMENT, EXCEPTIONS & GENERAL RULES OF APPLICABILITY |
| UDO 1.5.7 HEIGHT |
| SECTION A BUILDING HEIGHT |
| 1. BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE IN BOTH NUMBER OF STORES AND FEET TO THE TOP OF THE HIGHEST POINT OF A PITCHED OR FLAT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



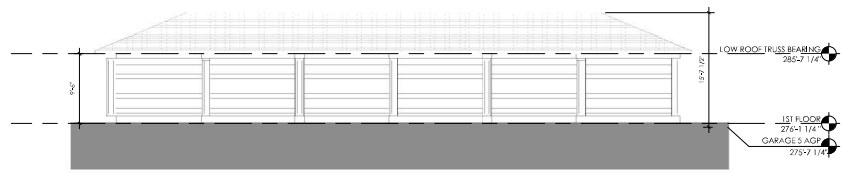
① GARAGE 5 - UDO ELEVATION - SOUTH
1/8" = 1'-0"



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



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



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